Agenda

Regular Meeting of the Historic Districts Review Board
May 27, 2025 at 5:30 PM
Sweeny Ballroom B
Santa Fe Community Convention Center
201 West Marcy Street

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/81255522980

By Phone: 301 715 8592

Webinar ID: 812 5552 2980

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. May 13, 2025
5. Approval of Findings/Conclusions
   a. 2024-009653-HDRB 1010 Camino San Acacio (January 14, 2025)
   b. 2024-009611-HDRB 1226 Cerro Gordo Rd. (January 14, 2025)
   c. 2024-009323-HDRB 312 Pino Rd. (January 14, 2025)
   d. 2024-009651-HDRB 423 Camino Don Miguel (January 14, 2025)
   e. 2024-009612-HDRB 1126 Camino Delora (January 14, 2025)
   f. 2024-008779-HDRB 428 San Antonio St. (January 14, 2025)
   g. 2024-009652-HDRB 829 A W. Manhattan Ave. (January 14, 2025)

h. 2024-009615-HDRB 715 Gregory Ln. (January 14, 2025)

i. 2024-009616-HDRB 1302 Canyon Rd. (January 14, 2025)

6. Matters from the Public

7. Staff Communications

a. *Santa Fe Green Building Code Update Presentation - Stephen Onstad, Founder EverGreen Building Solutions, Santa Fe Code Compliance & IECC Residential Energy Inspector/Plans Examiner and Doug Pushard, Founder, HarvestH2o and KuelWater.org, and Tom Graham, AIA, Assistant Land Use Director, City of Santa Fe.*

b. Informational session for 515 Paseo de Peralta: Discussion of the proposed addition, renovation and restoration

8. Old Business

9. New Business

a. 2025-010295-HDRB, 234 Irvine St, Westside-Guadalupe Historic District, contributing, Samantha Greenberg, agent for Edan Kark, owner, requests a status review with primary façade designation, if applicable, for a residential structure and requests a status downgrade for an accessory structure. (Lani McCulley, ljmcculley@santafenm.gov)

b. 2024-010293-HDRB, 345 Garcia St, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, propose to construct a freestanding 436 sq. ft. guest house with garage and a 481 sq. ft. carport to a height of 10'-0" where the maximum allowable is 15'-5". On the main residence construct a 108 sq. ft. portal, enlarge the existing 382 sq. ft. portal to 621 sq. ft., replace windows and doors, change the size of several non-primary façade windows including converting several into doors, infill windows, construct two exterior fireplaces, alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the contributing wall. Three exceptions are requested to 14-5.2 (D)(5)(a)(iii) to infill a window on a primary façade, 14-5.2(D)(2)(d) to enlarge the portal within 10' of the primary façade, and 14-5.2(D)(1)(a) for removing part of the contributing wall. (Lani McCulley)

c. 2025-010341-HDRB, 248 Rodriguez St., Downtown & Eastside Historic District, non-contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to demolish a 104 sq. ft. shed 9'-4" in height. (alromero@santafenm.gov)

d. 2025-010343-HDRB, 248 Rodriguez St., Downtown & Eastside Historic District, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to construct a 1507 sq. ft. residence to a height of 14'-0", where the maximum allowable is 14'-4". (Amanda L. Romero)

e. 2025-010348-HDRB, 557 San Antonio St., Downtown and Eastside Historic District, Non-contributing, Ju Tan, agent for Clayton and Maggie Miles, owners, propose to construct a 402 sq. ft. portal addition on the main structure, a 240 sq. ft. addition with a 40 sq. ft. portal on the studio structure, and window and door replacements on the main and studio structures. (Paul Duran, paduran@santafenm.gov)

f. 2025-010350-HDRB, 907 Don Miguel Pl., Downtown & Eastside Historic District, Contributing, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, owners, propose alterations to the main residence, and the following additions: a new 48 sq. ft. entry portal on the west primary façade, a new detached 118 sq. ft. storage room with a 181 sq. ft. portal, and a new detached 185 sq. ft. garage. (Paul Duran)

10. Discussion Items

a. SANTA FE GENERAL PLAN UPDATE: “SANTA FE FORWARD”/ “SANTA FE AVANZANDO.” Staff will introduce the 2050 General Plan Update, including a Project Overview and presentation on the Community Engagement plan, and schedule. (Heather L. Lamboy, Director, Planning & Land Use, hllamboy@santafenm.gov) (POSTPONED)

b. Study Session for CONSIDERATION OF BILL NO. 2025-__. (Councilor Cassutt) An ordinance to repeal and replace the Land Development Code, (also known as “Chapter 14”) with the Phase 1 of 3 of the Land Development Code update. The proposed amendments include “non-substantive” changes, which do not meaningfully change the standards, regulations or procedures of the LDC, but simply clarify, organize or better illustrate existing language. Additionally, the proposed amendments include “substantive” changes, which are identified below as follows: 14-03 - 2-foot height increase for structures, 14-03.03C - Addition of a Parks and Open Space Zoning District, 14-03.02 - By-Right Density For R-10 Through R-29 Districts, 14-04 - Elimination of Unused Overlay Districts, 14-04.05A - Removal of Alcohol-Related Regulations in the Airport Rd Overlay District, 14-07.05 - Amended Standards for Parking Lot Landscaping, 14-07.07 - Increased Flexibility In Parking Requirements, 14-07.07 - Addition of Electronic Vehicle (“EV”) Parking Requirements, 14-07.07 -Amended Bicycle Parking Requirements, 14-07.09 – Elimination of Content-based Regulation of Signs, 14-07.02 - Enhanced Affordability Incentives, and 14-04.6 - Amended Subdistrict Regulations in the Historic District. (Maggie Moore, Assistant Director, mrmoore@santafenm.gov).

11. Matters from the Board

12. Next Meeting:

a. June 10, 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
May 13, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=hvbjsVPJedg

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, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Mary Ellen Degnan
Mr. Scott Cherry

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
Ms. Mariah Kavanaugh, Planner Technician

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**

Mr. Moquino stated that Item 12: the next hearing on May 27th will be in the convention center in ballroom B at 201 W Marcy.

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

3. **Approval of Minutes**

a. April 8, 2025

Member Bienvenu requested that on page 15 one-third of the way down with the paragraph that begins “Acting Chair Bienvenu”, the second sentence states “even if property is not publicly visible it is still considered part of the streetscape” add the words “district and” before the word streetscape. He also requested, in the next sentence which reads “the status does not determine what can or cannot be done” to add the word “conclusively” between not and determine, so that it reads “the status does not conclusively determine what can or cannot be done”.

Member Biedscheid moved to approve the minutes as amended. Member Bienvenu seconded. The motion passed unanimously by voice vote.

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

a. 2024-009479-HDRB 710 Canyon Rd. (December 10, 2024)

No changes were made to the Findings of Fact and Conclusions of Law for December 10, 2024.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law. Member Bienvenu seconded. The motion passed unanimously by voice vote.

5. **Matters from the Public**

Stefanie Beninato requested a report on St. Catherines Indian School rezoning. She also stated that the materials approved for use in the 925 Acequia Madre “portal” set a bad precedence and that there was no discussion about if it constituted as a portal which by her understanding of the definition of portal that structure is not a portal. She asked about enforcement of visible rooftop appurtenances, especially regarding the HVAC at 300 Galisteo, the Georgia O’Keefe Museum, and the address on Canyon Road.

Rick Martinez stated that the cameras on the bandstand at the plaza are back up with no review and wanted to know how to get them removed and he would like to see the HDRB have more review of the acequias.

Director Lamboy stated she will find out about the cameras and announced that the department is working on an update to the Acequias document that was written by David Snow.

Elizabeth West shared her experience in reading article 2.6(B) regarding the delegation to the Historic Districts Review Board.

Richard Martinez stated that the application schedule at only one time per month is an issue for applicants because it can take months to get to the Board and asked that it go back to twice per month. He also pointed out that the HDRB is required to have a seat filled by an architect because the architect understands the submittal differently than the other Board members and could help with clarification regarding aspects of the case.

6. **Staff Communications**

Attorney Ruybalid gave a short summary of the appeal for the 2021, 65' cell tower requested at St. John's College. The appeal was filed by the neighborhood. The appeal was sent to the district court who remanded it back to the Governing Body. The deal between the college and the cell company has not been renewed and the tower will no longer be sought as previously designed. If the request for another cell tower comes in, it will need to start with a new application to HDRB.

Planner Manager Moquino announced that the 2025 heritage preservation awards were taking place on Thursday, May 15th at 5:30 p.m. at the San Miguel Chapel and the reception will be held after at El Zaguan.

Director Lamboy issued an update on the appeal at 614 Paseo de Peralta stating the hearing is postponed to the June 25th City Council hearing.

Director Lamboy announced that there would be a green code update announcement at the next hearing. She also gave a short update on the code rewrite and announced that a disposition report outlining the changes to the code has been issued. Will be introduced to the city council on May 28th and will come to HDRB for comment on June 10th the adoption date due to the need to be reviewed by Boards and committees will be July 30th. She stated that she and Maggie Moore are now spearheading the project because Daniel Alvarado has left the city. The anticipated start date for phase two will be concurrent with the update of the Santa Fe Forward General Plan and the first open house for the Santa Fe forward general plan is scheduled from 10am to 2p.m. on June 14th at the Midtown Higher Education Center.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2025-010291-HDRB, 815 Dunlap St**, Westside-Guadalupe Historic District, non-contributing, Christopher Purvis, agent for Michael Zimber, owner, requests a status review with primary façade designation, if applicable, for a residential structure and two accessory structures.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residential structure be upgraded to contributing with the south, west and east facades of the original residence as primary, excluding the non-historic materials and excluding the greenhouse, the garage structure be designated as non-contributing, and the storage structure be designated as non-contributing per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, NM, was sworn in. Mr. Purvis stated that the report was complete and agreed with the staff's recommendation.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff report and felt that it would be a good decision to preserve this building.

Board Action:
Member Bienvenu moved that the recommendations of the staff be adopted as findings that the residential structure be upgraded to contributing with the south, west, and east facades which are designated 4, 5, and 6 of the residence as primary excluding the non-historic materials and excluding the greenhouse, the door opening which appears to be non-historic and in an ideal work if the greenhouse were to be removed would be returned to a window to reestablish the original symmetry of the street facing facade, the garage structure be designated as non-contributing and the storge structure be designated as non-contributing. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (5-0).

b. **2025-010331-HDRB, 137 E. Santa Fe Ave**., Don Gaspar Area Historic District, Contributing, Gayla Bechtol, agent for Paige Prescott and Robert Merker, owners, request a status review and primary façade designation(s) if applicable for residence, garage and yard wall.

Amanda Romero presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be upgraded to significant status, excluding the mudroom addition on the north facade, the garage to maintain contributing status with the south façade designated as primary excluding the garage doors, and the east yard wall designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios requested clarification on the recommendation for the house.

Ms. Romero stated the recommendation is significant excluding the mudroom addition.

Member Bienvenu commented that one of the things that stands out in looking at this property, is the building's significance, not referring so much to the technical definition in the code, but just it's a significant building. It clearly has incredible historic integrity. There is no question that it should be protected but, is it a significant building with some exclusions which is somewhat unusual or is it a contributing building with all of the facades designated as primary except for the back addition that staff excluded from the significant status recommendation? He felt either way would be fine and would accomplish the purpose but in looking back again at the HCPI he felt it was more appropriate to do what staff recommended which is the significant status because it is significant not only for its presence as an extremely well preserved building from that era but, also it has significance with its associations with the people that lived in it particularly Cleofes, who was an important figure in New Mexico history. His family, either him or a child, built the house and then there was the Shia family that owned it are also part of the business history of Santa Fe with their jewelry stores in town. Therefore, Member Bienvenu felt he would be inclined to accept the recommendation of significant for the associations in addition to the fact that the building is a contributing building with lots of elevations worthy of preservation. He added that the color is also important to protect though it is not the original color but there is oral evidence that it is from the 50s which would mean that it has been present for 75 years with that very distinctive color. The code recognizes that changes to a historic property that have become historic in their own right should also be protected so he requested that if the Board follows staff's recommendations that the Board call out in particular the color as well as the asphalt roof which is harmonious with the neighborhood and the district. He also stated that there is some importance to this building in the way it interacts with the building directly to the east which appears to be constructed probably at the same time by the same builder and has very similar details and also has incredible historic integrity and is extremely well preserved there is a synergy between them that's very important to protect as well.

Chair Rios stated that this is a wonderful example of a bungalow craftsman style building. It really is and as those who live in Santa Fe know that in this neighborhood there are many of those style buildings which are very different than the Pueblo Revival buildings. The different style buildings denote a certain period in time, and this is a very good example. She agreed with Vice Chair Bienvenu's comments.

Member Biedscheid commented that she shared Member Bienvenu's thoughts about a significant structure with exclusions. She pointed out that there are other bungalow style buildings with mud rooms on the back, some even on this street, and questioned if staff had researched the status of those structures because she felt that the designations should be consistent.

Ms. Romero stated that there was no information immediately available regarding the other properties, but the mudroom was built approximately in the late 1940s to early 1950s. So, the mudroom is also historic. The request for the significant status is in part due to the people who built the home, and who lived in the home not just the structures architectural features.

Chair Rios pointed out that age means the mudroom can actually be included in the significant status.

Director Lamboy stated that in reference to the mudroom there are a couple of things at play. The mudroom itself does not exemplify the architecture of the bungalow style it was purely utilitarian and therefore it was not seen. Although it is historic it is not a defining characteristic of the house and really doesn't relate architecturally to the house at all. There are other cases on Santa Fe Avenue where the mudroom has been removed and approved by the Board, especially along Don Gaspar the twin houses there was situation where a mudroom was allowed to be changed. The street of Santa Fe Avenue itself is primarily contributing properties with two bungalows designated as significant.

Member Cherry, having worked on significant homes with exclusions, shared that while it is atypical to have the exclusion, his understanding is that the significant structure has been unmodified, however, this mudroom is kind of unique because it is basically an addition on to the original and presumably brick wall behind it. So, the significant portion of the structure still exists. This building is really important and worthy of preservation and the space around it is really important as well. So, an addition, even on the rear would remove some of the integrity of the historic nature of the building as well as the space around it. The wall is also important, unique, authentic and well preserved. The question here would be if the building were designated contributing would that open that rear, non-primary façade to removal of the mudroom and opening of the area or even to an addition that would close the area.

Director Lamboy clarified that if the building was contributing and not all facades were designated as primary then it does open it up but there are exceptions to the code as well so the applicant could request an exception for any primary facade to do an addition. Of course, this is up to the Board as to whether to determine if that is consistent with the keeping of the character of the building and the intent of the ordinance or not. Any addition could happen on all façade presuming they meet the zoning standards.

Member Cherry stated he has also worked on homes that have had one designation and had other components as non-contributing, specifically materials for instance in this building there is vinyl siding on the addition, a vinyl soffit, vinyl coverings over the fascia material and it has mini-split lines exposed to the exterior. Is it possible to give it a designation and exclude those elements of materials?

Director Lamboy answered that the overall intent is a significant building given that all four facades are considered primary and it's sort of similar in the vein of you know a primary facade given that this north facade is going to be primary if this is designated significant then just like we did in the case on Dunlap we excluded the greenhouse this would be a similar situation and you're right the materials um and the changes on that I mean are not speaking to the overall history of the house and character.

Gayla Bechtol, 320 Aztec, Santa Fe, New Mexico, was sworn in. Ms. Bechtol stated that for a structure to be designated as significant it must retain a high level of historic integrity. When she saw the designation that was recommended by staff, she thought to herself, wait a minute the eaves are vinyl. In the photograph of the property next door which is very similar architecture the exposed rafters on the eaves, the eaves were quite important to the original architecture of this structure in addition to the vinyl siding and the changed window on the porch. The front porch beadboard that was part of the original eave, and one can imagine how glorious this house would have been with the eave and the beadboard decking much like what is seen next door. Reading the definition contributing, "*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 unique it is not unique in itself*." This can be seen at the neighbor and other parts of the neighborhood "*it adds to the historic associations or historical architectural design qualities*" so, the contributing structure may have had minor alterations, but its integrity remains. Based on the definitions in the code that this house is absolutely contributing but it is not a significant structure because the eave is altered greatly based on its character and the rafters are not visible, the vinyl siding and the front window door facing the porch are very important parts of this structure and have been altered. She further stated that she agreed with the wall, and the garage. Though the garage is an absolutely wonderful structure, it is not significant.

Public Comment:
Mr. Daniel Pino, 141 East Santa Fe Avenue, Santa Fe, New Mexico, was sworn in. Mr. Pino shared that he is the fourth generation of the family in the residence at 141 East Santa Fe Avenue and he is here to offer brief comments regarding the historical context of the 137 East Santa Fe Avenue building and equally important its sister companion property at 141 East Santa Fe Avenue which contains a historic divider stone wall and the eastern wall of the garage. As the representative of his family, he shared that the corner residence, 141 East Santa Fe Avenue along with 137 are historically known as the Romero town home residences both residences were constructed by the Romero family of Las Vegas, New Mexico in the early 1900s within what was then known as the Solomon Division. His family is a part of the living descendants, and they grew up at 141 East Santa Fe Avenue. The area led Mr. Pino to study art and art and architectural history in France at Oberlin College and also at the University of Texas at Austin where he focused on the Beaux-Arts from the Equal De Beaux-Arts movement also arts and crafts movements within the United States and the UK and also the American Craftsman bungalow styles

which both of these homes are. This is the style that was chosen for these homes. So our family has been part of Santa Fe Avenue from its earliest days and his family intend to continue as stewards of this legacy for generations to come and they agree that the divider stone wall which is located on the property at 141 East Santa Fe Avenue is historic and that the eastern garage wall located on the same property should be considered as contributing to Santa Fe's history and his family will preserve and maintain it as they always have.

Chair Rios stated that she appreciated Mr. Pino coming forward, because as a long time Santa Fean, born and raised here with her mother's side going way back, is very interested in hearing from multigenerational people that have lived in their family homes for a long time. She asked if the brick home in the picture was where Mr. Pino lived.

Mr. Pino stated that he is the fourth generation and that he grew up with was the Shea home and he knew them very well. They tried to convince his family to paint their house green in the same color. The family resisted, they also resisted changing the wall, so it is the exact same. It has only been maintained and there are no plans to change it. Mr. Pino had submitted some pictures of his father standing by the garage in the 50s when the wall went all the way back to the rear of both properties to Pino Arroyo named after his family along with Pino Road across from these properties on Weber Street. In the early 50s the garage already existed but Mr. Shae wanted to enlarge the garage, and he extended onto the 141 East Santa Fe Avenue property. The Pino family has since maintained the eastern wall of that garage including the re-stuccoing it two years ago. He stated it is important that it is a Pueblo Revival style personally and as part of the family's national heritage.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato agreed with the staff's recommendations of significant for the main structure and contributing on the wall and the garage even though the garage doors should definitely be excluded. She reminded the Board that the mudroom, while an addition was historic and the ordinance does say that changes are allowed the residence can continue to be lived in and that seems to be something the owners found to be necessary at the time. Therefore, she did not feel it should be excluded from the significant façade. She also reminded them that across the street there on west Santa Fe Avenue there's a house that was owned by the oil and gas company for a while and it was and still is designated as significant even though oil and gas added on an addition that covered about 10 ft of the back facade which was primary and it was white sided and then the Board allowed the couple from Louisiana who bought it to add on a bathroom on with the possibility that they might need an accessibility bathroom that was constructed to conform to the addition from the oil and gas company as opposed to being harmonious with the original significant house. She mentioned she had previously requested that the status of that building to downgraded to contributing because that back facade has totally changed. However, on the property there is a very small mudroom that is historic and that was utilitarian as described that does not detract from labeling the whole building as significant. There have

been some material changes such as the eaves but when was that change was it historic, was it necessary because the eaves were deteriorating? She pointed out that the Board does not know it should not make the building contributing as opposed to significant. She hoped the Board would preserve the main house as significant not only because of its integrity but also because of its history. She also appreciated Mr. Pino's presentation on the neighborhood and their care for the structures.

Member Cherry asked who owns the yard wall.

Mr. Pino responded that the wall going back to the 1915 or 1910 Solomon Plat has always been part of 141 East Santa Fe Avenue. Both homes were built by the Romero family as town homes they lived in them. They were ranchers and merchants as well and these two homes were their residences when they needed to come into town and work with the government and it also led to family members becoming part of local government as well. That wall extended all the way to the Pino Arroyo which still exists it was called the Acequia de Los Pinos Pino Road runs along that acequia and that wall ran all the way back to the arroyo, so the Pino family has always maintained that wall and they maintain the eastern garage wall because it's still on their property.

Chair Rios asked clarification if the wall is being reviewed since it belongs to the neighbor rather than the property that is before the Board.

Ms. Romero confirmed that the wall is before the Board for review and that staff is recommending contributing status. She stated ownership is a civil matter, but the wall is being reviewed regardless of ownership

Director Lamboy stated that she was looking at the legal lot of record for this tract and the rock wall appears to straddle a property line and a portion of it does go into the 137 East Santa Fe Avenue property. She suggested that maybe the Board could postpone consideration of that element to make sure that there's an agreement with the adjacent property owner to for these folks to act on their behalf for the designation of the rock wall since there is a portion that does go on to the adjacent property.

Member Bienvenu stated that based on the discussion that has been held amongst the board about this issue of how to handle the mudroom he is not comfortable with the concept of a structure that's significant and contributing at the same time. Logically a significant structure is not just an extra special contributing structure. It is significant as an entirety and, in this case, that is true even though the Board recognizes that there are some accretive changes that have been made, some of which are perhaps less important, but it does not make them contributing versus significant. This residence has larger significance in its association with the people that built it and lived in it, its' association on the streetscape, the entire subdivision, the house directly adjacent to it, the acequia that

runs behind it, and the entire district that it is located in and particularly this section of that district.

Board Action:
Member Bienvenu moved that findings be entered that the residence satisfies the definition of a significant structure under the ordinance for the reasons stated, while recognizing for future purposes that the mudroom addition in the back was a separate addition at a later time though it is still historic, and that, factor may be taken into account in any request for exceptions that may come before the board in the future, and secondarily that the garage maintain its contributing status with the south facade designated as primary excluding the garage doors and that the east yard wall be designated as contributing if in fact it's on this property and if in fact we have the authority to make that designation here noting that if it is not on this property the notice procedure may not have been um adequate for a designation of that wall, but if it is then designate the wall as contributing as well. Member Degnan seconded. Member Cherry offered a friendly amendment to exclude the vinyl siding, facia, soffits, HVAC lines. The friendly amendment was accepted and Member Bienvenu added that the window on the north under the poral is not original, though historic but is still part of the designation.

Member Biedscheid stated that the nature of this conversation where there are so many questions about what was original and what wasn't and what should be included or excluded just indicates that maybe this does not rise to the level of historic integrity that is normally associated with a significant structure. The argument about the eaves is particularly compelling but this would be more in favorable if designated as contributing with three facades designated as primary. There are changes to three of the four facades and one of the changes obscures one of the facades in a way that does not rise to the highest level of integrity.

The motion passed by roll call vote with Members, Degnan, Bienvenu, Aguilar Medrano, and Cherry voting for and Member Biedscheid against.

c. **2025-010339-HDRB, 629 Camino del Monte Sol**, Downtown and Eastside Historic District, Non-contributing, Gayla Bechtol, agent for David Garrity, owner, requests status review with primary façade designation(s) if applicable.

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as non-contributing, per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status within Historic Districts.

Gayla Bechtol previously sworn in, agreed with the staff’s recommendation.

Chair Rios asked that the applicants pay close attention to where they post signs for the Board because a project can be postponed if that sign is not seen by the public or is not

in the property place per staff guidelines. This posting was able to be seen but it was a bit away from the right of way, but it was determined to be publicly visible.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated that she found the history of this building to be or buildings to be a little bit confusing. She understood it became condos in 1988 but then there was something about 1992 but then additions in the 21st century and she wondered if the owners actually came in and got permits for those additions or changes because it was not discussed and she was concerned about the loss of buildings because things do get changed without permits and then too much time goes by without them being noticed. This is a beautiful building the way it exists, and it is unfortunate that there's ambiguity about the building's additions and construction and whether permits were applied for and approved.

Ms. Patti Stivers, 623 Camino del Monte Sol, Santa Fe, New Mexico was sworn in. She stated she has lived in this compound for 33 years and she has seen the carport being built and the additions and everybody did get permits. She stated they also came before the historical board. The property at 629 Camino del Monte Sol came for the carport and a bedroom was added. She could not remember the date but then in 2014 or 2015 the 625 Camino del Monte Sol came before the Board regarding windows and exterior elements. She felt it important to confirm this information.

Board Action:
Member Aguilar Medrano moved to retain status of residence as non-contributing.
Member Degnan seconded. The motion passed with the Board voting unanimously by roll call vote (5-0).

d. **2025-010351-HDRB, 629 Camino del Monte Sol**, Downtown and Eastside Historic District, Non-contributing, Gayla Bechtol, agent for David Garrity, owner, proposes to construct a 60 sq. ft. mechanical room and window and door replacements on the main structure.

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.

Chair Rios pointed out that some of the true divided lite window pattern is east to west instead of north south which has been in the past has not been given the stamp of approval and in reference to the window pattern that there are horizontal and then vertical. This is the only place where three windows are in the horizontal pattern.

Mr. Duran stated that on this northern facade is the only location for horizontal pattern throughout the rest of the structure the windows will be true divided lite.

Chair Rios stated with this style of home it's more common to have it north to south.

Member Cherry clarified that north to south meant vertical as opposed to horizontal.

Member Bienvenu stated he agreed with Chair Rios that the horizontal orientation for divided lite windows is appropriate in this district nor the kind of variation of different styles of divided lites and horizontal and vertical orientations that are shown on the plan. The orientation should be consistent, and it is great that the windows are actual divided lites, but they should be square individually paneled or oriented vertically rather than horizontally. He asked if the applicant had a reason for the orientation or if they would reorient the divided lites.

David Garrett, 629 Camino del Monte Sol, Santa Fe, NM. Was sworn in. Mr. Garrett stated that they had changed from the horizontal and this may have been missed on the façade, but the façade is not publicly visible, almost to the point of being a secondary space in the whole unit. It faces the wall next door to the property and that was why the room was placed in this location. There is no work planned on the primary facade. The window sizes vary and there are issues with the code for egress so this is why the windows look this way in the drawing, but the applicant will be happy to go with the Boards' recommendation for vertical divided lite windows. He also asked that due to cost, would the Board allow for simulated divided lites rather than true divided lites.

Chair Rios confirmed that these windows are not publicly visible.

Mr. Garrett stated the windows are not publicly visible and that the building is not publicly visible. It is behind the gate and facing away from the so none of it is visible. He also pointed out that many of the other units do not have divided lites and this will be the first consistent unit.

Member Cherry stated that the simulated divided lites are totally acceptable with the status of the structure and because the windows are not publicly visible. It is not like this is a replacement in-kind. The window currently has no division.

Chair Rios asked for clarification regarding true divided lites and simulated divided lites.

Member Cherry explained that the simulated have a spacer bar but would not have an applied lattice on front of the glass, it would have mutton bars interior and exterior and then a spacer bar in between the mutton bars but it would be one continuous sheet of glass. It is difficult to distinguish between true divided lite and simulated at more than 10 ft away.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated she appreciated the members' comments about the horizontal divided lights. She felt they should be consistent within the building and in this zone. They are vertical not horizontal so the Board should require that they match the other divided lites being proposed.

Elizabeth West, 318 Sena Street, Santa Fe, NM was sworn in. Ms. West appreciated the distinction that Member Cherry made, and that distinction is important so that it is clear to people listening because there is real difference between the simulated version that is well done and those that are not. She said heard some people who came in front of the Board several years ago said "Well we've already ordered all the windows, and we can't afford the ones you want us to put in." They made two mistakes; one in ordering ahead of time and two not clarifying what they needed to do the right thing. Given the status that you've agreed upon and the location and where the windows are on the building it seems that the design would be okay. However, if she understood better, she would disagree because better light would come from the true divided lite. She was not sure her argument was strong enough but since this was non-contributing maybe simulated was okay.

Board Action:
Member Cherry moved to approve as submitted allowing for either vertical or horizontal muntin bars. Member Biedscheid seconded with a friendly amendment to allow for simulated divided lites. The friendly amendment was accepted. The motion failed by roll call vote with Members Cherry and Biedscheid voting for and Members Bienvenu, Degnan and Aguilar Medrano against.

Member Bienvenu explained that he voted against only it sets a bad precedent in this district to allow for the horizontal divided lights.

Member Bienvenu moved to adopt the findings as recommended by staff and approve the application with the condition that the windows be consistent in their divided lite patterns with either a square or vertical pattern as agreed to by the applicant tonight and that simulated divided lites be allowed at the applicant's discretion. Member Degnan seconded. The motion passed by roll call vote with the Board voting unanimously (5-0).

e. **2025-010292-HDRB, 345 Garcia St**, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, proposes to demolish an accessory dwelling unit and carport.

Lani McCulley presented the case and staff recommendation. Staff found that the demolition criteria were met and recommended approval of the proposed demolition finding that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures, and Section 14-5.2(D) General Design Standards for all Historic Districts.

Gayla Bechtol previously sworn in agreed with staff's recommendation and gave more detail about the structure including the lack of insulation and that what is seen on the outside is what's also on the inside, the 3/4 inch of board is what this building is made of, so she agreed with staff.

Public Comment:
There were no comments from the public.

Board Action:
Member Cherry moved to approve the staff's recommendation to demolish the building. Member Aguilar Medrano seconded. Member Bienvenu offered a friendly amendment to include in the motion that all applicable demolition criteria have been met for the reasons set forth in the staff report. The friendly amendment was accepted. The motion passed by roll call vote with the Board voting unanimously (5-0).

f. **2025-010349-HDRB, 821 Acequia Madre**, Downtown and Eastside Historic District, Contributing, Gayla Bechtol, agent for Mary and Elaine Alarid, owners, propose to remodel the existing garage with a 496 sq. ft. living addition, 538 sq. ft. new garage, and 135 sq. ft. portal addition to a maximum height of 16'-8" where the maximum allowable is 16'-11".

Chair Rios recused herself from the case. She did remain in the room.

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.

Gayla Bechtol, previously sworn in, made clarifications that the applicant is holding back the addition from the existing wall so that the original west wall can be read and they are repairing this window not replacing that window. These doors on the west were previously on their grandparents' house across the driveway and when that house was redone these doors were moved over here. So, they are historic doors from their grandparents' house across the driveway, and this is a homage to their grandparents. The driveway is only for service and it's not an active driveway. The active entry for this house is connected to the main house and it's in the little place next to the house; there's a portal between the garage door and the other doors. There is a step up so we're stepping up the new house also. It will add accessibility to plumbing but will also have a full basement underneath the house. The portal on the north is the rear portal and is for private open space.

Mary Alarid Enright portal, 1206 Stafford Drive, (inaudible), California, was sworn in. Ms. Alarid Enright stated the portal on the east was not built in 1994. It was built probably in

the late 1960s when the current owners, Mary and her sister Elaine Alarid, were children in the home. She shared the purpose of the remodel and their long-term objectives for the property. Acequia Madre in this area is a heritage neighborhood for the Alarid family starting at 710 Canyon Road which was recently an item on the Historic Districts Review Board agenda was the home of their great-grandfather Sepharino Alarid and Pavalina Alarid who raised their family there. In addition, Mary and Elaine's father was brought up in that home when he was younger. The property at 710 Canyon is adjacent to 777 Acequia Madre which is directly behind it, and it is the neighbor to 821 Acequia Madre. At 777 Acequia Madre is where Mary and Elaine's grandparents built their home with additions and has since been remodeled and sold twice since they were the original owners. That property was owned by Ben Alarid and Josephite Alarid who are Mary and Elaine's grandparents, and they raised their seven children there. Mary and Elaine had many family activities in that home with their many cousins. So, it's an important part of Mary and Elaine's property. Mary and Elaine's parents purchased the property adjacent at 821 Acequia Madre on the east side. Mary mentioned when the status of the property was under consideration, it was really a community project to build the home. The adobes for the home were built by the excavated material from the underlayment of the home and it was really a community project to do the finished carpentry. Mary and Elaine's dad, his father and even great-grandfather were involved in laying the joist, laying the floor and putting the house together. In that neighborhood, most of the homes have been sold but Mary and Elaine want to bring to the Boards attention the nature of the entire neighborhood and its impact on the Alarid family. As Mary mentioned, 710 Canyon Road was sold to the Seth Gallery when Mary and Elaine were quite young and as a result Mary and Elaine's great-grandmother, who Mary and Elaine called Dwella, moved next door to 777 Acequia Madre and her sister, Mary and Elaine's Tia Luce moved next door. So, when Mary and Elaine were growing up, they had their great-grandmother, her sister, their grandparents and their family all in the neighborhood adjacent to this property. On the east side is another set of Alarid family who is in a different lineage, but Mary and Elaine were close to them like aunts, uncles, and cousins. They all went to school together. They rode our bikes together. It was a place to play, and they were just like family. Many people have sold their property in the area, but Elaine and I want to keep this property for their family. It is the only parcel left that's contributing to their Alarid family heritage. Mary and Elaine feel it is their family's legacy, and they want their family, who would be their children, and their children's children and grandchildren, to continue with the family traditions that they loved so much in the area. These are things such as watering our yard in the summer from the Acequia Madre on Monday mornings, putting up the farolitos and lighting in the entire neighborhood, enjoying walks to town and to church and enjoying the beauty of Santa Fe and all the seasons. Elaine and Mary currently live outside of Santa Fe, but they visit often, and plan to return to Santa Fe. They do not intend to sell this property. As they approach retirement they spend more and more time in the house. However, to make this property meet their needs and essentially having

two families with their children, they need the extra space of the casita. They also need safe storage for their car which they keep there and other household items and this remodel really provides these amenities. Today as the Board visited the home, Mary and Elaine hoped the Board members saw that gate on the northwest corner. These garage doors were built by Mary and Elaine's grandfather and probably with his father as part of a small building that was in the corner, they called it the cortito, it was for storage of things. Mary and Elaine asked the board to consider the importance of the historic families in the neighborhood and allow them to expand the house in a respectful way and to maintain the history and personal value of the neighborhood. Mary and Elaine thanked the Board for their consideration.

Member Bienvenu stated that he recalled that when the applicant first came before the Board for the status review they gave the history of the property at that time and how important it was to maintain it in the family and how that affected the board members. This property and what has been described highlights that the Board is not just here to protect structures but to protect legacies and heritage and that is often embodied in the structure but it's greater than the structure and without the people living in them that that lived through those experiences and carry them on from their parents, grandparents, and great grandparents that lived through them in the same location. Once that is gone the structures loose so much of their significance. He appreciated what the applicant is doing to keep this in the family. He stated that the application meets all the criteria in the ordinance and that the applicant is not seeking any exceptions. It is completely within the design standards. He told the applicant that is was commendable that they took the Boards' concerns about the height of the structure into account and came back with a completely revised design that still meets the applicants' needs and can accomplish the purposes that they had in mind without the obtrusiveness of the previous design.

Public Comment:
Ms. Elizabeth West, previously sworn in, wanted to know why more people don't set aside Tuesdays to attend the Board hearings. She felt the Board, the family, and architect was so friendly and accommodating.

Ms. Stefanie Beninato, previously sworn in, stated it was heartening to hear that at least a segment of a property, or properties that were owned by a family for a long period of time, are still in the family and hopefully their children will continue that heritage. She asked how many square feet the lot was, and the square footage of the addition compared to the main house. She did not believe that both could be main houses because it is a single lot. She also asked for clarity about the gates that look like they were constructed of barnwood if they were being retained.

Board Action:
Member Biedscheid moved to approve the application as submitted. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously in a roll call vote (4-0).

g. **2025-010093-HDRB, 224 and 228 E. Palace Ave**., Downtown and Eastside Historic District, Significant and Contributing, Dimitrov Design Studio LLC, Tiho Dimitrov, agent for Drury Southwest Santa Fe Inc., owner, reestablishing the walkway connecting Marian Hall (significant) to the Drury Hotel (contributing), construct a 92 sq. ft. second and third floor addition, change a window to a door and infill windows on a primary facade, replace non-historic windows and doors, exterior lighting, and other renovations. Three exceptions are requested for Marian Hall to 14-5.2(D)(2)(c) for constructing an addition on a primary façade, 14-5.2(D)(5)(a)(i) changing a window to a door on a primary façade, and 14-5.2(D)(5)(a)(iii) for infilling windows on a primary façade.

Lani McCulley presented the case and staff recommendation. Staff recommended that for the exception to section 14-5.2(D)(2)(c) found that the exception criteria had been met and recommended approval of the exception, section 14-5.2(D)(5)(a)(i) staff found that the criteria have been met and recommended approval of the exception and section 14-5.2(D)(5)(a)(iii) staff found that the criteria have not been met and recommended denial of the exception. Staff recommended approval of the other elements of the application that did not require exceptions as they complied with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios stated that the color of the brick was being replaced in kind and asked about the color of the brick.

Ms. McCulley confirmed it is the “tower tan”.

Chair Rios confirmed the windows will be replaced in-kind with insulated windows and asked if a window assessment was done.

Ms. McCulley stated a window assessment was not required because all of the windows were replaced in 1984 and are not historic.

Member Bienvenu confirmed that the windows that are subject to the exception request number three to be infilled were not original window openings.

Ms. McCulley confirmed that the small addition they are in is not original but is historic in its own right because it was constructed in 1954.

Member Bienvenu asked how the proposed color compared to the current color.

Ms. McCulley stated the colors match.

Tiho Dimitrov, 227 East Palace Avenue Suite C, Santa Fe, NM, was sworn in. Mr. Dimitrov. Stated the tower tan color proposed is very similar to the current color, the goal is to be similar to the hotel building without matching. It is not set in stone, so the applicant is willing to accept the requested changes.

Member Bienvenu asked if the sections of stucco on the structure were to be retained as stucco.

Mr. Dimitrov stated it is a primary façade and there is no proposed change to it. The plan is to keep the color existing but again is willing to take suggestions if there are objections to the existing color.

Member Bienvenu confirmed that it is a contrast in color and asked when the color dates from.

Mr. Dimitrov pointed out the photos show the stucco but they are black and white photos so there is no way to know the date of the color.
Member Cherry asked if the texture of the stucco would be retained.

Mr. Dimitrov confirmed it would be retained.

Member Aguilar Medrano stated she did not have an issue with the enclosing of the two windows on the east since they are not original to the building and when compared to the two bays of windows above that these two kind of break that pattern so by infilling them, it will make that side of the building more symmetrical and those three openings as they are don’t really match the rhythm of the windows on the very right side of that building. She stated she did not see a reason not to approve that exception as well.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated she was happy that the applicant went with the John Gaw Meem design for the walkway. She had no opposition to infilling the two windows even though they are from 1954. She added a little story about Marian Hall. At one point Tony

Anaya was elected governor, and he was going to change public building names to honor his donors and the state historian at the time Stan Hordes. Tony had one of his cronies call up the state historian to go through the list of names that they were considering changing and at one point the crony said to Stan Hordes "Well who is this Marion anyway?" And Stan who is Jewish said to him "I think you would call her the mother of God." And then there was a long pause, and the man said, "I guess we'll keep that one."

Member Degnan stated that she was very grateful to him.

Chair Rios stated she was grateful the building was being remodeled because she used to work in the building.

Member Cherry asked about the stuccoed box under the portal.

Mr. Dimitrov stated he thought it was concealing mechanical and plumbing and there was no change to the box planned but the stucco will be redone.

Member Bienvenu stated he appreciated the undertaking as it was really beneficial to the project and great for the Board and public. He was grateful to the applicant for taking into consideration the Boards comments at that hearing and mimic or reconstruct the walkways. He felt the infilling of the windows was not detrimental to the primary façade.

Board Action:
Member Bienvenu moved that findings be entered that all exception criteria for the three requested exceptions have been established by the applicant in the application as well as in testimony tonight for all the reasons set forth in staff's report with the additional reasoning that the exception criteria have been established with respect to the info of the two windows because on the basis that those windows were not original to the building as originally constructed and will not adversely affect the aesthetic characteristics of that façade and may even potentially improve the character of that facade and for based on those findings and the fact that the application in all other respects meets the criteria established in our ordinance that the application be approved as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

9. **Discussion Items**
Attorney Ruybalid announced that he will not be at the next hearing on May 27, 2025. Assistant City Attorney Kevin Nault will be covering for him at the meeting.

10. **Matters from the Board**
Bienvenu brought up the question about proper posting on private drives. He did not feel the posting was adequate with the posting at least 40 feet down the driveway. The point of the notice is to let the neighbors and public come to the hearing to make comments and it deprives them of this opportunity. The code asks for the posting to be prominent. He would like to see that this be better addressed in the code rewrite.

The same case had a status and remodel at same hearing. In the past these have been separate hearings to avoid influencing a decision.

Director Lamboy stated that it is correct these are usually at subsequent meetings. This case is an exception due to the need to make the HCPI part of the official record and there were sufficient changes to the building so there was no change to the status of non-contributing being requested.

Chair Rios emphasized it is important to keep the cases separate to avoid influencing the decisions of the Board.

Director Lamboy noted that the project to update the status map, which was last updated in 1997, should be ready to be approved by the Board most likely in July. This should be updated annually. The framework for the updates will need to be added into the code rewrite.

Chair Rios suggested that when a case that comes before the Board is thought that it is an amazing project worthy of an award the Board should notify the staff at that time so they can better participate in the nominations for the awards.

Member Biedscheid mentioned that several applicants felt there were undue delays in getting to the hearing and while she recognizes that staff is busy, she wondered if this is a temporary problem or if there is something that can be done to facilitate the applicants.

Mr. Moquino explained some applicants are delayed for incomplete application.

Director Lamboy further explained that the PZR is required as part of the submittal and there have been temporary delays there. A preliminary zoning is required for the application to be accepted.

Member Cherry asked if there were one or two submittal deadlines per month.

Director Lamboy explained there is currently only one and the cases are balanced between the agendas. That was a change made under Carly Piccarello a few years ago and it seemed to work better for processing the cases. There is a three-day period where additional information is requested.

Chair Rios asked about the updates to the city website.

Director Lamboy stated the City Clerk would be the ones to do this update.

Ms. Romero confirmed that the update has happened.

Chair Rios invited everyone to the Heritage Preservation Awards on Thursday.

11. **Next Meeting**

May 27, 2025, in the Convention Center at 201 W Marcy Street in Ballroom B.

12. **Adjournment**

Member Cherry moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously, and the meeting was adjourned at 8:33 p.m.

Lani J McCulley

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 # 2024-9653-HDRB
Address – 1010 Camino San Acacio
Agent's Name – Daniel Strongwater
Owner/Applicant's Name – Jeremy and Caroline Rohrlich

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 1010 Camino San Acacio is listed as non-contributing to the Downtown and Eastside Historic District. The 2,874-square-foot main residential structure was built on a 0.27-acre lot in the early 1960s in the Spanish Pueblo Revival architectural style, as seen by the adobe and rock construction materials, recessed doors and windows, and wooden corbels. Louie Ewing, a widely-known artist who lived and worked in Santa Fe from 1935-1983, built the structure with help from his son and a few tradespersons for specific tasks such as plastering. Mr. Ewing was most known for his photographic work for the Laboratory of Anthropology in 1939.

As the 2024 Historic Cultural Property Inventory reads, "The building retains sufficient integrity of setting, design, materials, workmanship, feeling, and association to be contributing to the Santa Fe Downtown and Eastside Historic Review District." There are no documented renovations or alterations to the house from its construction until 2021. In the 2021 renovation, original opening locations were retained, however glazing dimensions were shrunk, with most original windows and doors replaced with modern, double-pane aluminum-clad wood units. Original openings are evident in the stucco. A stained-glass window on the north façade and exterior gates at the top of the main stair remain original, as well as the decorative wooden corbels throughout. The rubble foundation remains visible and in good condition.

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

FINDINGS OF FACT

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

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

status of the structure and rock yard wall be upgraded to contributing, per SFCC Section 14-12.1, and that the Board designate the north, east and west-facing façades as primary.

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 "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
9. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a "contributing structure," as recommended by the Staff.
11. The Board finds the following elements of the house to be the features that define the character of the building's architecture, are distinctive features and construction techniques, and examples of craftsmanship that characterize the structure: its roof line and corbel pattern; the fenestration in its window and door openings; the stained glass window on the north elevation; the rock wall along the street; and the rubble-rock wall foundations.
12. The Board finds that the north façade and the west façade of the main structure, north of the breezeway between the house and the garage, are the principal faces or elevations of the building with features that define the character of the building's architecture.
13. The Board finds that all windows, except the stained-glass window on the north elevation, are non-historic.
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 the historic status of this property.
3. The Board designates the structure and rock wall along the street as contributing structures.
4. The Board designates the following elevations as the primary façades: the north façade of the house, and the west façade of the house north of the breezeway between the house and the garage, excluding the garage.
5. The windows, except the stained-glass window on the north elevation, are excluded from the designation of the primary façades. The window and door openings, or fenestrations, are included in the designation of the primary façades.

IT IS SO ORDERED ON THIS 13th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9611-HDRB
Address – 1226 Cerro Gordo Rd.
Agent's Name – Margery and Emily Howe
Owner/Applicant's Name – Margery and Emily Howe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 1226 Cerro Gordo Rd. is listed as non-contributing to the Downtown and Eastside Historic District. The vernacular residence is 1,607 square feet, including the covered portal in the rear of the structure, and stands at a height of 12'0". The structure was constructed in 1949, according to the County Assessor's office, and 10 windows were replaced in 2024 under Case # 2024-8528-ADMIN. The simple structure, which has little architectural detail, has long been listed as non-contributing, and the 1983 Historic Building Inventory described it as having no historic significance.

The Applicant proposes the following exterior alterations:

1. Raise the parapet height on the west massing of the residence from 10 feet to 12 feet.
2. Construct a 114-square-foot portal on the south elevation of the residence, over the front entrance, to a height of 10 feet, where the maximum allowable height is 14'1".
3. Relocate the entry door on the south elevation about 3 feet to the east.
4. Install a window on the south elevation to the right of the relocated door.
5. Repair stucco to match the existing stucco in cementitious "La Luz".

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 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 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 # 1-5 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9323-HDRB
Address – 312 Pino Rd.
Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.
Owner/Applicant's Name – Bonny and Byron Goldstein

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 312 Pino Rd. is designated as contributing to the Downtown and Eastside Historic District. The main residence was built in the late 1920s on a 0.07-acre lot with approximately 1,230 square feet of roofed area. The vernacular structure reflects the quintessential Santa Fe Style, as seen by the adobe-block construction materials, shed roof, and recessed doors and windows.

According to the 2024 Historic Cultural Properties Inventory, the builders shoehorned the structure into a tight space between an acequia and an angled lane. The north façade abuts Pino Road with no front yard, and entry steps to the north door likely were removed to make way for larger vehicles. The building remained with its unadorned six-sided plan until the late 1950s when the owners added a porch across its west façade. This porch was reconstructed and changed in design in 2016. Additions to the rest of the building arrived in the 1970s, and it appears most of the windows were replaced in the 1990s and 2000s. The long, plain façade on Pino Road holds the most integrity and is one of four primary façades.

In a status review hearing December 8, 2015, the Board affirmed the contributing status of the structure and designated the entire northeast, the two northwest and the southwest facing façades at the north end of the structure as primary. See Case # H-15-109(A). The Board approved re-stuccoing, the removal of two aluminum-slider windows in the laundry room, replacement of windows on the non-primary elevations with clad-wood, divided-lite windows, elevation of the south yard walls to 5'6", and reconfiguration of 18 feet of the stone wall, using existing material. See Case # H-15-109(B).

At this hearing, the Applicants request Board approval of the following items:

1) Replace non-historic windows and doors (windows G, H and I, and door # 4) on the north primary façade. This would require removal of the historic window frames imbedded in the walls. An exception to remove historic materials is requested under Santa Fe City Code ("SFCC") Section 14-5.2(D)(1)(a).
2) Install a security gate on the French doors on the north facade. An exception is requested to add an architectural feature to a primary façade, which is restricted by SFCC Sections 14-5.2(C)(1)(a) and (D)(5)(b).

3) Replace non-historic French doors (door # 1) on the west elevation to lower the sill to ground level.
4) Replace historic corner windows (window A) on the southwest corner. An exception is requested to replace historic windows that can be restored, which is restricted by SFCC Section 14-5.2(D)(5)(a)(i).
5) Relocate the cellar access entrance currently on the west portal floor to inside the house.
6) Screen the meters on the south elevation.
7) Replace a window with a metal door painted to match the stucco on the south elevation.
8) Install ground mounted HVAC with concealed line sets on the east elevation.
9) Stucco residence using cementitious stucco in a color to match the existing.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicants 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 a finding that the exception criteria have been met and recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to 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 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 Applicants' proposed design to assure overall compliance with applicable design standards.

North Façade Windows

8. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.
9. The Applicants propose to remove historic window buck frames to facilitate the replacement of non-historic windows on the north primary façade. The Staff has determined that an exception to remove historic materials is required under SFCC Section 14-5.2(D)(1)(a), and the Applicants requested this exception.

10. To obtain this exception, the Applicants were 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 finds that the Applicants have conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because the window bucks to be removed are not distinctive, they do not embody the contributing status of the structure, and the removal of historic material will be minimal and will not adversely impact the status of the structure or Historic Districts standards;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicants or an injury to the public welfare because the removal of the old window frames is necessary to replace the deteriorating existing windows with new windows, which will provide better thermal qualities and better protect the house from moisture, condensation and seepage;
    c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the habitability of the structure will be improved by more thermodynamic windows and the primary façade will be better protected from deterioration caused by ineffective windows.
12. The Board finds that the Applicants have conclusively demonstrated that all of the exception criteria have been met with respect to project item # 1.

North Façade Security Gate

13. Under SFCC Sections 14-5.2(C)(1)(a) and (D)(5)(b), conjectural features and architectural elements shall not be added to a contributing structure unless they are supported by historic documentation.
14. The Applicants propose to install a wrought-iron security gate on the French doors on the north façade where there is no historic documentation of its prior existence. The Staff has determined that an exception to add this architectural element is required under SFCC Sections 14-5.2(C)(1)(a) and (D)(1)(a), and the Applicants requested this exception.
15. To obtain this exception, the Applicants were required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
16. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicants have conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape because there are wrought-iron and metal security elements elsewhere on this streetscape, where most of the houses have walls and doors that abut the street;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(ii), the Board finds that the exception is required to prevent a hardship to the Applicants or an injury to the public welfare because the north-facing French doors open directly onto Pino Road and

are elevated about one foot off the grade, creating an unusual safety hazard and security risk, and the screen will protect the entrance while permitting ventilation;

c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because Pino Road is unusually narrow, design options are therefore limited, and the proposed wrought-iron screen will safeguard the occupants while permitting use of an otherwise useless feature of the home.

17. The Board finds that the Applicants have conclusively demonstrated that all the exception criteria have been met with respect to project item # 2.

Southwest Corner Window

18. Under SFCC Section 14-5.2(D)(5)(a)(i), historic windows shall be repaired or restored wherever possible on primary façades of contributing structures.
19. The Applicants propose to replace a steel-casement window unit on the southwest corner of the house. The Staff has determined that an exception to replace this window is required under SFCC Section 14-5.2(D)(5)(a)(i), and the Applicants requested this exception.
20. To obtain this exception, the Applicants were required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
21. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicants have conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the 1960s steel casement window will be replaced in kind, it will match the existing lite pattern and color, the south-facing part of the corner window is not on a primary façade, and the replacement will not adversely impact the status of the structure;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicants or an injury to the public welfare because the existing window is over 60 years old, is nearing the end of its life-span, no longer opens, and, having single-pane glass, has a low thermal quality; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because an upgraded replacement window will provide better thermal qualities, reduce condensation and damage to the surrounding stucco, and make the house more habitable.
22. The Board finds that the Applicants have conclusively demonstrated that all the exception criteria have been met with respect to project item # 4.

23. 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.

24. 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.
25. 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 condition 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 # 1-9 as set forth in the application, as recommended by Staff, with the following additional condition:
    a. The drawings be updated to reflect the new door detail on the south façade prior to seeking a permit.
3. The Board grants the exceptions requested in the application with respect to project items # 1, 2 and 4.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9651-HDRB
Address – 423 Camino Don Miguel
Agent's Name – Tim Curry and Associates
Owner/Applicant's Name – Gerry and Kris Ronningen Fenrich

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 423 Camino Don Miguel is listed as non-contributing to the Downtown and Eastside Historic District. The house presently has 2,326 square feet of roofed area, of which only 860 are the original core, while the remainder is comprised of additions made since the late 1950s. The historic original part of the residence was built in the mid-1930s on a 0.35-acre lot. The structure was constructed vernacularly in the Santa Fe style as seen by the flat roof, adobe-block construction material, and three-over-one, double-hung wooden windows. The expansions took place in multiple periods, in the late 1950s to early 1960s and in the early 1980s, as identified in aerial photography.

The original structure has been enveloped by portal additions to the east and west façades and a larger family room, dining room and laundry room addition to the south façade. The only remaining visible core of the original structure can be seen from the north façade. Some of the additions encroached onto the building setback and do not comply with current Historic District codes, with large portal sections supported by plain, milled-timber uprights. The additions include large exterior windows fabricated with aluminum frames without divided lites. A second story was added to the garage in the early 1980s and it now serves as an accessory dwelling unit.

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

1) Remove 1,570 square feet of non-historic elements surrounding the adobe core structure.
2) Construct 240 square feet of portal additions to the east and south façades.
3) Install wooden-clad, divided-lite windows and doors.
4) Raise the yard wall height to 5'7" on the west property line.
5) Remove the south property line coyote fence and replace it with a 5'7" masonry wall.
6) Construct a 5'7" coyote fence on the north property line.
7) Remove the east property line wooden fence and replace it with a 5'7" coyote fence.
8) Re-stucco the two-story guesthouse to match the existing main structure.
9) Raise the roof of the main residential structure to 13'10" where the maximum height allowed is 13'11".

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 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 # 1-9 as set forth in the application.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____

Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9612-HDRB
Address – 1126 Camino Delora
Agent's Name – Marc Naktin
Owner/Applicant's Name – Gary Shockley

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

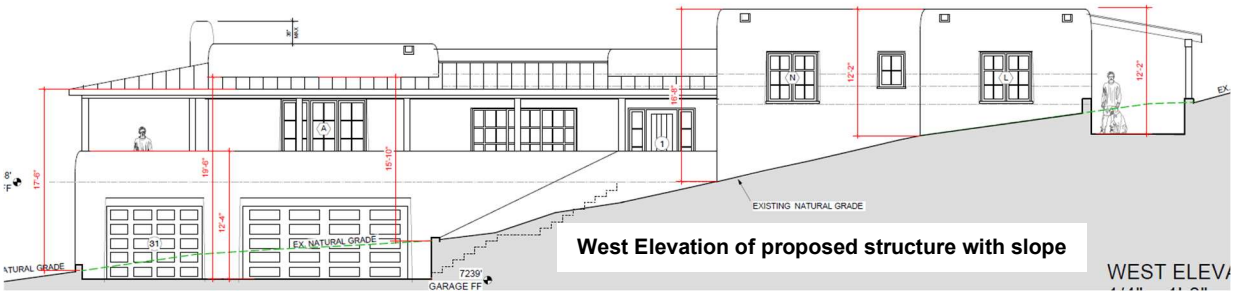
BACKGROUND

The vacant lot at 1126 Camino Delora, Tract B-3, is located at the end of a private drive off Camino Delora near the intersection with Camino San Acacio in the Downtown and Eastside Historic District. The property slopes down from the south to the north with a grade change of approximately 20 feet from the front to the rear of the structure. The site is located in the Foothills Subdistrict of the Escarpment Overlay Districts, which also regulates the height and design of buildings. See Santa Fe City Code ("SFCC") Chapter 14-5.6. The Applicant has preliminary approval from the Escarpment Review Team for the proposed project.

The Applicant proposes the following new construction:

> Construct a 3,800-square-foot, single-family detached residence in a Spanish Pueblo Revival style to a height of 19'10" from the grade, where the maximum allowable height is 16'2". The height of the structure at the top of the slope is 12'2" from the grade there. The additional 3'8" in height, which will be at the lowest point on the slope, is requested per SFCC Section 14-5.2(D)(9)(c)(ii)(F). Under this subsection the Board may increase the allowable height by four (4) feet at its discretion without the need for an exception, where the proposed building or addition is located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet.

SFCC Section 14-5.2(D)(9)(c)(ii)(F) reads: "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."



West Elevation of proposed structure with slope

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 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 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 in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the project as described in the application, with the following additional conditions:
    a. The corners of the structure shall be bullnosed; and
    b. The windows shall be inset four inches (4").

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-8779-HDRB
Address – 428 San Antonio St.
Agent's Name – Daniel Lujan, Architectural Alliance, LLC
Owner/Applicant's Name – Andrew and Mary Harris

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 428 San Antonio St. in the Downtown and Eastside Historic District is listed as having a significant historic status. The garage/guesthouse at 428-A San Antonio St. has a contributing status, with the east façade designated as primary. The structures are also listed as part of the Camino del Monte Sol National Historic District. The main residential structure and the garage were built in the mid-1920s in the Territorial Revival style as seen by the adobe-block and wood-frame construction materials, brick coping, wood-frame double-hung windows, and white picket fence.

Previous Historic Districts Review Board cases include:

- March 13, 2012, in Case # H-12-14-A, the HDRB designated the garage as contributing with the east façade designated as primary.
- July 10, 2012, Case # H-12-15-A, the HDRB approved with conditions a remodel to the house with addition of a 200-square-foot portal, the addition of doors and windows, the installation of photovoltaic rooftop equipment, and the construction of a 5'-high stucco yard wall.
- July 10, 2012, Case # H-12-14-B, the HDRB approved with conditions a 10'5"-high, 456-square-foot addition to the garage, which included two pergolas and the installation of photovoltaic rooftop equipment.
- August 14, 2012, Case # H-12-15-B, the HDRB approved replacement of a historic door entry along the primary elevation of the house.
- On October 10, 2024, Case No. 2024-9271-ADMIN, the Staff approved a previously approved plan from 2012 to complete work on both structures, which included the addition of windows, doors and wood trim, re-roof and re-stucco.

At the hearing January 14, 2025, the Applicant requested Board approval of the following items:

1) Construct a 300-square-foot free-standing garage to a height of 12'6". The garage will have parapets with brick coping to match the existing residence.
2) Construct a 131-square-foot portal on the west elevation of the new garage to a height of 9'6". The portal will have a flat, low-sloped roof to match other portals on the property.
3) Construct a CMU and stucco wall with wooden gate between the garage and main house

to height of 5 feet, with a 6-inch offset from the main structure.

4) Construct CMU and stucco wall on the south elevation of the garage to a height of 5 feet.

No part of this new structure or new yard walls will attach to existing structures on the property. The garage will have a 9-foot-wide, 8-foot-tall insulated metal garage door facing east with wood siding and two windows. The frame-and-panel style of the garage door will be like the guesthouse carriage doors. The north elevation will have a window with divisions and wood trim like the main house. The west elevation we will have a full-lite French door with divisions to match the main house. Stucco color, El Rey # 106 Buckskin, will match the existing stucco. All wood trim will be painted white to match the existing wood trim.

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 recommended a finding 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 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. 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, as recommended by the Staff, with the following additional conditions:
    a. The colors and finishes shall match that of the existing residence, such as the stucco color, trim color, door design and radius of the corners; and
    b. The stucco wall between the new garage and house shall include brick coping consistent with the other stuccoed walls on the property to within the 5-foot maximum height.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9652-HDRB
Address – 829-A W. Manhattan Ave.
Agent's Name – Ju Tan, Architect, Juice Kitchen Design Workshop, LLC
Owner/Applicant's Name – Brenda Baletti

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 829-A W. Manhattan Ave. is a former garage, built in the 1950s and listed as contributing to the Westside-Guadalupe Historic District. A 506-square-foot addition approved by the Board in 2017 converted the garage into a residential structure. The western elevation of the original garage is the primary elevation. The present structure comprises approximately 1,088 square feet of roofed area. The original architectural design style of the garage was Spanish Pueblo Revival in a vernacular form.

Previous Historic Districts Review Board cases include:

- November 10, 2015, in Case # H-15-077-A, the Board maintained the contributing historic status of the garage, with the west elevation designated as primary.
- January 26, 2016, Case # H-15-077-B, the Board approved the proposed remodel of the garage with a 506-square-foot addition. Two exceptions were requested: to place an addition less than 10 feet from the primary elevation, and to exceed 50 percent of the existing footprint. The Board imposed conditions of approval, that the addition be set off from the south elevation by 4 feet, and set off from the west elevation by 3 feet.

At the hearing January 14, 2025, the Applicant requested Board approval of the following item:

1) Construct a 160-square-foot portal on the north elevation of the non-historic addition to a height of 10'2" with stained walnut wood posts and red corrugated metal roof.

The Applicant requested the portal addition as a needed element for safety while entering and exiting the structure from inclement weather. The portal would attach to the historic original garage structure on its southwest corner, and extend about three feet across the west, primary façade. The Applicant requested two exceptions to Santa Fe City Code ("SFCC") Section 14-5.2(D)(2)(c), which prohibits additions to primary façades, and 14-5.2(D)(2)(d), prohibiting additions to the side of the existing footprint unless the addition is set back a minimum of 10 feet from the 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. The 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 a finding that the exception criteria had not been met and recommended denial of the exceptions, as the application did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District Design Standards. The Staff recommended conditional approval of the portal addition if the Applicant modified the dimensions so that the primary western elevation would not be adversely impacted.
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 in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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)(2)(c), additions are not permitted to primary facades. Under SFCC Section 14-5.2(D)(2)(d), additions to contributing structures must be set back a minimum of 10 feet from any primary façade.
9. The Applicant proposes to construct a 160-square-foot portal addition which would attach to the west-facing primary façade. The Staff determined that two exceptions, to SFCC Section 14-5.2(D)(2)(c) and 14-5.2(D)(2)(d), would be required for approval of the application, and the Applicant requested the exceptions.
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 the exhibits, evidence and testimony presented at the hearing, the Board found that the Applicant has conclusively demonstrated that all criteria have been met for both exceptions, subject to the conditions specified in the Conclusions of Law, below:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because it is aesthetically harmonious with existing structures on that streetscape. Other nearby properties have corrugated sheet-metal and standing-seam pitched roofs;

b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because an entry portal is necessary to protect the entry and front door from the elements, the existing front door is unprotected and is showing advanced wear, and there is no alternative location for an entry portal; and
c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the existing front entry door is 4 feet from the primary façade of the contributing part of the house, there is no alternative to locate an entry portal 10 feet away, as required by SFCC Section 14-5.2(D)(2)(d), and the design of the portal roof and gutter will divert precipitation from the north façade entryway, which becomes icy in the winter.

12. The Board finds that the Applicant has conclusively demonstrated that all of the criteria for both exceptions 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 been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves the project proposal set forth in the application, with the following additional conditions:
    a. The depth of the portal be reduced to 6 feet;
    b. The west end of the portal be inset 6 inches from the west façade of the non-historic structure; and
    c. The Applicant shall submit revised drawings reflecting these revisions for Staff approval.
3. The Board grants the exceptions requested in the application.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9615-HDRB
Address – 715 Gregory Ln.
Agent's Name – Christopher Purvis, Architect
Owner/Applicant's Name – Karen Teutsch

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 715 Gregory Ln., built in 2017, is listed as non-contributing to the Don Gaspar Area Historic District due to its modernity. It is a 2,915-square-foot Territorial Revival style main residence with garage, approved September 26, 2016, under Case # H-16-069.

The Applicant now proposes the following exterior alterations:

1) Construct a 215-square-foot addition to the garage at a height of 12 feet where the maximum allowable is 16'1".
    a. The existing garage is 12 feet in height and the addition will be the same height. The stucco will match the existing El Rey Buckskin color, the new windows and doors will be white with a 3-lite door in taupe, and there will be two skylights. The interior will be remodeled to include a bedroom, bathroom, office space and a single-vehicle garage.
    b. Install a ground-mounted compressor on the east side of the garage.
    c. Construct a 42" high coyote fence to screen the HVAC compressor on the northeast corner of the garage.

2) Construct a 475-square-foot free-standing casita to a height of 11'8" where the maximum allowable is 16'1".
    a. The casita will be stuccoed with El Rey cementitious Buckskin color, the parapet will be territorial in detail with Endicott Ironspot brick, and the windows will be wood true-divided-lite aluminum-clad in white. There will be a small portal on the north side painted white with Territorial dental details, a skylight in the entryway, and a wall sconce at each exterior door.
    b. Install a ground-mounted compressor on the south side of the casita.
    c. Construct a 42"-high coyote fence to screen the HVAC compressor on the south of the casita, inside the existing coyote fence.

3) Construct a coyote fence with pedestrian gate to a height of 5'10" on the northeast corner of the casita running east to connect with 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: The Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area Design Standards.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board approves Items # 1-3 as set forth in the application, as recommended by Staff, with the following additional condition:
    a. The height of the casita shall not exceed 11'8", as set forth in the application.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC

DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2024-9616-HDRB
Address – 1302 Canyon Rd.
Agent's Name – Christopher Purvis, Architect
Owner/Applicant's Name – Walter Richard Schmeal

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 1302 Canyon Rd. is listed as non-contributing to the Downtown and Eastside Historic District. The 4,527-square-foot structure reflects the Spanish-Pueblo Revival style with its divided-lite windows, portals with vigas and metal roofs on the south and north elevations, and parapeted portals on the south and east elevations. According to the Applicant, the residence was designed and constructed by the original owner, John Midyette, in 1965, a guest house was added as an attachment to the east elevation in 1977, and an addition was made to the west elevation in 1990 with a reworking of the front entry in 2000. There are no documents on file in the Historic Preservation Division to corroborate this information, but comparing the 1992 aerial photo to the current floor plan, it does show that some alterations have occurred since 1992, especially at the front entry or circular portion of the structure.

The Applicant proposes the following exterior alterations:

1. Construct a 170-square-foot bedroom addition to the guest house to a height of 12 feet.
    a. The guest house will be stuccoed El Rey cementitious Buckskin color and have wood true-divided-lite aluminum-clad windows in white, and a skylight. Exterior lighting will consist of sconces on either side of each door. The addition will match the existing style of the residence.
2. Construct a 600-square-foot free-standing garage to a height of 12'8".
    a. The stucco will match the residence's El Rey Buckskin.
    b. The garage doors will be wood clad in diagonal panels, stained warm brown and there will be a small eave on the east side for drainage.
    c. The proposed garage will mimic the Spanish-Pueblo style of the residence.
3. Construct a 400-square-foot addition on the south side to facilitate the connection from the guest house to the main house in the location of the existing pergola.
4. Install a compressor on the east side of the garage behind the existing coyote fence

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 complies 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 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.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 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

MEMORANDUM

RE: 515 Paseo de Peralta **Date:** 5/19/25

TO: Amanda Romero
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Informational Session

Attachments: Conceptual design drawing packet, Existing buildings structural report

Dear Amanda:

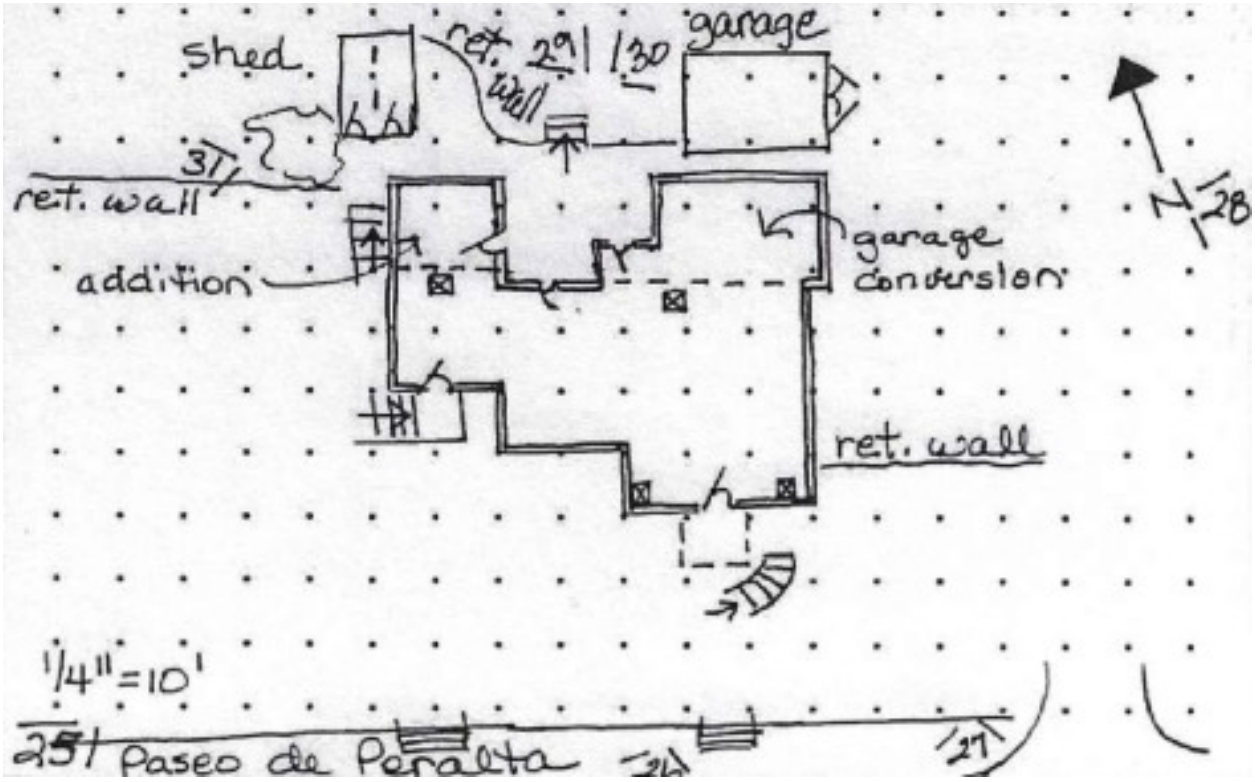
This letter is submitted on behalf of George and Tina Feghali, owners of 515 Paseo de Peralta, in application to the Historic Districts Review Board for a site visit and informational session concerning the existing house and outbuildings at that property.

The +/- 0.344-acre site is zoned R-21 and is located two and a half blocks from the Plaza and within one block of Scottish Rite Masonic Temple, the U.S. Post Office and Federal Court House, Fort Marcy, and Cross of the Martyrs. The property consists of an original 1,800 sf brick house facing Paseo de Peralta to the South, along with two additions to the North façade and two stand-alone outbuildings totaling 900 sf. The building is designated as "contributing" in the Downtown and Eastside Historic District.

The original brick portion of the house is of one-story double brick construction with territorial coping, a stone rubble foundation, corner chimneys, and distinctive arched doors and windows. The massing is stepped, with a tower-like porch toward the street and a shed roof behind a parapet. Designed originally as a single-family residence, over the years it has been subdivided into three apartments. Its exact age is unknown, but a 1872 deed notes "tenements and appurtenances" on this site and the 1912 King's Map of Santa Fe shows the building's earliest recognizable footprint. Tan textured stucco was added by 1915 and entry stairs have evolved, but several photographs from around 1910 show that the house remains remarkably unchanged (see sheet H101).

Two additions have been made onto the North side of the original brick house. To the Northeast, an adobe-brick garage with shed roof was added in the 1940s and later converted into a bedroom during the WWII housing shortage. To the Northwest, a CMU and stucco bedroom was added at an unknown date. Both additions have rooflines five to eight feet lower than the original house and have clearly different windows.

Two stand-alone outbuildings are also present North of the original brick house. To the Northeast is a brick and stone rubble garage with shed roof, unconditioned and currently unused. A stone site retaining wall extends from its Southwest corner. To the Northwest is an adobe brick storage shed with pitched metal roof, also unconditioned and currently unused. These structures' exact ages are unknown. A structural inspection, attached, notes that these outbuildings and site wall are unreinforced, with no observable foundations or waterproofing, and currently retaining up to six feet of soil.



Above: Sketch from NM Historic Building Inventory – Santa Fe Resurvey 1996

The project consists of the proposed renovation and restoration of the historic brick house, as well as a proposed addition to the North side of the existing building. The interior renovation of the original house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story addition will be partly buried in the sloped site behind the existing house and will provide bedrooms, garage, guest suite, and art studio. The proposal is represented conceptually in the attached plans, sections, and elevations.

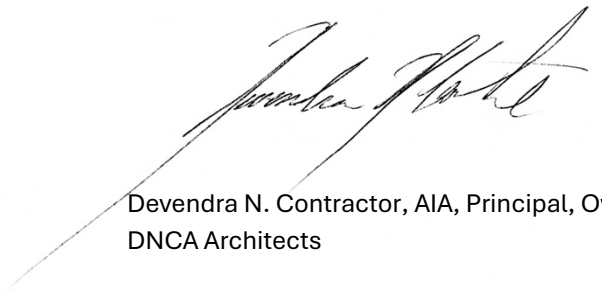
Existing outbuildings are proposed to be demolished. As noted above and in the structural report, these structures are currently acting as unreinforced retaining walls. Moisture intrusion has caused observable debonding of the masonry and deterioration of the blocks themselves, creating potentially dangerous conditions within and around these structures. Correcting the structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of foundation system, amounting to an entirely new structures rather than a restoration.

Additions on the North facade of the original brick house date from the mid-20th Century and are stylistically distinct from the original structure. Their shorter height, lack of brick detailing, and the different window styles mark these structures as non-original. These additions are also proposed to be demolished.

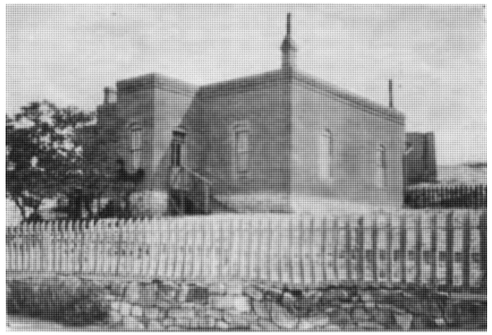
Our goals for the site visit and informational session are to determine the Board's priorities in preservation of the historic house, their thoughts on possible demolition of existing additions and outbuildings, and any initial input on the conceptual proposal.

We look forward to the chance to discuss with the Historic Board.

Sincerely,



Devendra N. Contractor, AIA, Principal, Owner
DNCA Architects



515 Paseo de Peralta, 1915

515 Paseo de Peralta
HDRB Info Session

May 27, 2025

1 G100h Site Location Map
Scale: 1:1500

0 100 200 300 400 ft

PROJECT DIRECTORY

CLIENT
Georges & Tina Feghali
310 Otero Street
Santa Fe, NM 87501
Contact: Georges Feghali
email: gmfeghali@gmail.com

ARCHITECTS
DNCA, LLC
924-A Shoofly St.
Santa Fe, NM 87505
ph: 505-255-4033
Contact: Devendra N Contractor
email: devendra@dncarchitect.com
mobile: 505-263-3602
Contact: Rebecca Wood
email: rebecca@dncarchitect.com

STRUCTURAL ENGINEERS
Luchini Trujillo Structural Engineers
2019 Galisteo Street
Suite D2
Santa Fe, NM 87505
ph: 505-424-3232
Contact: Eric Trujillo
email: eric@ltseng.com
Contact: Jeremy Starr
email: jeremy@ltseng.com

DRAWING DIRECTORY

Page	Label	Sheet Name
1	G100h	Cover Sheet
2	H100	Streetscape Diagram
3	H101	Historic & Context Photos
4	ASD101	Existing Site Plan
5	AS101	Proposed Site Plan
6	S100	Existing Floor Plan w/ Structural Deficiencies
7	A101(E)	Existing Ground Floor Plan
8	A102(E)	Existing Roof Plan
9	A101	Proposed Conceptual Ground Floor Diagram
10	A102	Proposed Conceptual Upper Floor Diagram
11	A103	Proposed Conceptual Roof Diagram
12	A200(E)	Existing Building Elevations
13	A200	Proposed Conceptual Building Elevations
14	A300(E)	Existing Building Sections
15	A300	Proposed Conceptual Building Sections

PROJECT DESCRIPTION

The project consists of the proposed renovation and restoration of a historic late-nineteenth century brick house and addition to the North side of the existing building. The interior renovation of the original 1,800 SF house will return it to single-family residential use, provide ADA accessibility, and stabilize the structure. The proposed two-story addition will be partly buried in the sloped site behind the existing house and will provide bedrooms, garage, and guest suite.

Existing outbuildings and additions to the original brick house, totaling about 900 sf, are proposed to be demolished. The existing stand-alone shed and garage are unreinforced and show structural damage from moisture intrusion, creating potentially dangerous conditions. Correcting the structural deficiencies to meet code would require replacement of all retaining and vertical load-bearing walls and the installation of a foundation system, amounting to an entirely new structure, rather than a restoration. Additions to the North facade date from the mid-to-late 20th Century and are stylistically distinct from the original structure. These are also proposed to be demolished.

PROJECT DATA

PROJECT NAME
515 Paseo de Peralta

PROJECT ADDRESS
515 Paseo de Peralta
Santa Fe, NM 87501

ZONING
R-21

HISTORIC DISTRICT
Historic Downtown Archaeological Review District
Downtown and Eastside Historic District

HISTORIC STATUS
Contributing

SITE AREA
14,985 sf / 0.344 acres

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by

File: 515 PdPeralta --G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Cover Sheet**

G100h

Sheet of

1 H100 Existing Streetscape Plan
Scale: 1:750

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

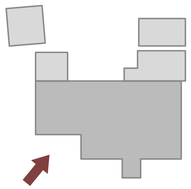
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

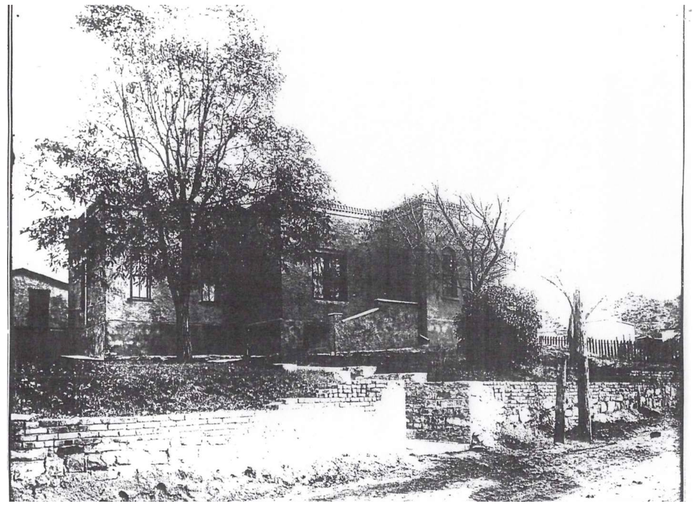
Date	Issue

Date: May 09, 2025
Plot Date: 5/19/25
Drawn by:
Checked by:
File: 515 PdPeralta –G100 Cover.vwx
Set: Schematic Design
Sheet Title: **Existing Streetscape Plan**

H100

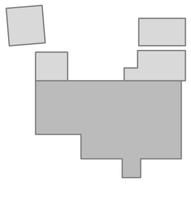
Sheet of





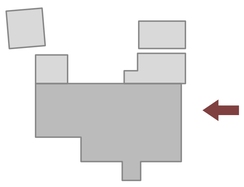
Southwest corner, approx. 1915

Southwest corner, 2025



Southeast corner, approx. 1910

Southeast corner, 2025



East facade, approx. 1910

East facade, 2025

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/16/25
Drawn by	Checked by

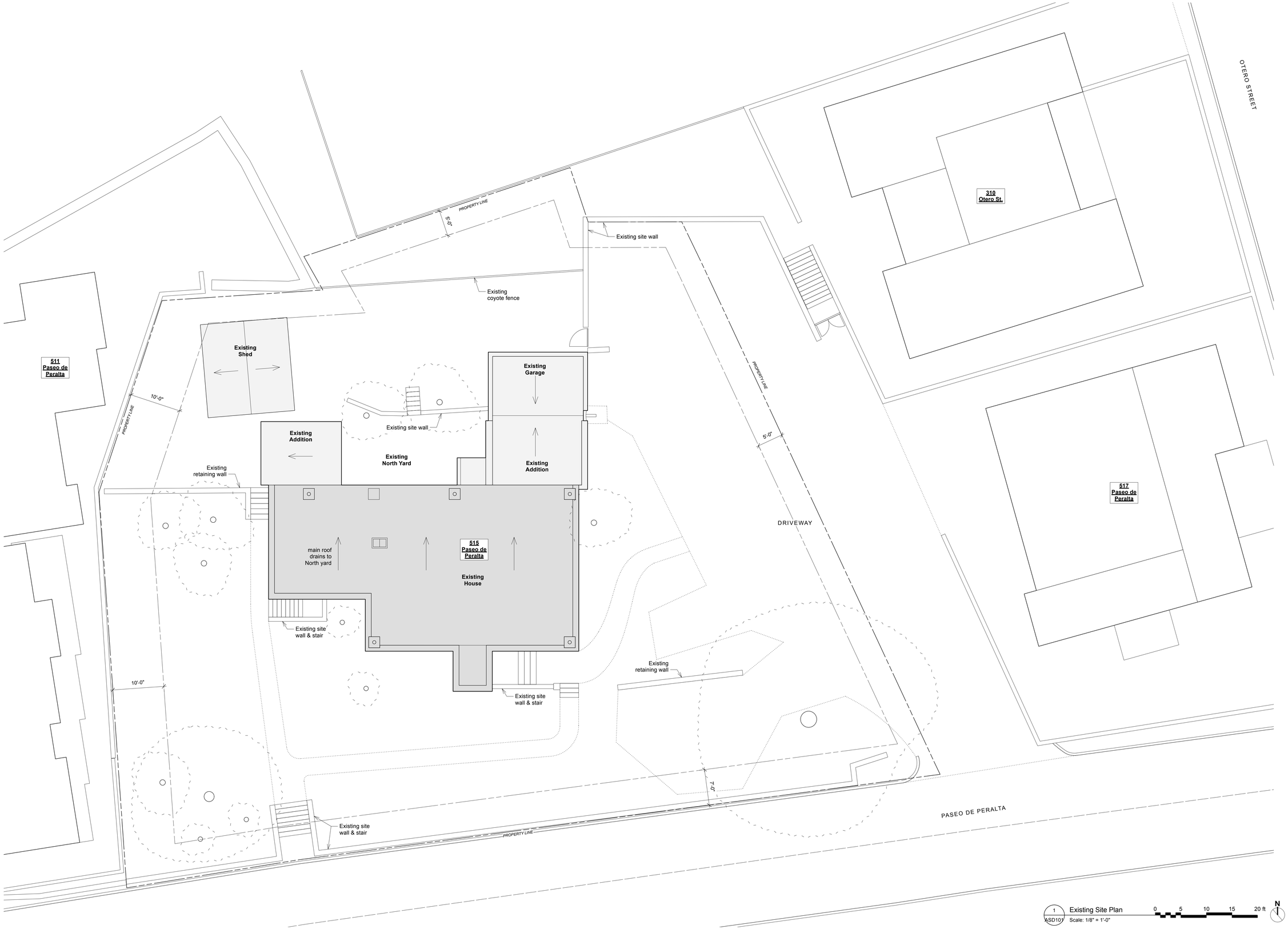
File: 515 PdPeralta --G100 Cover.vwx

Set: Schematic Design

Sheet Title: **Historic & Context Photos**

H101

Sheet of



Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

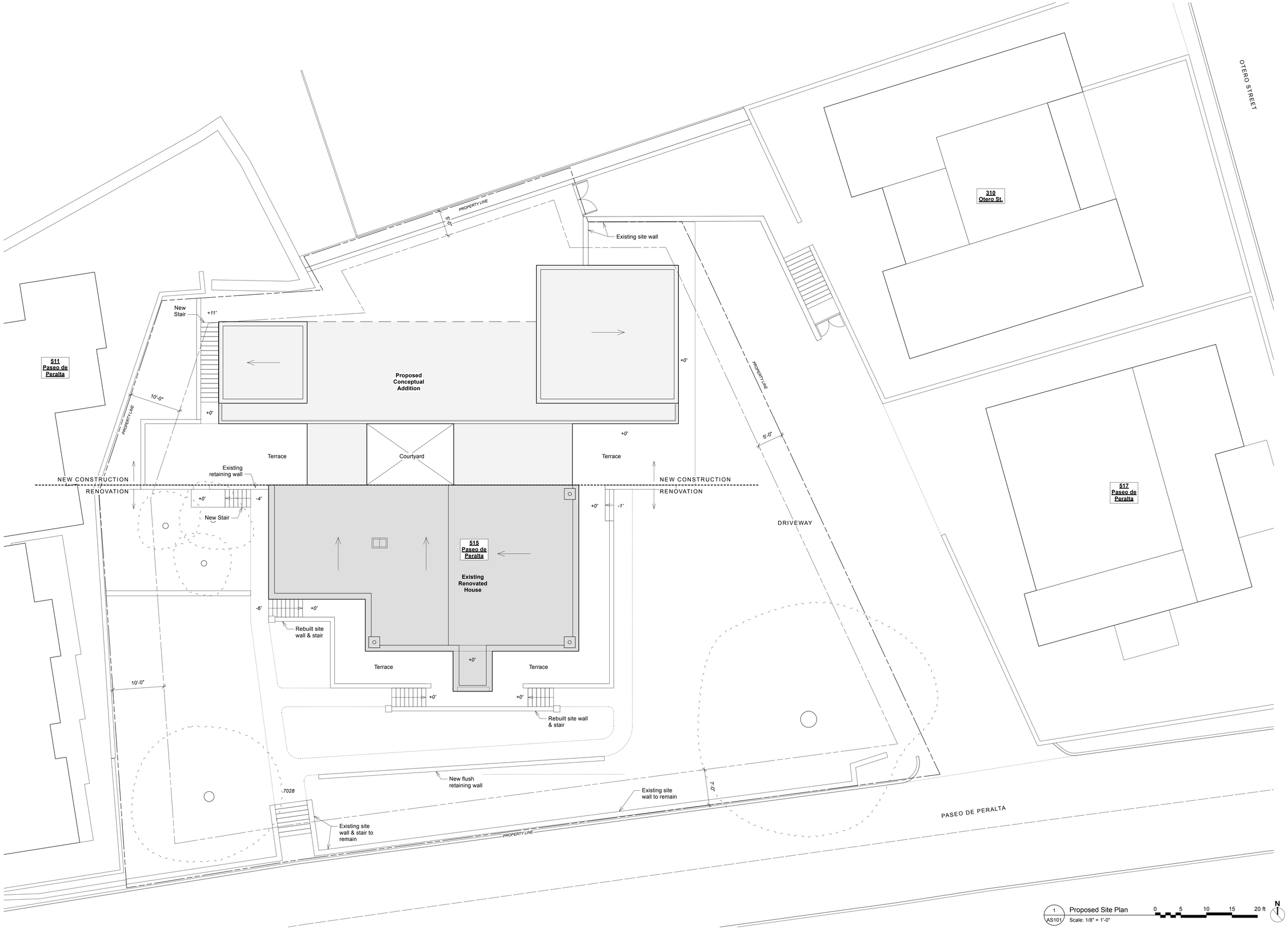
Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Existing Site Plan**

ASD101

Sheet of



Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	
Sheet Title: **Proposed Site Plan**	
AS101	
Sheet	of

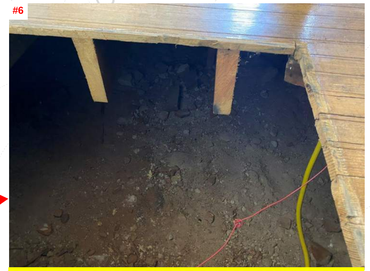
RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR & INTERIOR FACES.

A PORTION OF THE SHED WALLS ARE CONSTRUCTED WITH ABODE. SIGNIFICANT DETERIORATION OF THE ADOBE BLOCK FROM MOISTURE INTRUSION WAS OBSERVED, AND NO FOUNDATION WAS DETECTED.

RUBBLE RETAINING WALL, WATERPROOFING NOT PRESENT AND DETERIORATION PRESENTS ON EXTERIOR. THE WALL IS ALSO CONSTRUCTED WITH NON-STANDARD MASONRY MATERIAL AND PRACTICES

MORTAR JOINTS ON RUBBLE MASONRY WALL HAVE DE-BONDED AND HAVE COMPROMISED THE WALLS STRUCTURAL INTEGRITY.

PLUMBING AND HVAC ACCESS HOLES HAVE BEEN TUNNELED THROUGH THE STONE RUBBLE STEM WALL

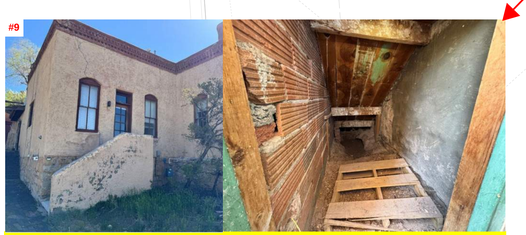


2x8 FLOOR JOISTS CUT AT OUT-OF-SERVICE GAS FLOOR HEATERS

POST-INSTALLED WOOD BEAM AND WOOD POSTS FOUNDED ON SOIL OR TIMBER PLANKS INSTALLED THROUGHOUT FOOTPRINT OF ORIGINAL STRUCTURE

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED

CRACK EXTENDS THROUGH ENTIRE WALL SECTION, MASONRY COURSES HAVE DE-BONDED AND THE STRUCTURAL INTEGRITY OF THE WALL HAS BEEN COMPROMISED



PEN-TILE STAIR WALL AND WATER DAMAGE TO WOOD STAIR FRAMING, FUNGAL DECAY OF WOOD HAS BEGUN AND HAS COMPROMISED THE STRUCTURAL SECTION

DAMAGE TO RUBBLE FOUNDATION STEM WALL

STRUCTURAL TIES INSTALLED 1995 ARE HOLDING PORCH TO MAIN HOUSE

Luchini Trujillo Structural Engineers
2019 Galisteo St Ste D2, Santa Fe, NM 87505
4110 Wolcott Ave NE Ste C, Albuquerque, NM 87109
(505) 424-3232 info@LTSENG.com www.LTSENG.com

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: MAY, 6th 2025
Plot Date:
Drawn by:
Checked by: JJS
File: 515 PdPeralta_A100 Plans 250331.vwx
Set: Schematic Design Set
Sheet Title: EXISTING FLOOR PLAN w/ STRUCTURAL DEFICIENCIES

S001

Sheet of

1 A101(E) Existing Ground Floor Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

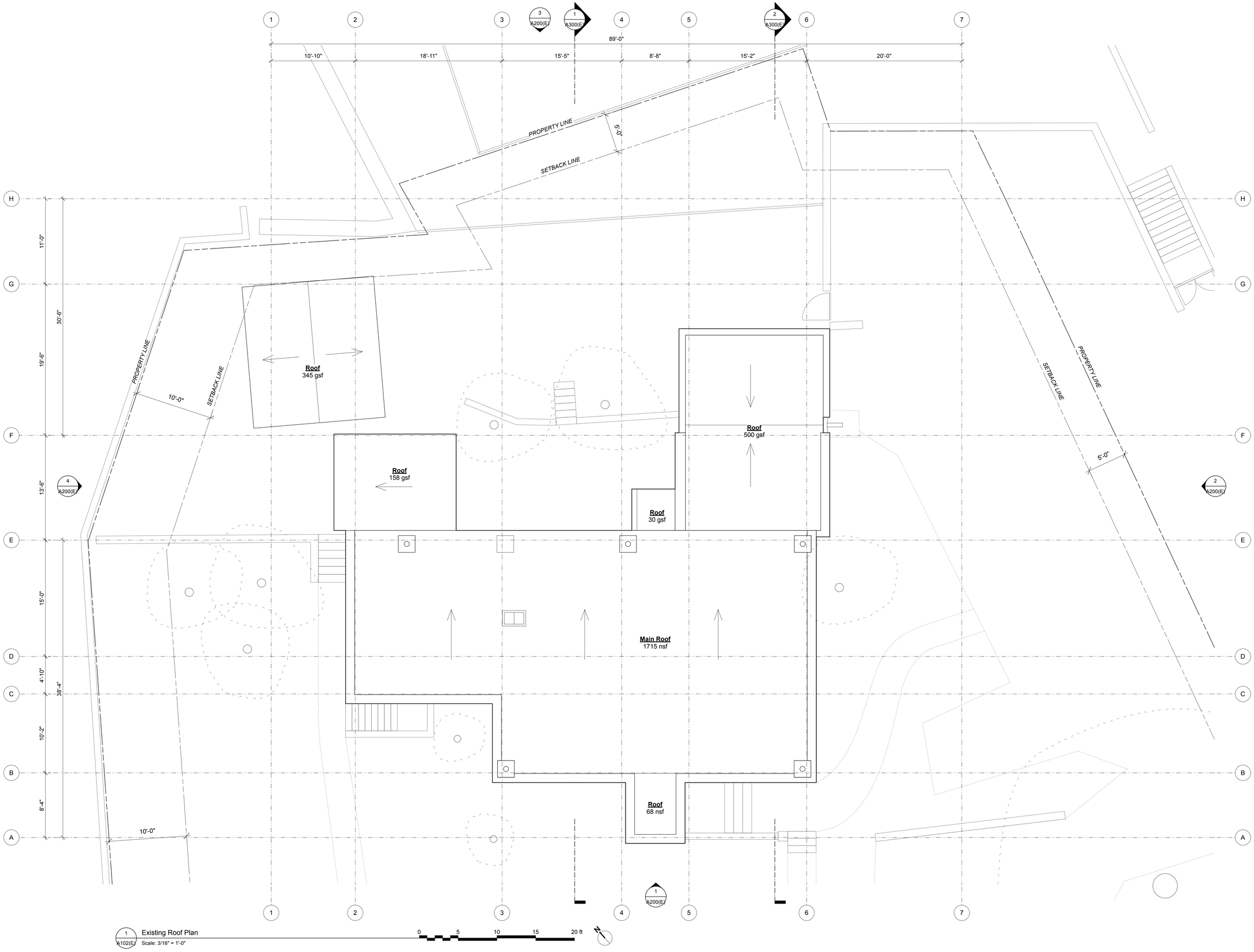
Date	Issue

Date: May 09, 2025	Plot Date: 5/16/25
Drawn by	Checked by
File: 515 PdPeralta_A100 Plans.vwx	
Set: Schematic Design	

Sheet Title: **Existing Ground Floor Plan**

A101E

Sheet of



1 A102(E) Existing Roof Plan
Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

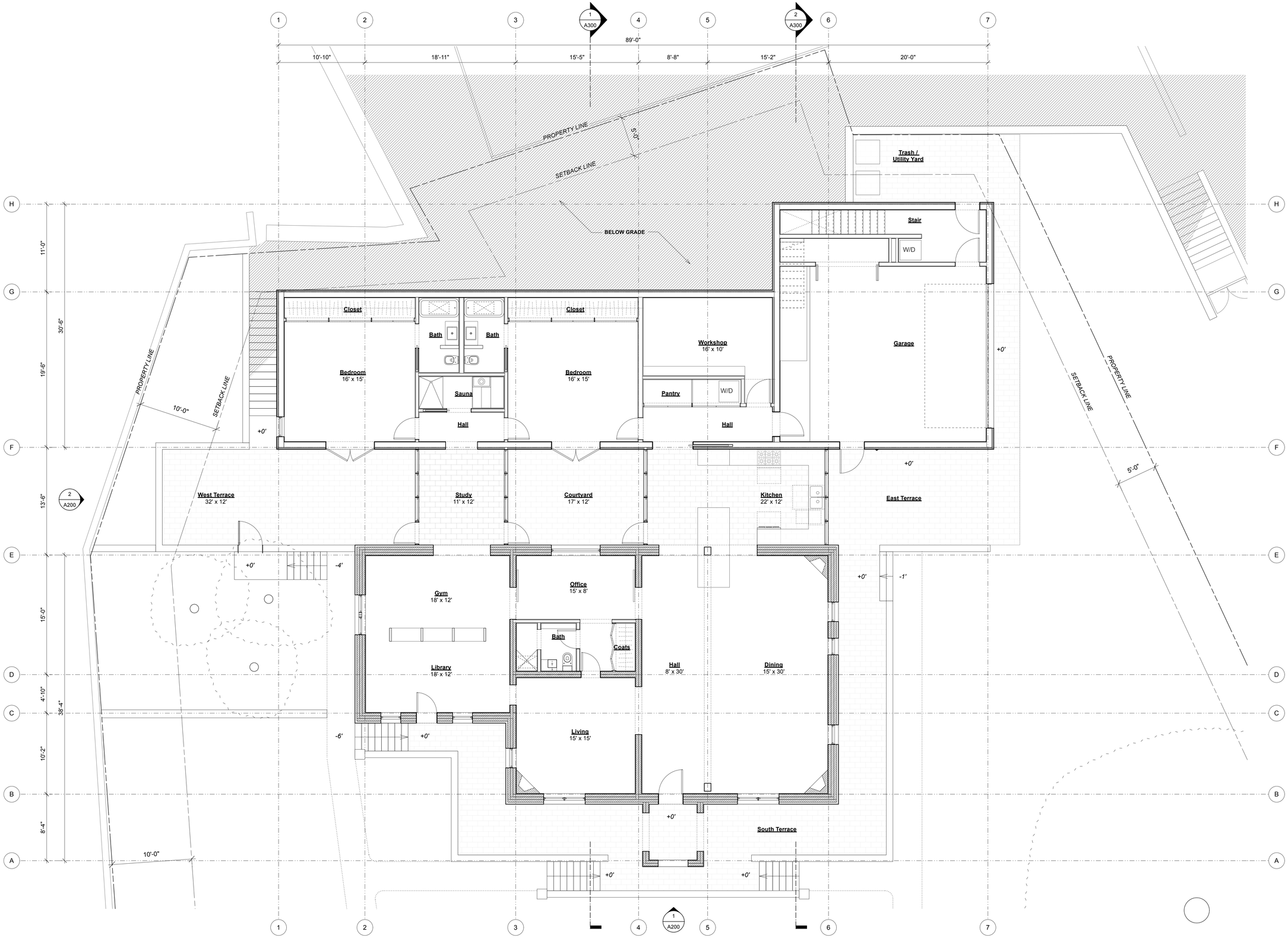
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025
Plot Date: 5/16/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: Existing Roof Plan

A102E

Sheet of



1 A101 Proposed Conceptual Ground Floor Diagram

Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

Consultant

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph.(505)255-4033

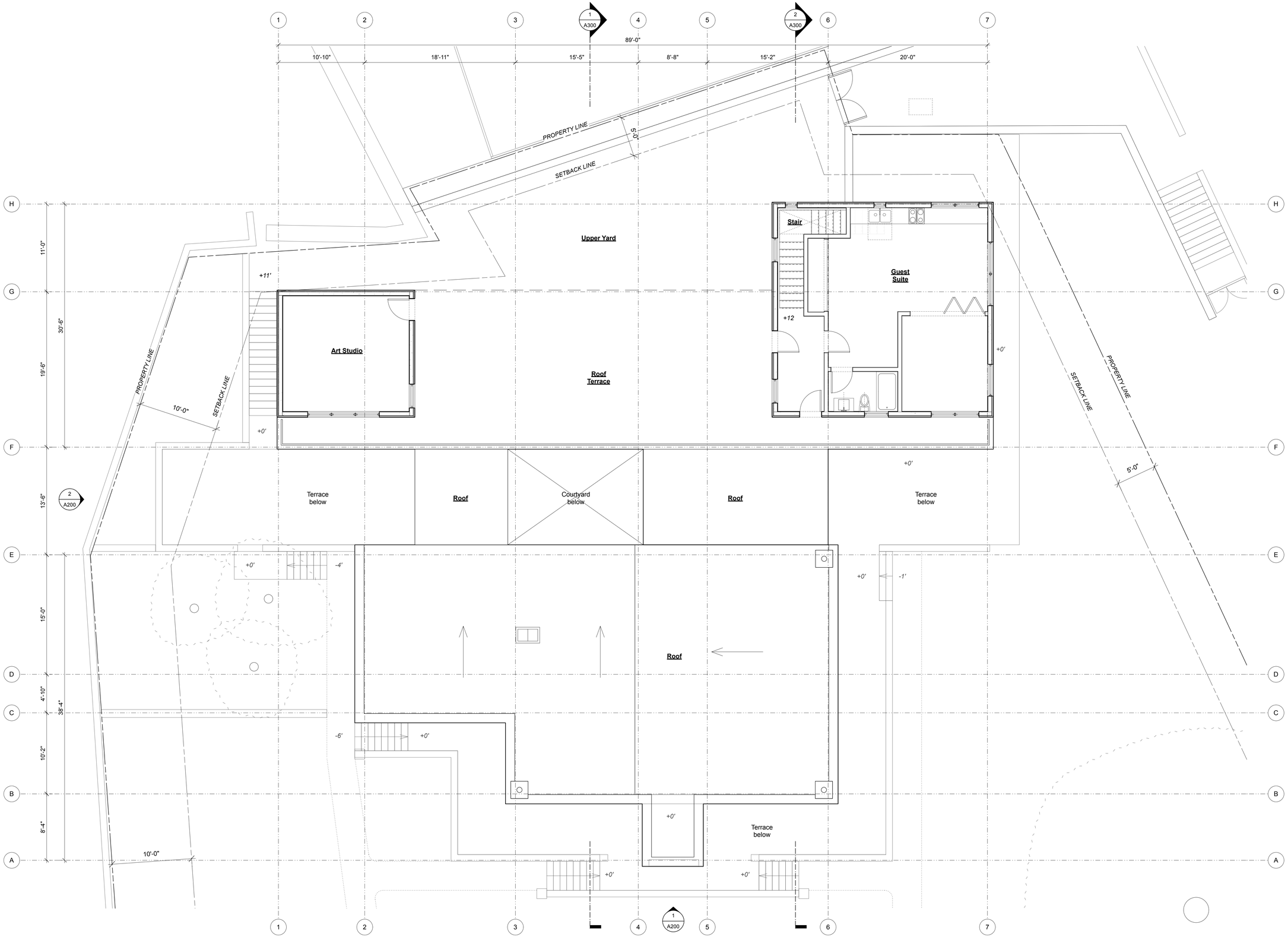
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025
Plot Date: 5/19/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: Proposed Conceptual Ground Floor Diagram

A101

Sheet of



1 A102 Proposed Conceptual Upper Floor Diagram

Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph.(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by

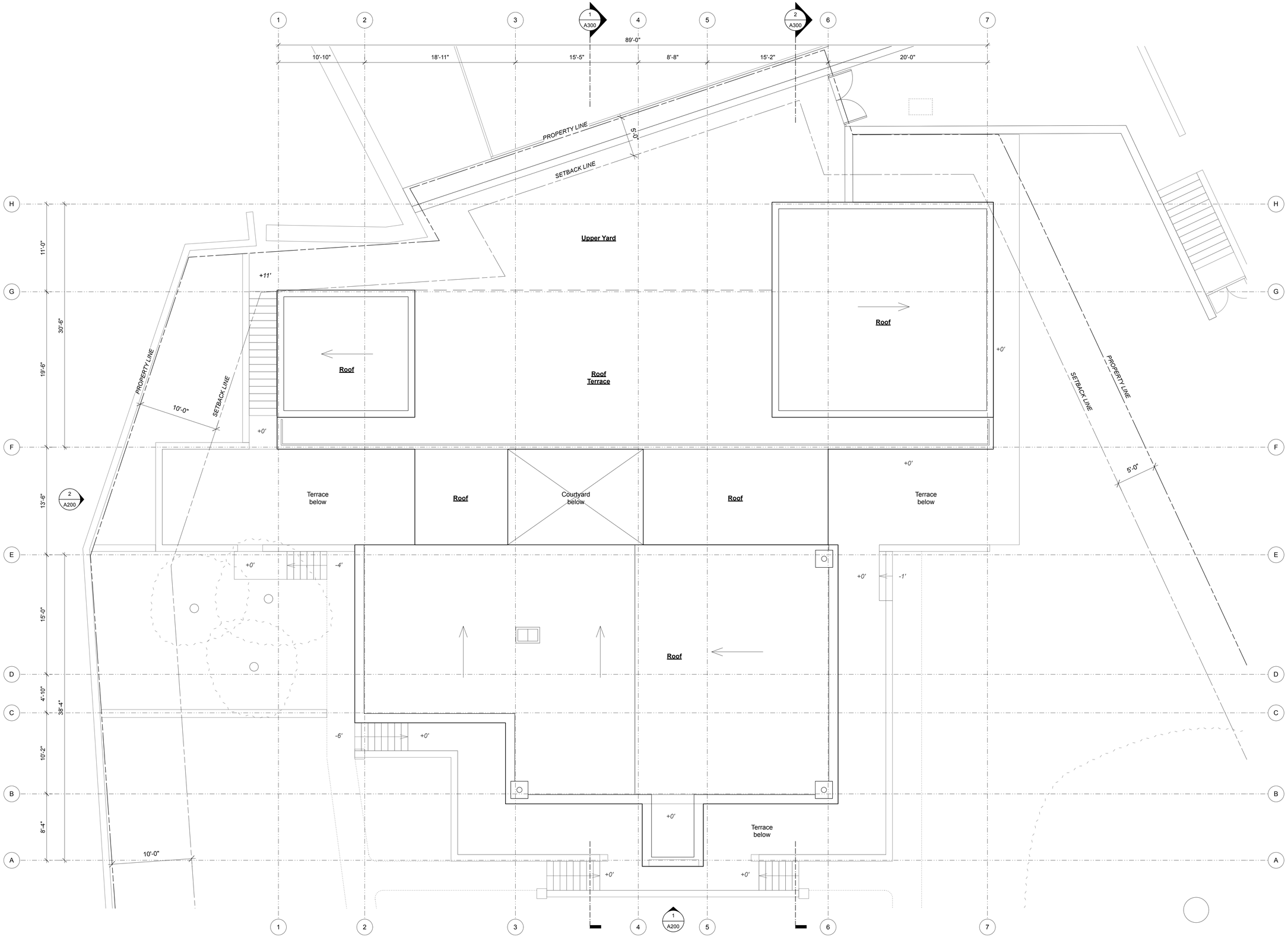
File: 515 PdPeralta_A100 Plans.vwx

Set: Schematic Design

Sheet Title: **Proposed Conceptual Upper Floor Diagram**

A102

Sheet of



1 A103 Proposed Conceptual Roof Diagram

Scale: 3/16" = 1'-0"

0 5 10 15 20 ft

N

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph.(505)255-4033

Consultant

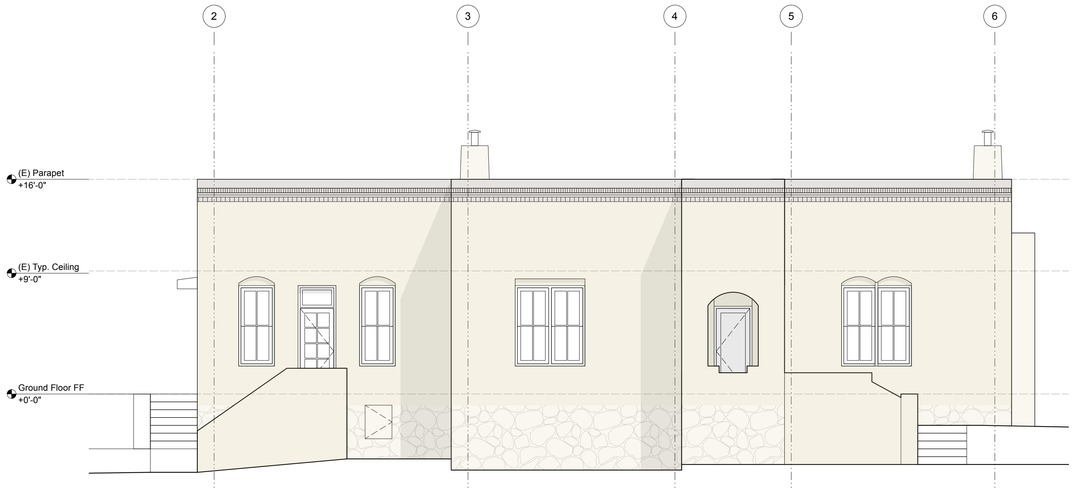
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

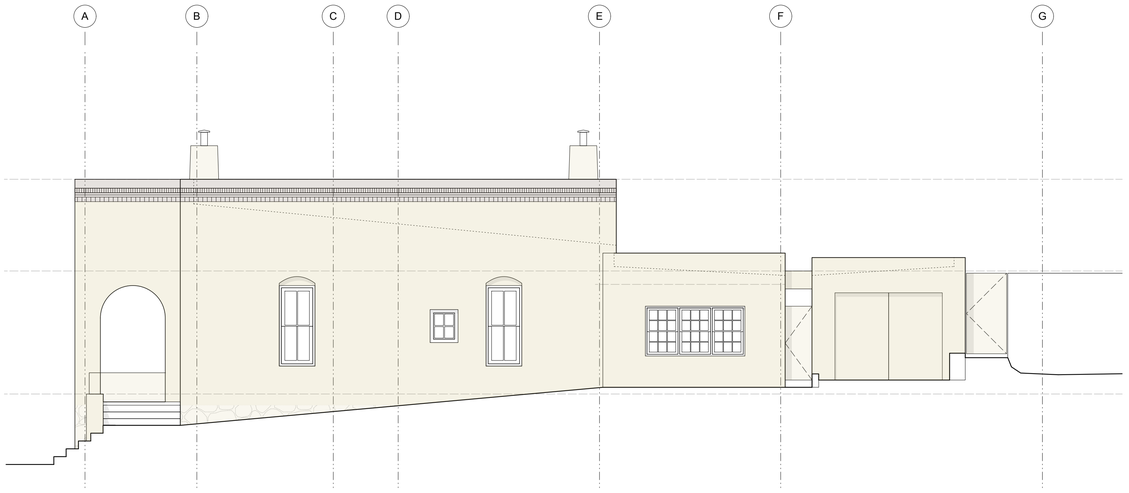
Date: May 09, 2025
Plot Date: 5/19/25
Drawn by:
Checked by:
File: 515 PdPeralta_A100 Plans.vwx
Set: Schematic Design
Sheet Title: **Proposed Conceptual Roof Diagram**

A103

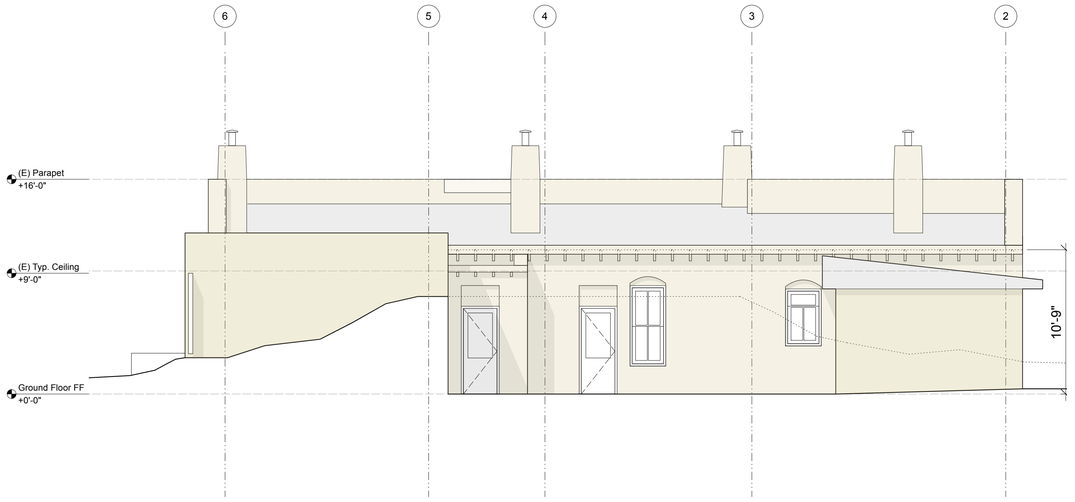
Sheet of



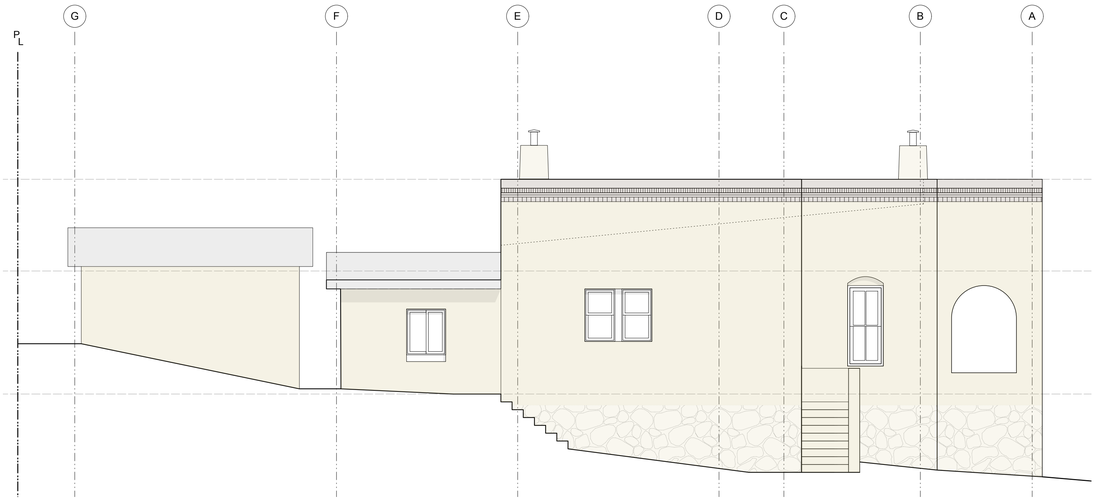
1 A200(E) Existing South Elevation
Scale: 3/16" = 1'-0"



2 A200(E) Existing East Elevation
Scale: 3/16" = 1'-0"



3 A200(E) Existing North Elevation
Scale: 3/16" = 1'-0"



4 A200(E) Existing West Elevation
Scale: 3/16" = 1'-0"

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Consultant

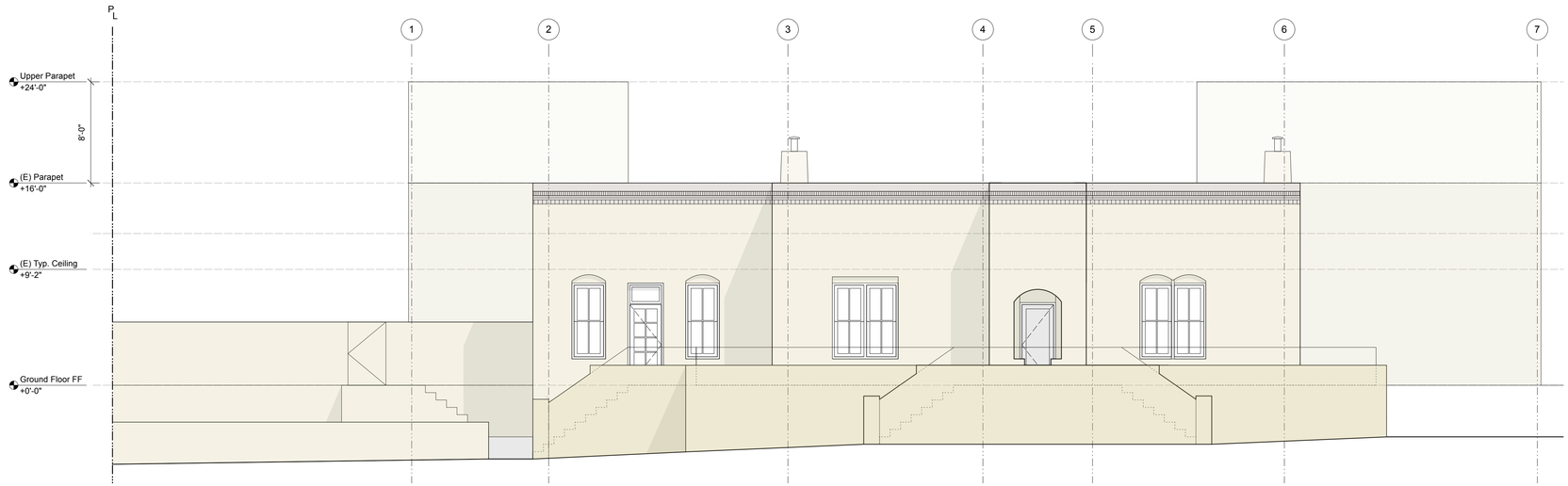
Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025
Plot Date: 5/16/25
Drawn by:
Checked by:
File: 515 PdPeralta_A200 Elev Sections.vwx
Set: Schematic Design
Sheet Title: **Existing Building Elevations**

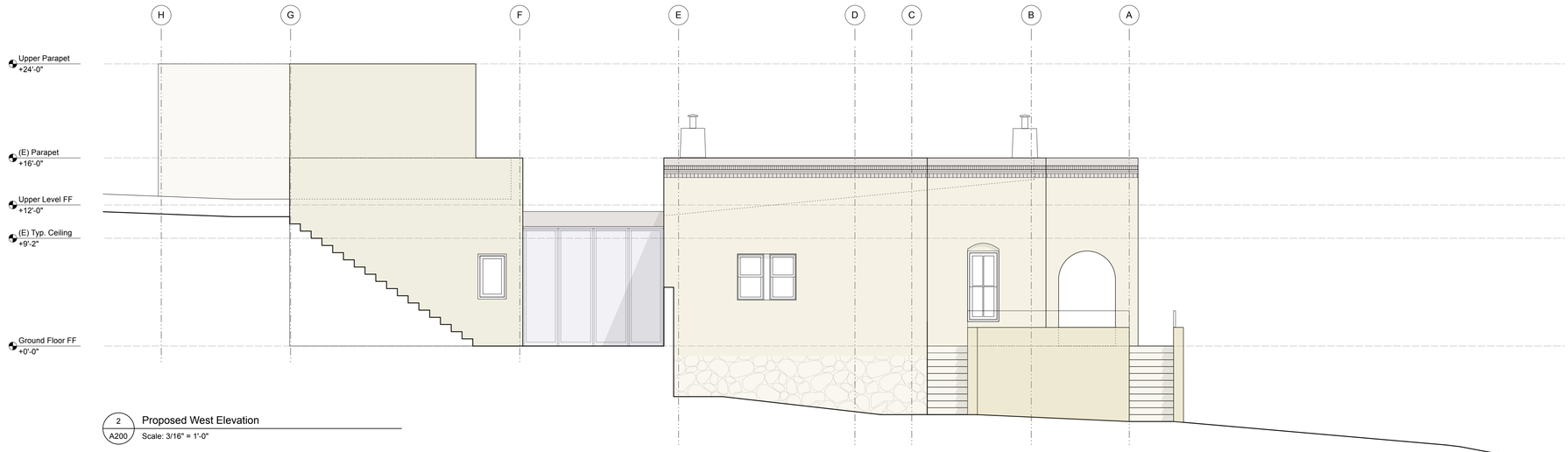
A200 (E)

Sheet of



1 / A200 Proposed South Elevation

Scale: 3/16" = 1'-0"



2 / A200 Proposed West Elevation

Scale: 3/16" = 1'-0"

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by

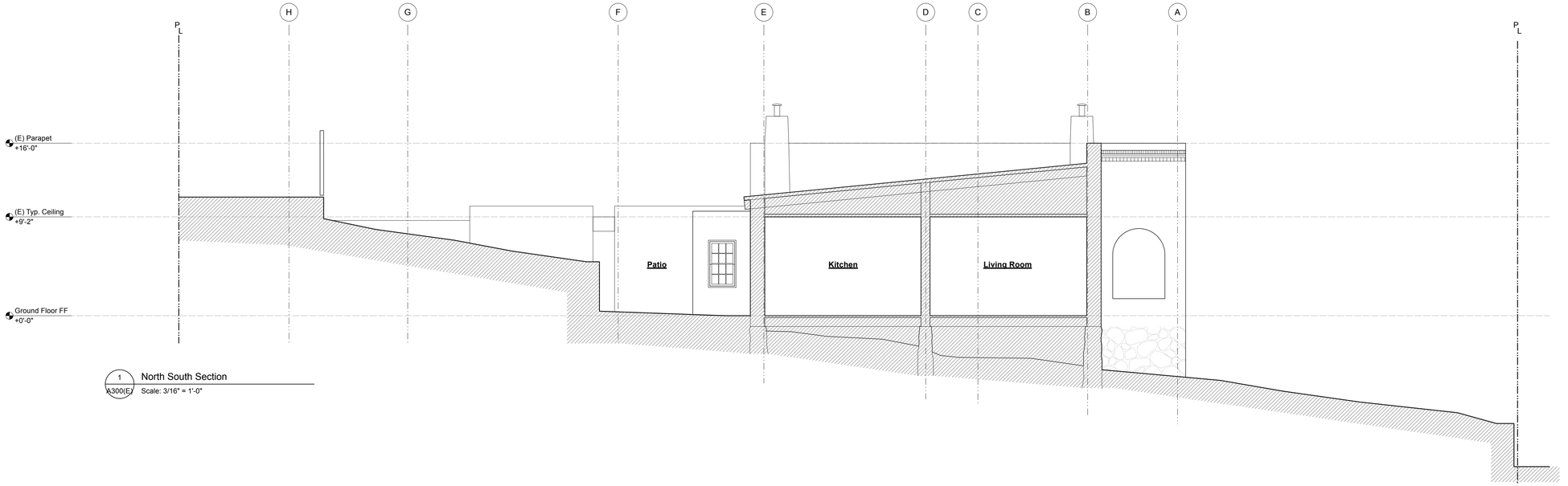
File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Schematic Design

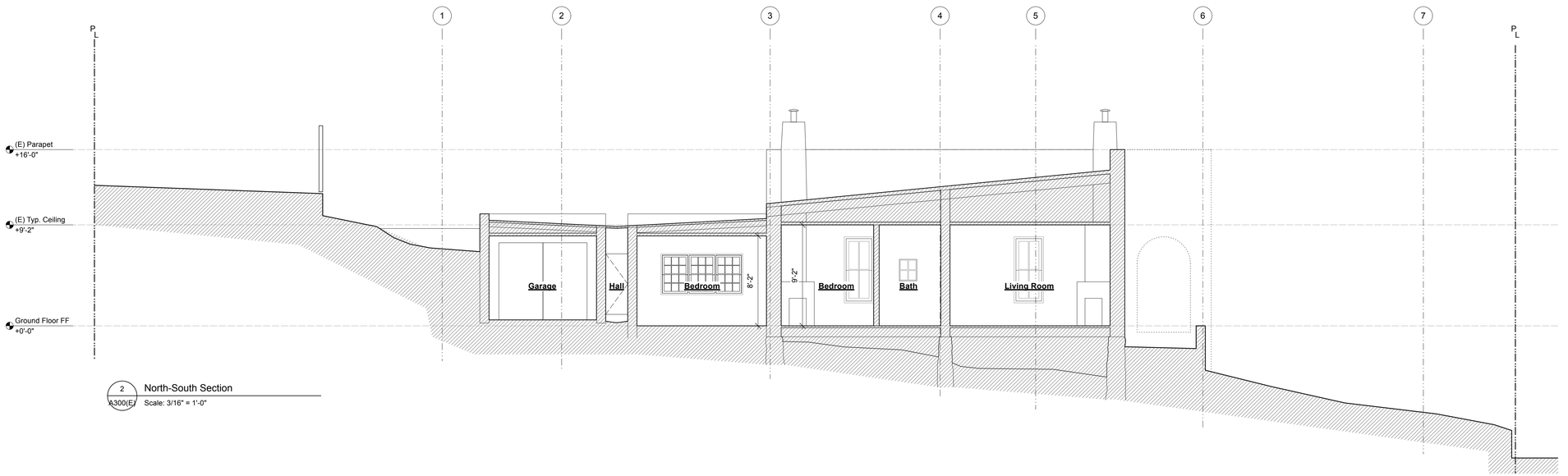
Sheet Title: **Proposed Conceptual Building Elevations**

A200

Sheet of



1 A300(E) North South Section
Scale: 3/16" = 1'-0"



2 A300(E) North-South Section
Scale: 3/16" = 1'-0"

dnca architects
924-A Shoofly Street Santa Fe, NM 87505
ph(505)255-4033

Consultant

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

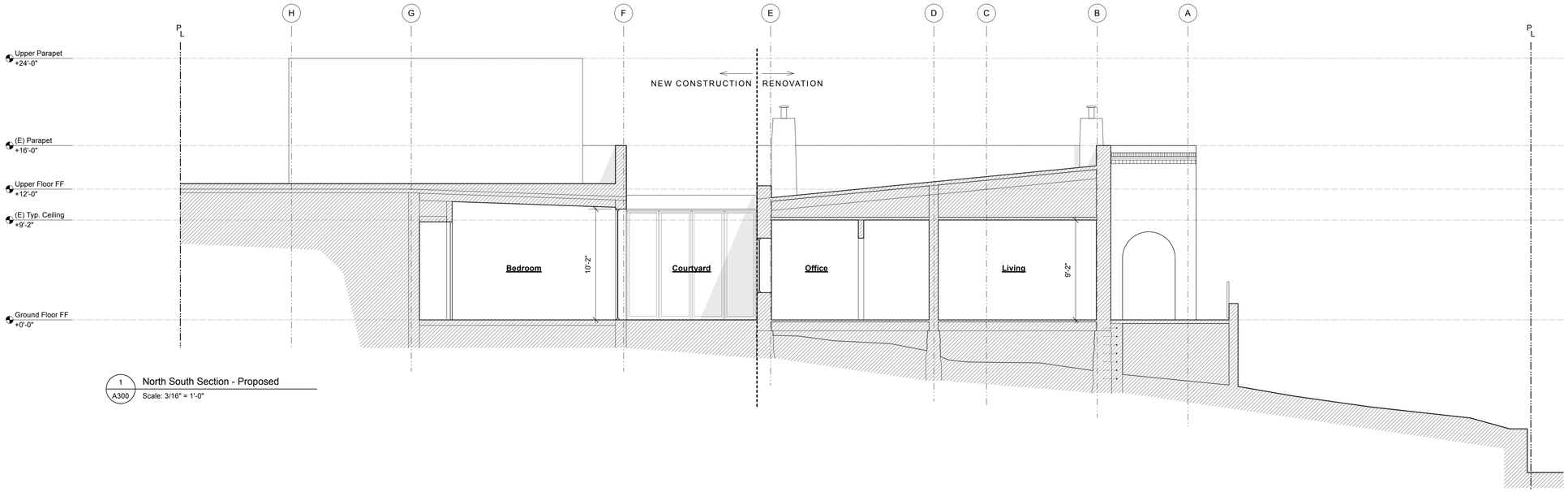
Date	Issue

Date: May 09, 2025	Plot Date: 5/16/25
Drawn by	Checked by
File: 515 PdPeralta_A200 Elev Sections.vwx	
Set: Schematic Design	

Sheet Title: **Existing Building Sections N-S**

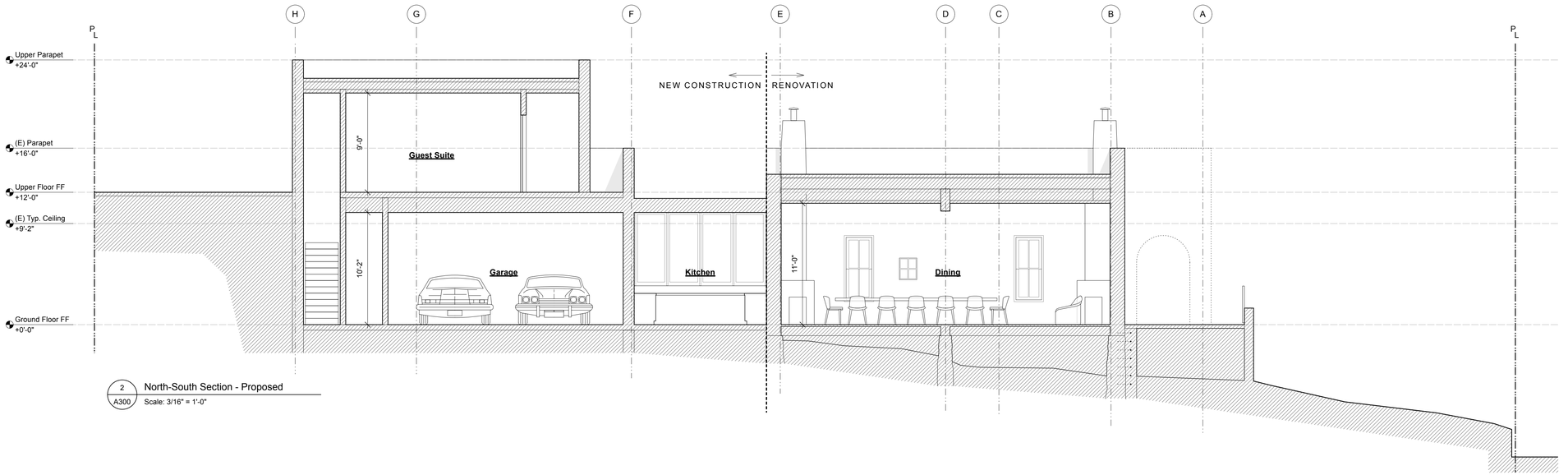
A300 (E)

Sheet of



1 / A300 North South Section - Proposed

Scale: 3/16" = 1'-0"



2 / A300 North-South Section - Proposed

Scale: 3/16" = 1'-0"

Consultant

dnca architects
924-A Shoofly Street Santa Fe,NM 87505
ph(505)255-4033

Feghali Residence
Historic Renovation
515 Paseo de Peralta, Santa Fe, NM 87505

Date	Issue

Date: May 09, 2025	Plot Date: 5/19/25
Drawn by	Checked by

File: 515 PdPeralta_A200 Elev Sections.vwx

Set: Schematic Design

Sheet Title: **Proposed Conceptual Building Sections N-S**

A300

Sheet of

May 07, 2025

Rebecca Wood
DNCA Architects
924-A Shoofly Street
Santa Fe, NM 87505

Re: Residence @ 515 Paseo Del Peralta, Santa Fe, New Mexico 87505

Dear Rebecca,

This letter is to acknowledge that I conducted a site visit on April 16, 2025. The purpose of the site visit was to observe the existing condition of the residence and provide an overall opinion regarding its structural integrity. The attached floor plan has been provided by DNCA Architects and is used to identify locations of structural damage herein. The floor plan includes identification of floor framing information and observed structural deficiencies/concerns throughout the property.

Analysis and Recommendations

Overall, the main residence is in good condition with a few noted structural deficiencies outlined herein that will need to be corrected.

- The southwest corner of the residence exhibited a large crack propagating from the exterior facade to the interior plaster finish. Upon further investigation it was noted that water intrusion had occurred and compromised the masonry and mortar joints in this area. The damaged portion of the wall should be reconstructed with standard masonry techniques to reestablish structural integrity.

- Temporary wood supports founded on timbers posts were installed in an apparent attempt to control floor joist deflections and correct floor framing alterations. The timber supports are at random locations throughout the residence. This condition will need to be corrected with a new wood post and wood beam system with concrete spot footings at the new posts.

- Floor joists that have been cut to accommodate out of service floor heaters were noted to occur in two locations in the main structure. The alterations should be corrected with adequately sized floor joist girders and headers.

- Tunneling through stone masonry stem walls to accommodate HVAC & plumbing chases were noted to occur in numerous locations throughout the main residence. This alteration will need to be corrected as it has caused localized failures of the wood bearing plates for the floor system.

The auxiliary structure's structural deficiencies outlined herein make the structures impossible to meet code compliance.

- The shed walls are dependent on unreinforced adobe and random masonry walls. The transition from adobe & masonry walls to concrete stem wall/footing was not observed. The northwest and northeast walls are retaining anywhere from 1 to 6 feet of soil. Moisture intrusion has caused some debonding of the adobe blocks and deterioration of the block itself. This condition can cause a potential hazard and is susceptible to movement and overturning during extreme loading conditions. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The garage walls are dependent on an assortment of unreinforced brick, stone and clay-block (pentile) masonry walls. The northwest and northeast walls are retaining up to 6 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining portion. Moisture intrusion has caused some debonding of the masonry and deterioration of the wall itself. This condition can potentially cause a hazard and could be susceptible to

collapse under extreme loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently transfer loading.

- The far north-east unreinforced stone masonry retaining site wall is dependent on an assortment of various sized stones with mortar joints. The northeast wall is integrated into the existing garage wall and is retaining up to 5 feet of soil. A waterproofing and drainage system was not observed and could lead to hydrostatic pressure building up behind the retaining wall. This condition can potentially cause rotational movement and sliding under typical loading scenarios. The unreinforced wall cannot properly resist lateral earth pressures and cannot sufficiently retain the earth behind the wall.

Code Analysis
This structure is under the jurisdiction of the City of Santa Fe Land Use Department. Currently the department utilizes the 2021 New Mexico Administrative Building Code. A review of the 2021 International Residential Building Code (IRC, as amended) and the 2021 International Existing Building Code (IEBC, as amended) was completed.

In the IRC, Section J501.4 outlines requirements that that structural elements found to be unsound or dangerous be made to comply with the applicable requirements of the code. New installations shall not create a dangerous condition. Replacement of all the roof and floor framing would define the work as an 'extensive alteration', in accordance to Section AJ501.3. The alteration would then have to meet the reconstruction requirements of the code.

In the IEBC, Chapter 5 of the code indicates that replacing walls and roof framing would be considered a 'substantial structural alteration' because the total affected area constitutes more than 30% of the total floor and roof areas of the building. In this level of alteration, Section 907.4.2 would require that the lateral load-resisting system comply with the 2021 International Building Code (IBC) requirements (though some reductions to horizontal forces are allowed in this alteration section).

Feasibility of Executing Code Requirements
Correcting the structural deficiencies in the main residence will not trigger the major alteration requirements outlined by the IEBC. Localized repairs can be made to the isolated deficiencies of the main residence to reestablish structural integrity.

Based on the deterioration of the rubble masonry and adobe retaining walls in the garage and shed respectively, the ability to correct the structural issues with the structures retaining walls would not be possible. The existing walls are unreinforced adobe, & stone/rubble masonry: these types of walls are not permitted for retaining conditions.

Summary and Conclusion
It is my opinion that an effort to restore or repair the shed and garage auxiliary structures is not feasible. Replacement of all retaining and vertical load bearing walls, and the installation of a foundation system would require so much removal of the existing structure that the undertaking can no longer be considered a restoration, but a replacement. That is,

no portions of the existing shed and existing garage structure can remain in place if this building is to meet building code requirements.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated herein. No warranties, expressed or implied, are intended to be made. Should additional facts or evidence become available pertaining to this project, we reserve the right to review that information and revise opinions when appropriate. Recommendations provided herein are conceptual in scope and are for use in planning and estimating costs only. The services of a licensed professional experienced in this industry should be acquired to engineer and design the exact structural requirements. Other methods for these repairs may also be available and appropriate.

Please note that Luchini Trujillo Structural Engineers, Inc. has provided structural consultation for only those items described in this letter and assumes no responsibility for the structural adequacy of any other members or systems in this project.

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

Sincerely,

Jeremy J. Starr, P.E.

City of Santa Fe, New Mexico

memo

DATE: **May 27, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-010295-HDRB, 234 Irvine St, Westside-Guadalupe Historic District, contributing, Samantha Greenberg, agent for Edan Kark, owner, requests a status review with primary façade designation, if applicable, for a residential structure and requests a status downgrade for an accessory structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case H-10-006

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:** 2025 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be retained as contributing with the primary façades designated as the north, east, and south facades (facades 5, 6, and 7 respectively). While some modifications have been made, these three (3) facades hold the original footprint and historic details of the residence, including the inset wood windows with lead lozenge

patterns and the original roof line of the building. Staff recommends excluding the non-historic doors and windows and the non-historic east elevation porch from the designation.

Staff recommends that the accessory structure be designated/downgraded to non-contributing. There are inconsistencies in the designation record of the accessory structure. In a 2010 case file, the accessory structure is listed as non-contributing, and yet the city's map of historic properties lists the accessory structure as contributing. Staff could not identify any case files to support the contributing designation. Staff also recommends that the yard wall be designated as non-contributing due to age per 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

BACKGROUND & SUMMARY:

The city's map of historic properties lists the single-family residence and accessory structure at 234 Irvine Street as contributing to the Westside Guadalupe Historic District. No primary facades on either structure have been designated. The yard wall has not been assigned a historic status.

Figure 1: East elevation 2025

The 1,796 sq. ft. main residence was constructed prior to 1928 of adobe with a hip roof. The house features deep inset wood windows with the exception of four which are clad (2), aluminum and metal. According to the 2025 Historic Cultural Properties Inventory (HCPI), several of the windows appear to have been repaired with non-historic components and many windows contain lead lozenge décor in the upper sashes (Figure 3). The rear or west facade features a recent porch addition. Sometime after 1978, the original rear porch was enclosed and extended west off the

back of the house. Other modifications to the main residence include a mechanical room addition on the north elevation, as well as a recent porch mudroom addition, all of which were established after 1978 (Figure 4).

A distinctive characteristic of the historic front porch was the construction of brick columns, which has been found in other parts of Santa Fe, including the significant structures at 718 and 721 Old Santa Fe Trail, which were constructed roughly at the same time as the subject house.

Figure 8: 1985 HBI survey photograph. Photographer, Harry Weiss. Courtesy of NMCRIS.

Figure 2: Historic front porch

Figure 3: Window decor

The accessory structure was constructed of concrete masonry units (CMU) sometime after 1935 and was converted to dwelling units in 1980. In 2019, the carport was enclosed and extended, which was done without the requisite permits and resulted in a red tag violation. The building features modern glass doors, newer windows in the carport section, and a low pitch gable on the west side.

The carport addition is the subject of case H-10-006 which was approved for a 572 sq. ft. carport with a height of 11 feet on the non-contributing shed structure. Since 2010, there have been no cases for the property, with the exception of the 2019 case initiated due to the red tag violation.

Additionally, case 2019-001213-HDRB which included submittal documents for enclosing the carport, installing skylights and constructing a gate, did not proceed to the Historic Districts Review Board. As a result, the 2019 violation remains unresolved and much of the work on the property was done without building permits.

The property has an eastern street frontage yard wall that was constructed of concrete block sometime prior 1985. While the exact date is unknown, the yard wall was raised to a varying height of 68" to 90". The yard wall features a rounded gate arch and window openings. The yard wall is non-contributing due to age. Additionally on the west property line, there is a latilla fence on low rock foundation, which was constructed after 1978.

As of 2025, the unpermitted work on the property a includes the following modifications:

1. Installation of the shed at the southwest corner.
2. Enclosure of accessory structure carport (subject of the 2019 red tag).
3. Construction of a porch on the west side of the contributing house between 2008 and 2014.
4. The enclosed porch area on the west side of the house (shows as a porch in 1985 HCPI), the second enclosed porch on the west side of the house added and enclosed after the 1985 HCPI.
5. Alternations to the front porch area on the east façade (brick with shed roof in 1985 HCPI and wood frame in 2007).
6. An addition/enclosed porch on the north elevation,
7. Connection between the two residences of unit A (per 2010 drawing), and
8. Increase of the wall height.

Please refer to Figures 4-10 for a visual representation of the progression of development on the property. Per section 14-5.2(C)(2)(f) *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.*

Figure 4: Unpermitted work on the property.

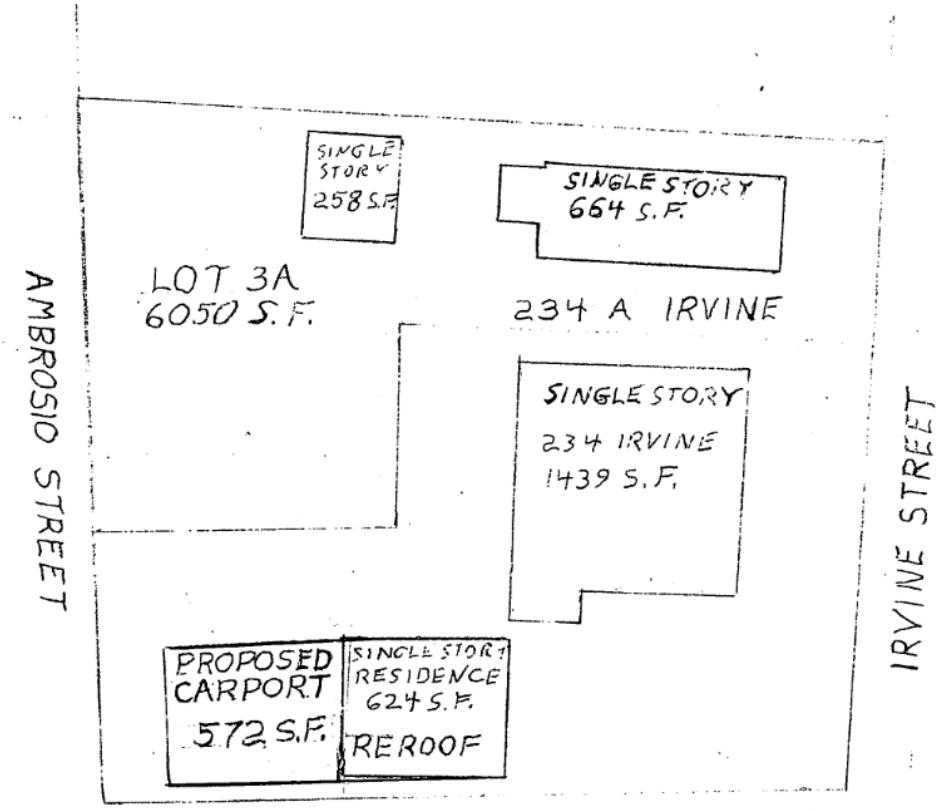


Figure 5: 2010 Site Plan from case H-10-006

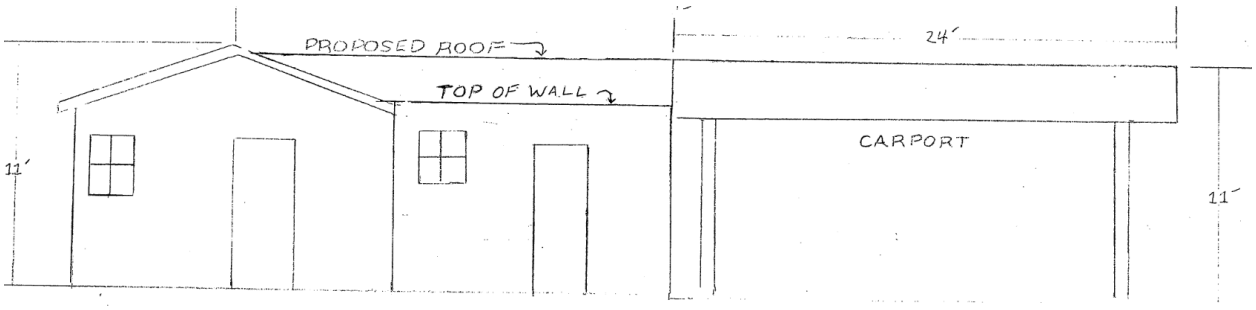


Figure 6: 2010 north elevation showing accessory structure and carport from case H-10-006

Figure 7: Aerial of property 2008

Figure 8: Aerial of property 2014

Figure 9: Aerial of property 2025

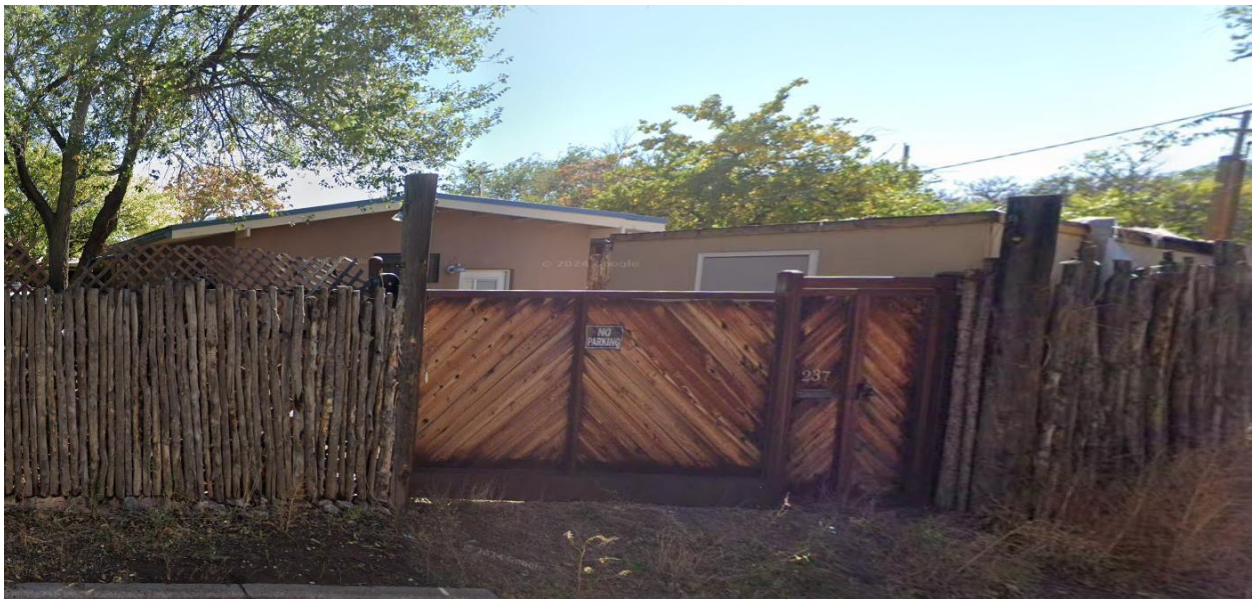


Figure 10: Carport Structure 2025

APPLICANT'S REQUEST:
The applicant requests the following:

1. A status review with primary façade designation, if applicable, for a residential structure.
2. A downgrade from contributing to non-contributing status for an accessory dwelling structure.
3. A status review for a street frontage yard wall.

Staff recommends the main residence be maintained as contributing. While the structure has been modified and altered over the years, several of its distinctive historic properties are preserved, particularly on the north, east, and south facades. Per the HCPI, the property is part of the late 19th century, 1887, "Irvine Addition" which was the first subdivision on the west side of Santa Fe. The core of the residence remains distinctive, particularly the inset windows and the pitched hip roof on the adobe structure. Staff recommends the primary façades as the north, east, and south facades (facades 5, 6, and 7 respectively) which hold the original footprint of the residence, the inset wood windows with lead lozenge patterns and the original roof line of the building with the exceptions of the non-historic doors and windows and the non-historic east elevation porch.

The designation record of the accessory structure is inconsistent. Staff recommends downgrading/designating its status to non-contributing. Although the accessory dwelling structure was 50 years old at the time of the 2010 case, it was listed as non-contributing then. Currently, it is listed as contributing on the city's map, but there has been no additional status review since 2010, and staff cannot identify why it is listed on the map as contributing. Based on the findings in the 2010 case, extensive alterations, little historical value, and because the enclosure of the 572 sq. ft. carport on the 624 sq. ft. (in 2010) structure was based off the non-contributing status, staff recommends that the accessory dwelling unit be officially designated as non-contributing.

Staff recommends the yard wall be designated as non-contributing due to age.

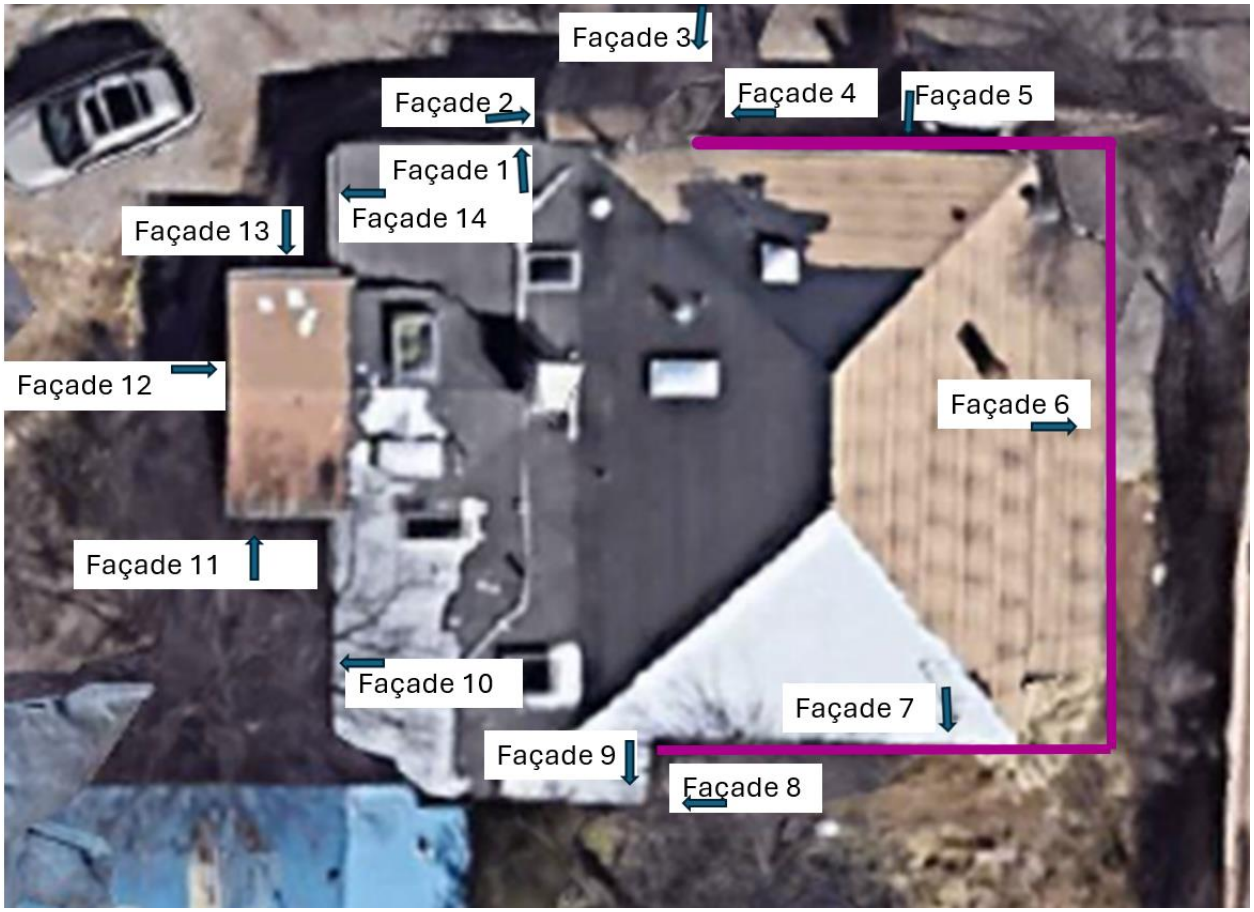


Figure 11: Façade Map

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

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

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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

(I) **Westside-Guadalupe Historic District**

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

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

(g) *Greenhouses*

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

(i) *Porches* and *portales* are encouraged;

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

(2) Walls; Fences; Solar Collectors; Administration

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2426

building threatened? yes	surveyed date 7/24/85 by HMW	county SANTA FE	ID no. 05161 3515
field map SFHD #7	number 515	UTM reference zone 12 13 easting	northing

location description: 234 IRVINE

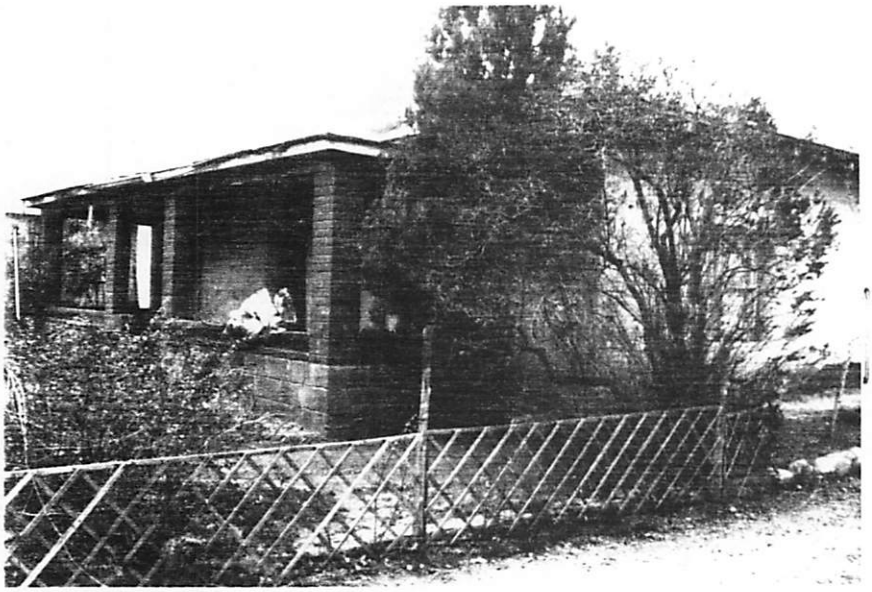
city/town: SANTA FE

land grant/reservation:

building name:

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

film roll by SL no. SFHD 13 | negative nos. 14 | loc. of neg. HPB



plan: shape — RENTAL — shed

date of construction: PRE 1927 estimate c. 1915 actual

source: S.F.DIR. OWNER

use
present: residential
other:
historic: residential
other:

condition
x excellent ___ good
___ fair ___ deteriorating

degree of remodeling
x minor ___ moderate ___ major
describe: [redacted] PORCH

surroundings: RESIDENTIAL

relationship to surroundings
x similar ___ not similar

district potential
___ yes ___ no

significance
[redacted] eligible x of interest ___ none

if eligible, why? CONTRIB.

HIPPED COTTAGE

UNK. (CONC. COVING LIP)

wall material/surface: ADOBE / STUCCO

architectural features
HIP RF MASS W/ ADDED PORCH & ADD @ REAR.

HIP RF W/ COMPO RFING, 45° SET CHIMNEY IS ADD.

PORCH: SHED RF ON BRICK PIERS ON EXP'D CB LOW WALL W/ BRK DOGTOOTH COPING.

WDWS: FRONT & S: BAND OF DIAMOND LEADED LIGHTS OVER SGL LARGE PANE (D.H.); N & REAR 3/1 & 1/1 D.H. WD, SGLS & TAND.

SGL-LEAF WD DOOR W/ SGL-LARGE LIGHT.

comments: HIGH YARD WALL IN S.P. REV. IS W/IN 5 YRS.

NEIGHBOR SAYS IT WAS BUILT C. 1915 - VERY SUBSTANTIAL HOUSE FOR NEIGHBORHOOD, LARGELY INTACT EXCEPT FOR UNSYMPATHETIC PORCH AT FRONT.

REAR BLDGS ARE NON-CONTRIB AS CONVERSION TO RENTALS RESULTED IN EXTENSIVE ALTERATION.

STREETSCAPE COMPROMISED BY YARD WALL.

associated buildings? x yes
what type? CONVERTED OUTBLDGS TO RENTAL - N.C.
if inventoried, list ID nos.

see back? ___ yes

2005
Aerial

2008 Aerial

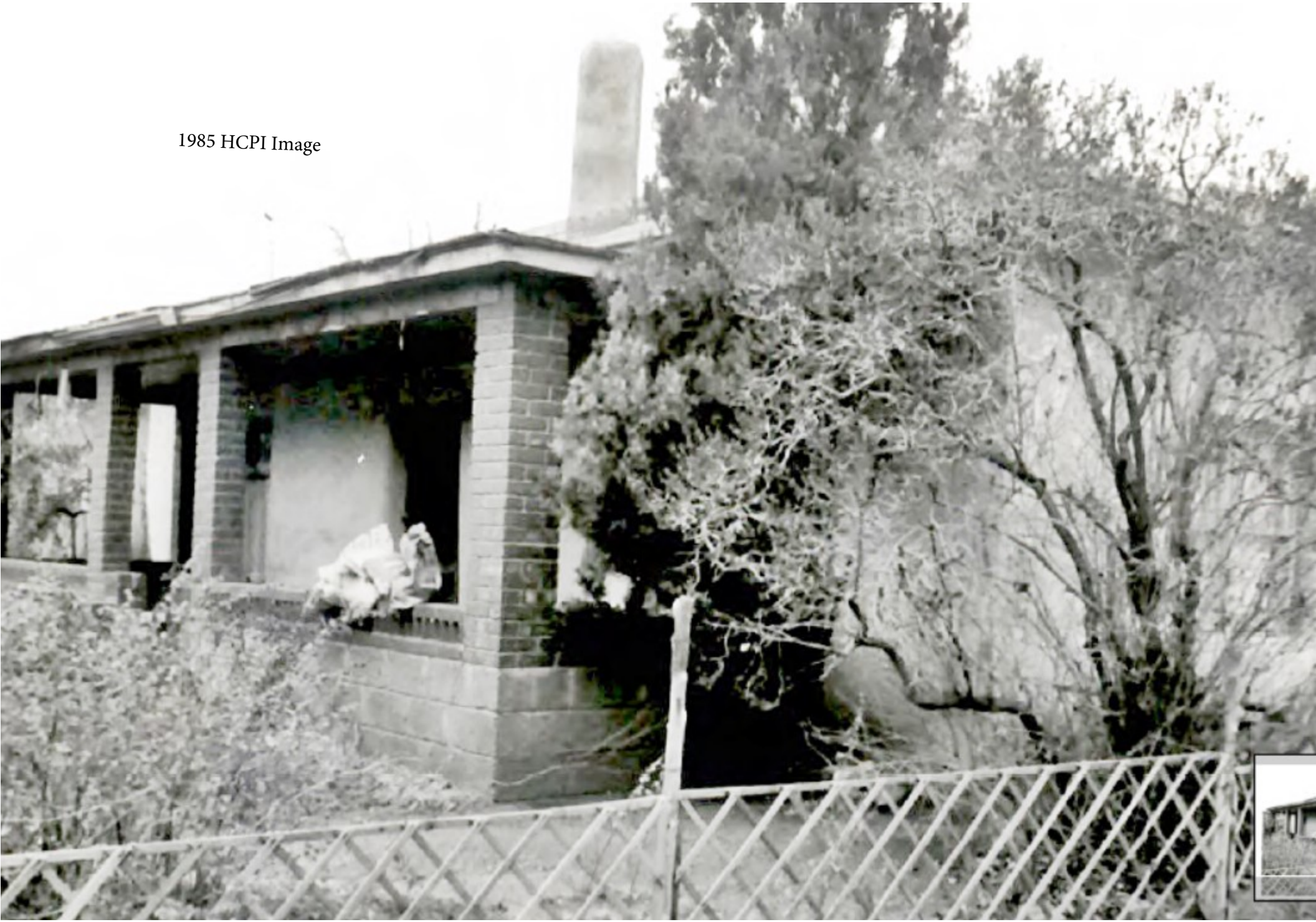
234 A
IRVINE ST
AMBROSIO ST
234 IRVINE ST
IRVINE ST
250 IRVINE ST

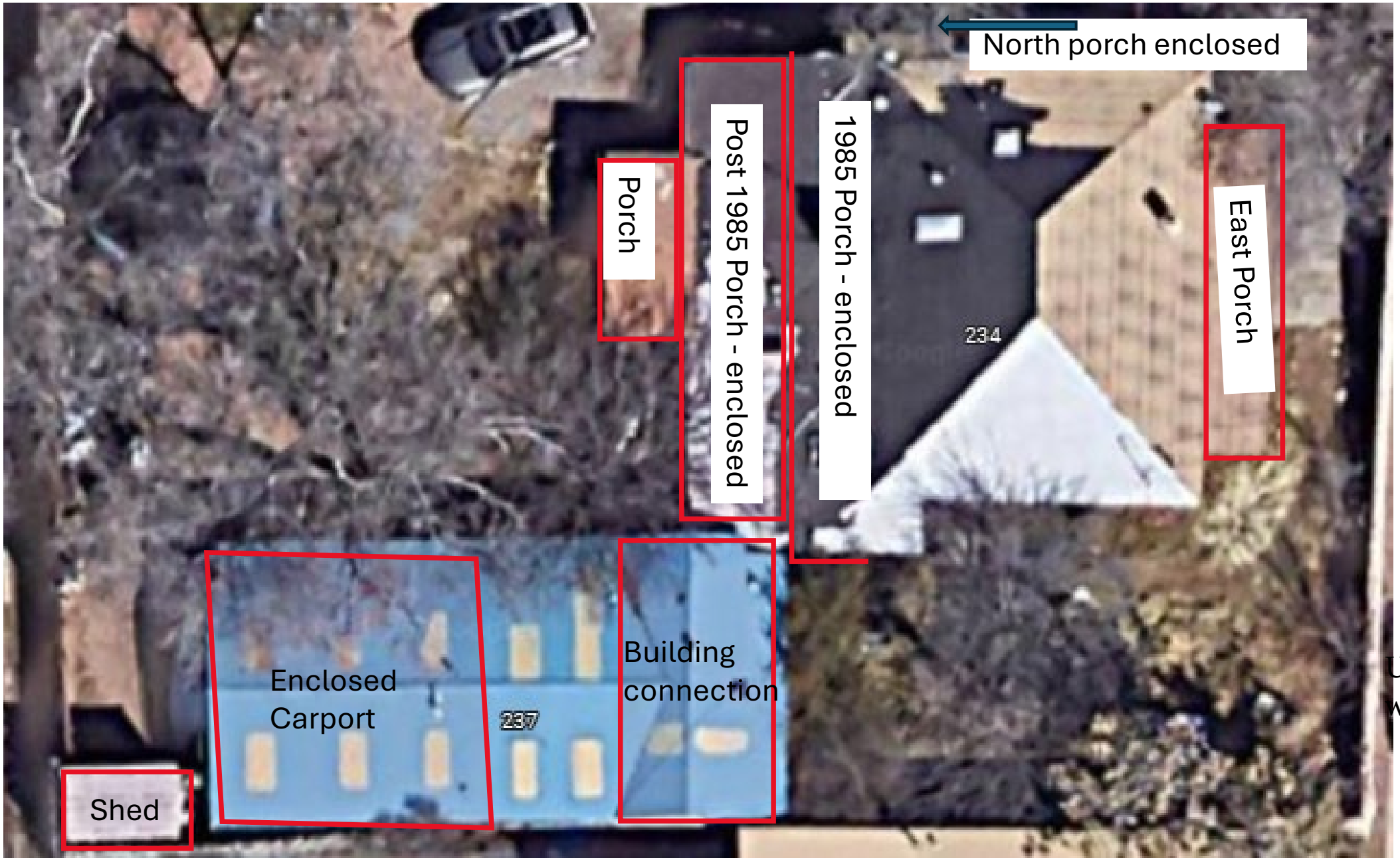
2011
Aerial

2014
Aerial

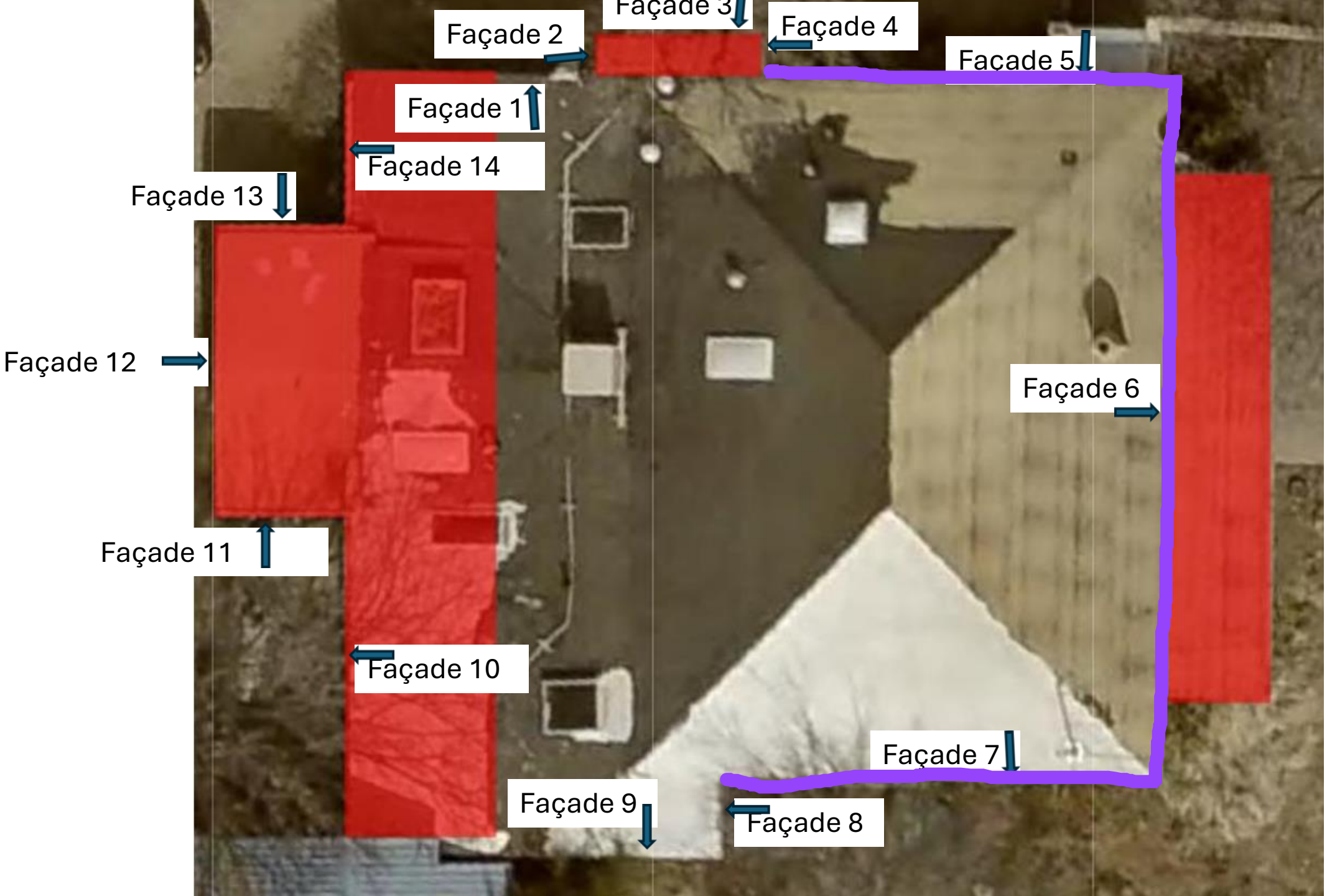
2025 Aerial

1985 HCPI Image





Unpermitted work


Façade 3
Façade 2
Façade 4
Facade 5
Façade 1
Façade 14
Façade 13
Façade 12
Façade 6
Façade 11
Façade 10
Façade 7
Façade 9
Façade 8

Facade Map

Eden Kark
234 Irvine St
Santa Fe, NM 87501
Case number: 2025-009932--PAR

March 18, 2025

City of Santa Fe Historic Districts Review Board
City of Santa Fe
PO Box 909
Santa Fe, New Mexico 87504-0909

Dear City of Santa Fe Historic Districts Review Board:

I am writing to request a status review for all structures on the property of 234 Irvine St. This includes two structures: the main house, constructed pre-1928, on the West side of the property bordering Irvine St; and the accessory unit which was converted from a shed to a dwelling unit in the 1980's, on the South boundary of the property. If found to be Contributing status, then I am also requesting the primary facades to be assigned as well. In particular, I am requesting a downgrade in status for the accessory dwelling unit to non-contributing, in alignment with the original surveyor's designation from 1985. I request that the matter of a status review for the buildings at 234 Irvine be considered for inclusion on the agenda for the Historic Districts Review Board meeting scheduled to take place on May 13, 2025.

Sincerely,

Eden Kark

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 11, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	Santa Fe ID: Old # 051613515 4. County: Santa Fe Parcel # 11304576

5. Property Type:
_x Buildings: 1 house, 1 accessory dwelling unit
_x Structures: 1 wall, 1 fence
__ Site __ Object

6. Date of Survey:
March 11, 2025

7. Previous Survey Date(s):
_x Yes: July 24, 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6867702,-105.9577532

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

11. Brief Description of the Property:

Likely one of the oldest buildings on the street, the John and Lola Garrison House sits behind a tall privacy wall, midblock on the west side of Irvine Steet. The primary residence is a square plan adobe with a medium-pitch hip roof dwelling, showing several additions. Sitting behind it is a former shed that was converted into apartments in the 1980s. The property includes sections of block wall and a *latilla* fence. The primary residence and converted shed are designated as Contributing to the Westside-Guadalupe Historic District. Both buildings reveal multiple alterations, with the latter more dramatically changed.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1928, primary residence; post-1935, former shed, now accessory dwelling unit
__Known _x_ Estimated Source: deeds, city directories and aerial photographs

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

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

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

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

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

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

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

For: Current owner: Eden Kark

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

Current owner: Eden Karrk
N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: Old # 051613515
John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 10, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: Primary House and ADU

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: Primary House and ADU

Operation	Material	Glazing	Number
Awning	Clad	1	2
Awning	Wood	1	1
Casement	Wood	4	2
Casement	Wood	6 (paired)	10
Fixed	Wood	1	2
Hopper	Wood	1	1
Hung Sash	Wood	1/1* (upper leaded glass sash)	3
Hung Sash	Wood	1/1	2
Hung Sash	Wood	3/1	2
Hung Sash	Metal	4/1	1
Siding	Alum.	1-1	1

11. Door Types: Primary House and ADU

Type	Style	Material	Number
Single-Leaf	¾ -Light	Wood	1
Single-Leaf	4-Light/3-Panel	Wood	1
Single-Leaf	Full Light	Wood	2
Single-Leaf	10-Light	Wood	1
Single-Leaf	Louvered	Wood	2
Double	Full Light	Wood	3

12. Chimneys __ N/A stucco-clad at east roof plane

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

Numerous: see Architectural Description; most occurred after 1978; aerial photographs and material and visual evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular: Hipped roof cottage

17. Documents Available and Their Locations

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

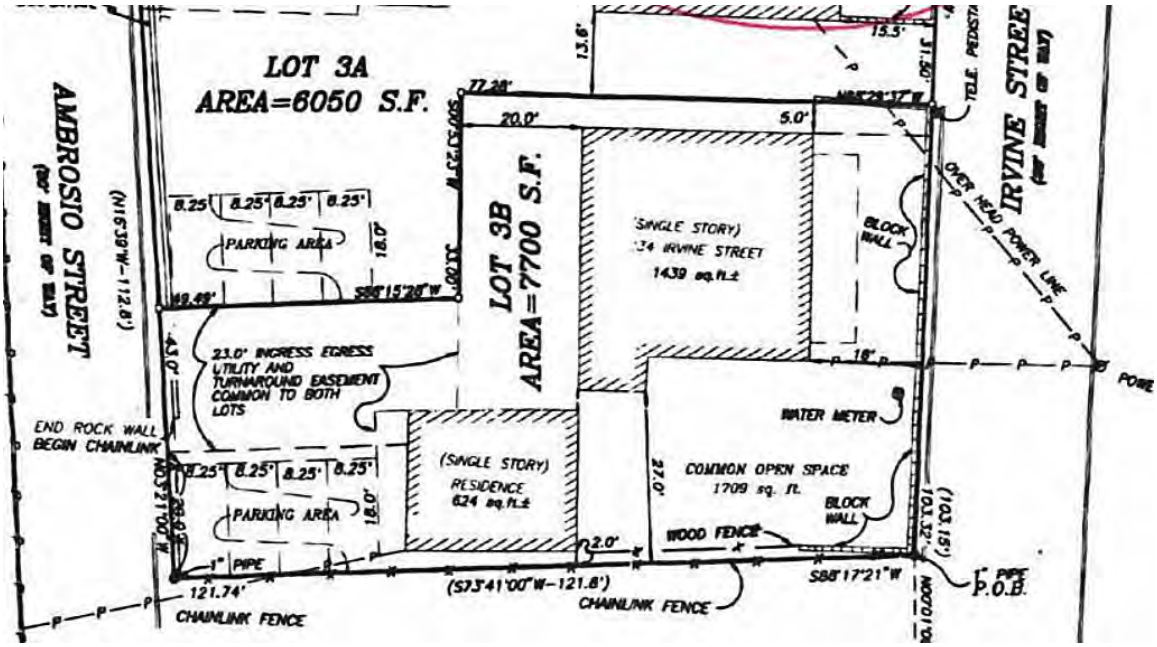
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1994 survey plat. Courtesy of Dawson Surveys, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Architectural Description Continued

Primary House

Built before 1928, the main building has a folk house design with a square ground plan and a hipped roof. It likely originally included only four rooms with a porch at the back. The floor plan and visible structural materials suggest an Anglo-American origin. It encloses roughly 1,796 square feet of heated space and is finished with brown stucco, holding flecks of straw to give it an adobe appearance.

East

The house presents a symmetrical facade with a centered entry door flanked by single windows (Photos 2 & 3). This configuration may reflect an original hall and parlor floor plan. Attached to the front is a non-historic wood porch. Erected by a previous owner, it gives the house an ersatz 19th-century appearance. The front door is a modern glass unit protected by an antique-looking wooden screen door (Photo 4). The depth of the door and the placement of its jambs feels authentic.

The window openings feature a lower sash topped by a leaded glass awning unit (Photos 5 & 6). Some window components seem to be non-historic. The lower sash contains insulated glass, and the lozenge pieces in the upper sash have been placed in new frames with an awning operation (Photo 7). Typically, windows of this type include a fixed upper sash, colonial trim, and wood casings; however, these windows lack all these elements.[1] Sandstone sills of unknown age form the base of the openings.

North

The north elevation faces a driveway that leads to a parking court and the backyard. It begins at the east end with a stucco wall that supports a corten vehicular gate (Photo 8). This wall and gate were added after the house was first surveyed in 1985 (Fig. 8).

[1] An example of this type of window is found at 625 Don Gaspar Avenue.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Next is an opening holding paired 3/1 hung-sash wood windows. Set back 9 ¾" in the wall, the stock, putty-glazed wood windows appear older (Photo 9). Following this is an opening holding an art glass window of recent vintage (Photo 10).

A non-historic mechanical room bumps out 38" from the wall (Photo 8). The west side of the mechanical room represents the end of the original building and the beginning of the porch, which has since been enclosed. The transition is signaled by a change in the roofline (Photo 11). The enclosed porch has a pair of six-light casements of older vintage (Photo 12).

The porch was extended further westward after 1978 with a block addition (Photo 13). Aerial photographs indicate this extension. This is apparent when comparing the 1978 aerial to current satellite imagery (Figs. 7 & 9).

West

The west or back side of the house reveals numerous alterations (Photo 14).

These begin on the north end with the porch extension. The extension is fenestrated with a pair of six-light wood casements (Photo 15). They are set at a shallower position in the wall than the windows of the older part of the house. A smooth wood sill with a milky brown stain and exaggerated span sits at the base of the opening.

The center of the façade is protected by a recent porch. The roughly 136 square-foot structure shelters double glass doors bracketed by four-light wood casements (Photo 16). This fenestration and the mudroom behind it are of recent construction.

Moving south is a continuation of the extended porch. The CMU-constructed wall (Photo 17) has a 1/1 sash and a trio of six-light wood casements (Photos 18 & 19). Like the window at the north end, these openings also have smooth wood sills with an exaggerated span.

South

The south elevation opens onto a side yard planted with a lawn and an ancient pear tree (Photo 20).

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

At the west end is a catslide bump-out (Photo 21). This feature is shown in the 1958 aerial (Fig. 6). It has two six-light wood casement windows without a sill (Photo 22). This window is positioned in the wall at a depth similar to that of the windows in the porch extension.

The original building includes a double glass door topped with a lozenge pattern transom (Photo 23). This opening is likely not original. The east window is a sash crowned by a leaded glass upper sash and a sandstone sill (Photo 24).

Accessory Dwelling Unit

Thought to have originally been a shed with an attached carport, the structure has evolved over the years, being first converted into apartments in the 1980s. The carport, which forms the west end of the structure, was enclosed and extended in 2019, resulting in a red tag violation.

Aerial imagery shows that the structure was a building with a north-south gabled roof and a carport with a lower flat roof attached to the west. This roof layout was modified when the carport was enclosed, resulting in an intersecting gable. The original part of the building is constructed from CMU, indicating it was built in the postwar era.

East

Shrouded by pyracantha (Photo 25), the east elevation contains a single hopper window with chunky wood casings (Photo 26).

North

This elevation has undergone significant changes due to the conversion of the apartment and the enclosure and extension of the carport. There are several newer doors and windows, some of which may have been repurposed (Photos 27-30). It is assumed that at least two of the pedestrian entries were added during the renovations.

A slight offset indicates the start of the enclosed carport (Photo 31). This section features modern glass doors and horizontal awning windows.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

West

The west end of the extension shows the change of roof form, with its low-pitch gable (Photo 32).

South

The south elevation along the property line features no original windows, as it consists entirely of those added during the apartment conversion and carport extension (Photos 33 & 34).

Street Wall

The previously mentioned front privacy wall is an extension of the height of a preexisting wall, a common occurrence in the area (Photo 35). The stuccoed block structure measures between 68" and 90" above outside grade and has diagnostic features (rounded gate arch and "window" openings) that indicate recent construction (Photo 36). The side sections of the wall also appear to be raised.

Latilla Fence

A tall latilla fence on a low rock foundation spans the west of the property along Ambrosio Street (Photo 37). The structure does not appear in a 1978 aerial photograph (Fig. 7).

Historical Overview

The Irvine Addition

Beginning in the late 19th century, large parcels of land, either raw or irrigated, on the west side of Santa Fe began to be subdivided. The first of these subdivisions was the Irvine Addition, which was platted in 1887 for Katharine McEnzie Irvine (Fig. 1).[2]

[2] "Round About Town," *Santa Fe Daily New Mexican*, June 1, 1887, 4.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Katharine and her husband, Alexander G. Irvine, both from the British Isles, arrived in New Mexico in the early 1870s. They came in hopes of improving Alexander's health. In Santa Fe, Alexander started a stove and metal business, later partnering with another Scotsman, William A. McKenzie, as the Irvine & McKenzie Hardware Company. Both ventures were successful. The couple had extensive real estate holdings in Santa Fe; however, Alexander died in 1882, which led to a dilemma over their land holdings.

The Irvine Addition came up for auction on Saturday, June 4, 1887, with nearly $5,000 in lots sold in the first few hours. Both locals and out-of-state investors swooped in, buying every lot of the plat. Santa Fe boosters took the sale as a good sign of the city's future.[3] But — hampered by poor roads, a recession, and a lack of sewerage — the addition did not develop as intended.

The 1912 King's map of Santa Fe shows the west side of Irvine Street entirely under the ownership of the Ortiz family (Fig. 2). Instead of tidy town lots, there were large, undivided parcels with only a few houses built at the north and south ends of the street. With Santa Fe's push westward in the 1920s, the Irvine Addition began to fill in.

By 1928, there were 23 homes on Irvine between Alto and Dunlap streets.[4] Eighty percent of the homes were occupied by people with Spanish surnames, and the same percentage owned their homes. Like many traditional neighborhoods, it had its *tiendecita* — the Handy Store, run by the Ortiz family.

John and Lola Garrison

One of the few Anglos who would purchase land in the Irvine Addition was John Garrison, who acquired the property in 1926 from the Ortiz family.[5]

John Calvin Garrison was born on February 25, 1885, in Preston, Idaho — a new Mormon settlement that his father, William Calvin Garrison, had moved to from Utah.

[3] "Confidence in Santa Fe," *Weekly New Mexican*, June 9, 1887, 4.
[4] The following conclusions are based on analysis of data in the 1928 Santa Fe city directory. Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1928-39 (El Paso: Hudspeth Directory Company, 1928), 207.
[5] Quitclaim Deed, Manuel Ortiz et al. to John Garrison, recorded June 11, 1926, Book 10/Page 239, Instrument # 31679, Santa Fe County, New Mexico.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

William was baptized a Mormon in 1869 in Alabama, shortly after his 8th child, General Newt Grant Garrison, was born. He abandoned his wife and children at age 46 and left for Utah with a 25-year-old woman named Jane Whitesides Cathey and her four-year-old child.[6] Arriving there, the couple was directed to assist with the new Mormon settlement in Preston. In Preston, William married Emma Taylor, a young widow from England who had three small children. It was with Emma that he conceived John Calvin, the youngest of his 19 children.

John followed his parents to New Mexico, where they established a farm south of Las Cruces.[7] They moved again to Fairview, an irrigated farming community north of Espanola, beginning a new farm. The 1910 census recorded the small family living there. It consisted of William, 84, his wife, Emma, 57, and his son, John, in his early 20s, who helped his father on the farm.[8]

Four years after the census, John married Maria Dolores "Lola," Martinez (Fig. 3). Born in 1894 in Santa Fe, she was the daughter of Hilario Del Rosario Anacleto Martinez and Maria Francisca Gonzales y Martinez. She grew up near the subject property on Agua Fria Street. The couple got married on September 21, 1914.

The 1920 census noted them living at 220 Irvine Street. It is unclear whether this represents the subject property or the land bearing that address today. Whatever the case, based on the 1926 deed, Garrison owned considerably more property on Irvine Street than the current parcel.

The census documented the family, including John, 35; Lola, 25; two children, John Jr., 7; Ruth, 3; and Garrison's mother, Emma.[9] While Garrison is remembered to be a carpenter in family history, this census, and the one thereafter, lists him as an

[6] Kim Bateman, "Letters of Books and Slates: The Love Story of William Dewine Ream and Nora Ellen Crockett and the History of their Families," (Unpublished genealogical research document, 2019), 90.
[7] Floyd Crockett Stuart, "Supplement: The Garrisons and Connected Families, 1630-1979," (Family Search Document, Family History Library, The Church of Jesus Christ of Latter-day Saints, 1979), 92.
[8] U.S. Census Bureau, Year: 1910; Census Place: Ranchitos, Rio Arriba, New Mexico; Roll: T624_916; Page: 5b; Enumeration District: 0157; FHL microfilm: 1374929.
[9] Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 5B; Enumeration District: 129.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

automobile mechanic. The family eventually grew to seven children, with all but one raised in the Irvine Street home.

The 1940 census captured this larger family, then including six children between the ages of four and 24.[10] The original home probably proved to be too small, leading to the enclosure of the back porch. The house was valued at $2,000, considerably higher than other homes along the street. John was now working as a police officer, and Lola was a seamstress in a weaving shop. This was potentially a Works Progress Administration (WPA) project. A newspaper account shows she was involved in the local WPA program performing for children at nearby Alvord Elementary School.[11]

During World War II, Garrison moved the family to California, where he worked in the war production industry. They would relocate to Houston, where Lola died in 1967.

The Grocery Man

Before leaving Santa Fe, John and Lola deeded their Irvine Street property to neighbor Tony Larribas, who ran a grocery store down the street.[12] The Larribas family would own the 234 Irvine Street property until 1978.

Born on September 2, 1902 in the homesteading community of Trujillo, Colorado, Antonio José Larribas (Fig. 4) came to Santa Fe in the late 1920s, where he married Adela Virginia Rivas, a Santa Fe native and widow.

They initially lived on College Street, but by the mid-1930s, they had established a home and business at 220 Irvine Street. The business, Larribas Food Store, was a local grocery store that offered fresh fruits and vegetables, canned goods, meat, and frozen foods, putting it above the average Santa Fe barrio market. The family consisted of Tony and Adela, their one child together, two children from Adela's previous marriage, and a female lodger.

[10] Ibid., Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 14A; Enumeration District: 25-8B.
[11] "Mrs. Laura Gurule Heads Alvord PTA," *Santa Fe New Mexican*, March 23, 1942, 3.
[12] Warranty Deed, John C. and Lola M. Garrison to Antonio and Adela L. Larribas, recorded January 1, 1946, Book 29/Page 87, Instrument # 79683, Santa Fe County, New Mexico.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Tony kept the grocery going after moving to the house at 234 Irvine Street. The 1950 census shows the home to be occupied by only Tony and Adela. Tony would later sell the store to Tom Vigil.

Beginning in the mid-1950s, city directories show the property at 234 Irvine Street as two units. One was occupied by Tony and Adela, and the other was rented by Obed and Maria (Molly) Lucero. The dual residences began to evolve in addressing, with the second taking on the letter "A," reflecting the small house that stands north of the driveway and which is now part of a separate parcel.

Adela died in 1966. Tony continued to live on the property through the early 1970s. In 1978, he, along with his second wife, Pauline, deeded it to Harvey Steven Yablon, a Brooklyn-born real estate developer, property manager, and broker, who later developed a reputation as a slumlord.[13] Yablon spun it off to Kathleen Lippert, a New York social worker who transferred it to Christopher Javor, also of New York, within one year.

Buddhism and Woodwork

In 1980, after owning the property for less than two years, Javor transferred it to husband-and-wife Ken Maynard and Sally Hobensack.[14] They would start the great transformation of the house.

Both had arrived in Santa Fe in the mid-1970s as part of a wave of spiritual seekers. Maynard, a carpenter, had spent several months in the early 1970s in Nepal and India, where he was exposed to Tibetan Buddhism.[15] In Santa Fe, he and four other enthusiasts established the Tibetan Buddhist Center, an urban mediation center which was one of a dozen monasteries and centers organized by exiled Lama Kalu Rinpoche (1905-1989).

[13] Warranty Deed, Antonio and Pauline Larribas to Havey Steven Yablon, recorded July 10, 1978, Book 366/Page 8, Instrument # 423346, Santa Fe County, New Mexico; Thom Cole, "Steve Yablon: A Man of Contrasts," *Santa Fe New Mexican*, October 7, 1990, A1- A2.
[14] Warranty Deed, Christopher R. Javor to Kenneth M. Maynard and Sally J. Hobensack, recorded April 22, 1980, Book 398/Page 739, Instrument # 457150, Santa Fe County, New Mexico.
[15] William Heimbach, "Buddhists," *Santa Fe New Mexican*, May 1, 1983, D-3.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

The center was led locally by Lama Karma Dorje and met in Maynard-Hobensack home on Irvine Street. The Santa Fe Dharma Study used the house from 1980 to 1986 until a new temple complex was completed on Airport Road, today's Kagyu Shenpen Kunchab. The meditation center transformed Irvine Street. While still primarily Hispanic, new businesses, including Nature's Pharmacy and the New Mexico Academy of Massage, began to pop up along the street.

Use of the property intensified after the Buddhist center moved into its new quarters. City directories of the 1990s show it occupied by not only Ken and Sally but also several tenants, two of them woodworkers. By 2001, three rental units were listed.[16]

It assumed that most of the changes to the primary residence and shed were made during this period. This would include the extension of the rear porch and the addition of the new porch at the front, which replaced an earlier structure. The wood and sandstone windowsills were likely also installed during this time.

The house had gained its ersatz appearance by the time the current owner acquired it in 2007 (Fig.10).

Evaluation of Historical Status

Primary Residence

While the original early 20th-century hipped roof building has survived with its ground plan discernable, post-1978 extensions and fenestration changes have affected all its elevations. Some of these, including the current front porch and various window treatments, verge on artifice. The strongest indicator of its original design is the front façade, which is blemished by the porch. Given its somewhat unique form, the recommendation is to maintain Contributing status, suggesting that the east elevation, minus the non-original doors, windows, and porch, be recommended as the primary façade.

[16] R. L. Polk & Co., *Santa Fe City Directory, 2001* (Detroit: R.L. Polk & Co., 2001), 92.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Accessory Dwelling Unit

It is unclear why this building is listed as Contributing. In 1985, the surveyor classified it as Non-Contributing due to the extensive alterations made to convert it into a rental property. This was intensified with the recent enclosure and extension of the carport. There is nothing to the building that reads as historic. For this reason, the recommendation is to downgrade it to Non-Contributing.

Walls and Fences

Neither the wall sections nor the coyote fence are historic. They are suitable for Non-Contributing status.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Illustrations

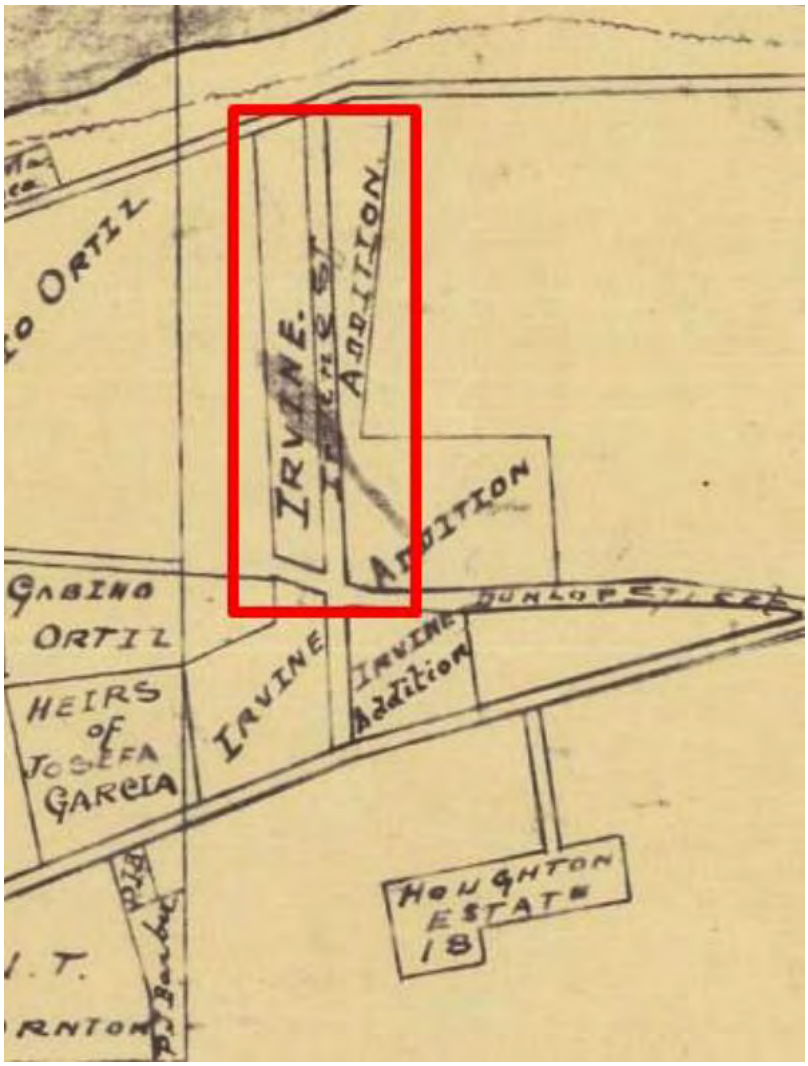


Figure 1: Portion of William White, "Owners of Land within the Santa Fe Grant Outside the City Limits," 1897-98.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

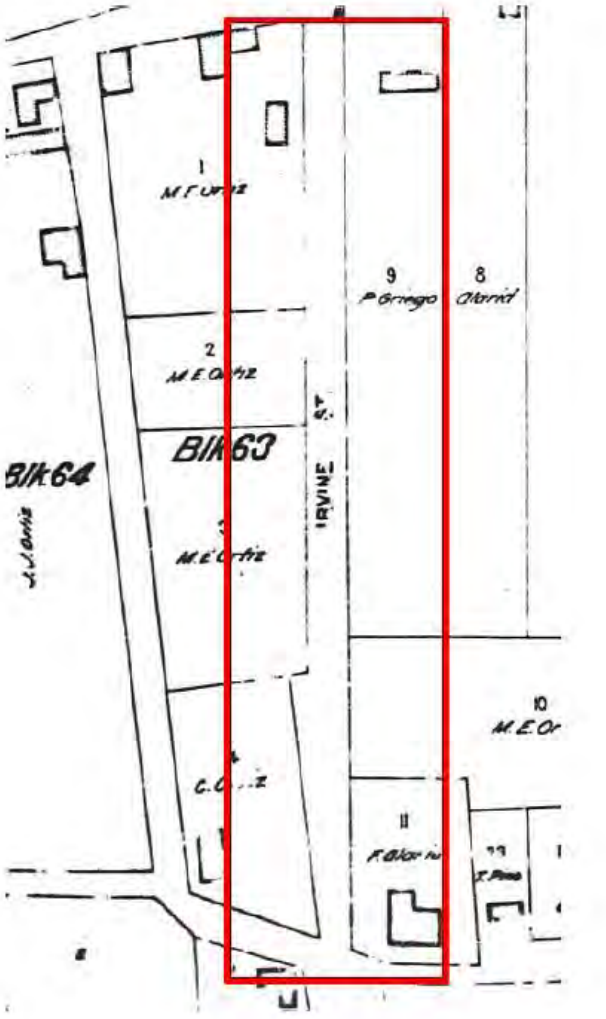


Figure 2: Portion of N.L. King,
"King's Official Map of the City of Santa Fe," 1912.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 3: John Calvin Garrison and Maria Dolores "Lola" Martinez. Courtesy of Floyd Crockett Stuart.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Figure 4: Tony Larribas (circled), mid-1940s. Courtesy of the Rivas family.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Figure 5: 1935 Soil Conservation Service aerial photograph.
Primary residence circled. The shed, now an accessory dwelling unit, does not appear to be in place.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 6: November 10, 1958, aerial photograph. 1). Gabled shed and flat-roof carport; 2) depth of original rear porch; 3) absence of front porch; 4) presence of street wall; 5) presence of bump-out.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 7: September 11, 1978, aerial photograph.
Note original configuration of west porch maintains as well as ground and roof plan of shed and carport.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 8: 1985 HBI survey photograph. Photographer, Harry Weiss. Courtesy of NMCRIS.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 9: Red areas represent additions and extensions made after 1978.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Figure 10: 2007 real estate photograph of front façade of primary residence. Courtesy of the Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Survey Photographs

(All images taken by John W. Murphey, March 10, 2025).

Primary Residence

Photo 2: East elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 3: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 4: East elevation. Entry door. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 5: East elevation. South window. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 6: East elevation. North window. Camera facing west.
Note inserted casement lights in lower sash.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 7: Detail of leaded lozenge pattern awning unit sash.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 8: North elevation of original building. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 9: North elevation of original building. Window detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 10: North elevation of original building. Window detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 11: North elevation. Juncture of original building and porch. Camera facing up.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 12: North elevation of enclosed porch. Window detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 13: North elevation of enclosed and extended porch. Camera facing south. Note the porch was extended after 1978.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 14: West elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 15: West elevation. North window of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 16: West elevation. Recent porch and mudroom. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 17: West elevation. CMU construction of post-1978 porch extension. Camera facing down.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 18: West elevation. South windows of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 19: West elevation. Window detail of post-1978 porch extension. Camera facing east. Note exaggerated wood sill.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 20: South elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 21: South elevation. Bump-out at the west 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 22: South elevation. Bump-out at the west end. Window detail. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 23: South elevation. Non-historic door. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 24: South elevation. East window. Camera facing north.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Accessory Dwelling Unit

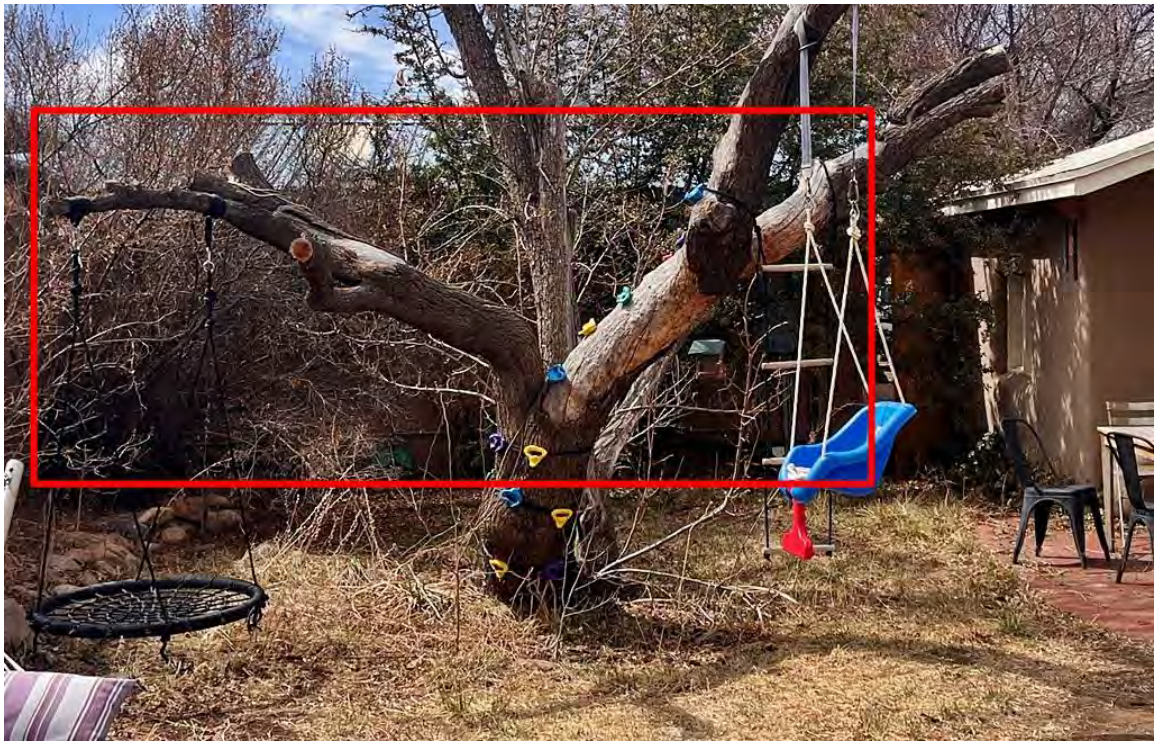


Photo 25: East elevation. Camera facing west. Building outlined in red.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 26: East elevation. Window detail. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 27: North elevation oblique, right. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 28: North elevation. Window detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 29: North elevation. Door detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 30: North elevation. Window detail. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 31: North elevation. The area to the right represents enclosed and extended carport. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 32: West elevation of extended carport. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 33: South elevation of ADU. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 34: South elevation of extended carport. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 35: Street wall. Camera facing west.
Photo taken with ladder.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515
		4. County: Santa Fe
		5. Date of Survey: March 10, 2025

Photo 36: Street wall "window." Camera facing west.

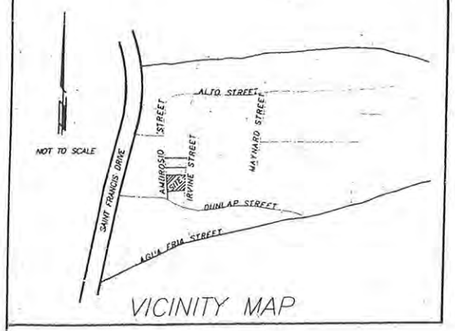
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: John & Lola Garrison/ Antonio & Adela Laribas/ Ken & Sally Maynard House	2. Location: 234 Irvine Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: Old # 051613515 4. County: Santa Fe 5. Date of Survey: March 10, 2025

Photo 37: Latilla fence and gate along Ambrosio Street. Camera facing east.

275631



VICINITY MAP

DESCRIPTION LOT 3A

LYING AND BEING SITUATE AT 234A IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS N57°00'57"W, 115.31 FEET; THENCE FROM SAID POINT OF BEGINNING S24°06'00"W, 31.50 FEET;

THENCE N88°29'37"W, 77.28 FEET;
THENCE S00°53'23"W, 33.00 FEET;
THENCE S88°15'28"W, 49.49 FEET;
THENCE N03°21'06"W, 69.29 FEET;
THENCE S88°33'41"E, 65.01 FEET;

THENCE S86°57'22"E, 67.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.14 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

DESCRIPTION LOT 3B

LYING AND BEING SITUATE AT 234 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS S14°35'12"E, 261.20 FEET; THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;

THENCE N03°21'00"E, 43.00 FEET;
THENCE N88°15'28"E, 49.49 FEET;
THENCE N00°53'23"E, 33.00 FEET;
THENCE S88°29'37"E, 77.28 FEET;

THENCE S02°25'13"W, 71.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.18 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

REFERENCE DOCUMENTS

1.) PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO., BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.

2.) PLAT SHOWING SURVEY OF PROPERTY FOR ANTONIO LARRIBAS NUMBERS 234 & 234A, IRVINE STREET, SOUTH PORTION OF LOT 3, BLOCK 63, KINGS OFFICIAL MAP, SANTA FE NEW MEXICO, BY SAMUEL P. DAVALOS, ON 30 SEPTEMBER 1965, RECORDED IN PLAT BOOK 13, PAGE 40 AT THE SANTA FE COUNTY CLERKS OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

SANGRE DE CRISTO WATER CO. — 3-15-94 DATE

U.S. WEST COMMUNICATIONS — 3-14-94 DATE

PUBLIC SERVICE CO. OF N.M. — 3-15-94 DATE

GAS CO. OF N.M. — 3-15-94 DATE

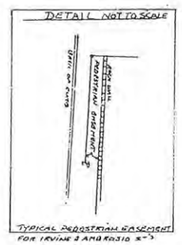
NOTES:

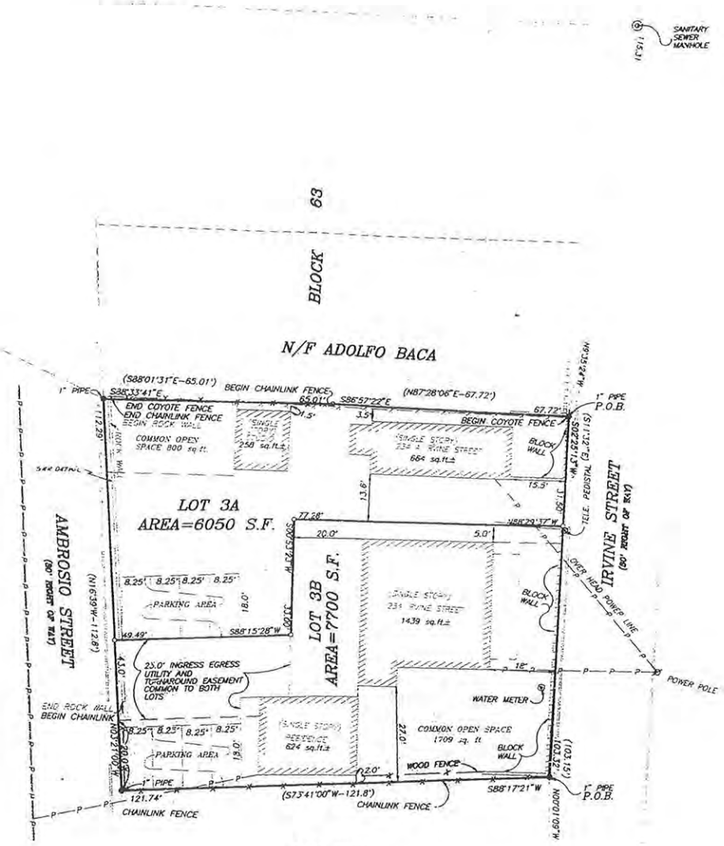
1.) ~~TERRAIN MANAGEMENT REGULATIONS SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.~~

2.) EACH LOT SHALL BE SERVED BY SEPERATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.

3.) TERRAIN MANAGEMENT REGULATIONS, SFCC 14-90, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.

4.) PERSUANT TO SFCC 14-95, A CAPITAL IMPACT FEE HAS BEEN ASSESSED ON THESE LOTS. ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.





NOTE:
ROCK WALL TO BE REMOVED AT ACCESS FROM AMBROSIO ST. AT TIME OF BUILDING PERMIT OR SALE OF A LOT.

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THE SAID DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS DIVISION CONTAINS 0.313 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION AND MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNER.

THIS DIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S)

KEN MAYNARD — 3/1/94 DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY KEN MAYNARD
THIS 18 DAY OF March ,1994

Vicki L. Chavez — 3/98
NOTARY PUBLIC — MY COMMIS. IN EXPIRES

REVIEWED BY CITY OF SANTA FE

TECHNICAL REVIEW DIRECTOR — 4/20/94 DATE

PLANNING DEPARTMENT — 4/13/94 DATE

PUBLIC WORKS DIRECTOR — 5-26-94 DATE

APPROVED BY THE CITY SUMMARY REVIEW COMMITTEE AT/THEIR MEETING OF 4-20-94

CHAIRMAN — SECRETARY

LEGEND

BEARINGS ARE DERIVED FROM PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD, REPLAT PORTIONS OF KINGS MAP, BLOCK 63 PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO, BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.

- ● DENOTES REBAR, OR AS SHOWN FOUND
- ○ DENOTES REBAR, OR AS SHOWN SET.

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS

SURVEY PLAT PREPARED FOR

KEN MAYNARD

SHOWING THE DIVISION OF 234 AND 234A IRVINE STREET, BEING PARCEL 43 OF THE TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION PROJECT.

FLOOD ZONE

THIS PROPERTY LIES WITHIN ZONE C AREAS OF MINIMAL FLOODING AS SHOWN ON F.I.R.M. COUNTY PANEL 350070-0005 B, DATED 7-2-80.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 12th DAY OF DECEMBER 1993. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.L.S. 7014

GARY E. DAWSON 7014 NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR

SD 1337-3

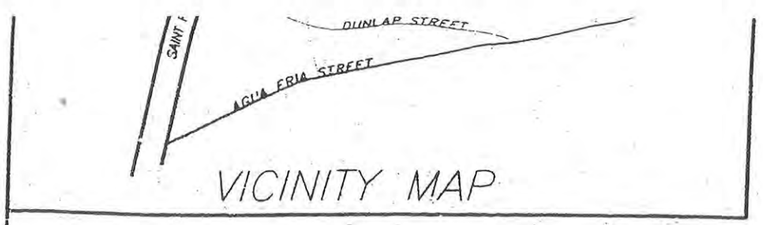
864:248

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 26 day of May, 19 94 A.D. at 10:28 o'clock A. and was duly recorded in book 273, page(s) 31 of the records of Santa Fe County.

Witness my Hand and Seal of office
JONA G. ARMIJO
County Clerk, Santa Fe county, N.M.
Deputy

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
915 MERCER STREET
SANTA FE, N.M.
FILE# 2429\PLAT DATED1\03\94

94-74



VICINITY MAP

DESCRIPTION LOT 3A

LYING AND BEING SITUATE AT 234A IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS N5°00'57"W, 115.31 FEET; THENCE FROM SAID POINT OF BEGINNING S24°06'00"W, 31.50 FEET;

THENCE N88°29'37"W, 77.28 FEET;
THENCE S00°53'23"W, 33.00 FEET;
THENCE S88°15'28"W, 49.49 FEET;
THENCE N03°21'00"W, 69.29 FEET;
THENCE S88°33'41"E, 65.01 FEET;

THENCE S86°57'22"E, 67.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.14 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

DESCRIPTION LOT 3B

LYING AND BEING SITUATE AT 234 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS S14°35'12"E, 261.20 FEET; THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;

THENCE N03°21'00"E, 43.00 FEET;
THENCE N88°15'28"E, 49.49 FEET;
THENCE N00°53'23"E, 33.00 FEET;
THENCE S88°29'37"E, 77.28 FEET;

THENCE S02°25'13"W, 71.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.18 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

REFERENCE DOCUMENTS

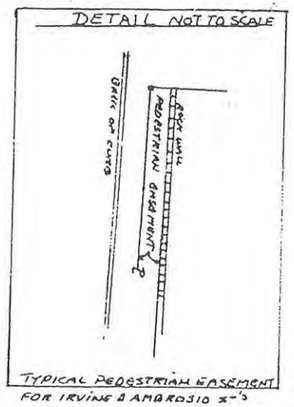
1.) PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO., BY JOSEPH L. PACHECO ON SET., OCT., NOV., DEC., 1977.

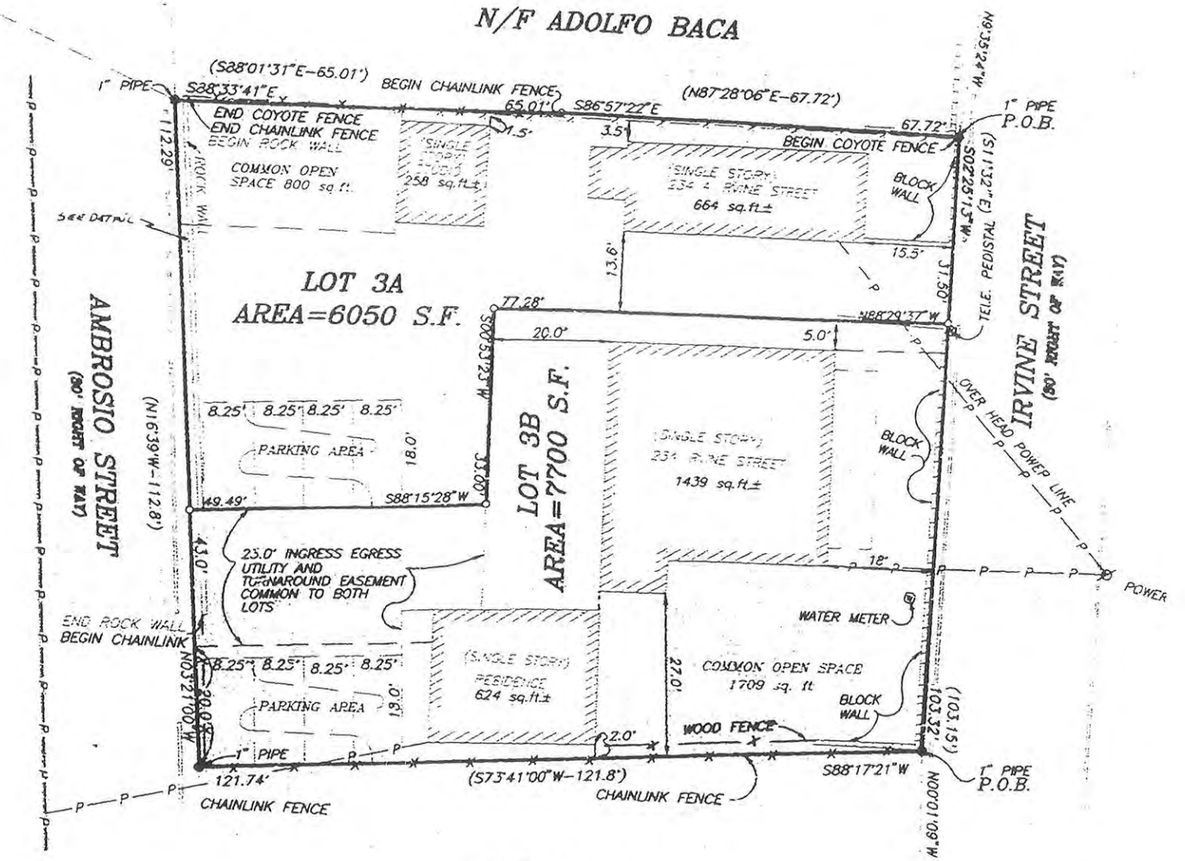
2.) PLAT SHOWING SURVEY OF PROPERTY FOR ANTONIO LARRIBAS NUMBERS 234 & 234A, IRVINE STREET, SOUTH PORTION OF LOT 3, BLOCK 63, KINGS OFFICIAL MAP, SANTA FE NEW MEXICO, BY SAMUEL P. DAVALOS, ON 30 SEPTEMBER 1965, RECORDED IN PLAT BOOK 13, PAGE 40 AT THE SANTA FE COUNTY CLERKS OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

SANGRE DE CRISTO WATER CO. — 3-15-94 DATE

U.S. WEST COMMUNICATIONS — 3-14-94





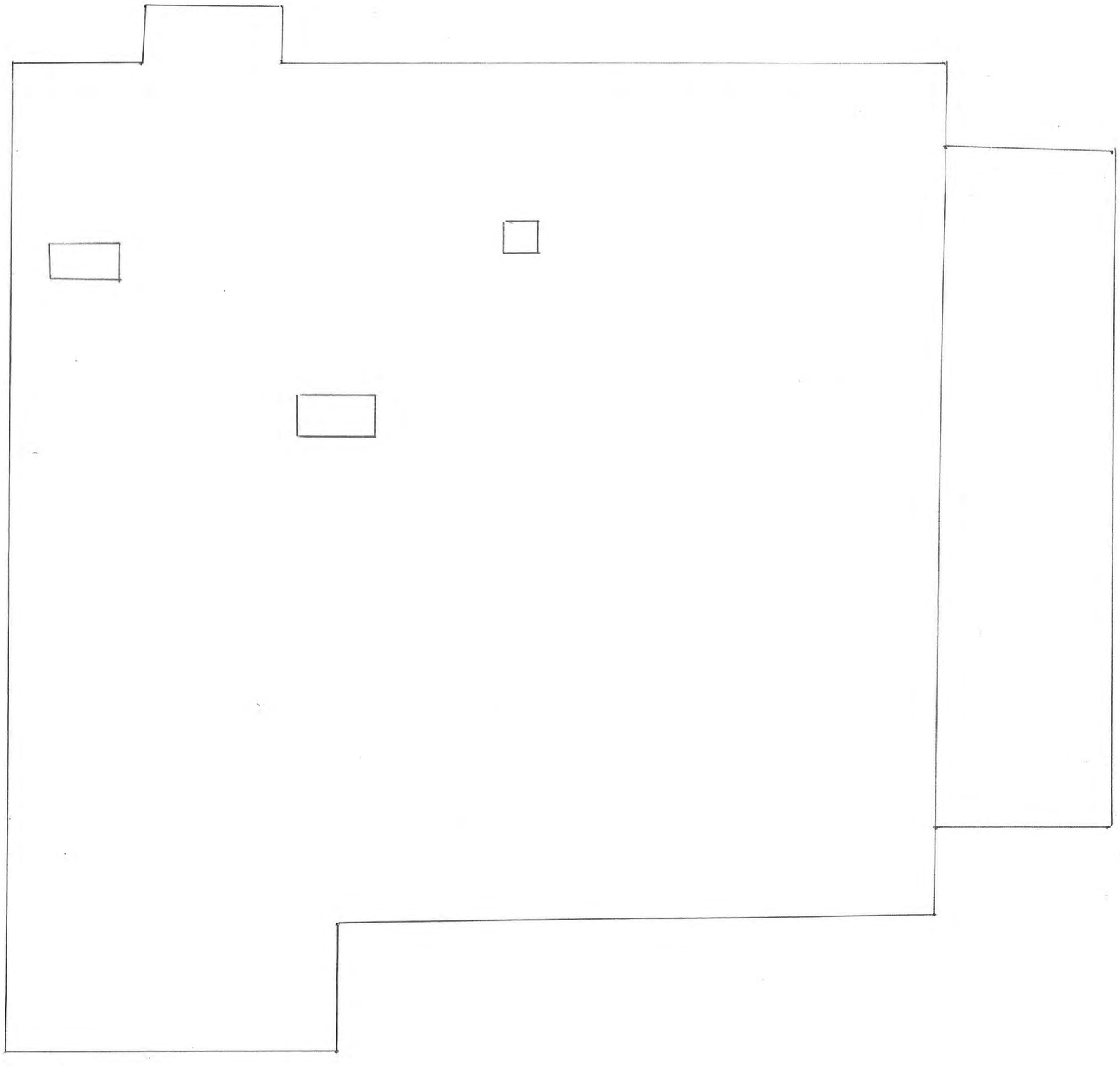
NOTE:
ROCK WALL TO BE REMOVED AT ACCESS. FROM AMBROSIO ST. AT TIME OF BUILDING PERMIT OR SALE OF A LOT.

261.20' SANITARY SEWER MANHOLE

N

1/4" : 1'

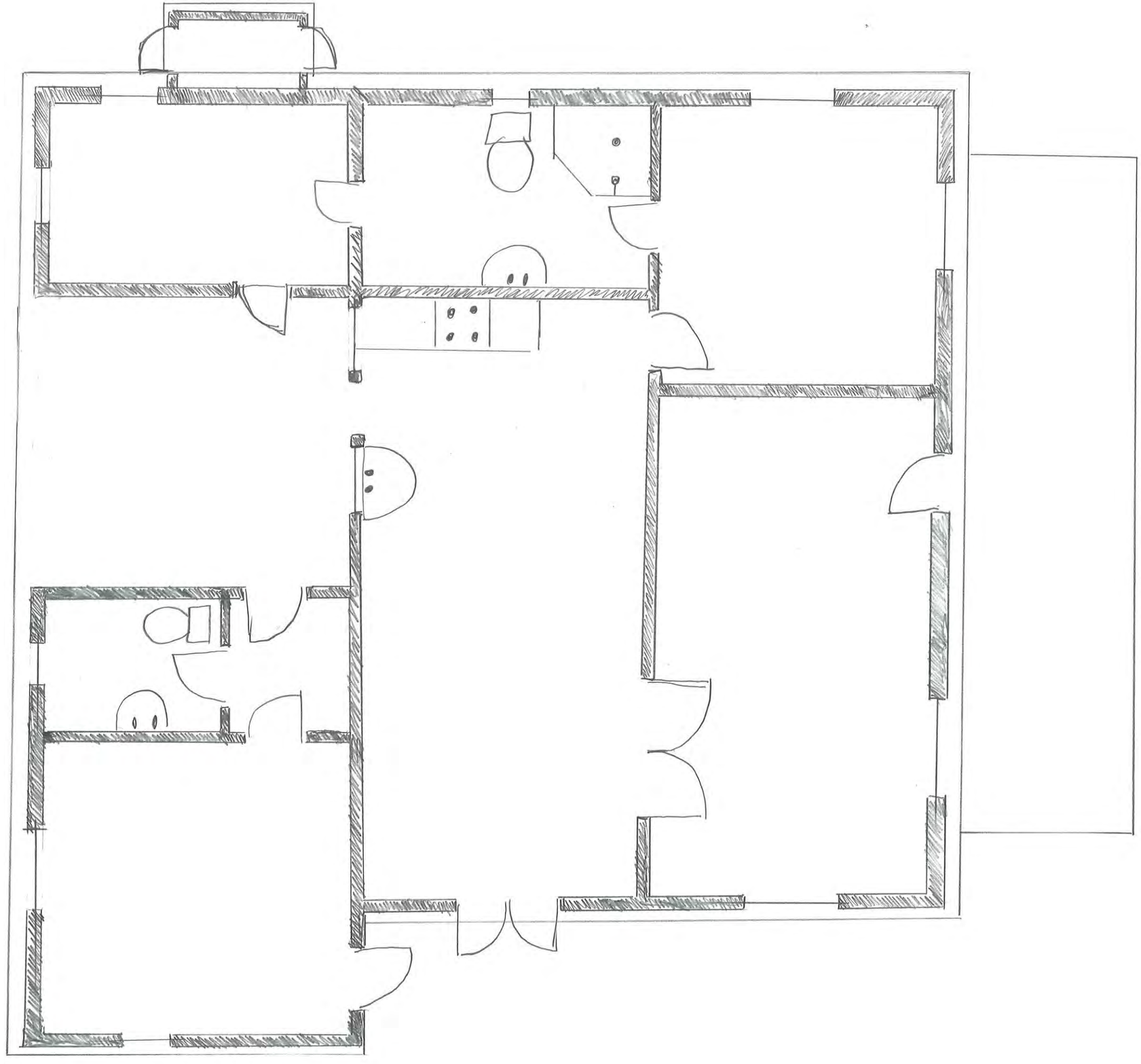
EXISTING



↑N

1/4" = 1'

EXISTING

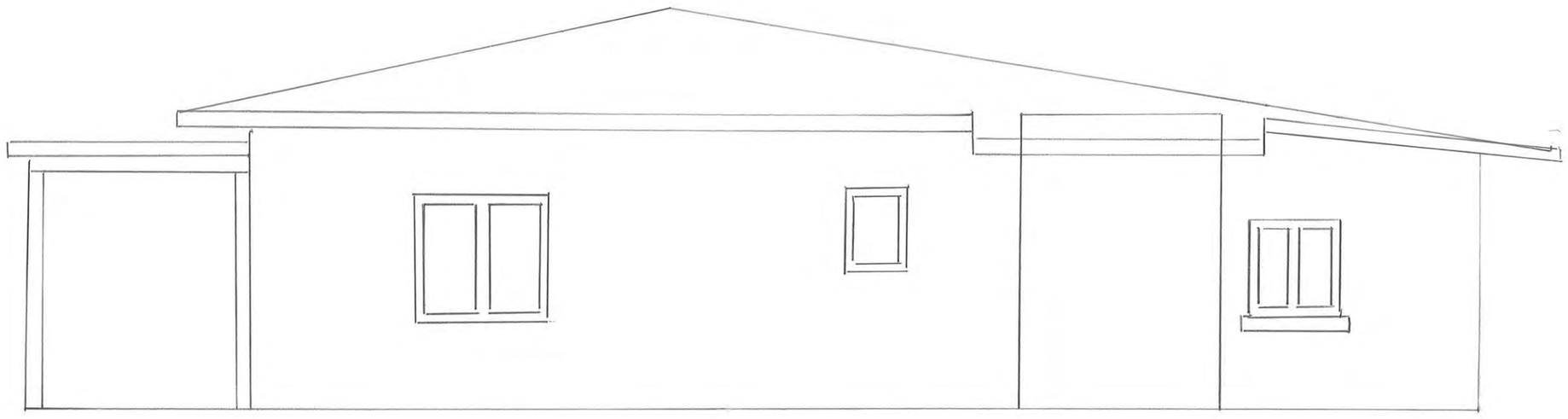


234 IRVINE STREET

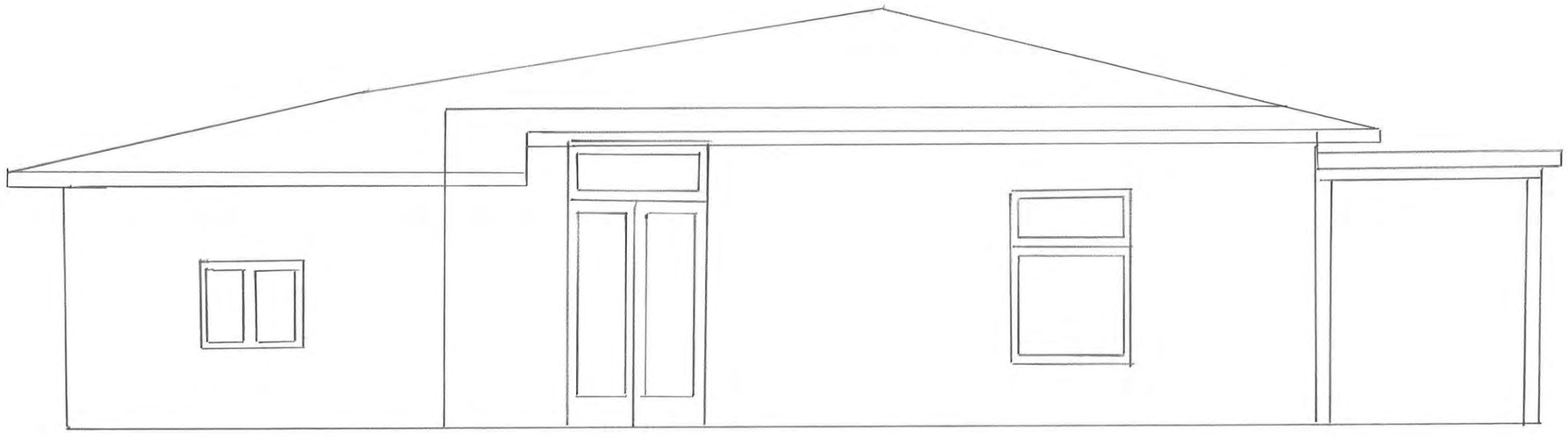
NORTH

1/4" : 1'

EXISTING



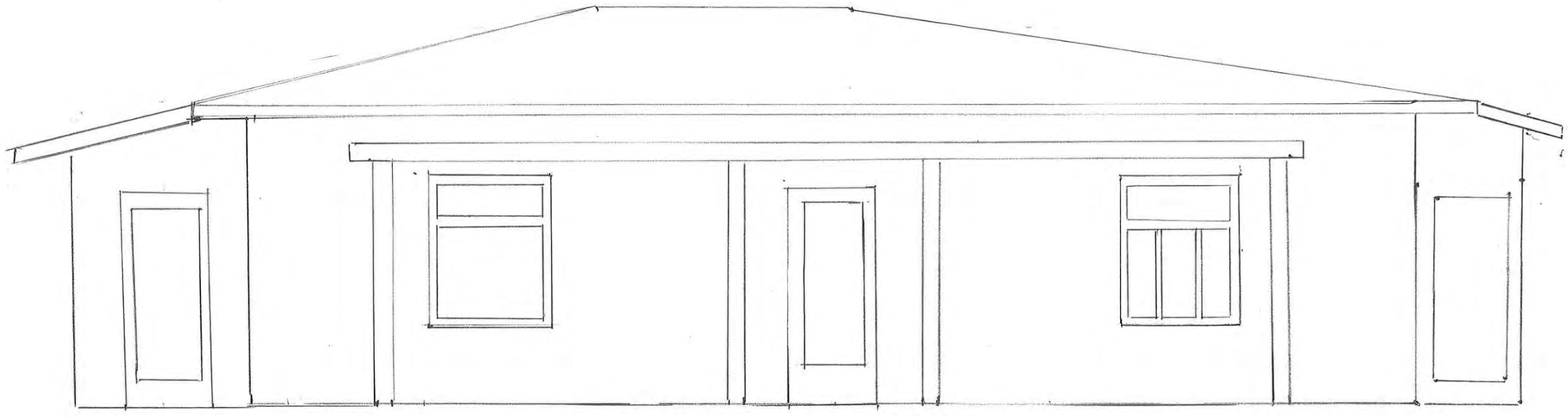
SOUTH
1/4" : 1'
EXISTING



EAST

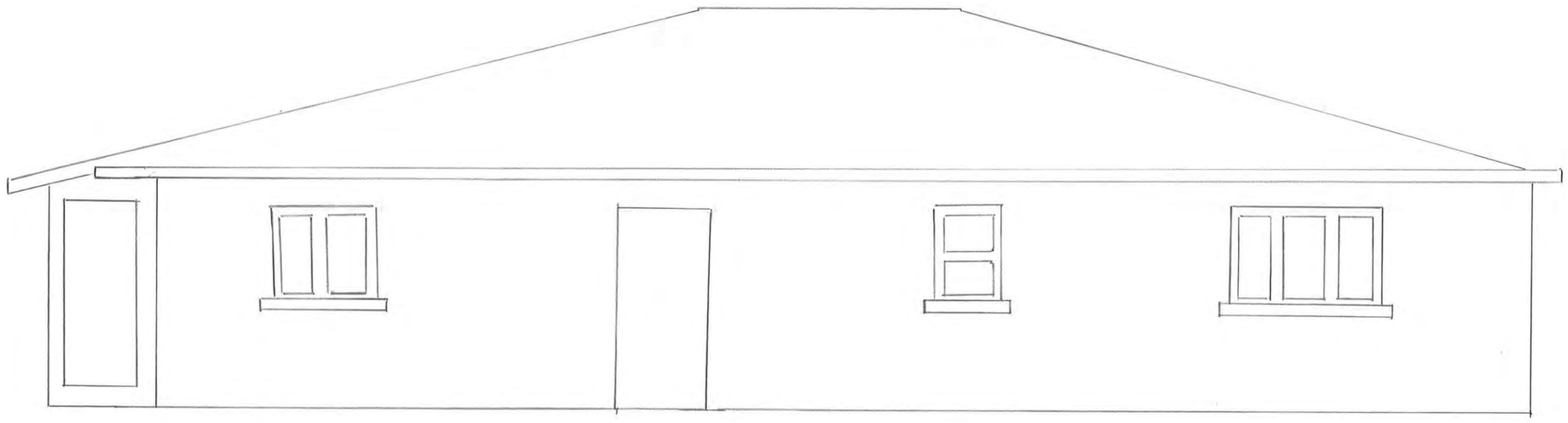
1/4" = 1'

EXISTING



WEST
1/4" : 1'

EXISTING



City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
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 an approximately 572 sq. ft. carport to a height of 11' where the existing height is 11'6" on a non-contributing building.
Project number: 10-10100006
Case number: H-10-006
Project type: HDRB

PROJECT LOCATION (S): 234 Irvine St.

PROJECT NAMES:

OW - Eden Kark Santa Fe, NM 87501	234 Irvine St. 505-660-8802
AP - Eden Kark Santa Fe, NM 87501	234 Irvine St. 505-660-8802

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, January 12, 2010, acted on the above referenced case. The decision of the board was to approve the application on the condition that any new light fixtures be approved by staff before a building permit is submitted.

For further information please call 955-6605.

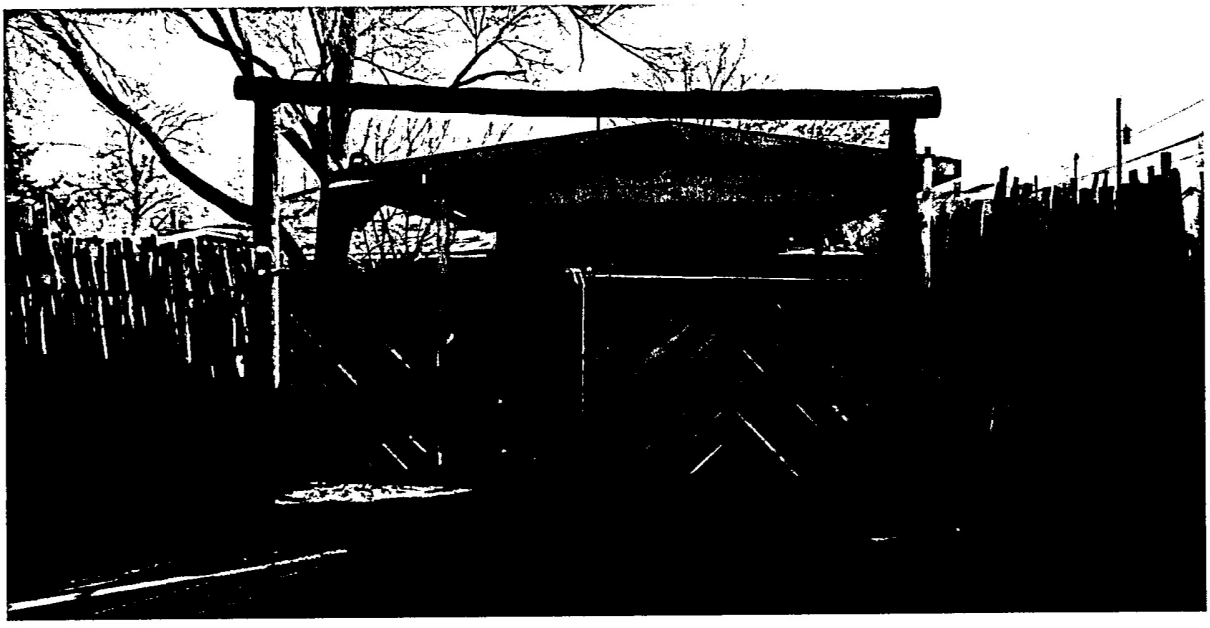
Sincerely,

Marissa C. Barrett
Senior Planner Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 15-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.**

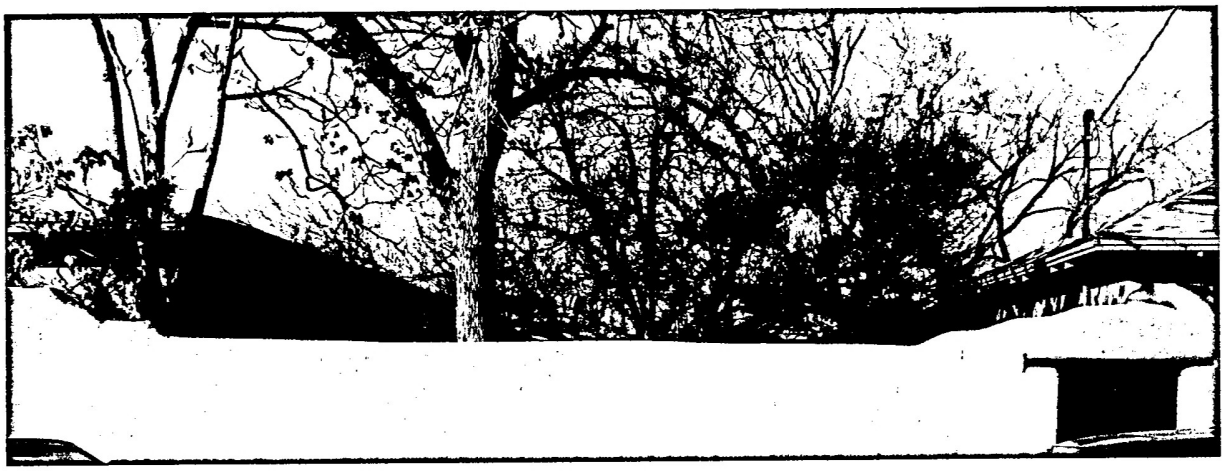
Photographs of proposed construction project at 234 Irvine Street.

North view. Not visible from street. Blue tarp covering plywood



West view from Ambrosio Street.

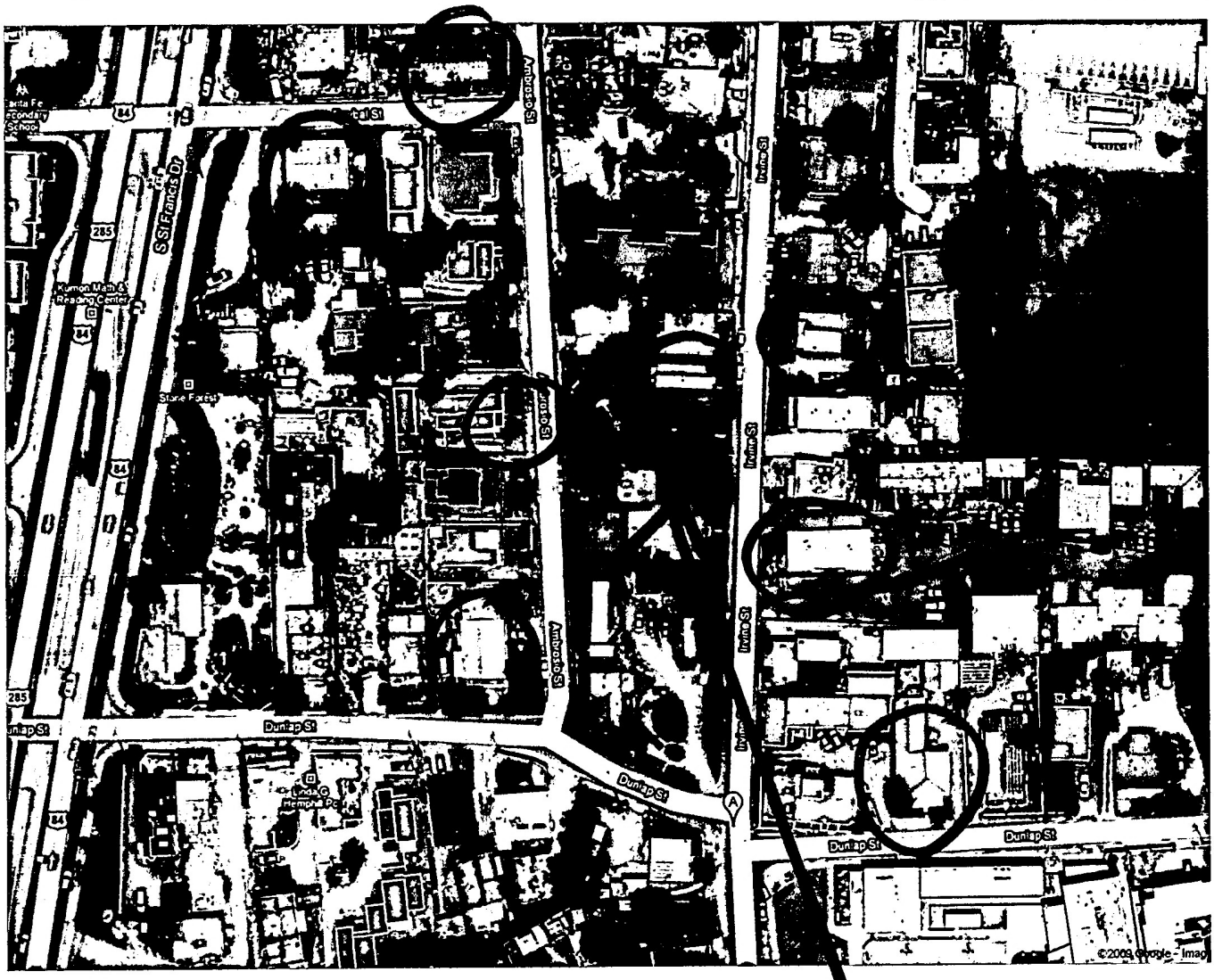
Southwest view through neighboring lot, on Ambrosio Street.



East view, from Irvine Street.

Google maps Address

To see all the details that are visible on the screen,use the "Print" link next to the map.



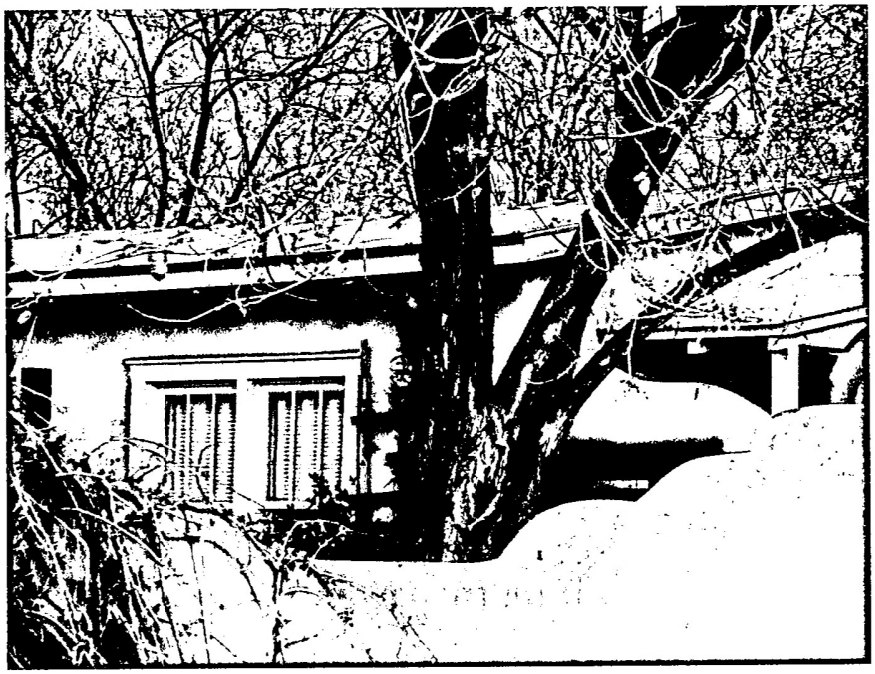
TIN ROOFS

234 IRVINE ST

14 Metal Roofs in the vicinity of 234 Irvine Street

235 Irvine Street

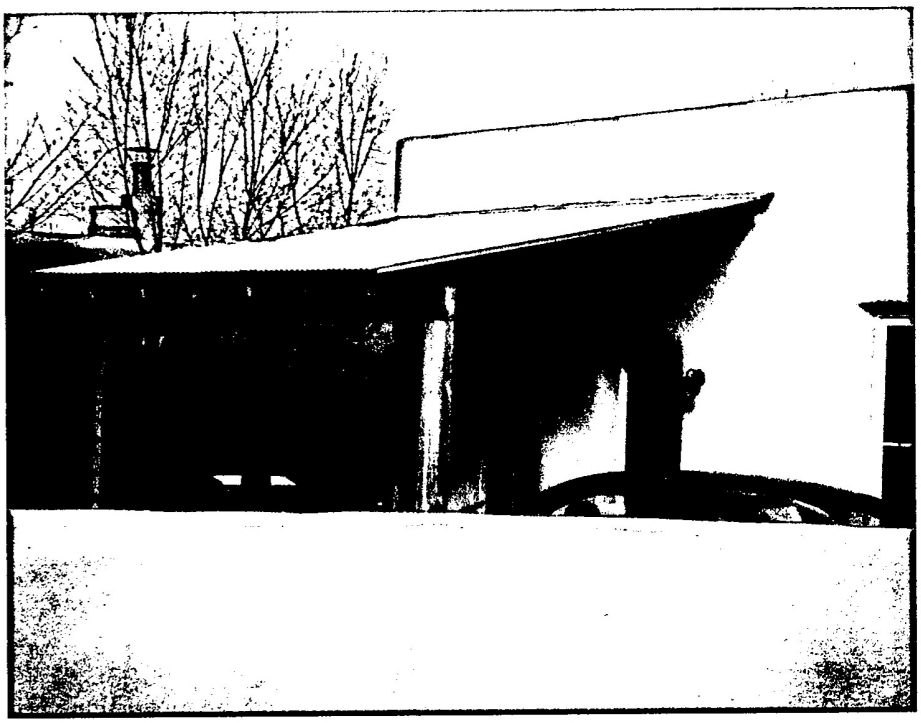
234a Irvine Street



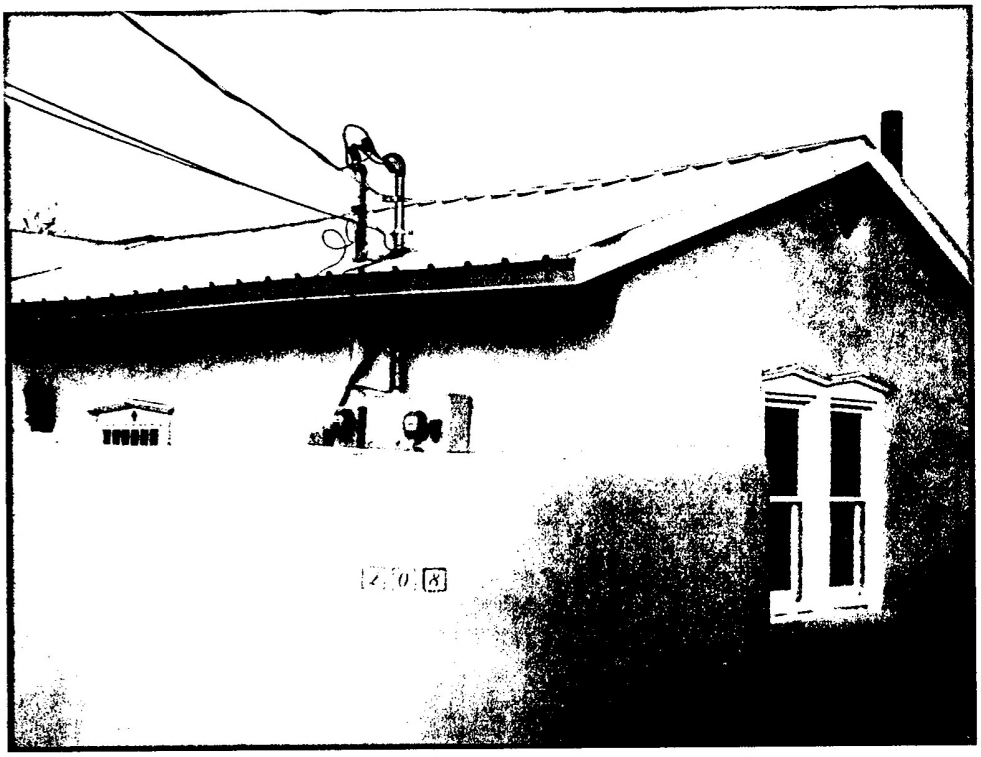
225 Irvine Street

211a Irvine Street

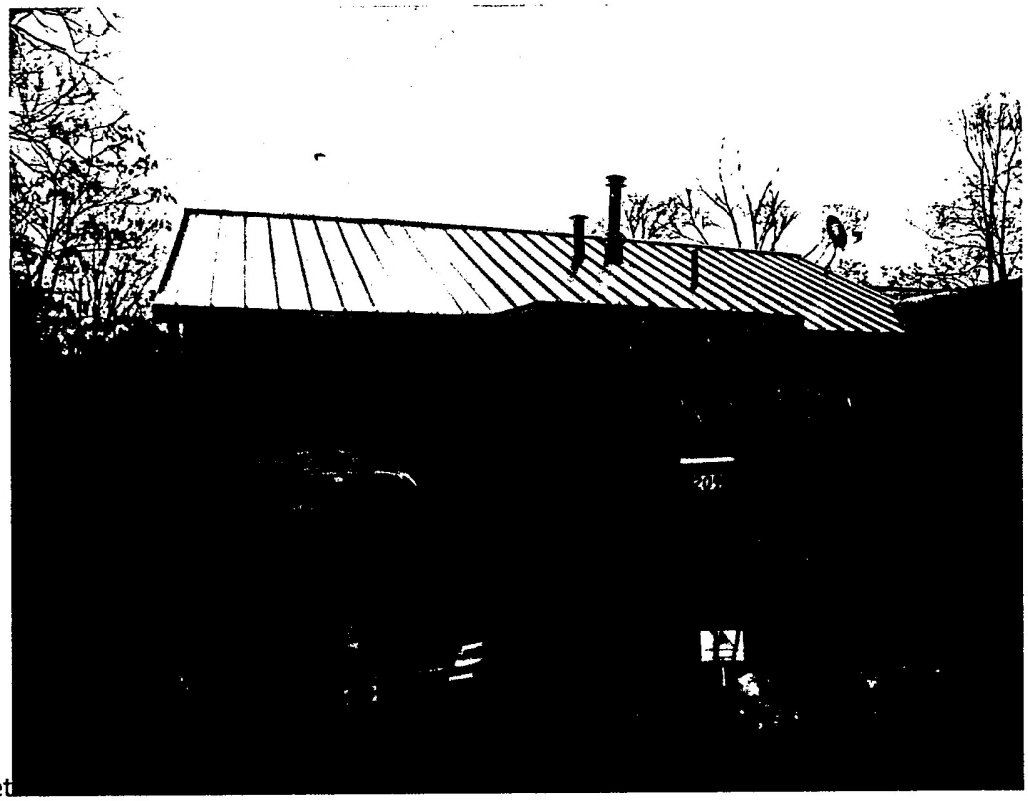
202 Irvine Street



208 Ambrosio Street



209 Ambrosio

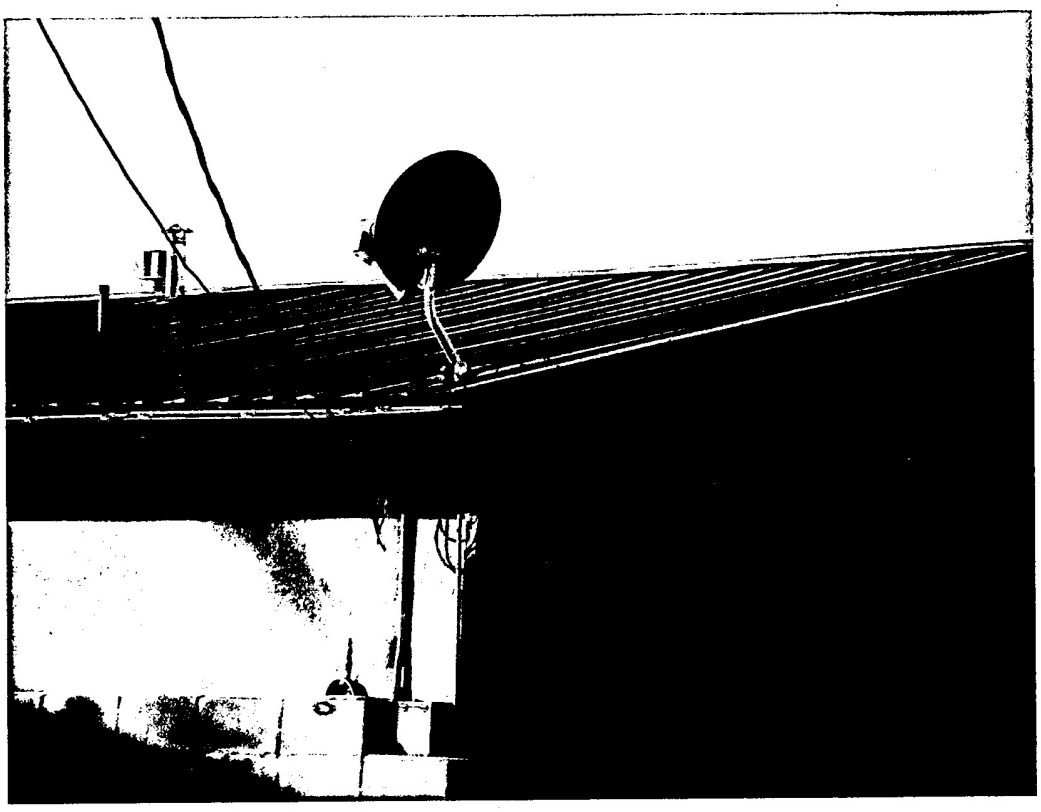


Street

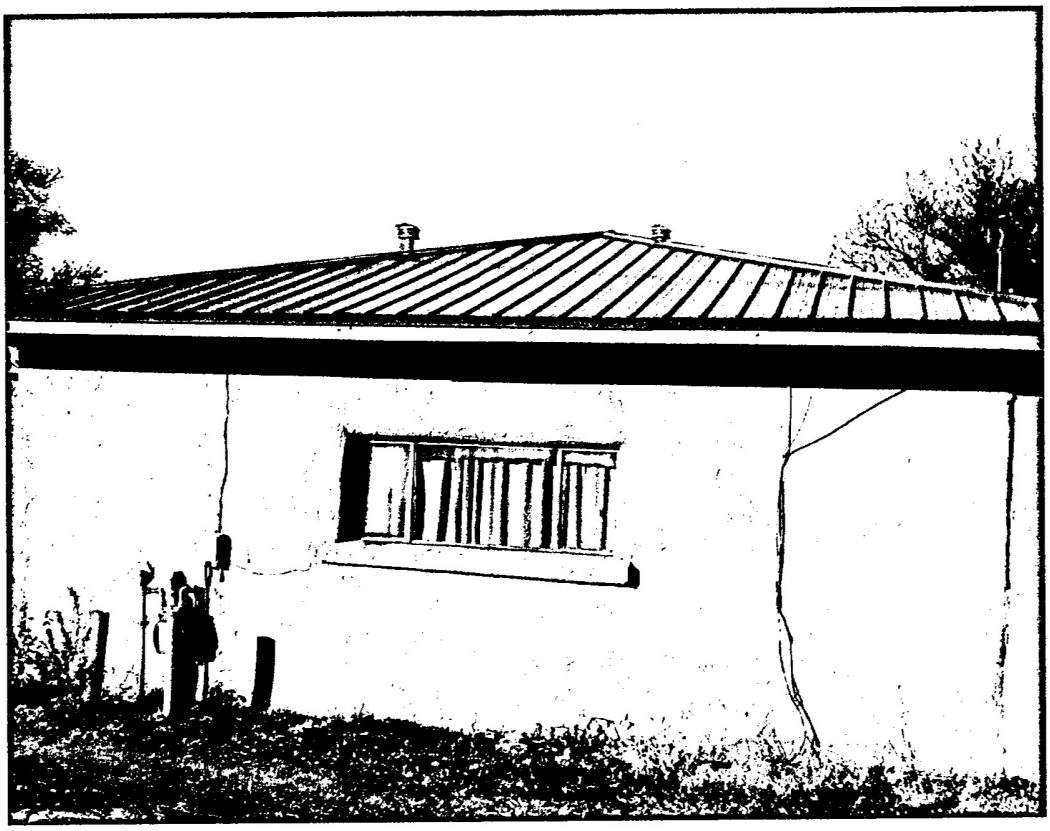
901 Roybal

813 Dunlap Street

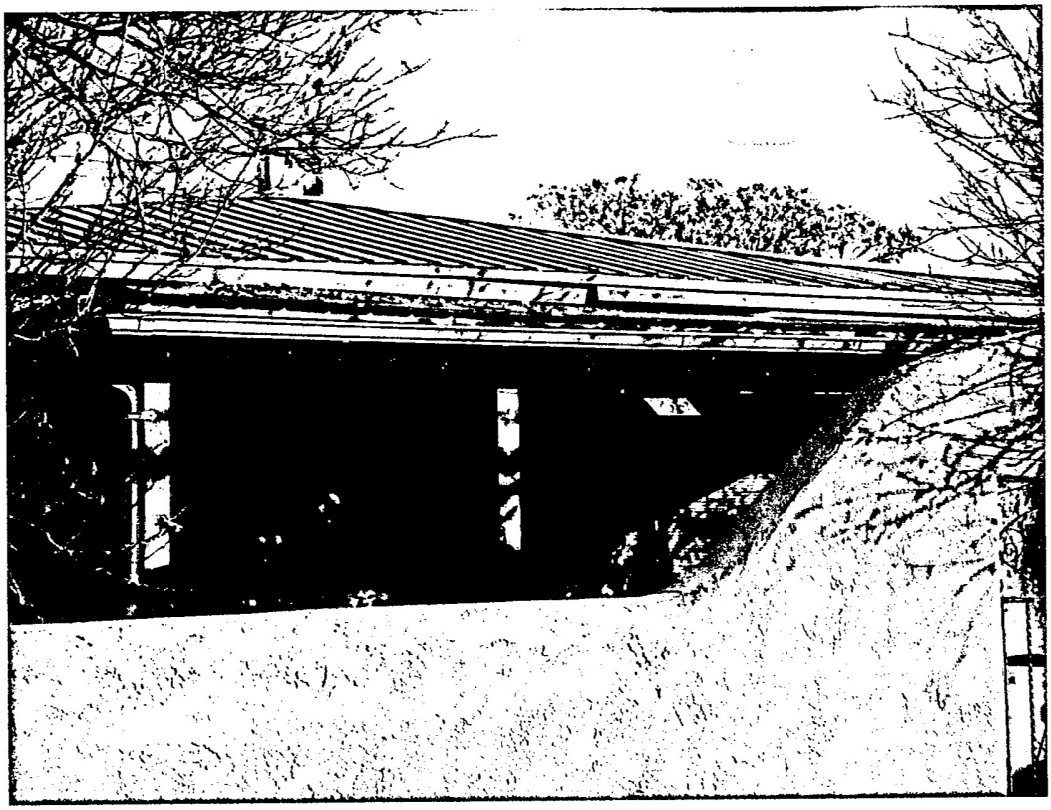
818 Dunlap Street



304 Irvine Street

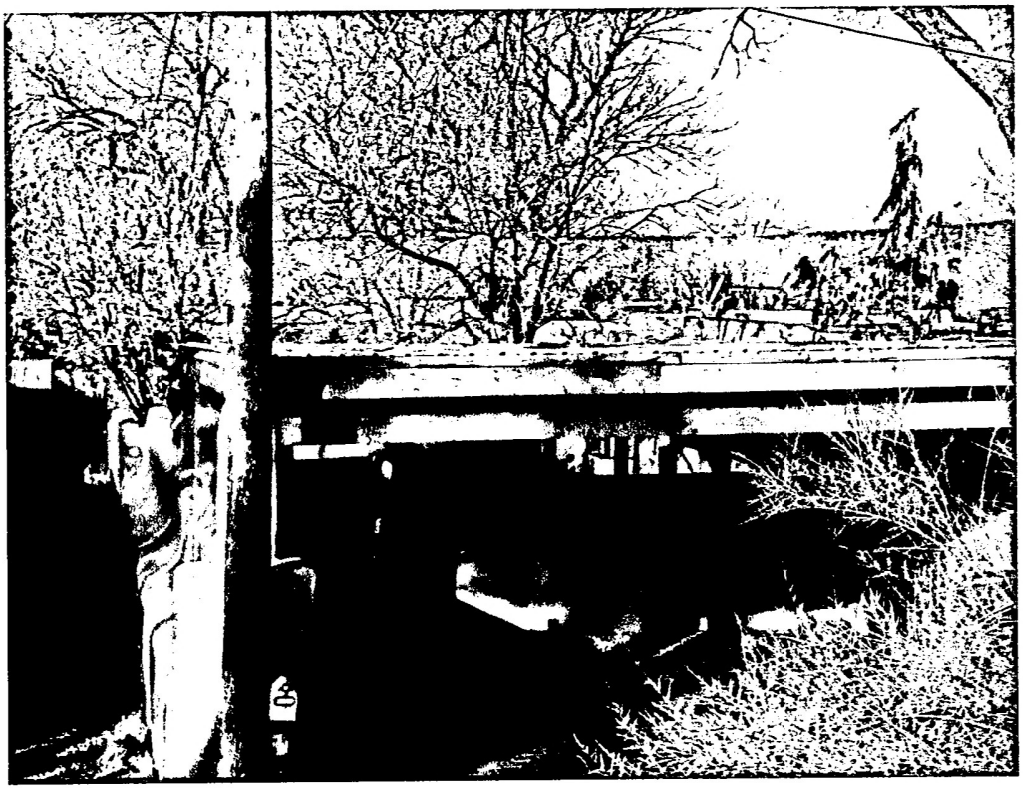


753 Dunlap Street



803 Agua Fria

234 Ambrosio Street



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 12/09/09	**Site Address:** 234 IRVINE ST, 87501
Property Owner of Record: EDEN KAREK	**Proposed Construction:** CARPORT (new) Addition
Applicant Name: Villa de San Ignacio	
Phone Number: 505 660-8802	**TOTAL ROOF AREA:** 1196 sq. ft
Agent Information:	**Agent Phone Number:**

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 12/09/09

To Be Completed By Staff

Zoning District Overlay: RM-7 Historic

Subdivision: **Lot:** **Block**

Permitted Use: ☑P
Accessory Use: ☐
Special Exception: ☐
Variance: ☐
Prohibited Use: ☐

☐ Historic ☐ Escarpment ☐ Flood Zone

ZONING SUBMITTALS:

Item	Required	Use	Complete
Proof of Legal Lot of Record	Yes		yes
Approved Development Plan(s)	Yes		yes
Existing Drawing Site Plan*	Yes	ALL	yes
Proposed Drawing Site Plan*	Yes	ALL	yes
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	yes
Approval Letters	Yes	ALL	yes
Accessory Structure Affidavit	Yes	ALL	NA
Zero Lot Line Affidavit	when 0 lot line exists		NA

* 1":100' or larger or as approved by staff

Staff:

Setbacks:

Front: Provided 20 Required 20 **2nd Front** Provided _____ Required _____

Left Side: Provided 5 Required 5 **Right Side:** Provided 5 Required 5

ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete
Address of Property	yes
North Arrow	yes
Graphic Scale	ok
Information Table (upper right hand corner of site plan)	
a. Zoning: _____	
b. Overlay Districts: Historic	
c. Flood Zone: _____	Wb
d. Use of buildings: Residence	
e. Number of parking spaces Provided 2 Required 2	ok
f. Parking and isle dimension	ok
g. All building separation(s) on and off the property (10' separation required for all structures.	ok
h. All Setbacks from property lines	ok
i. Height of Structures Proposed 11 Required 18	ok
j. Lot Coverage Proposed 35± Required 40%	ok
k. Open Space and square footage (if required)	ok
l. Access on and off the property	ok
m. Driveway and visibility Triangle Dimensions	ok
n. Bicycle Parking Requirement Provided _____ Required _____	
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: ☐ 3 20' from Curb.

Please ~~ensure~~ Carport on Street side.

COMMENTS: _____

REVIEWER: _____ DATE: 12-09-0

Staff: _____

City of Santa Fe, New Mexico

memo

DATE: January 12, 2010

TO: Historic Design Review Board Members

VIA: David Rasch, Supervising Planner Historic Preservation Division

FROM: Marissa C Barrett, Historic Preservation Planner Senior

CASE # H-10-006

ADDRESS: 234 Irvine Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	_x_ Proposed Letter
___ District Standards & Yard wall & fence standards.	_x_ Vicinity Map
_x_ Historic Survey Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
___ Other:	_x_ Photographs
	__ Other:

STAFF RECOMMENDATIONS:

Staff recommends approval on the condition that any exterior light fixtures are approved by staff before a building application permit is submitted. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2 (I) Westside-Guadalupe Historic District Design Standards.

BACKGROUND AND SUMMARY:

The Hipped Cottage style, single family residence located at 234 Irvine Street was constructed in 1927. The building has received minor alterations and is listed on the Official Map as contributing to the Westside-Guadalupe historic district. The pitched roofed accessory building located at the rear of the lot has been majorly altered through the years and is listed on the Official Map as non-contributing.

The owner was issued a stop work order by the historic inspector in December 2009 for construction without HDRB approval or a building permit. Work stopped immediately and the owner contacted City staff.

This application proposes the construction of an approximately 572 square foot carport. The carport will attach to the non-contributing building at the west elevation, which faces Ambrosio Street. The carport will be pitched to match the existing building and will be to a height of 11' where the existing height is 11'6". The carport will be simple in design with wood posts. The roof line of the new carport will be extended partly over the existing building to aid in weather protection since the current roof is leaking. The applicant would like to replace the existing roof and cover the new roof with a metal roof in the color Hawaiian Blue. Roofing material details are provided at the end of the packet as well as photographs of similar roofs in the neighborhood.

No work is proposed for the contributing main residence.

Dr. EDEN KARK DOM
234 Irvine St,
Santa Fe, NM 87501
Telephone: (505) 660 8802

Re: Building Permit for 234 Irvine Street

I would like to complete the building of a carport and continue the roof to provide adequate weather protection. The residence adjoining the carport is not a Historic building.
It has a leaking roof and I have been told by several roofers that the existing material is irreparable.
This is an opportune time to create a permanent and watertight roof.
There is a plethora of metal roofs in the immediate surroundings.
It is possible to use a 'torch-down roof' but it is a much less attractive roof and less hardy. A metal roof is both visually pleasing and supremely functional.
Please see the attached specs on the proposed material. It is of the highest quality. I am flexible with regards to color and profile (design).
My preference is for the 'Hawaiian Blue' but I am truly open to unpainted metal if that seems more historically consistent.
I would like to draw attention to the attached photos showing more than a dozen metal roofs in the very immediate surroundings. Also included are a couple of carports with metal roofs.

Many thanks

Eden Kark

Dr. EDEN KARK DOM
234 Irvine St,
Santa Fe, NM 87501
Telephone: (505) 660 8802

Re: Building Permit for 234 Irvine Street

I would like to complete the building of a carport and continue the roof to provide adequate weather protection. The residence adjoining the carport is not a Historic building.
It has a leaking roof and I have been told by several roofers that the existing material is irreparable.
This is an opportune time to create a permanent and watertight roof.
There is a plethora of metal roofs in the immediate surroundings.
It is possible to use a 'torch-down roof' but it is a much less attractive roof and less hardy. A metal roof is both visually pleasing and supremely functional.
Please see the attached specs on the proposed material. It is of the highest quality. I am flexible with regards to color and profile (design).
My preference is for the 'Hawaiian Blue' but I am truly open to unpainted metal if that seems more historically consistent.
I would like to draw attention to the attached photos showing more than a dozen metal roofs in the very immediate surroundings. Also included are a couple of carports with metal roofs.

Many thanks

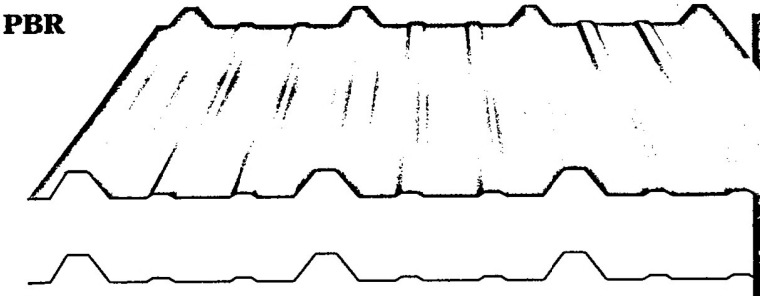
Eden Kark

Premium-Grade Panels

NCI METAL DEPOTS™
YOUR METAL CONSTRUCTION SOLUTION

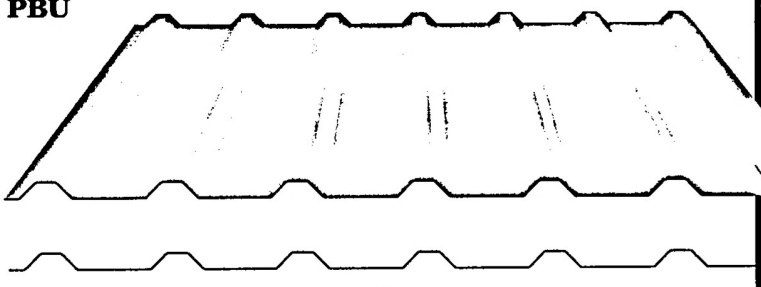
For retail, commercial and industrial applications... NCI Metal Depots Premium Grade Panels are produced on the finest equipment by trained, professional operators to insure the highest quality and consistent product available. This promotes minimal erection problems and down-time. Here at NCI Metal Depots, we know that with quality products erection goes smoothly!

PBR

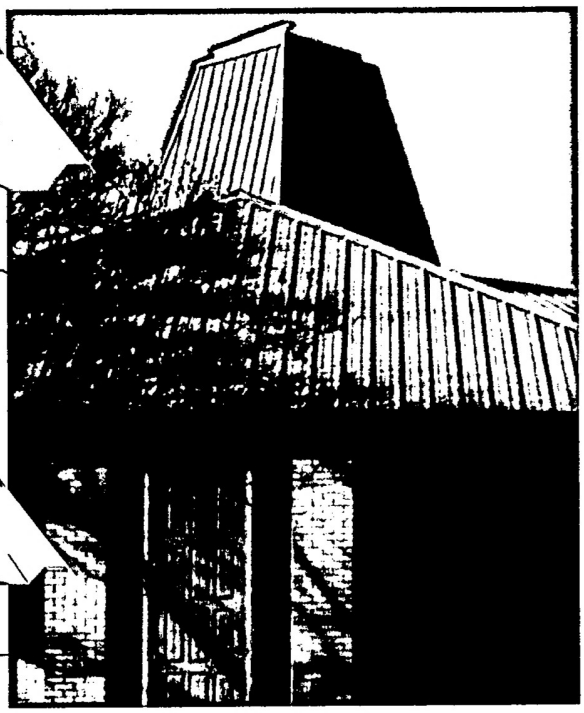


36" coverage

PBU



36" coverage



Premium Painted Galvalume®

- 20-Year Limited Siliconized Polyester Paint Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- PBR/PBU quality...no extra charge!
- Custom lengths available
- Available in Kynar Paint System

Premium Grade Galvalume Plus® Acrylic Coating

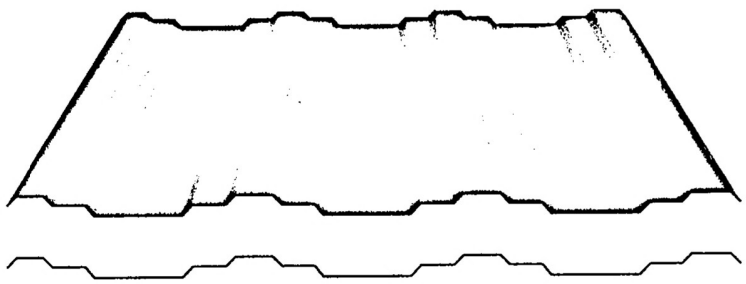
- Reduces hand printa and staining
- 20-Year Limited Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- PBR/PBU quality (PBR/PBU is standard in Premium Grade)
- Premium grade paint systems available over a G-90 coating

Premium Grade Retro-R® Panels

Make an old building look new again!

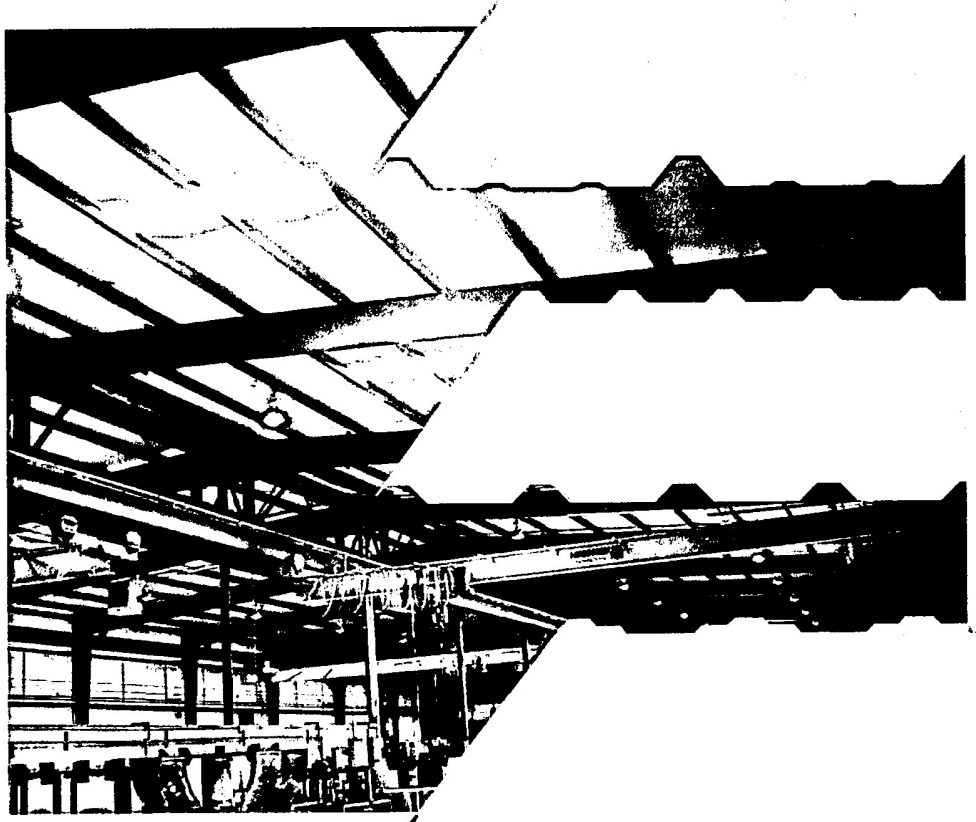
- 29-gauge Retro-R® Panels
- No need to remove existing sheets
- Siliconized Polyester Paint System
- Galvalume Plus® bare panels

Retro-R®



36" coverage

Light Transmitting Panels



"R" Panel

"U" Panel

Retro-R®

Stormproof®

Need to add a natural source of light to your metal building? NCI Metal Depots' Light Transmitting Panels are the answer!

- **"R", "U" and Retro-R® light transmitting panels consist of an 8 oz. high-strength woven roving and is fiberglass reinforced**
- **Stormproof® Panel is a 5 oz. standard light transmitting panel**

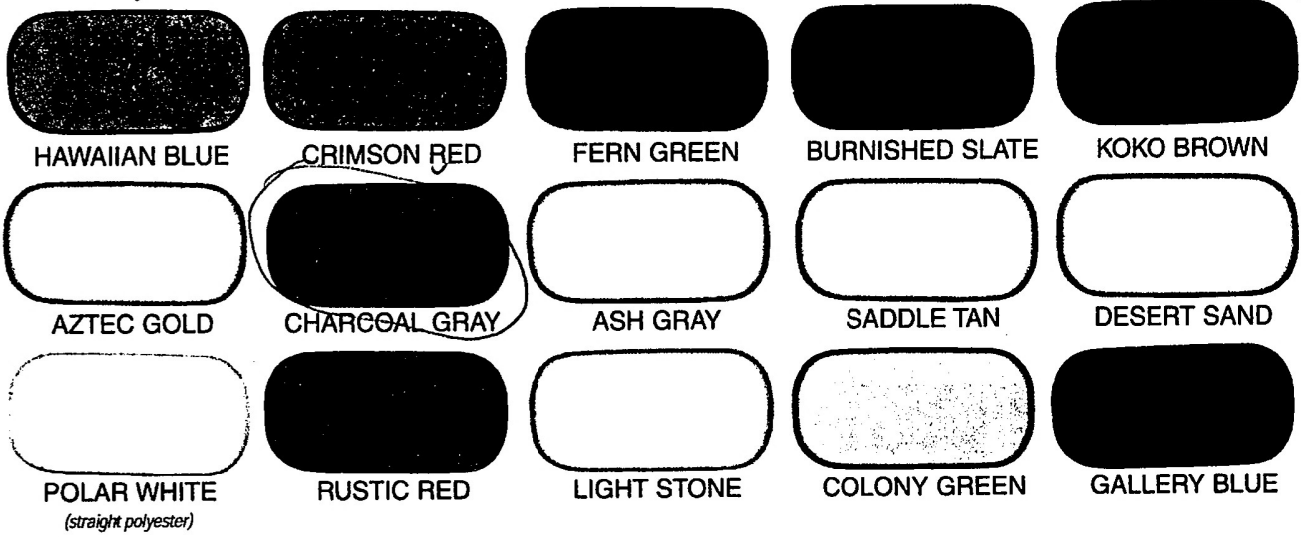
WARNING!
Light transmitting panels are not designed nor intended to bear the weight of any person walking, stepping, standing or resting on them. NCI METAL DEPOTS, DISCLAIM ANY WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, that any person can safely walk, step, stand or rest on or near these light transmitting panels or that they comply with any OSHA regulation.

PBR/"R"	36" coverage, 10'8" length	HW-1509
PBU/"U"	36" coverage, 10'8" length	HW-1542
Retro-R®	36" coverage, 10'8" length	HW-1558
Stormproof®	36" coverage, 10'0" length	HW-1566

Colors

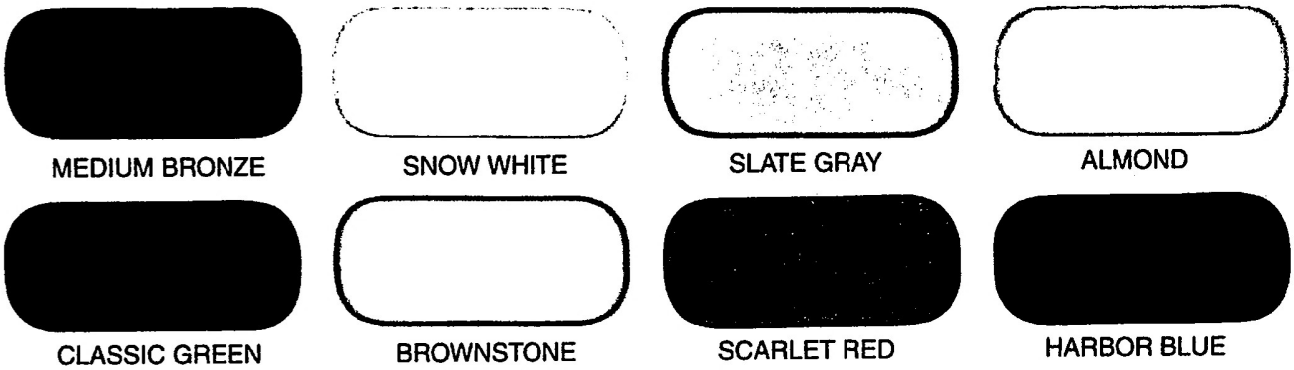
NCI Metal Depots Premium Grade

- Top-grade Siliconized Polyester Paint System
- 20-Year Limited Paint Warranty
- 26-gauge, 36" coverage, 80,000 PSI
- Custom lengths available
- PBR/PBU Panels...No extra charge!

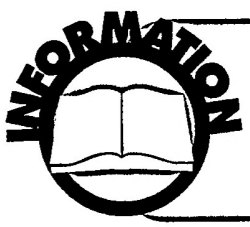


NCI Metal Depots Premium Grade: Kynar Colors

- 20-Year Limited Paint Warranty
- Kynar 500 Paint System
- Superior fade resistance
- Custom lengths available
- PBR/PBU standard



- A 20-Year Limited Paint Warranty available for all siliconized polyester colors upon written request. (Outside the continental United States, please inquire)
- Final color selection should be made from actual color chips
- For the most current information available, visit our website at www.metaldepots.com



COLORS SHOWN ARE FOR APPROXIMATION PURPOSES ONLY AND ARE NOT TO BE CONSIDERED THE ACTUAL COLORS NCI METAL DEPOTS OFFER. FINAL COLOR SELECTION SHOULD BE MADE FROM ACTUAL COLOR CHIPS WHICH CAN BE OBTAINED FROM YOUR LOCAL NCI METAL DEPOTS OUTLET.

234 IRVINE STREET.

CARPORT - ROOF PROPOSAL

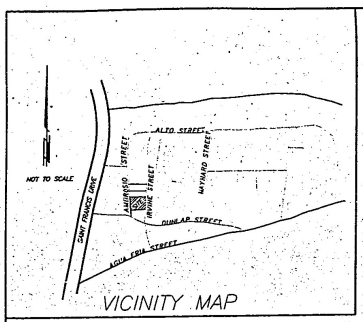
Dr. Eden Kark DOM

Acupuncture, Herbalism,
Bodywork, Nutrition,
Homotoxicology,
Education

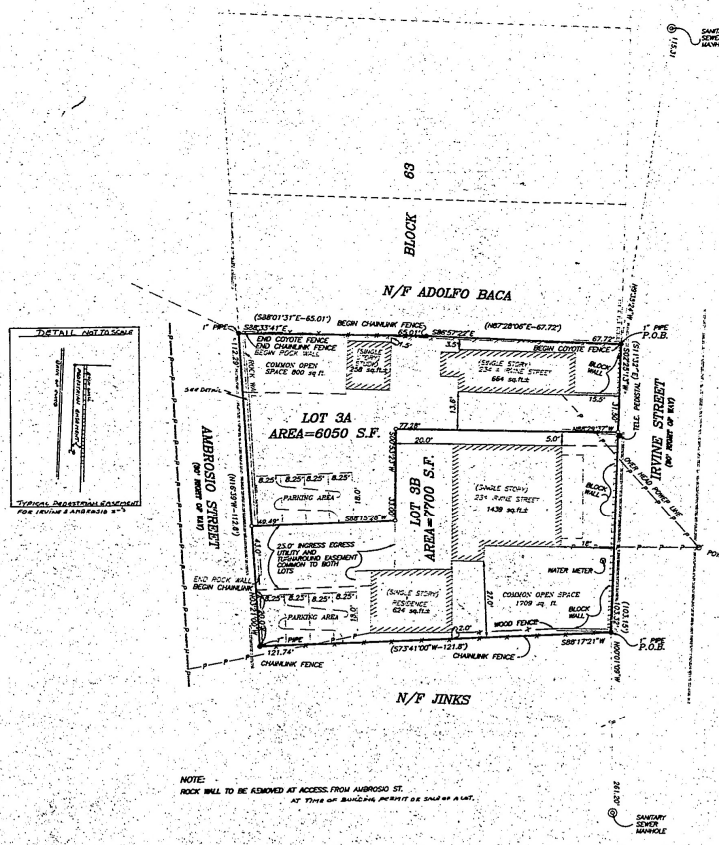
tel: (505) 660-8802

email: edenkark@gmail.com
fax: (505) 820-3185
234 Irvine Street,
Santa Fe, NM 87501

275631



VICINITY MAP



NOTE:
ROCK WALL TO BE REMOVED AT ACCESS FROM AMBROSIO ST. AT TIME OF BUILDING PERMIT BE SAID AT A LAT.

DESCRIPTION LOT 3A

LYING AND BEING SITUATE AT 234A IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS N72°05'57"W, 115.31 FEET; THENCE FROM SAID POINT OF BEGINNING S24°06'00"W, 31.50 FEET;

THENCE N88°29'37"W, 77.28 FEET;
THENCE S02°33'57"W, 33.00 FEET;
THENCE S88°15'28"W, 49.49 FEET;
THENCE N03°21'00"W, 69.29 FEET;
THENCE S88°33'41"E, 65.01 FEET;

THENCE S86°57'22"E, 67.72 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 11.4 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

DESCRIPTION LOT 3B

LYING AND BEING SITUATE AT 234 IRVINE STREET, IN A PORTION OF LOT 3, BLOCK 63 OF KINGS OFFICIAL MAP, SANTA FE, NEW MEXICO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT FROM WHENCE A SANITARY SEWER MANHOLE BEARS S14°35'12"E, 261.20 FEET; THENCE FROM SAID POINT OF BEGINNING S88°17'21"W, 121.74 FEET;

THENCE N03°21'00"E, 43.00 FEET;
THENCE N88°15'28"E, 49.49 FEET;
THENCE N02°33'57"E, 33.00 FEET;
THENCE S88°29'37"E - 77.28 FEET;

THENCE S02°25'13"W, 21.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.18 ACRES MORE OR LESS, ALL AS SHOWN HEREON.

REFERENCE DOCUMENTS

1.) PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD REPLAT OF PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO., BY JOSEPH L. PACHECO ON SEP., OCT., NOV., DEC., 1977.

2.) PLAT SHOWING SURVEY OF PROPERTY FOR ANTONIO LARRAÑAS NUMBERS 234 & 234A, IRVINE STREET, SOUTH PORTION OF LOT 3, BLOCK 63, KINGS OFFICIAL MAP, SANTA FE NEW MEXICO, BY SAMUEL R. DAVALOS, ON 30 SEPTEMBER 1965, RECORDED IN PLAT BOOK 13, PAGE 40 AT THE SANTA FE COUNTY CLERKS OFFICE, SANTA FE, NEW MEXICO.

UTILITIES

SANGRE DE CRISTO WATER CO. — 3-15-94 DATE
U.S. WEST COMMUNICATIONS — 3-14-94 DATE
PUBLIC SERVICE CO. OF N.M. — 3-15-94 DATE
GAS CO. OF N.M. — 3-15-94 DATE

NOTES:

1.) ~~ALL DRIVEWAYS AND PARKING AREAS SHALL BE PAVED WITH ASPHALT OR CONCRETE~~

2.) EACH LOT SHALL BE SERVED BY SEPERATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.

3.) TERRAIN MANAGEMENT REGULATIONS, SFCO 14-90, SHALL BE COMPLIED WITH AT TIME OF BUILDING PERMIT APPLICATION.

4.) PERSUANT TO SFCO 14-95, A CAPITAL IMPACT FEE HAS BEEN ASSESSED ON THESE LOTS. ANYONE INTENDING TO BUILD SHOULD CONTACT STAFF AT CITY HALL.

FLOOD ZONE

THIS PROPERTY LIES WITHIN ZONE C AREAS OF MINIMAL FLOODING AS SHOWN ON F.I.R.M. COUNTY PANEL 350070-0005 B, DATED 7-2-80.

THIS PLAT SUBJECT TO ANY RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 12th DAY OF DECEMBER 1993, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

GARY E. DAWSON, N.M.P.L.S. 7014

GARY E. DAWSON NEW MEXICO 7014 REGISTERED PROFESSIONAL SURVEYOR

SD 1993-2

DEDICATION AND AFFIDAVIT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) HAVE CAUSED TO BE DIVIDED THOSE LANDS SHOWN HEREON. THE SAID DIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER(S). UTILITY COMPANIES ARE GRANTED EASEMENTS SHOWN AND TO EXISTING UTILITIES NOT SHOWN. OTHER EASEMENTS ARE GRANTED AS SHOWN. THIS DIVISION CONTAINS 0.313 ACRES, MORE OR LESS. THERE IS NO ROAD DEDICATION AND MAINTENANCE OF PRIVATE ROADS IS THE RESPONSIBILITY OF THE LOT OWNER.

THIS DIVISION LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, N.M.

OWNER(S)
KEN MAYNARD — 3/1/94 DATE

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME, BY KEN MAYNARD
THIS 19 DAY OF March, 1994

NOTARY PUBLIC — 3/98 MY COMMISSION EXPIRES

REVIEWED BY CITY OF SANTA FE

TECHNICAL REVIEW DIRECTOR — 4/20/94 DATE
PLANNING DEPARTMENT — 4/20/94 DATE
SUBDIVISIONS DIRECTOR — 5-26-94 DATE

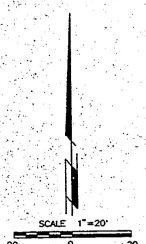
APPROVED BY THE CITY SUMMARY REVIEW COMMITTEE
WATER MEETING OF 1-20-94
CHAIRMAN — SECRETARY

LEGEND

BEARINGS ARE DERIVED FROM PLAT OF SURVEY SHOWING LANDS IN GUADALUPE NEIGHBORHOOD, REPLAT PORTIONS OF KINGS MAP, BLOCK 63, PLAT-B CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, BY JOSEPH L. PACHECO ON SEP., OCT., NOV., DEC., 1977.

● DENOTES REBAR, OR AS SHOWN FOUND
○ DENOTES REBAR, OR AS SHOWN SET.

BOUNDARY DATA IN PARENTHESIS IS FROM PRIOR PLATS OR DOCUMENTS



SURVEY PLAT PREPARED FOR

KEN MAYNARD

SHOWING THE DIVISION OF 234 AND 234A IRVINE STREET, BEING PARCEL 43 OF THE TITLE CLEARANCE ASSISTANCE AND SURVEY MONUMENTATION PROJECT.

864,248

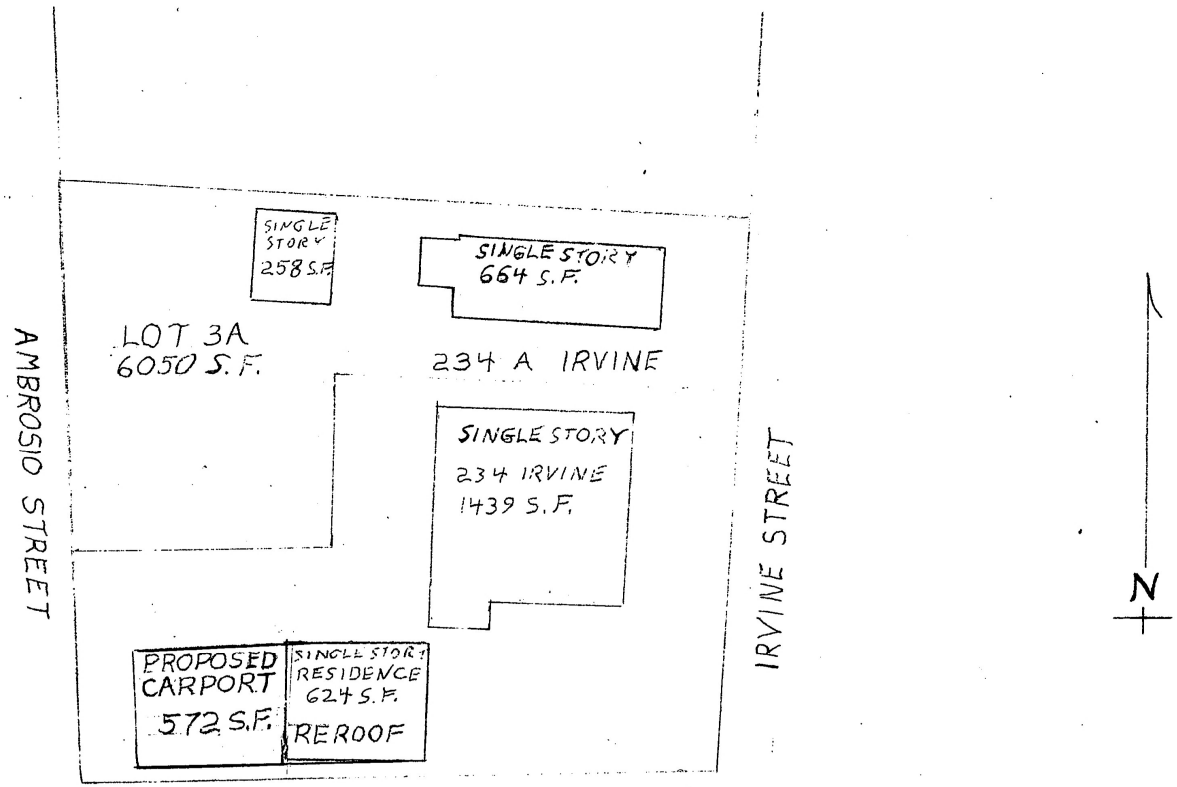
COUNTY OF SANTA FE, } SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 24 day of May, 1994 A.D. at 10:38 o'clock A.M. and was duly recorded in book 275, page(s) 31 of the records of Santa Fe County.

Witness my Hand and Seal of office
Lena C. Abeyta
County Clerk, Santa Fe county, N.M.

Deputy

DAWSON SURVEYS INC.
PROFESSIONAL LAND SURVEYORS
915 MERCER STREET
SANTA FE, N.M.
FILE# 2429\PLAT DATED\01\03\94

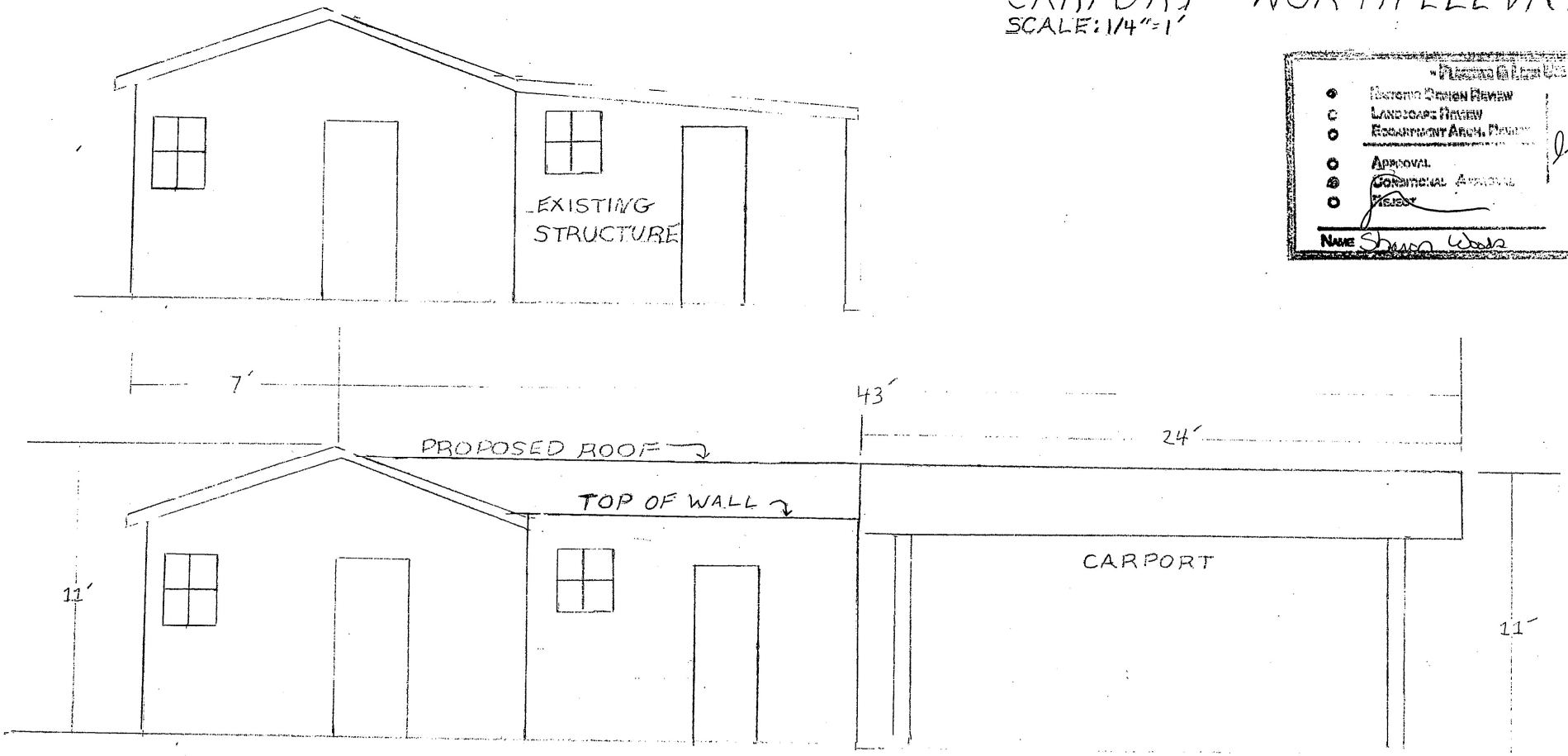
94-74



234 IRVINE STREET | SCALE: 1" = 20'

CARPORT — NORTH ELEVATION

SCALE: 1/4" = 1'



"Planning & Land Use"

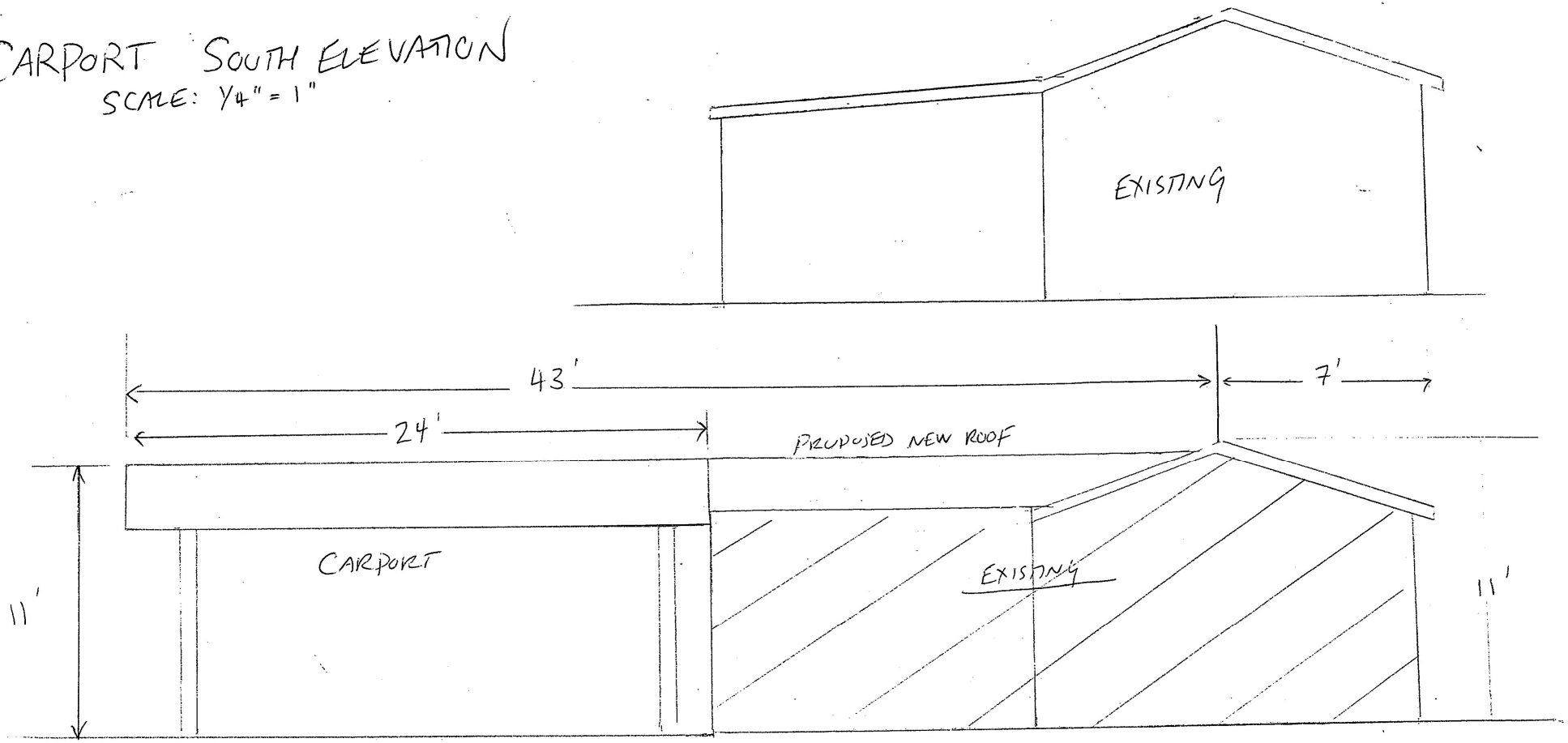
- Historic Design Review
- Landscape Review
- Equipment Arch. Review
- Approval
- Conditional Approval
- Reject

Name Shawn Wood

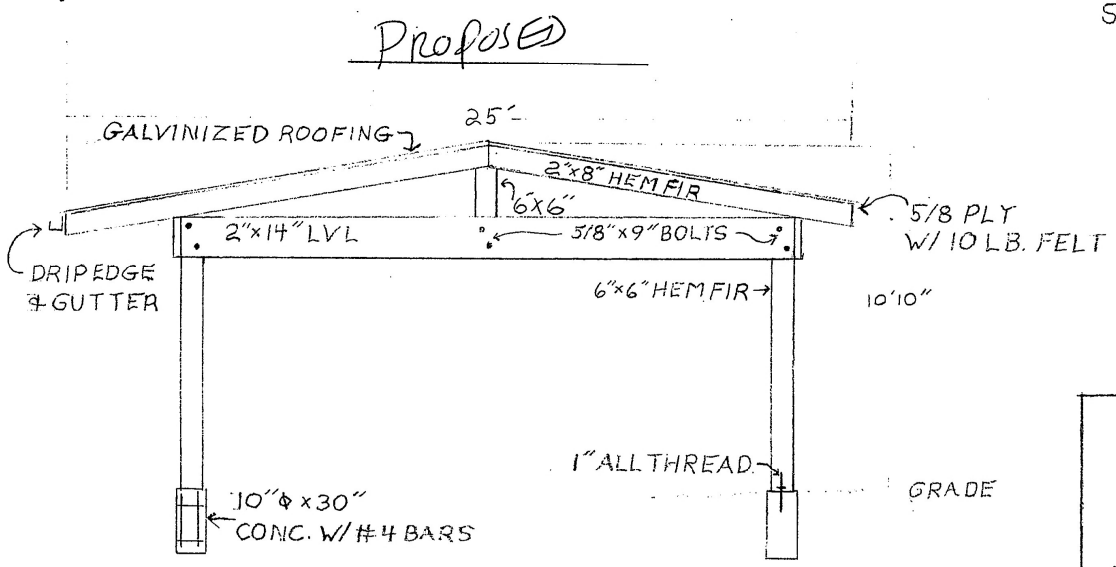
Date Jun 12, 2010

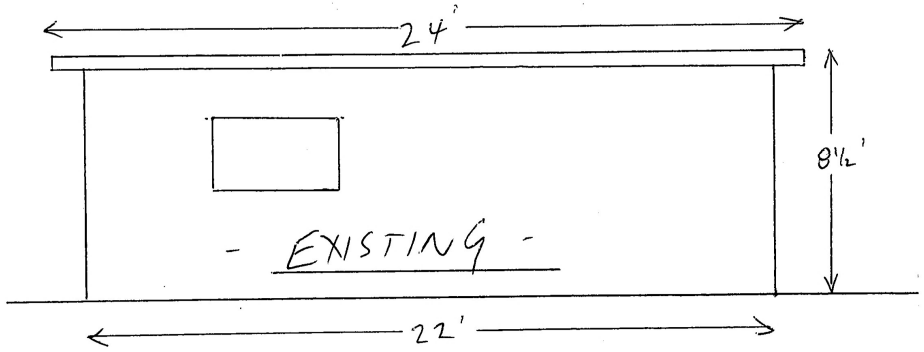
CARPORT SOUTH ELEVATION

SCALE: 1/4" = 1"

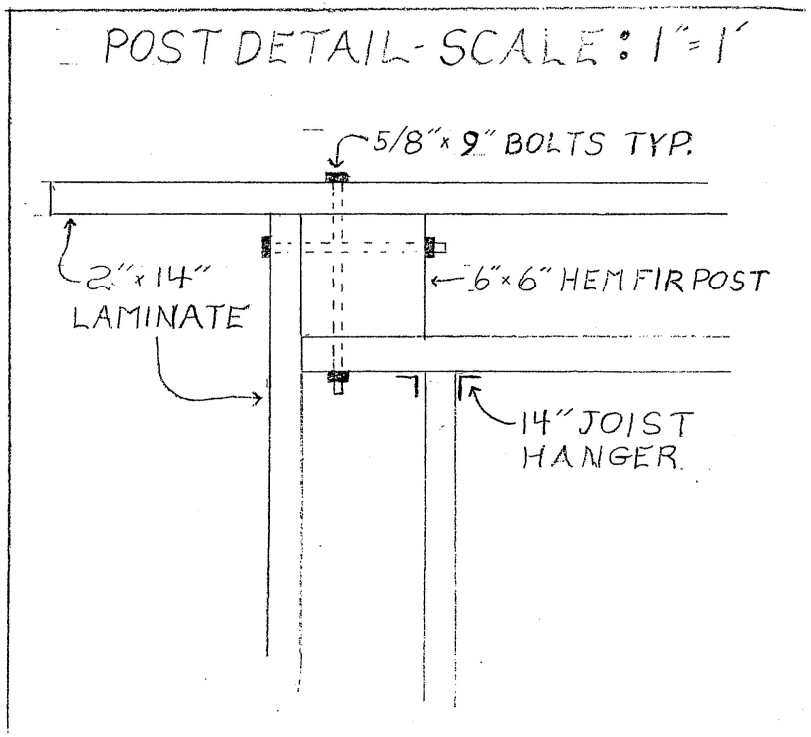


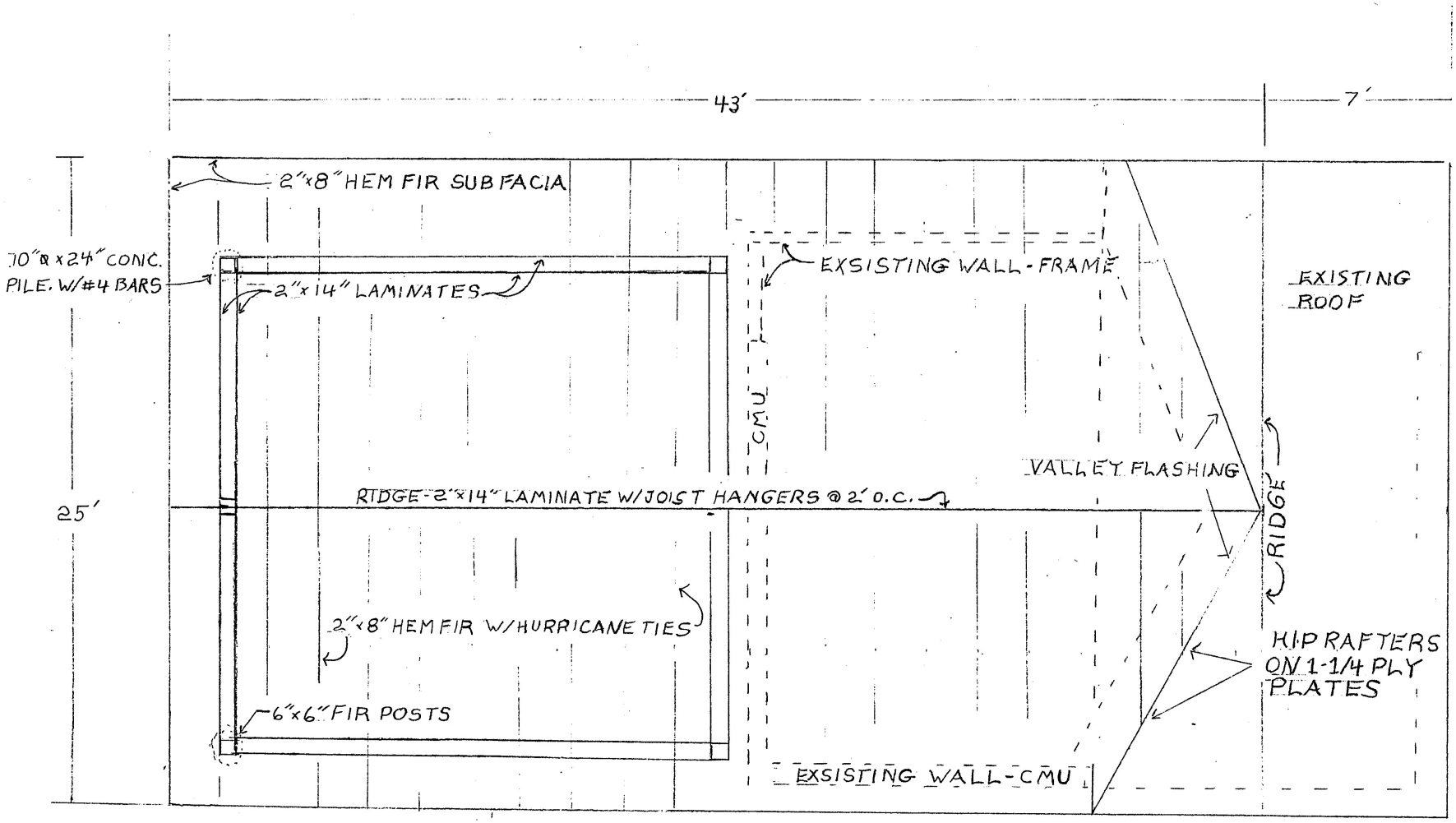
CARPORT - 234 IRVINE ST.
WEST ELEVATION
SCALE: 1/4" = 1'





POST DETAIL - SCALE: 1" = 1'





234 IRVINE ST. | ROOF FRAMING PLAN | 1190 S.F. | SCALE: 1/4" = 1'

City of Santa Fe, New Mexico

memo

DATE: **May 27, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-010293-HDRB, 345 Garcia St, Downtown & Eastside Historic District, contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, propose to construct a freestanding 436 sq. ft. guest house with garage and a 481 sq. ft. carport to a height of 10'-0" where the maximum allowable is 15'-5". On the main residence construct a 108 sq. ft. portal, enlarge the existing 382 sq. ft. portal to 621 sq. ft., replace windows and doors, change the size of several non-primary façade windows including converting several into doors, infill windows, construct two exterior fireplaces, alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the contributing wall. Three exceptions are requested to 14-5.2(D)(5)(a)(iii) to infill a window on a primary façade, 14-5.2(D)(2)(d) to enlarge the portal within 10' of the primary façade, and 14-5.2(D)(1)(a) for removing part of the contributing wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ **District Standards & yard wall & fence standards.**	__x__ **Proposal Letter**
__x__ **Historic Inventory Form**	__x__ **Site Plan/Floor Plan**
__x__ **Zoning Review Sheet**	__x__ **Elevations**
__x__ **Other**: Height Calculation	__x__ **Photographs**
	__x__ **Other:** Exception Criteria

STAFF RECOMMENDATION:

Staff's analysis of the proposed project identified 3 exceptions to the design standards of the Historic District overlay. The following recommendations summarize the staff's analysis of the exception criteria for each request. A more detailed analysis and the applicant's responses can be found in the Exception Criteria and Response section of this report.

1) **14-5.2(D)(5)(a)(iii)** *No existing openings shall be closed.*
   For the proposed closing of the north facing window on the west primary elevation, staff finds that the criteria have been met and recommends **approval** of the exception request.
2) **14-5.2(D)(2)(d)** *Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.*
   For the proposed extension of the south portal, staff finds that the exception criteria have not been met and recommends **denial** of the exception request.
3) **14-5.2(D)(1)(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.*
   For the removal of two linear feet from the contributing yardwall, staff finds that the criteria have been met and recommends **approval** of the exception request.

Staff recommends approval of the other elements of the application that do not require exceptions as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny the exception to **14-5.2(D)(5)(a)(iii)** for the proposed closing of the north facing window on the west primary elevation, finding that the exception criteria have/have not been met,
b. Approve or deny the exception to **14-5.2(D)(2)(d)** for the proposed extension of the south portal, finding that the exception criteria have/have not been met,
c. Approve or deny the exception to **14-5.2(D)(1)(a)** for the removal of two linear feet from the contributing yardwall, finding that the exception criteria have/have not been met, and
d. Approve or deny the elements of the project that do not require exception.

Should the Board deny the exception request(s), the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit, or the Board may impose additional conditions of approval to ensure compliance with the Historic District overlay standards.

BACKGROUND & SUMMARY:

The single-family residence at 345 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. The accessory structure is listed as non-contributing, and the front yard wall is designated contributing. On November 26, 2024, in case #2024-009369-HDRB, the Historic Districts Review Board (HDRB) retained the contributing status of the residence, designated the west elevation, northwest corner, and the area around the chimney as the primary facades, downgraded the status of the accessory dwelling unit and associated carport to non-contributing, and designated the street front yard wall as contributing.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 Historic Cultural Properties Inventory (HCPI) there were significant changes to the structure circa 1987 including replacement of all of the windows and doors, the installation of the bay windows on the north, the introduction of new openings and closure of old openings; replacement of the Territorial-type pediment trim; raising of the ceiling, roof, and parapets at the back of the house; alteration of the former carport fenestration; change of front or west wall at the vehicular entrance, a pedestrian entry, and possibly at other points of fenestration. The Historic Preservation Division (HPD) 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 1984 HCPI.

Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner was approved for demolition on May 13, 2025, under case 2025-010292-HDRB.

A tall street wall, partially serving as a retaining wall, crosses the front of the property. The base is retaining and is constructed of stone. The remaining portion of the wall is stuccoed and the full height is about 53 inches. 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 according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic at over 50 years of age. The second portion of the wall connects to the front wall in the northwest corner and extends east. It is about 39 inches in height and in areas shows several layers of plasterwork.

Figure 3: Yardwalls with construction dates

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main Residence:

1. Infill a window on the west elevation primary facade. An exception is requested to 14-5.2 (D)(5)(a)(iii) to infill a window on a primary façade. This window is not original to the structure and may sit in the space of a previously infilled door according to the 2024 HCPI.
2. Enlarge the existing 382 sq. ft. southern portal to 621 sq. ft. an exception is requested to section 14-5.2(D)(2)(d) to enlarge the portal within 10' of the primary façade.
3. Construct a 108 sq. ft. portal on the southeast facade.
4. Replace all windows with aluminum clad simulated wood windows with a white finish. The existing windows are not historic; the windows were replaced in 1987. The window replacement will consist of reconfiguring some openings, including replacing a window with a door on the south elevation of the courtyard under the proposed portal, enlarging the bay windows openings and creating two doors with a window on the north elevation. Create a window to the south of the door on the east elevation under the new portal. Staff notes that the bay window is from the 1980s remodel and is not original to the house.
5. Construct two exterior fireplaces with one at each of the two portals.
6. Install exterior lighting in Shielded Metal.
7. Stucco using cementitious "Buckskin".
8. Paint trim in "white".

Lot:

9. Construct a freestanding 436 sq. ft. guest house with garage to a height of 10'-0" where the maximum allowable is 15'-5" in the recent Santa Fe style.
10. Construct a 481 sq. ft. carport to a height of 10'-0" where the maximum allowable is 15'-

5”.

11. Alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the contributing wall. An exception is requested to Section 14-5.2(D)(1)(a) for removing part of the historically contributing wall.

EXCEPTION CRITERIA AND RESPONSES:

Three exceptions are requested to 14-5.2 (D)(5)(a)(iii) to infill a window on a primary façade, 14-5.2(D)(2)(d) to enlarge the portal within 10’ of the primary façade, and 14-5.2(D)(1)(a) for removing part of the contributing wall.

Exception to 14-5.2 (D)(5)(a)(iii): *For all facades of significant and landmark structures and for the primary facades of contributing structures no existing opening shall be closed*. The applicant requests an exception to infill a window on a primary façade.	
Criterion 1: Do not damage the character of the streetscape.	**Criterion Met:** (Yes/No) **YES**

Applicant Response: Located in the 6' north-facing offset on the Garcia Street primary façade, is a single 22" x 30" window that does not match any other window or opening in the house. Applicants request to close the opening on the exterior and remove the non-historic window and its non-historic wooden surround.

Granting of the Applicants' request does not do harm to the spirit of the ordinance's principle that "no existing opening shall be closed" on a primary facade.

- In this case, the single window opening that will be removed is not original to the structure.
- Moreover, the current window has not been in place for 50-years to qualify as "historic".
- Exterior window surrounds were added in the late 1980s renovation.
- The window will be closed on the interior.

The non-historic nature of the windows in the home was identified in the property's Historic Cultural Properties Inventory (HCPI) of October 11, 2024.[1]

As part of the renovation and restoration of the home, the Applicants will be substantially improving the interior of the primary entry room of the home. This will allow for a better functioning room and a more gracious greeting of guests. The existing wall-to-wall carpet in the entry will be returned to the original hardwood, the trio of non-historic six-over-six windows on the designated west facade will be replaced with new wooden windows of the corresponding size and configuration meeting Historic District standards. A replacement glass entry door and flanking windows will replace the current ones on the non-primary Southern facade – also meeting Historic District standards. The entry room will be newly plastered, with upgraded library shelving, the addition of a skylight, and interior lighting will be upgraded for the Applicant's collection of contemporary New Mexican art. To provide more wall space for art, the small north-facing non-historic window in the entry room will be closed off on the interior. The opening will be plastered over inside to match the interior wall space.

The Applicants propose that this non-original non-historic opening and post -1987 window and surround be removed on the exterior. The roughly 22" x 30" opening will be closed, insulated and stucco would be applied on the exterior to match and harmonize with the building overall. The exterior of the 6' facade inset would be all stucco. There are three primary reasons for this request:

- The current window does not contribute in a meaningful way to the primary façade and is not a distinguishing feature of the facade when the home is viewed from Garcia Street over the tall street wall. The prominent features on the primary facade are west facing -- a trio of 6 over 6 windows in the entry room and the pair of 6 over 6 windows in the living room. All these window openings and their sequence will be retained. By contrast, the non-historic window that would be removed is small, faces north away

from the street and is on a 6’ offset wall setback on the primary facade.

• The single window opening is not original to the structure. Examination of the woodwork and plaster in the interior of the current entry room indicates that there was once a door from the room into the yard. The current small window opening was substituted for a door at a later point in time. This assessment aligns with oral reports from the prior long-:me owners who shared with the current owners that the entry room was originally a porch that was subsequently enclosed as an entry area and “TV room” for their family.

• While it is possible for the small window and surround to be left in place as a non-operable or “ghost” window on the exterior, doing so would not promote the historic or visual integrity of the primary facade. For some, it could look odd. As part of the planned work, the entire building will be rehabilitated, new stucco applied, the building will be weather-proofed and made more energy efficient. To leave a small non-original opening, non-historic window and surround, and future non-functional window in place would compromise the ability of the applicants to have a well preserved, weather-tight and long-lasting building envelope.

**1. Please see packet for copy of the HCPI

Staff Response: Staff finds that this criterion for exception is met. This window appears to have been in a door opening that was modified in the 1987 renovation, according to the 2024 HCPI, it is not original to the structure nor is it historic and it does not match the other windows in the residence; therefore, it will not damage the character of the streetscape to remove this one window.

Criterion 2: **Prevent a hardship to the applicant or an injury to the public welfare.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response: A hardship would be presented to the applicants by having to retain a non-functional, non-historic single-pane window on the exterior of the building envelope. Although it would be enclosed and insulated on the interior, retention of the window and surround on the exterior would represent an unnecessary intrusion into the façade that is not necessary for either design or historic reasons. The window and its' surround would require ongoing exterior maintenance and caulking that would not be required of a well-maintained solid stucco wall for this offset portion of the facade. The structure would be less energy efficient and less sustainable without an offsetting benefit to the historic or visual integrity of the home. **Staff Response:** Staff finds that this criterion for exception is met. The general practice for closing off of windows on contributing, significant, and landmark structures has been to close the structure off on the interior. The existing window opening is neither original nor historic. 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 proposed window infill will not be contrary to the public welfare.	
Criterion 3: **Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response: Closing of the opening and removal of the small single-paned window will improve the physical and visual integrity of the building structure, maximize the investments by the applicants in the overall rehabilitation and contribute to the visual and design integrity of the home.

With work planned on the exterior and upgrades to all the windows, retention of the identified small opening, non-historic window and late 1980's surround is inconsistent with the quality desired and thoughtful planning for the building's exterior and interior. Retention of a "ghost" window on the 6' facade offset is both unnecessary for any historic integrity of the building and undesirable as a design option.

Staff Response: Staff finds that this criterion for exception is met. The general practice for infilling off of windows on contributing, significant, and landmark structures has been to close the structure off on the interior. However, in this instance the window is located in a section of the building that is not practical, and the applicant has considered all design options. As this is not a historic opening, and the infill will not impact the contributing status of the structure, staff has no concern with the proposal.

<u>Exception to 14-5.2(D)(2)(d):</u> *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*. The applicant requests an exception to enlarge the portal within 10' of the primary façade.	
Criterion 1: Do not damage the character of the streetscape.	**Criterion Met:** (Yes/No) **NO**

Applicant Response: The Applicants have found it necessary to replace the current portal on the non-primary south facade of the building with a new one that is in keeping with the design of the current portal while addressing physical deterioration and limitations in the current construction. There is deterioration of numerous wood elements in the current portal from wood rot and water damage. This deterioration preceded the Applicants' purchase of the home. The roof of the portal is in poor condition. Without a canale, downspout or gutter, water now cascades off the roof at low points, which has contributed to the deterioration of the wooden posts and surrounds and surface materials.

A new portal will be constructed with like materials while designed to address current shortcomings.

- The portal will be enlarged from its current 8' depth to a depth of 12' across the width of portal. This will better protect elements under the portal and allow for a more functional use of the space by the owners and their guests for seating and covered outdoor dining.
- The roof will be rebuilt and proper drainage added.
- An outdoor fireplace in stucco added to the eastern end of the long portal at the farthest

distance from the street will enhance the Applicants' ability to use and enjoy the south facing portal throughout the year. In their prior residence in Santa Fe, the Applicants spend considerable time in their outdoor portal with fireplace and wish to have similar near year-round enjoyment at 345 Garcia Street.

The Applicants request to allow this 4' extension of the portal's depth to adjoin the existing designated facade, so that the portal has a consistent 12' depth along the entire southern facade from its western to eastern end points. While "additions" are not permitted within 10' of a primary facade without an exception, the Applicants' proposal is both appropriate and a desirable use of the Board's discretion for the following reasons:

- The proposed portal extension is "open" and transparent. It is not the addition of a room or solid façade, which are understandably restricted. This extension does not add any significant mass to the building façade or change its current character. It incorporates the key elements of the existing portal, with a single corner post moved 4' to the south at the junction with the protected facade, a corresponding modest extension of the portal's stucco parapet above and new roof deck that faces south.
- Allowing for a 4' depth expansion across the full 50' length of the portal is designed to be harmonious with both the existing portal and southern facade and the character of portals across the historic district. It is a modest adjustment to improve function and address structural deficiencies. When completed as designed and proposed, it would in keeping with portals found across the district and city.
- If an exception is not authorized, the backup and less desirable option is to stagger

the portal along the south facade. It would retain an 8’ depth for the first twelve feet from the designated façade after which the structure of the portal would bump out at the second post to a depth of 12’ for the remaining 38’ width of the portal. While this option would not require an exception, it will result in a portal design that is less customary, attracts attention, is less consistent with the current and typical portals in the historic district and functions less well than the proposed approach. Applicants have proposed a simple, “quiet” approach in their overall design and granting of an exception would advance the character of the district accordingly. **Staff Response:** Staff finds that this criterion for exception is not met. Though the portal is in need of extensive repair, *it* is historic as noted in 2024 HCPI. Because the portal is historic, modifying the shape and depth of the portal in kind modifies the character of the facade and communicates a false sense of history. Furthermore, the change in the portal could threaten the building’s contributing status, which is not permitted per Section 14-5.2(D)(1).	
Criterion 2: **Prevent a hardship to the applicant or an injury to the public welfare.**	**Criterion Met:** (Yes/No) **NO**

Applicant Response: The current portal has deteriorated over time due to factors predating the Applicant's ownership. Key structural elements need to be replaced, and its' functionality improved. Applicants face an ongoing hardship beyond the deteriorated condition of the structure because the current narrow depth of the portal limits its function, use and enjoyment across seasons. During rain and summer monsoons the interior of the portal and entrance area is frequently drenched, a problem which will be substantially improved upon by the Applicants' proposal.

In the Applicants' plans, the entire portal will be rebuilt due to its deteriorated condition. Although the backup option for a staggered portal and bump-out could be done without an exception, it would still necessitate the rebuilding of the entire portal but with a less desirable design from the Applicants' perspective and a reduced functionality. A staggered portal with a shallower 8' depth at the designated facade would result in 40+ square feet less roof coverage, keeping the immediate entrance area and front door of the house "wetter" in inclement weather and perpetuating an ongoing hardship to the owners and guests as a result. The Applicants' recommended plan would address the current problem and prevent an ongoing hardship. The current and future hardship will be substantially addressed through granting of an exception**.**

Staff Response: Staff finds that this criterion for exception is not met. Increasing the depth of the portal will change the character of the house; the space is still usable as a portal with the current depth and the proposed change is not required to remain in the home or preserve the building. The portal exists with an eight-foot depth which is sufficient for protecting the entryway from hazardous conditions. So, repairing and restructuring in a larger size is not required to prevent any injury. 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. Preservation standards were established to maintain the historic character of the Downtown and Eastside Historic District and the addition of a feature that threatens the historic status is contrary to the public interest.

Criterion 3:	**Criterion Met:**
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.	(Yes/No) **YES**

Applicant Response: Reconstruction of the south-facing portal is needed. The design option recommended by the Applicants is the least obtrusive, most architecturally harmonious and "quietest" approach to improving the use, function and lifespan of the south facing portal. In making the substantial monetary investment to reconstruct the portal, the ongoing hardships associated with its shallow depth will be addressed. The proposed design with granting of the exception allows for a thoughtful, historically sensitive design which improves the function and long-term integrity of the portal. It is good value and design. It enhances the ability of residents to reside in the historic district. The less desirable backup option for which no exception is needed provides reduced value and perpetuates a hardship. It would require comparable construction cost for Applicants, without addressing all the current and ongoing limitations. The backup option would result in a less harmonious overall design. An exception is warranted and appropriate to enable the best design, improved utility and long-term outcome from the portal reconstruction.

Staff Response: Staff finds that this criterion for exception is not met. The proposed replacement means that the historic character of the building will not be retained, and the historic status will be threatened.

Exception to 14-5.2(D)(1)(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.* The applicant requests an exception to remove a 2' section of the contributing wall.	
Criterion 1: Do not damage the character of the streetscape.	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

- Removing 2' of yard wall will enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.
- As evidenced by the HCPI and the Staff report from the previous Case #2024-009369-HDRB, the wall has had many changes over time. The current driveway opening was perhaps created in 1973 and altered in 1987. This is the minimum alteration needed while still providing a safer and more easily maneuvered driveway.

Additional background:

The 300 block of Garcia Street is primarily residential with a mix of residences, compounds and businesses. The City has shown wide latitude in approving the width of driveway entrances to homes and residences on the street. Entrances off the block range from over 600" for a business to one residence at 108" on the lowest end. The median entrance width on the street is approximately 168" – with half narrower and half wider.

Applicant's yard wall entrance is 128", the 3rd narrowest driveway entrance on the block. The applicants' proposal would allow the widening of the entrance by 2 feet, a modest request that would result in an opening on the yard wall that would remain among the smaller and below the median for the block.

Approval for removal and rebuilding of an orthogonal driveway entry wall will substantially improve conditions for safe and comfortable entry and exit from the driveway.

Granting the request will not change the character of the district. For example, applicants' neighbors immediately across the street at 344 Garcia Street have an approximately 167" opening in their yard wall – a wall similar in height to 345 Garcia Street. Next door to that house is a similarly wide opening in a tall yard wall. The Applicants' immediately adjacent neighbors at 333 Garcia have a 144" opening for the driveway in their tall yard wall and the other adjacent neighbor has a 118" opening in a low yard wall.

Applicants' yard wall has undergone significant changes over time as is evidenced from examining the wall itself, looking at the stone foundations and the stucco. The wall was raised in height. The pedestrian entry gate was moved from a position farther north on the yard wall to its current position. The former driveway entrance was also moved south from its original position to its current position on the yard wall. Stonework also indicates that the current driveway entrance was made narrower when it was moved to its current position. The proposed change would simply be the latest in a series of changes to the Applicants' yard wall over its 90-year history. All have been done without altering the historic character of the district and well within the range of similar projects authorized for the block.

Staff Response: Staff finds that this criterion for exception has been met. This design minimizes the impact on the neighborhood and the district as designed and helps with safety with ingress and egress of the property.

Criterion 2: **Prevent a hardship to the applicant or an injury to the public welfare.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

The use of the driveway is currently restricted by the narrowness of the opening onto Garcia Street and complicated by the slope of the driveway making visibility more challenging, representing a multiple-times-a-day hardship for the applicants.

- The current narrow driveway opening in the yard wall, coupled with the current curved wall adjacent to the driveway poses a significant, recurring hardship for the applicants as users of the driveway, their guests and safety issues for people who transit Garcia.
- Removing 2' of yard walls will greatly enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.

Additional background:

Entering the current opening and driveway from Garcia can be done with care. Exiting via the driveway is much more challenging since it requires the driver to back up and turn the car at the same time to exit onto Garcia Street. In rain, snow or at night it is more challenging to the driver, even with backup cameras on the vehicles. Applicants' have scraped both of their cars, at considerable costs to repair, in backing out of the driveway because of its awkward layout, which will be resolved with the proposed changes.

Finally, because of the narrow opening in the Garcia Street yard wall, backing out onto the street is done "blindly". Backup cameras and car sensors help identify oncoming cars and pedestrians, but substantial challenges remain. A modest widening of the entrance should allow for better vision onto Garcia Street, with resulting benefits to the public. These benefits will be achieved without harm to the historic character of the block and district.

Staff Response: Staff finds that this criterion for exception has been met. This design minimizes the impact on the neighborhood and the district as designed and helps with safety with ingress and egress of the property; therefore, decreasing risk of injury to the applicant, other vehicles and pedestrians on Garcia St, and the community.

Criterion 3: **Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts.**	**Criterion Met:** (Yes/No) **YES**

Applicant Response:

• By removing two feet of wall, the driveway becomes more manageable for everyone that might have the opportunity to use the driveway, including delivery vehicles, yard maintenance crews and others in addition to the residents. It will strengthen the heterogeneous character of the City within the historic districts.
• It will return the opening to a width closer to its original width prior to an earlier modification.

Additional background:

The Applicants' proposal is a design option that is consistent with those of the historic district and substantially like the current design at 345 Garcia Street, while correcting for the current flaws and limitations that pose a recurring hardship to the Applicants and safety issues. The amount of historical material to be removed from widening is modest. The material to be removed by straightening the adjacent wall will not result in any meaningful change in appearance since that wall will be rebuilt with similar materials but in a better configuration. The entire yard wall will have new stucco applied and stonework will be repaired – all in accordance with City and Historic District standards and guidelines.

Approval of Applicants' request will result in the reduction of an ongoing hardship, much improved conditions for daily use of the premises and improved public safety, while preserving the historic character of the district. The request is fully consistent with decisions and standards applied by the City to other residents on this block of Garcia Street.

Staff Response: Staff finds that this criterion for exception has been met. This design minimizes the impact on the neighborhood and the district as designed and helps with safety with ingress and egress of the property while minimizing the impact on the contributing yard wall.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(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*.

(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.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 11, 2024

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

1. Name of property:	2. Location:	3. Local Reference Number:
José Alfonso and Celine C. Armijo House	345 Garcia Street Downtown and Eastside Historic District Santa Fe	Santa Fe ID: H-2090 4. County: Santa Fe Parcel # 11697280

5. Property Type:
_x Buildings: 1 house
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
September 29, 2024

7. Previous Survey Date(s):
_x_Yes: February 10, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815363,-105.9331141

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south and east elevations, facing northwest.

11. Brief Description of the Property:

Likely constructed in the early 1930s in an orchard, this Pueblo Revival house is focused on its south elevation and its adjoining patio. The home sits on the east side of Garcia Street just south of the Mary Victory property, from which it was carved out. A tall street wall, partially serving as a retaining wall, crosses the front of the property (Photo 2). Included on the 0.25-acre lot is a former carport now used as a guesthouse. The house, which appears to have at least two additions, encloses 2,687 square feet and is constructed of adobe, concrete block, and frame. It has three bedrooms and three baths. The house and former carport are Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1933-34
__Known _x_ Estimated Source: Deeds and city directories

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

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

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

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

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

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

For: Current owner: Robert Holleyman and Bill J. Keller

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

Current owner: Robert Holleyman and Bill J. Keller

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2090
José Alfonso and Celine C. Armijo House	345 Garcia Street Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 29, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

_x_Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types House only

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	6/6	13
Hung-Sash	Wood	8/8	1
Casement	Wood	6	3
Casement	Wood	8	2
Combination	Wood	6C-6F-6C	1
Awning	Wood	6	1
Bay	Wood	6/6-16F 6/6	1

11. Door Types House only

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Hung-Sash	10-light	Wood	1

12. Chimneys __ N/A Exterior, molded, NW

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Multiple. c.1987, wholesale window and door replacement; introduction of new openings and/or closure of old openings; replacement and installation of new Territorial-type pediment trim; raised ceiling, roof, and parapets at back of house; alteration of former carport fenestration; change of front (west) wall at vehicular entrance, pedestrian entry, and possibly at other points.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x Other: Vernacular

17. Documents Available and Their Locations

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

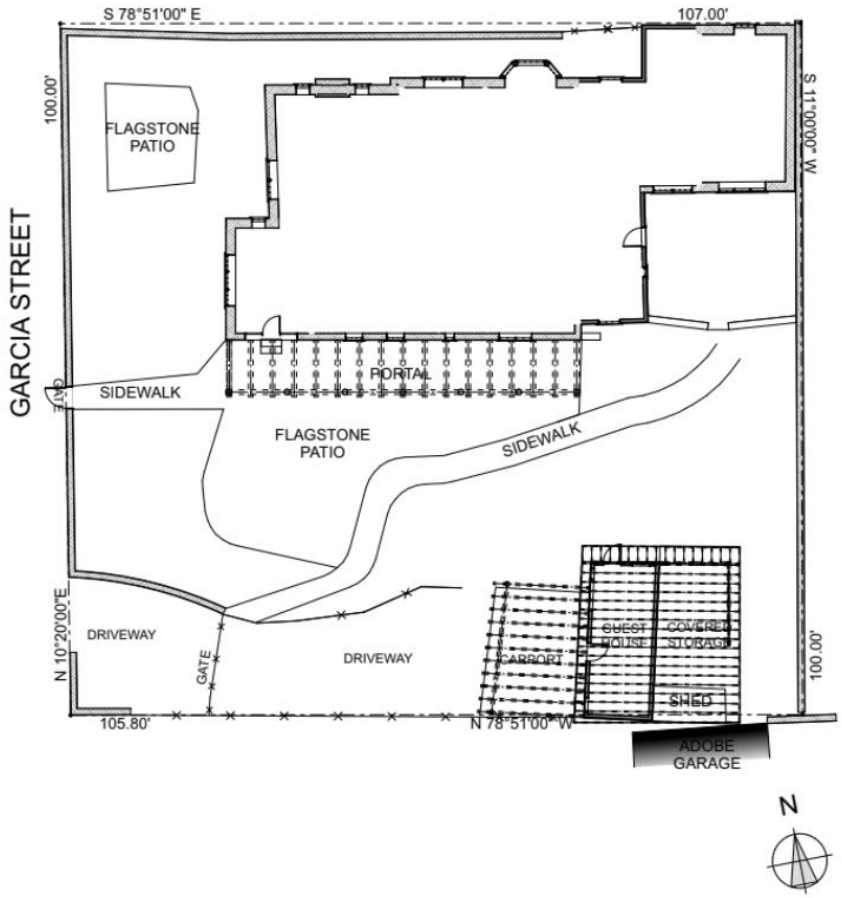
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Current site plan. Courtesy Gayla Bechtol Architect.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Architectural Description Continued

The house sits at a higher grade than the street and is oriented south with a long shade-making *portal*. The date of the portal is unknown but appears on 1958 aerial photograph (Fig. 5). The south elevation has the most architectural expression of the building and, as it holds the main entry, would be considered its front. The portal, which stretches 50', looks over a flagstone patio (Photo 3).

In its shadow is a line of fenestration that has been altered over the years. This is established by comparing current conditions with how the porch appeared in 1987 before being renovated (Fig. 9). Some window openings were removed, while others were newly installed. One enters the house at the west end of the portal through a narrow ten-light wood door flanked by divided side lights. Marching east are various multi-light windows, all with pedimented heads.

At the east end of the portal, the building steps back a few feet to what appears to be an enclosed porch (Photos 1 & 4). The space has a different type of parapet than the older portion of the house. In the 1980s, the roofs of this room, the primary bedroom, the library, and the two baths were raised to a uniform height and given new parapets with vents.[1]

Stepping 18' back from this section is the last piece of the house — the primary bedroom suite (Photo 5). Based on aerial photographs, this room was constructed by 1958 but may have served a different purpose (Fig. 5). The enclosed porch is now a bathroom, which along with the bedroom frames a private patio (Photos 5 & 6). According to a 1987 photo, the patio elevations have significantly changed in fenestration — both doors and windows (Fig. 10). Like the rest of the house, the elevations are presently pierced with newer units topped with pedimented heads.

West Elevation

The west elevation faces the street with a façade divided by a 6' offset (Photo 7). Both pieces have Territorial-style window heads topping groupings of hung sash (Photo 8). A 1987 photo of the right (south) window shows that it had a different casing and head

[1] "Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau, 5.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

trim (Fig. 11). In the photo, the end pediment stopped where it met the vertical casing. Presently, it extends beyond this juncture by a few inches and has a different type of molding. In the 1980s, the windows terminated at the bottom with a piece of horizontal casing. Today, they rest on a sill with no casing. According to the current owner, the patch of ivy on the north side of the façade covers what may be an infilled door opening.[2]

North

The north elevation sits close to the property line, separating it from the old Mary Victory house. A low stuccoed wall and *latilla* pole fence define the property line. This side of the building was also altered in the 1980s. Starting at the west is a molded, stucco chimney flanked by modern casement windows trimmed with triangular heads (Photo 9). Moving eastward, one encounters an asynchronous bay window (Photos 10 & 11) which was added in the 1980s. It mimics the style of a similar window on the south elevation of the Mary Victory house facing the subject house.

The area east of the bay window was bumped out in the 1980s to extend the wall of the library room to meet a new primary bedroom closet (Photo 12). As seen in the 1987 photograph, the library at the time contained a window and a door (Fig. 12). The north elevation terminates at the primary bedroom closet addition.

Guesthouse (former carport and shed)

An older wood structure sits at the southeast corner of the property. It is composed of two pieces. The front piece, facing the driveway, likely started as a shed (Photo 13). It has a mixture of diagonal plank and tongue-and-groove board siding. It is entered from this elevation by a ½-light wood door. A barn sash casement window and a steel combination window flank the door. A non-historic wood structure attaches to the building, creating a shaded parking spot. The north side has a pedestrian door and a modern window (Photo 14). The roof appears to have been extended over the façade by

[2] Robert Holleyman, email Gayla Bechtol, October 11, 2024.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

dummy rafters. The east side faces the former carport (Photo 15). It is now used as an outdoor work area.

Walls

The property has two sections of stucco wall. The first is a roughly 80-foot-long section that runs across the front of the property (Photo 2). It rests on a stone base and serves as a retaining wall. The inside measurement varies between 51" and 53" above the finished grade. It is 12" thick at its top. Near its center is an arched opening that rises 90" above grade, opening to a rock-lined channel flanking a flagstone path leading to the house (Photo 16). The area south of the linear section at the driveway appears to be altered. The wall's origin is unclear.

Aerial photographs and physical evidence indicate that the current pedestrian gate and path were a parking space in the 1950s-60s. The variation in rock masonry around the gate supports this, as well as a 1966 aerial which shows an automobile parked in this position (Fig. 6). However, the current difference in elevation between the street and the house suggests that the parking pad may have been carved out of the ground, as the pedestrian entry is now. Whatever the case, the location of the parking spot would not have been congruent with the home's design or grade. By 1973, the current driveway had been established (Fig. 7).

The second piece of wall connects to the front wall at the northwest corner. It extends eastward for approximately 80' (Photo 18). It measures 39" above grade with a 15" thickness. Areas where the stucco has deteriorated show several layers of traditional plasterwork. It appears to be of the same vintage as the front wall.

Historical Overview

The subject parcel and its resulting home came through the winnowing of the Mary Persis Maltby Victory property. As Easterners, Mary and her husband, John Patrick Victory, had erected a traditional two-story gabled house on land now addressed 333 Garcia Street. An apple orchard and *acequia*-irrigated alfalfa fields surrounded it. After her husband died in 1900, the land went to Mary. The nearly five-acre parcel included

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

over 500' of frontage on Garcia Street and the same amount along future Delgado Street, which was partially created from her land.

Houses in the Orchard

Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.[3] She married politician and attorney John Patrick Victory in 1890. After his death, Mary left Santa Fe and relocated to Santa Barbara.

In the 1920s, Mary Victory began selling her land fronting Garcia Street and eventually sold the two-story house. A 1921 advertisement described the land as "attractive building lots with fruit trees and alfalfa on Garcia Street, adjoining Victory home."[4] Deeds show that some of the transactions were made as options. The property became more attractive when a sewer line was installed along Garcia Street in 1926.

A 1927 article in the *New Mexican* announced that the lots, with their "fruit and shade trees," were quickly disappearing, lamenting that "it will not be long until the old associations will be gone and in their stead will be a row of modern houses."[5]

In 1932, Victory, then living in New York, deeded one of the last lots — the subject parcel — to J. Alfonso Armijo and his wife, Celine Armijo.[6] Victory died ten years later in Havana, Cuba, at age 82.

A House of Music, A House for Entertaining

The Armijos, who had been living on Hillside Avenue, moved to their new Garcia Street property in the early 1930s. They built the house circa 1933-34, presumably after receiving the deed for the property from Mary Victory on April 6, 1932. City directories

[3] "Former Resident of Santa Fe Dies at Havana, Cuba," *Santa Fe New Mexican*, January 10, 1914, 1.
[4] "Lots for Sale," *Santa Fe New Mexican*, April 11, 1921, 5.
[5] "Old Victory Property on Garcia Street is Rapidly Being Sold," *Santa Fe New Mexican*, April 8, 1927, 3.
[6] Warranty Deed, Mary M. Victory to J. A. and Celine C. Armijo, recorded April 12, 1932, Book 10/Page 462, Instrument # 43322, Santa Fe County, New Mexico. The deed was recorded again under Instrument # 43323.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

suggest it was constructed during this period. The Armijos lived in the adobe home for about 15 years.

José Alfonso, a native Santa Fean, was born in 1899 and grew up on Hillside Avenue.[7] He served in the Army during World War I and graduated from St. Michael's College. José was in his 30s when they acquired the Garcia Street property and managed the Santa Fe post office mail department. He would later become assistant postmaster.[8]

Celine was born in Conejos, Colorado, and lived there until her family relocated to Santa Fe in 1914. She attended Loretto Academy and later Loretto Heights College in Denver. She was a singer and pianist, starting as a member of the Loretto Academy choir and singing from the loft of the famous chapel.[9] José and Celine got married in 1928.

Newspaper accounts show that the house was a site for entertainment. While it wasn't grand, it had a large patio and surrounding garden. These events mainly revolved around Celine's activities with *La Sociedad Folkorica*, a Spanish preservation society and the League of United Latin American Citizens (LULAC), a Hispanic/Latino civil rights organization. Several of these events appeared at the top of the *New Mexican*'s weekly society column.

In 1945, the paper described a LULAC party held at the house "as one of the most colorful pre-Fiesta events…Floodlights and luminarias lit up the exterior, and the members and their guests sang and danced to Kellogg's Marimba Orchestra music."[10] José was selected one year to portray Don Diego de Vargas.

In the late 1940s, the Armijos left Garcia Street and returned to Hillside Avenue. They rented out their Garcia Street home for a time. In early 1948, Roy Ringwald, the musical arranger for Fred Waring's Pennsylvanians, leased the home. Waring, once called the "The Man Who Taught America How to Sing," later joined him on Garcia Street.[11] It's not hard to imagine that they worked on music at the patio home.

[7] 1900 and 1910 federal censuses.
[8] "Jose A. Armijo [obituary]," *The Kansas City Times*, February 28, 1978, 5-C.
[9] "Celine 'Nina' Armijo [obituary]," *The Kansas City Times*, November 24, 1996, C-4.
[10] "Fiesta Queen is Guest at Lulac's Party," *Santa Fe New Mexican*, August 28, 1945, 3.
[11] "Waring Will Visit," *Santa Fe New Mexican*, March 20, 1948, 1.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

In 1950, the Armijos moved away from Santa Fe, relocating to Kansas City, Missouri where José died in 1978. Celine passed away in the same city 18 years later.

Bankers and Lawyers

Before moving to Kansas City, the Armijos sold the Garcia Street house to Lafayette Cantrell and Jessie Hart Wright, a middle-aged couple with Southern roots.[12]

Lafayette was a Texas native, and the president of Santa Fe National Bank. He arrived in New Mexico in 1946 from Blackwell, Oklahoma, where he had been hired from to become the president of the newly formed Santa Fe bank. He had managed a large bank in Blackwell for 14 years and had served as the Oklahoma Bankers' Association president.[13] Jessie was born in South Carolina but moved to the Oklahoma Territory with her family before statehood. She married Lafayette in 1913. Federal censuses recorded her as being self-employed as a fiction writer and a gardener. The couple owned other land around Santa Fe and invested in oil in Oklahoma.

Their household in the Garcia Street home included Jessie's mother and sister. Like many well-off Santa Feans, the Wrights got help from a maid. Living in the house was Della Alarid, a young woman in her 20s who came from Colorado.[14]

Unlike the Armijos, the Wrights lived quietly. Their only appearance in the newspaper occurred in 1950 when a natural gas leak at the house nearly asphyxiated the family.[15] Lafayette and Jessie, however, had a civic streak, helping establish the Santa Fe Sinfonietta and Choral Society. Lafayette served on various boards, including the Santa Fe Boys Club and the St. Vincents Hospital Advisory Board.[16]

[12] Warranty Deed, J. A. and Celine C. Armijo to L. C. Wright, recorded June 1, 1948, Book 34/Page 540, Instrument # 89313, Santa Fe County, New Mexico.
[13] "Wright Ends 14 Year Active Career in City," *The Blackwell Tribune-Journal*, February 10, 1946, 1.
[14] 1950 U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.
[15] "Santa Feans Overcome by Gas Fumes," *Santa Fe New Mexican*, February 14, 1950, 1.
[16] "L. C. Wright, SF Banker, Dies at Home," *Santa Fe New Mexican*, October 31, 1962, 1.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Lafayette Cantrell Wright died in the house in 1962. He was 74 years old. Jesse, the executor of his estate, sold the property in 1963 to John A. and Sharon O. Mitchell.[17]

John Anthony Mitchell was born in 1936 near Chicago. His father, Stephen A. Mitchell, was an attorney who had run for governor in the state of Illinois in 1960. The family summered in Colfax County and later built a vacation home in Talpa.[18]

John graduated from Cornell University in 1958 and, the same year, married his high school sweetheart, Sharon Oelerich. After John graduated with a law degree from the University of Chicago in 1961, they moved to Santa Fe and he joined his father's law firm. The father and son formed the First Northern Savings and Loan in Taos a year later and were involved in developing the Taos Ski Valley.[19] Most of the recent changes to the house occurred during the Mitchell family's ownership.

In Santa Fe, John became involved in local activities, helping form the Historical Eastside Neighborhood Association which worked to preserve the Eastside's historic character. John Mitchell died in 2010. Sharon lived in the house until shortly before it went up for sale in 2023.[20]

Evaluation of Historical Status

House

The house has undergone significant changes over its 90 years of existence, particularly across the south elevation and the back side of the home. All the windows and doors have been replaced, with at least eight openings modified in size or location.[21]

[17] Warranty Deed, Jessie Hart Wright to Sharon O. and John A. Mitchell, recorded July 29, 1963, Book 203/Page 438, Instrument # 267026, Santa Fe County, New Mexico. This followed an executrix deed made the same day (Instrument # 267025).
[18] "John Anthony Mitchell [obituary]," *Santa Fe New Mexican*, May 6, 2010, A-10.
[19] Ibid.
[20] Robert Holleyman, email Gayla Bechtol, October 11, 2024.
[21] "General Project Description & Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau), 4.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

The original design of the west elevation is not known, but it seems to have undergone fewer changes compared to the south and rear parts of the house. If the Board decides to maintain its Contributing status, the recommendation is to designate the west elevation and the northwest corner (the area around the chimney) as the primary façades.

Guesthouse

It is unclear why the guesthouse, a former shed and carport, was designated Contributing. Erected after 1958, the building is utilitarian and does not match the style of the home.

Walls

Portions of the front wall and the entire span of the north wall appear to be vintage. It is recommended to designate the sections that retain integrity as a Contributing structure.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Illustrations

Figure 1: Approximate location of subject parcel highlighted.
P. C. Gaynor, "Map of Santa Fe," 1892.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

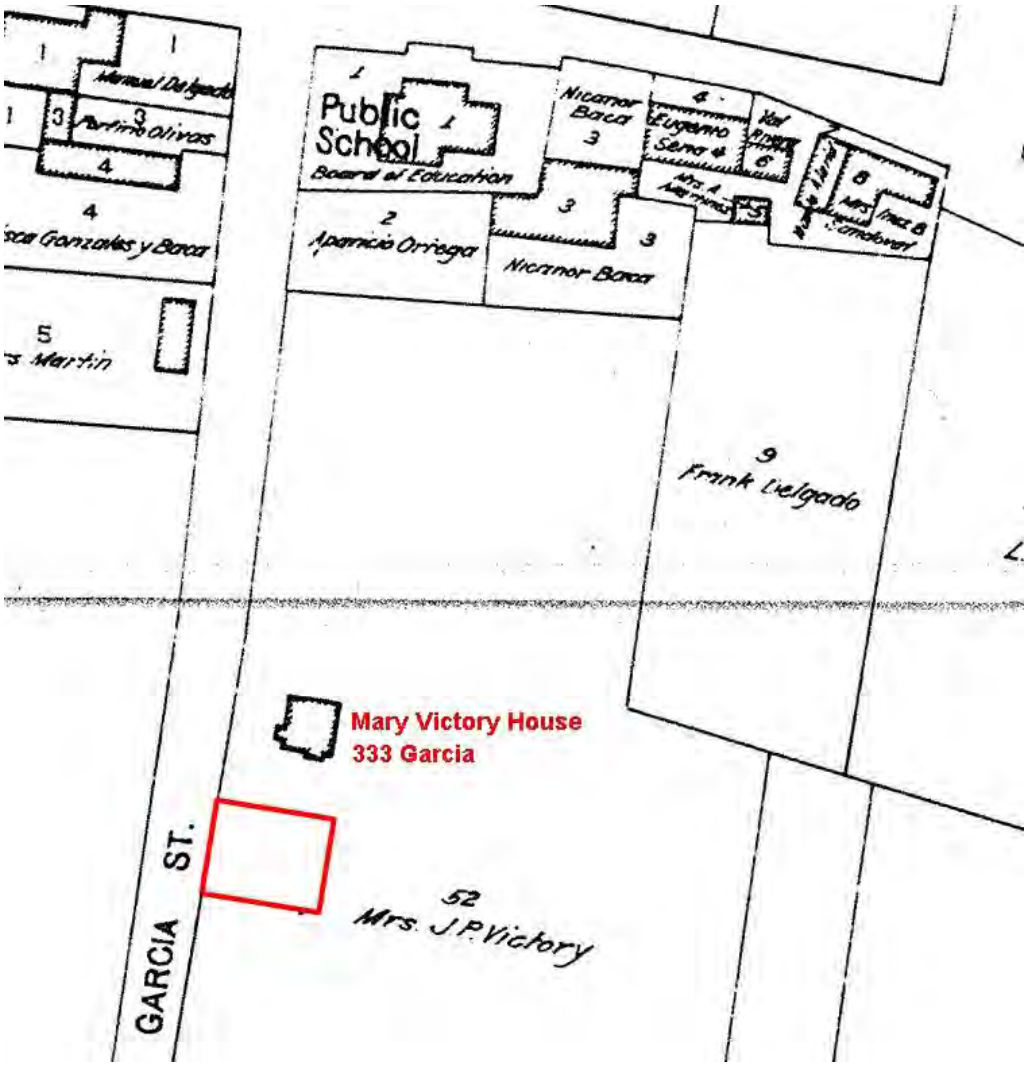


Figure 2: Approximate location of subject parcel highlighted.
N. L. King, "Official Map of the City of Santa Fe," 1912.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 3: 1927. Approximate location of subject parcel highlighted.
Portion of "Plat of Mrs. J. R. Victory on Garcia Street, Precinct No, 3, Block 58, City of Santa Fe, N.M." Surveyed February 18, 1927. Instrument No. P-1189564. Courtesy of Santa Fe County Clerks Office.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 4: 1935 aerial photograph, Image # 1261. Subject house highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 5: November 10, 1958, aerial photograph.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 6: May 2, 1966, aerial photograph. Circle shows car parked at what is now pedestrian entry.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 7: May 11, 1973, aerial photograph.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 8: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 9: 1987 photograph of south elevation. Circles indicate fenestration that was changed by either elimination or enlargement of opening. Compare with Photo 3. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 10: 1987 photograph of south elevation, primary bedroom suite. Circles indicate fenestration that was changed by new openings. Compare with Photos 5 & 6. Courtesy of City of Santa Fe Historic Preservation Division.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

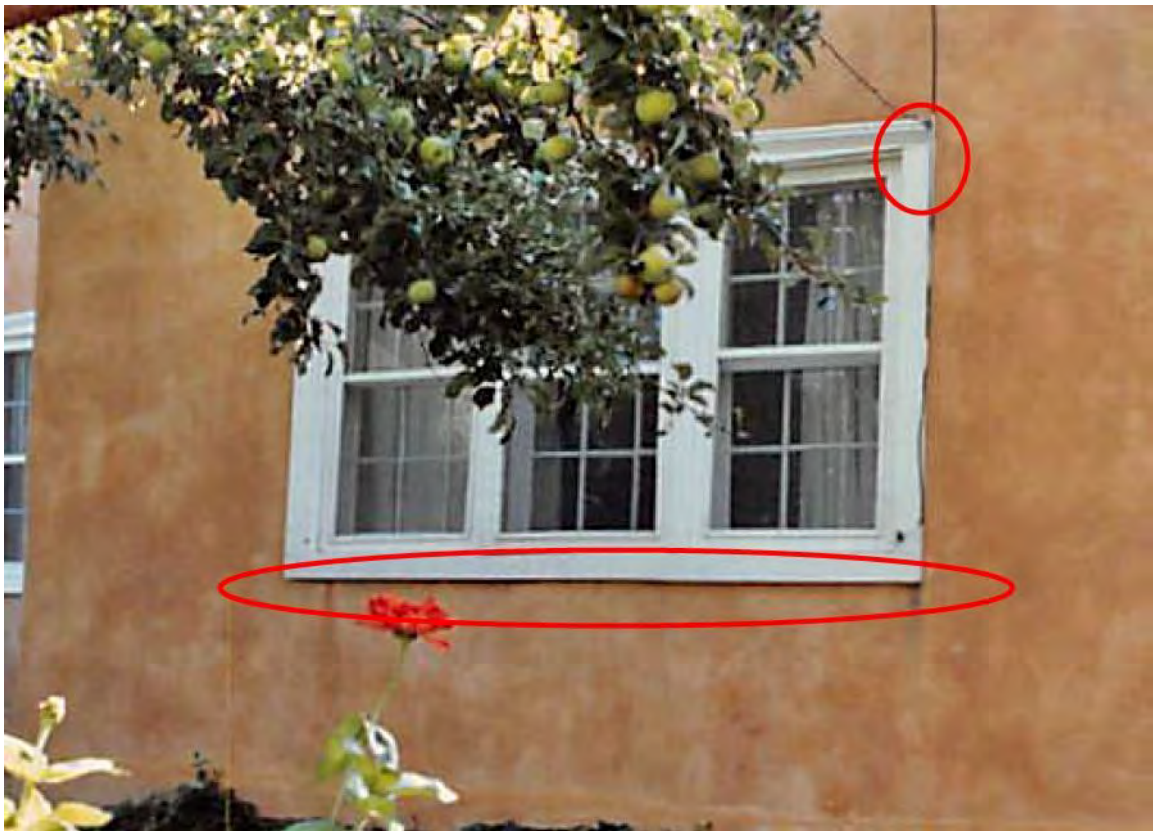


Figure 11: 1987 photograph of west elevation, right window. Circles indicate changes of trim, casing, and sill. Compare with Photo 8. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 12: 1987 photograph east end of north elevation. Circle indicates change of wall position and fenestration. Compare with Photo 12. Courtesy of City of Santa Fe Historic Preservation Division.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

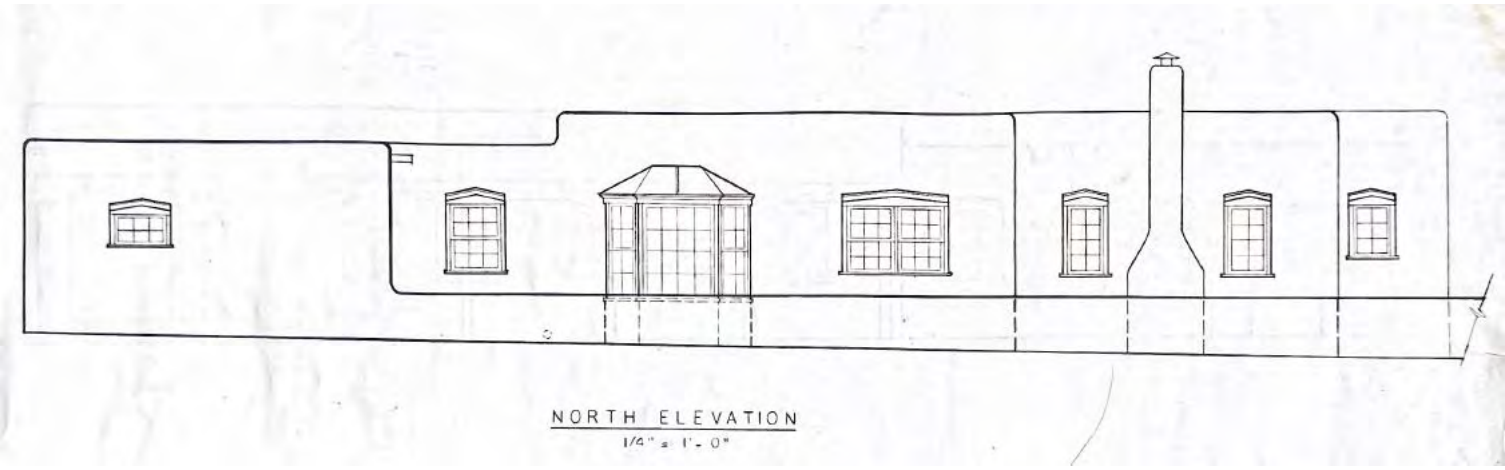


Figure 13: North elevation, proposed, August 1987. Courtesy of John Dessau. Note introduction of bay window.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Survey Photographs

(All images taken by Giulia Caporuscio, September 29, 2024, unless otherwise noted)

Photo 2: Front wall taken from street. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 3: South elevation, west end. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 4: South elevation, east end and presumed enclosed porch. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 5: South elevation, primary bedroom suite. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 6: East elevation and presumed enclosed porch. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 7: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Photo 8: West elevation, detail of right (south) window. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 9: North elevation oblique. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 10: North elevation, bay window in distance. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 11: North elevation, east end. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 12: North elevation, east end. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 13: Guesthouse, west elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 14: Guesthouse, north elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 15: Former carport. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 16: Front wall, entry gate. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

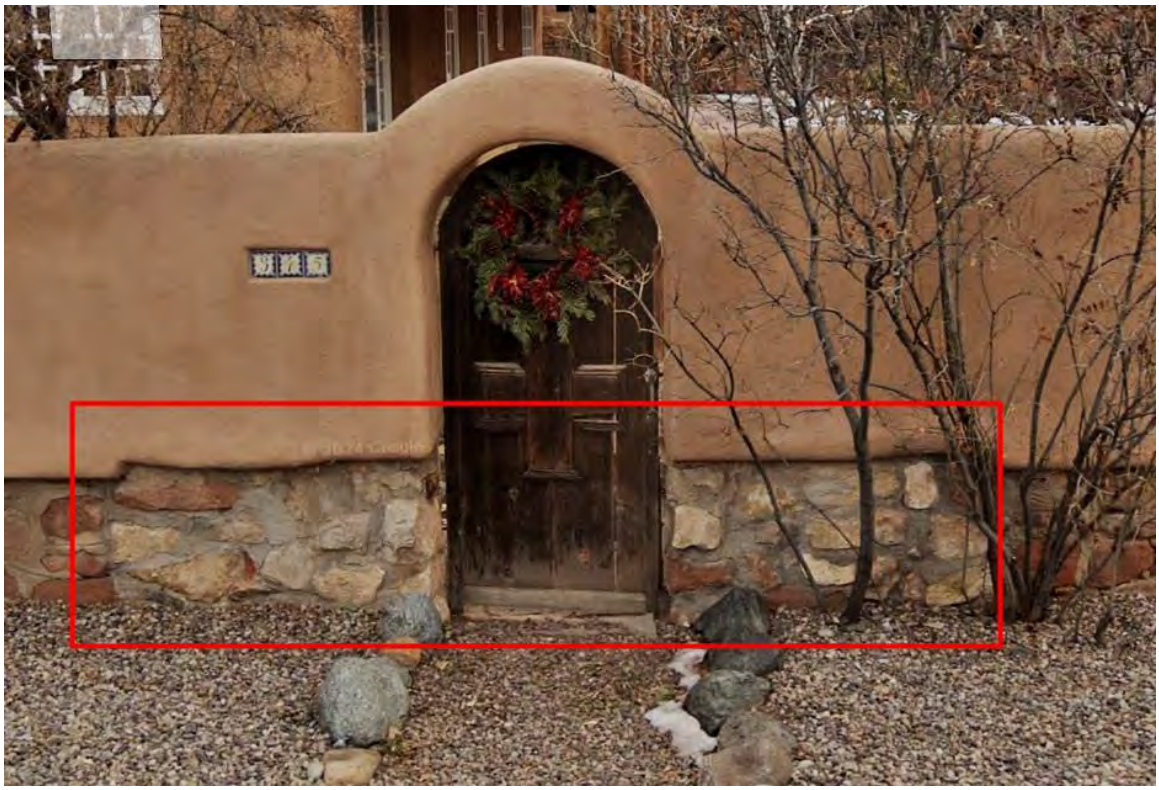


Photo 17: Altered portion of base of wall. Google Street View, December 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 18: North property wall. Camera facing north.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2090

building threatened? yes	surveyed date 2-10-84 by mb	county Santa Fe	ID no. 051611160
field map SFHD	number 3-1160	UTM reference zone 12 13 easting	northing

location description: 345 GARCIA *

city/town: Santa Fe

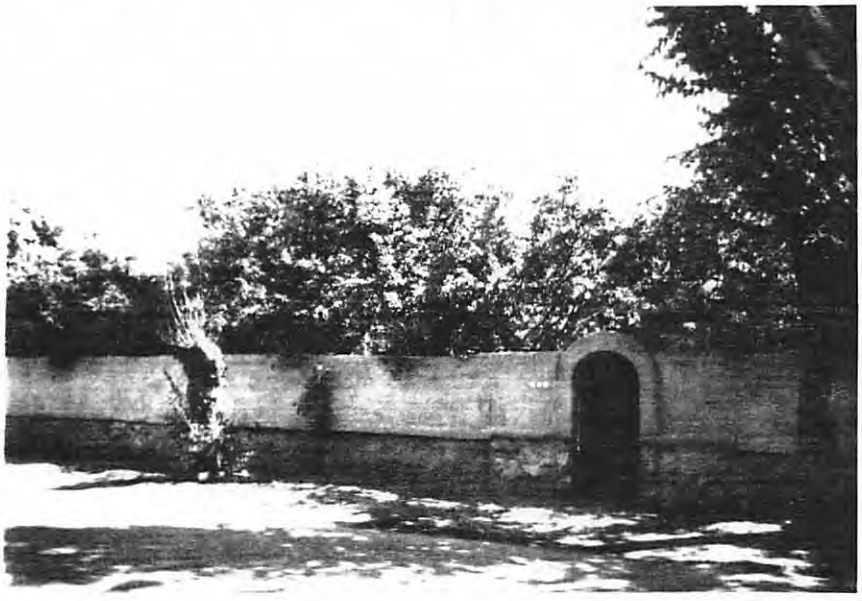
land grant/reservation:

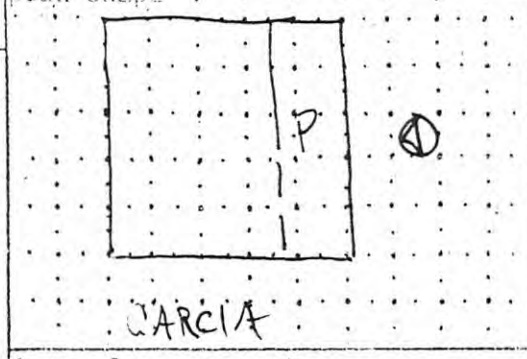
building name:

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

film roll by mb no. 7 | negative nos. 20 | loc. of neg. HPB

plan shape





date of construction: 1929-33 estimate ___ ___actual

source: Bus/Dir

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe(?) Stucco

architectural features
Roof - flat shed overhang above portal, Most not vis

Windows 6/6 w pediment, white trim.

Door - NV

comments

* Very little visible fr. street

surroundings: Res

relationship to surroundings
X similar ___not similar

district potential
___yes ___no

significance
___eligible X of interest ___none

if eligible, why? contrib.

associated buildings? ___yes.
what type?

if inventoried, list ID nos.

see back? ___yes

Case # H-87-124
345 Garcia St.

Case# H-87-124
345 Garcia St.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

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

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

PROJECT INFORMATION

Date 3.3.25	Property Owner of Record Robert Hollenman and Bill Keller		
Applicant/Agent Contact Cayla Bechtol, AIA			
Site Address 345 Garcia St.			
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet) 3,110	
Lot Coverage % 30%	Lot Size (square feet) 10603 SF		
Proposed Construction Description	enlarged portal, widen driveway, demolish & rebuild carport, garage, future guesthouse, new portal @ rear		
The following documents are required for review as applicable:	Legal Lot of Record; Building Plans; Existing site plan w/ setbacks; Proposed site plan w/ setbacks; Existing & Proposed Elevations; Development Plan		
Zoning District RCB	Overlay Districts HX-1 Escarpment; Flood Plain; Other		

Proposed Setbacks	Front NA-71	Rear 10'	Left Side 5'	Right Side 5'			
Required Setbacks	Front 71	Rear 0/15	Left Side 5'	Right Side 5'			
Proposed Height 10'10"	Max Height 13'10"	Parking Required 2	Provided 2	Bike Parking 0	Provided —		

Historic Planning Case Manager Lani McCauley

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

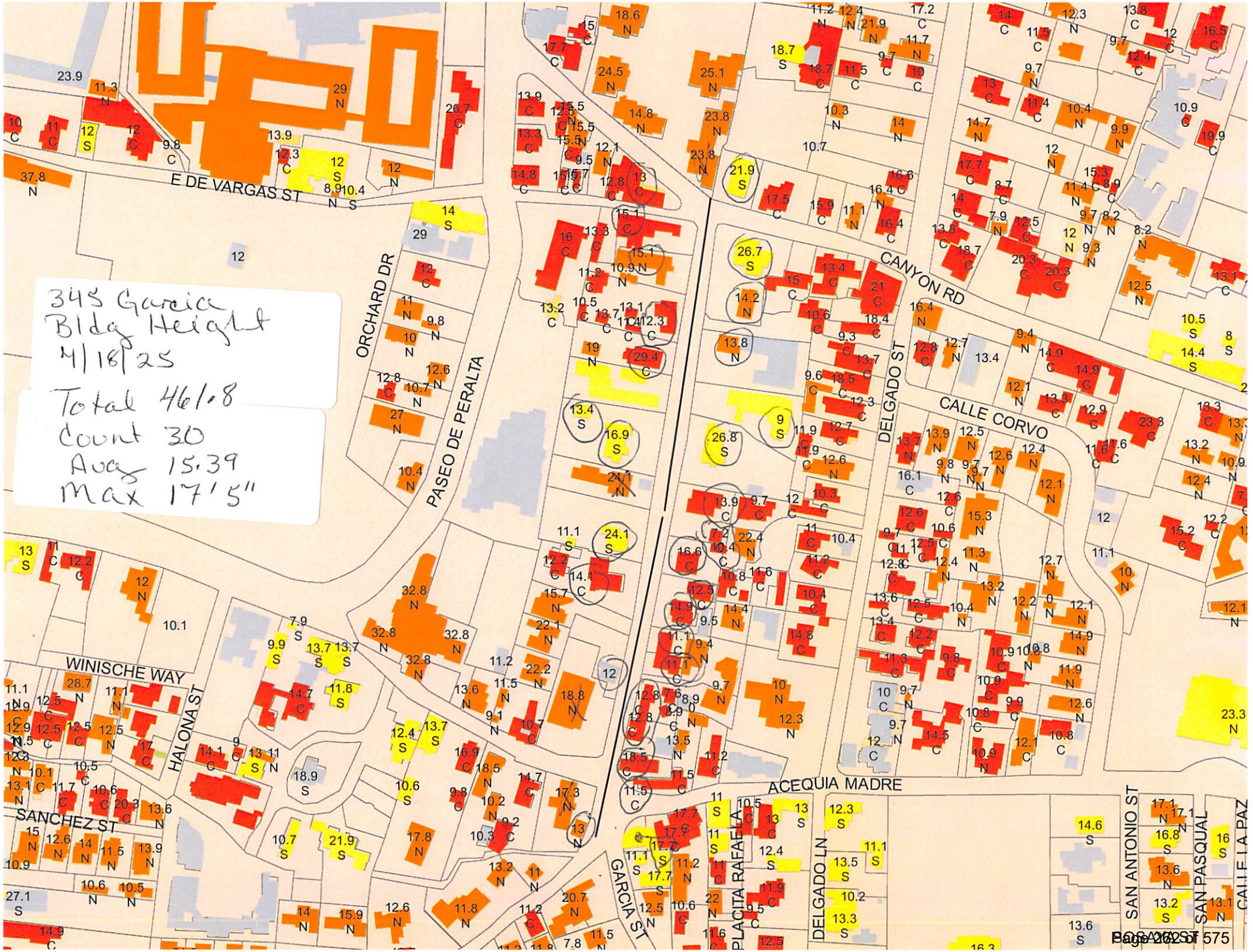
This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

_____ Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions		
Preliminary Zoning Review completed by Claudia Kath	Date 3/21/2025	
Preliminary Zoning Review # 2025-101040-PAR		


345 Garcia
Bldg Height
4/18/25
Total 461.8
Count 30
Avg 15.39
Max 17'5"
E DE VARGAS ST
ORCHARD DR
PASEO DE PERALTA
CANYON RD
DELGADO ST
CALLE CORVO
WINISCHE WAY
HALONA ST
SANCHEZ ST
ACEQUIA MADRE
GARCIA ST
PLACITA RAFAELA
DELGADO LN
SAN ANTONIO ST
SAN PASQUAL

GAYLA BECHTOL
ARCHITECT

To:

City of Santa Fe HDRB staff

April 10, 2025

Re: Proposed Work at 345 Garcia Street

We propose to renovate the single story Pueblo Revival single-family residence at 345 Garcia Street by

(1) replacing all of the windows that were previously replaced in 1987,
(2) reconfiguring some openings (see plans), and
(3) removing a small window facing north.

We will maintain the existing Territorial Revival detailing throughout and propose to deepen the south-facing non-historic portal. We also plan to add an east-facing portal at the rear and two stucco/CMU fireplaces at the end of each portal to further facilitate outdoor living. We will also keep coyote fences and fill in the gap at the north wall.

We propose to widen and straighten the driveway in order to facilitate exiting on to Garcia Street safely. This requires removing a 2' section of wall. Although the wall has been designated as contributing it doesn't appear to be historic; the wall was previously altered to accommodate vehicular and pedestrian openings and the height was raised to its current height at some unknown date. The curved wall leading to the wooden gates will be re-built perpendicular to the street and the height will be maintained re-using as much material as possible. The owners hope to reuse the current gate as it represents the historic nature of the structure they enjoy.

We propose to replace the current accessory structure with a new carport and garage/future accessory dwelling unit in Recent Santa Fe Style.

Finishes:

Color of stucco and wood trim: Buckskin or similar with white trim, matching existing.
New windows are aluminum clad simulated wood windows with a baked on white finish.
Light fixtures- Shielded Metal.
Colored Concrete, flagstone and brown gravel in site work.

Thank you for your consideration.

Sincerely,

GAYLA BECHTOL
ARCHITECT

Gayla Bechtol, AIA

345 Garcia Street
Applicant's Response to Exception Criteria
Modifications to Primary Facade

Following are the **exception criteria stated in City Code section 14.5.2(C)(5)(b)**, **along with the Applicant's responses to each criterion** as they relate to the applicant's request to modify the existing west-facing primary facade to:

- allow the closing of a 22" x 30" (non-original and non-contiguous) **window** opening on the 6' (north-facing) offset section of the primary facade; and
- allow a 4' extension in the width of the non-primary south **portal** where it adjoins the west-facing primary facade.

The responses to the each of the three criteria for exceptions follow below:

(1) ***Do not damage the character of the district****;*

Response:

Window: Located in the 6' north-facing offset on the Garcia Street primary façade, is a single 22" x 30" window that does not match any other window or opening in the house. Applicants request to close the opening on the exterior and remove the non-historic window and its non-historic wooden surround.

Granting of the Applicants' request does not do harm to the spirit of the ordinance's principle that "no existing opening shall be closed" on a primary facade.

- In this case, the single window opening that will be removed is not original to the structure.
- Moreover, the current window has not been in place for 50-years to qualify as "historic".
- Exterior window surrounds were added in a late 1980s renovation.
- The window will be closed on the interior.

The non-historic nature of the windows in the home was identified in the property's Historic Cultural Properties Inventory (HCPI) of October 11, 2024.[1]

As part of the renovation and restoration of the home, the Applicants will be substantially improving the interior of the primary entry room of the home. This will allow for a better functioning room and a more gracious greeting of guests. The existing wall-to-wall carpet in the

[1] See pages 3, 7, 11 i.e. "all the windows and doors have been replaced", 23 and others. For photos, see HCPI pages 31 and 32 for the west elevation which is designated as primary. Page 33 --far right of photo, is a picture of the single window on the 6' facade offset section which faces north.

entry will be returned to the original hardwood, the trio of non-historic six-over-six windows on the designated west facade will be replaced with new wooden windows of the corresponding size and configuration meeting Historic District standards. A replacement glass entry door and flanking windows will replace the current ones on the non-primary Southern facade – also meeting Historic District standards. The entry room will be newly plastered, with upgraded library shelving, the addition of a skylight, and interior lighting will be upgraded for the Applicant's collection of contemporary New Mexican art. To provide more wall space for art, the small north-facing non-historic window in the entry room will be closed off on the interior. The opening will be plastered over inside to match the interior wall space.

The Applicants propose that this non-original non-historic opening and post -1987 window and surround be removed on the exterior. The roughly 22" x 30" opening will be closed, insulated and stucco would be applied on the exterior to match and harmonize with the building overall. The exterior of the 6' facade inset would be all stucco. There are three primary reasons for this request:

- The current window does not contribute in a meaningful way to the primary façade and is not a distinguishing feature of the facade when the home is viewed from Garcia Street over the tall street wall. The prominent features on the primary facade are west facing -- a trio of 6 over 6 windows in the entry room and the pair of 6 over 6 windows in the living room. All these window openings and their sequence will be retained. By contrast, the non-historic window that would be removed is small, faces north away from the street and is on a 6' offset wall setback on the primary facade.
- The single window opening is not original to the structure. Examination of the woodwork and plaster in the interior of the current entry room indicates that there was once a door from the room into the yard. The current small window opening was substituted for a door at a later point in time. This assessment aligns with oral reports from the prior long-time owners who shared with the current owners that the entry room was originally a porch that was subsequently enclosed as an entry area and "TV room" for their family.
- While it is possible for the small window and surround to be left in place as a non-operable or "ghost" window on the exterior, doing so would not promote the historic or visual integrity of the primary facade. For some, it could look odd. As part of the planned work, the entire building will be rehabilitated, new stucco applied, the building will be weather-proofed and made more energy efficient. To leave a small non-original opening, non-historic window and surround, and future non-functional window in place would compromise the ability of the applicants to have a well preserved, weather-tight and long-lasting building envelope.

Portal:

The Applicants have found it necessary to replace the current portal on the non-primary south facade of the building with a new one that is in keeping with the design of the current portal while addressing physical deterioration and limitations in the current construction. There is deterioration of numerous wood elements in the current portal from wood rot and water damage. This deterioration preceded the Applicants' purchase of the home. The roof of the portal is in poor condition. Without a canale, downspout or gutter, water now cascades off the roof at low points, which has contributed to the deterioration of the wooden posts and surrounds and surface materials.

A new portal will be constructed with like materials while designed to address current shortcomings.

- The portal will be enlarged from its current 8' depth to a depth of 12' across the width of portal. This will better protect elements under the portal and allow for a more functional use of the space by the owners and their guests for seating and covered outdoor dining.
- The roof will be rebuilt and proper drainage added.
- An outdoor fireplace in stucco added to the eastern end of the long portal at the farthest distance from the street will enhance the Applicants' ability to use and enjoy the south-facing portal throughout the year. In their prior residence in Santa Fe, the Applicants spent considerable time in their outdoor portal with fireplace and wish to have similar near year-round enjoyment at 345 Garcia Street.

The Applicants request to allow this 4' extension of the portal's depth to adjoin the existing designated facade, so that the portal has a consistent 12' depth along the entire southern facade from its western to eastern end points. While "additions" are not permitted within 10' of a primary facade without an exception, the Applicants' proposal is both appropriate and a desirable use of the Board's discretion for the following reasons:

- The proposed portal extension is "open" and transparent. It is not the addition of a room or solid façade, which are understandably restricted. This extension does not add any significant mass to the building façade or change its current character. It incorporates the key elements of the existing portal, with a single corner post moved 4' to the south at the junction with the protected facade, a corresponding modest extension of the portal's stucco parapet above and new roof deck that faces south.
- Allowing for a 4' depth expansion across the full 50' length of the portal is designed to be harmonious with both the existing portal and southern facade and the character of portals across the historic district. It is a modest adjustment to improve function and

address structural deficiencies. When completed as designed and proposed, it would in keeping with portals found across the district and city.

- If an exception is not authorized, the backup and less desirable option is to stagger the portal along the south facade. It would retain an 8' depth for the first twelve feet from the designated façade after which the structure of the portal would bump out at the second post to a depth of 12' for the remaining 38' width of the portal. While this option would not require an exception, it will result in a portal design that is less customary, attracts attention, is less consistent with the current and typical portals in the historic district and functions less well than the proposed approach. Applicants have proposed a simple, "quiet" approach in their overall design and granting of an exception would advance the character of the district accordingly.

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

Response:

Window:

A hardship would be presented to the applicants by having to retain a non-functional, non-historic single-pane window on the exterior of the building envelope. Although it would be enclosed and insulated on the interior, retention of the window and surround on the exterior would represent an unnecessary intrusion into the façade that is not necessary for either design or historic reasons. The window and its surround would require ongoing exterior maintenance and caulking that would not be required of a well-maintained solid stucco wall for this offset portion of the facade. The structure would be less energy efficient and less sustainable without an offsetting benefit to the historic or visual integrity of the home.

Portal:

The current portal has deteriorated over time due to factors predating the Applicant's ownership. Key structural elements need to be replaced, and its functionality improved. Applicants face an ongoing hardship beyond the deteriorated condition of the structure because the current narrow depth of the portal limits its function, use and enjoyment across seasons. During rain and summer monsoons the interior of the portal and entrance area is frequently drenched, a problem which will be substantially improved upon by the Applicants' proposal.

In the Applicants' plans, the entire portal will be rebuilt due to its deteriorated condition. Although the backup option for a staggered portal and bump-out could be done without an exception, it would still necessitate the rebuilding of the entire portal but with a less desirable design from the Applicants' perspective and a reduced functionality. A staggered portal with a shallower 8' depth at the designated facade would result in 40+ square feet less roof coverage,

keeping the immediate entrance area and front door of the house "wetter" in inclement weather and perpetuating an ongoing hardship to the owners and guests as a result. The Applicants' recommended plan would address the current problem and prevent an ongoing hardship. The current and future hardship will be substantially addressed through granting of an exception.

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

Response:

Window:

Closing of the opening and removal of the small single-paned window will improve the physical and visual integrity of the building structure, maximize the investments by the applicants in the overall rehabilitation and contribute to the visual and design integrity of the home.

With work planned on the exterior and upgrades to all the windows, retention of the identified small opening, non-historic window and late 1980's surround is inconsistent with the quality desired and thoughtful planning for the building's exterior and interior. Retention of a "ghost" window on the 6' facade offset is both unnecessary for any historic integrity of the building and undesirable as a design option.

Portal*:*

Reconstruction of the south-facing portal is needed. The design option recommended by the Applicants is the least obtrusive, most architecturally harmonious and "quietest" approach to improving the use, function and lifespan of the south facing portal. In making the substantial monetary investment to reconstruct the portal, the ongoing hardships associated with its shallow depth will be addressed. The proposed design with granting of the exception allows for a thoughtful, historically sensitive design which improves the function and long-term integrity of the portal. It is good value and design. It enhances the ability of residents to reside in the historic district. The less desirable backup option for which no exception is needed provides reduced value and perpetuates a hardship. It would require comparable construction cost for Applicants, without addressing all the current and ongoing limitations. The backup option would result in a less harmonious overall design. An exception is warranted and appropriate to enable the best design, improved utility and long-term outcome from the portal reconstruction.

345 Garcia Street
Applicant's Response to Exception Criteria
Removal of Historic Material

Following are the **exception criteria stated in City Code section 14.5.2(C)(5)(b)**, **along with the Applicant's responses to each criterion** as they relate to the applicant's request to remove historic material from the street frontage yardwall to:

- allow widening of the current yardwall opening onto Garcia Street by 2 feet,
- allow removal and a more orthogonal rebuilding of the approximately 20-foot section of non-contributing wall at the driveway entrance where it adjoins the yardwall.

The proposal will enable a more direct and safer exit from the driveway. All modifications proposed would be undertaken with approved materials and methods of construction to preserve the character of the yard and entrance walls.

The responses to the each of the three criteria for exceptions follow below:

(1) ***Do not damage the character of the district****;*

Response:

- Removing 2' of yardwall will enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.
- As evidenced by the HCPI and the Staff report from the previous Case #2024-009369-HDRB, the wall has had many changes over time. The current driveway opening was perhaps created in 1973 and altered in 1987. This is the minimum alteration needed while still providing a safer and more easily maneuvered driveway.

Additional background:

The 300 block of Garcia Street is primarily residential with a mix of residences, compounds and businesses. The City has shown wide latitude in approving the width of driveway entrances to homes and residences on the street. Entrances off the block range from over 600" for a business to one residence at 108" on the lowest end. The median entrance width on the street is approximately 168" – with half narrower and half wider.

Applicant's yardwall entrance is 128", the 3rd narrowest driveway entrance on the block. Applicants' proposal would allow the widening of the entrance by 2 feet, a modest request that would result in an opening on the yardwall that would remain among the smaller and below the median for the block.

Approval for removal and rebuilding of an orthogonal driveway entry wall will substantially improve conditions for safe and comfortable entry and exit from the driveway.

Granting of the request will not change the character of the district. For example, Applicants' neighbors immediately across the street at 344 Garcia Street have an approximately 167" opening in their yardwall – a wall similar in height to 345 Garcia Street. Next door to that house is a similarly wide opening in a tall yardwall. The Applicants' immediately adjacent neighbors at 333 Garcia have a 144" opening for the driveway in their tall yardwall and the other adjacent neighbor has a 118" opening in a low yardwall.

Applicant's yardwall has undergone significant changes over time as is evidenced from examination of the wall itself, looking at the stone foundations and the stucco. The wall was raised in height. The pedestrian entry gate was moved from a position farther north on the yardwall to its current position. The former driveway entrance was also moved south from its original position to its current position on the yardwall. Stonework also indicates that the current driveway entrance was made narrower when it was moved to its current position. The proposed change would simply be the latest in a series of changes to the Applicants' yardwall over its 90-year history. All have been done without altering the historic character of the district and well within the range of similar projects authorized for the block.

(2) ***Are required to prevent a hardship to the applicant or an injury to the public welfare;***
Response:

- The use of the driveway is currently restricted by the narrowness of the opening onto Garcia Street and complicated by the slope of the driveway making visibility more challenging, representing a multiple-times-a-day hardship for the applicants.
- The current narrow driveway opening in the yardwall, coupled with the current curved wall adjacent to the driveway pose a significant, recurring hardship for the applicants as users of the driveway, their guests and safety issues for persons who transit Garcia.
- Removing 2' of yardwall will greatly enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.

Additional background:
Entering the current opening and driveway from Garcia can be done with care. Exiting via the driveway is much more challenging since it requires the driver to back up and turn the car at the same time to exit onto Garcia Street. In rain, snow or at night it is more challenging to the driver, even with backup cameras on the vehicles. Applicants' have scraped both of their cars, at considerable costs to repair, in backing out of the driveway because of its awkward layout, which will be resolved with the proposed changes.

Finally, because of the narrow opening in the Garcia Street yardwall, backing out onto the street is done "blindly". Backup cameras and car sensors help identify oncoming cars and pedestrians, but substantial challenges remain. A modest widening of the entrance should allow for better vision onto Garcia Street, with resulting benefits to the public. These benefits will be achieved without harm to the historic character of the block and district.

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

Response:

- By removing two feet of wall, the driveway becomes more manageable for everyone that might have the opportunity to use the driveway, including delivery vehicles, yard maintenance crews and others in addition to the residents. It will strengthen the heterogeneous character of the City within the historic districts.
- It will return the opening to a width closer to its original width prior to an earlier modification.

Additional background:

The Applicants' proposal is a design option that is consistent with those of the historic district and substantially like the current design at 345 Garcia Street, while correcting for the current flaws and limitations that pose a recurring hardship to the Applicants and safety issues. The amount of historical material to be removed from widening is modest. The material to be removed by straightening the adjacent wall will not result in any meaningful change in appearance since that wall will be rebuilt with similar materials but in a better configuration. The entire yardwall will have new stucco applied and stonework will be repaired – all in accordance with City and Historic District standards and guidelines.

Approval of Applicants' request will result in the reduction of an ongoing hardship, much-improved conditions for daily use of the premises and improved public safety, while preserving the historic character of the district. The request is fully consistent with decisions and standards applied by the City to other residents on this block of Garcia Street.

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2024-009369--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 345 GARCIA ST
Santa Fe, NM 87501

CONTACTS:		
Property Owner	ROBERT HOLLEYMAN II	2245 46TH ST NW
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the status of the main residential structure as contributing and designate the west and northwest corner as the primary facades, to downgrade the accessory dwelling unit to non-contributing, and to designate the street frontage yardwall as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

GAYLA BECHTOL ARCHITECT

Living Room facing west. Note light switch, now blank, next to the old doorway.

GAYLA BECHTOL ARCHITECT

Living Room facing Northwest

GAYLA BECHTOL ARCHITECT

Photo of driveway entrance at wall. Notice different stone and stucco.

Pedestrian entrance facing west and Garcia Street, formally the car entrance. Notice different stone and grout pattern.

Garcia Street wall. Notice the difference in stone pattern and grout. this entrance would have lined up with the former pedestrian entrance facing west, and Garcia Street.

GAYLA BECHTOL ARCHITECT

North view of outbuilding

GAYLA BECHTOL ARCHITECT

Southeast corner

GAYLA BECHTOL ARCHITECT

Northeast corner

GAYLA BECHTOL ARCHITECT

Southwest Corner

GAYLA BECHTOL ARCHITECT

From the Northeast corner.

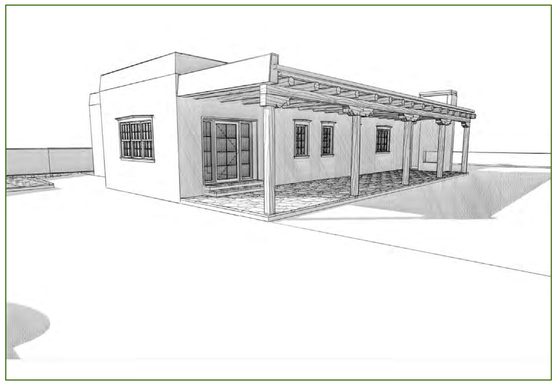
GAYLA BECHTOL ARCHITECT

Garcia Street view

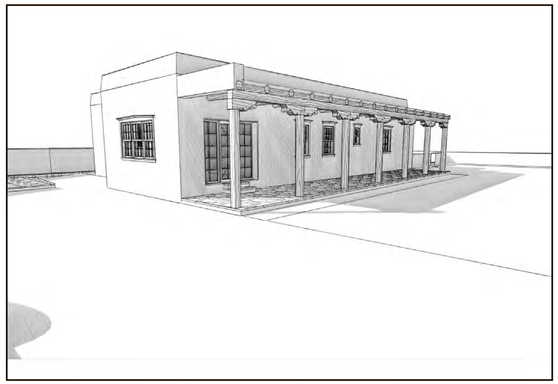
Holleyman Keller Residence Renovation

345 Garcia Street, Santa Fe, NM 87501

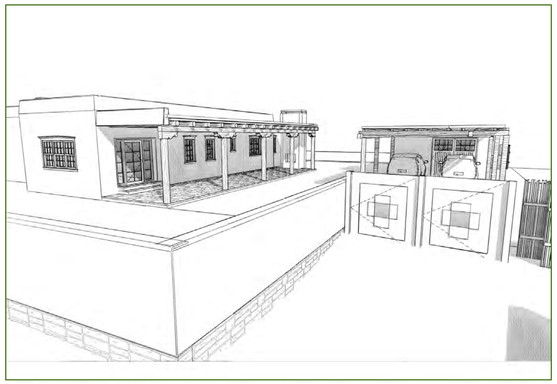
SHEET INDEX	
No.	Name
A-1	COVER SHEET
A-2	EXISTING SITE PLAN
A-3	PROPOSED SITE PLAN
A-4	PROPOSED MAIN LEVEL FLOOR PLAN
A-5	EXISTING AND PROPOSED ELEVATIONS
A-6	EXISTING AND PROPOSED
A-7	EXISTING AND PROPOSED ELEVATIONS
A-8	EXISTING AND PROPOSED ELEVATIONS
A-9	GARCIA STREET ORIGINAL WALL
A-10	EXISTING GARCIA STREET ELEVATION
A-11	PROPOSED GARCIA STREET WALL
A-12	GARAGE/CARPORT
A-13	GARAGE/CARPORT
A-14	GARAGE/CARPORT



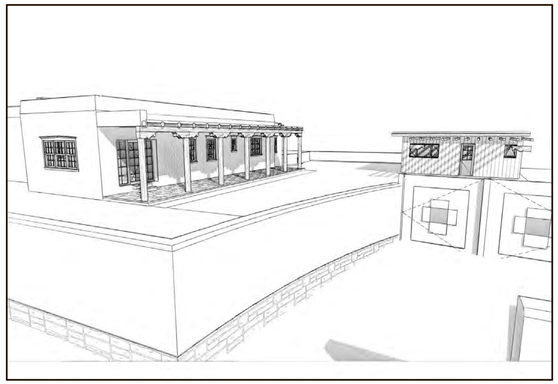
PROPOSED SOUTHWEST VIEW



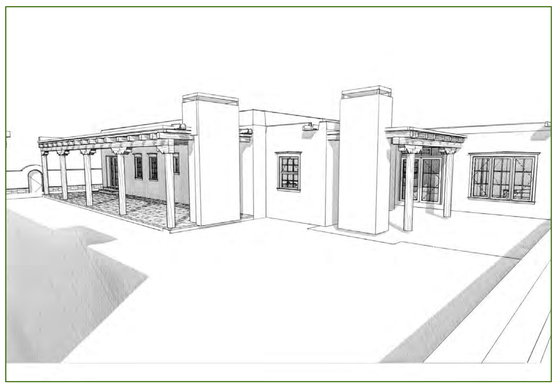
EXISTING SOUTHWEST VIEW



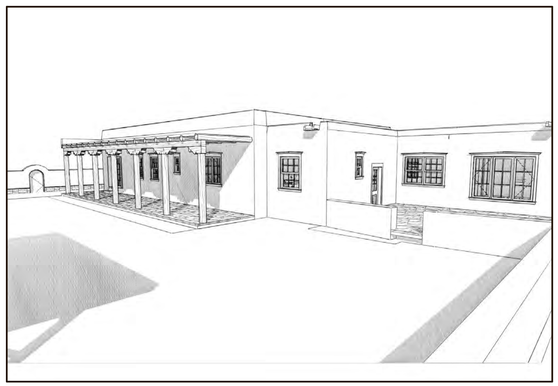
PROPOSED SOUTHWEST VIEW WITH DRIVE



EXISTING SOUTHWEST VIEW WITH DRIVE



PROPOSED SOUTHEAST VIEW



EXISTING SOUTHEAST VIEW

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

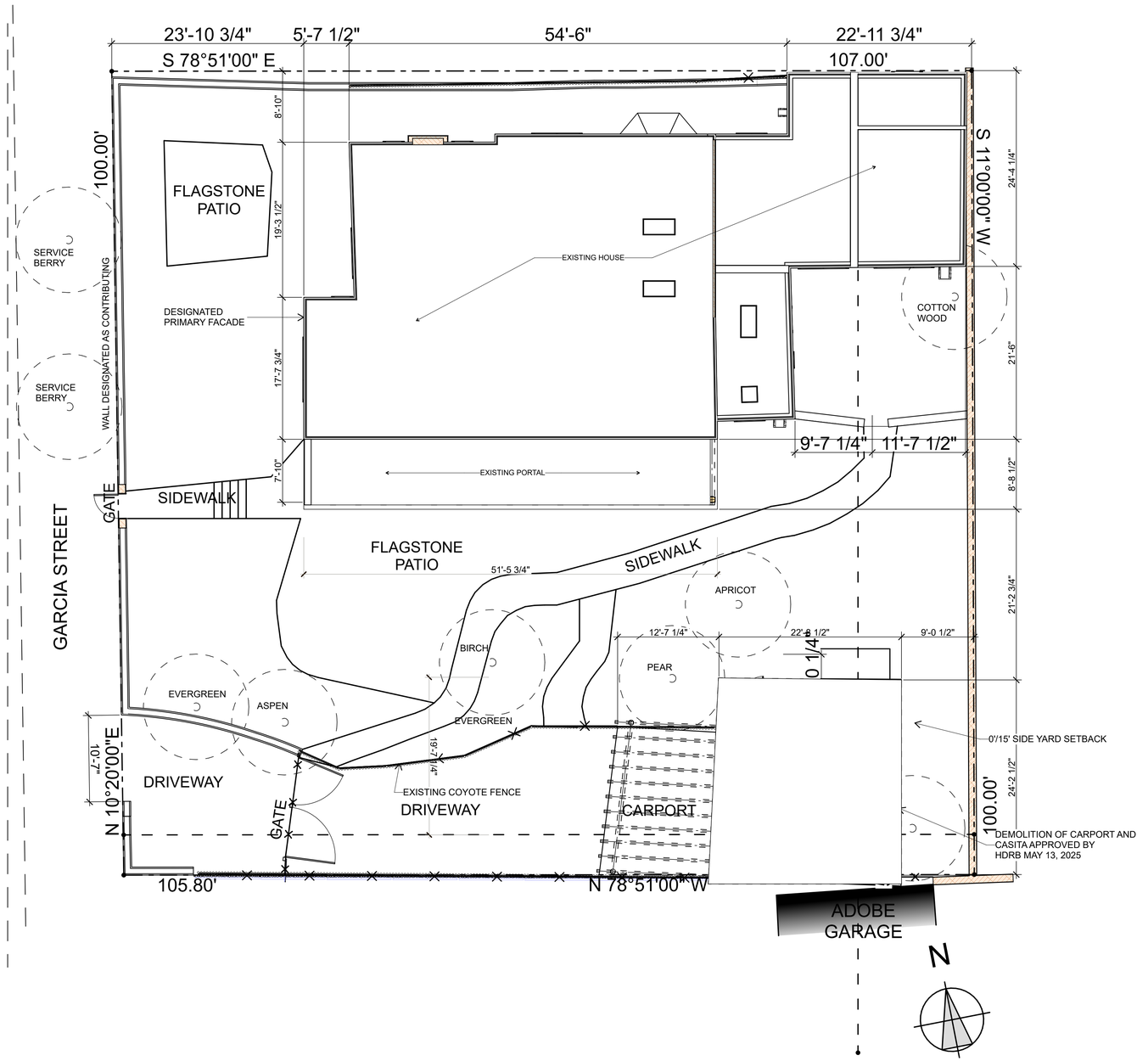
ISSUED:

HDRB Approval

COVER SHEET

A-1

Printed: 5/20/25



1 Existing Site Plan
SCALE: 1/8" = 1'-0"

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

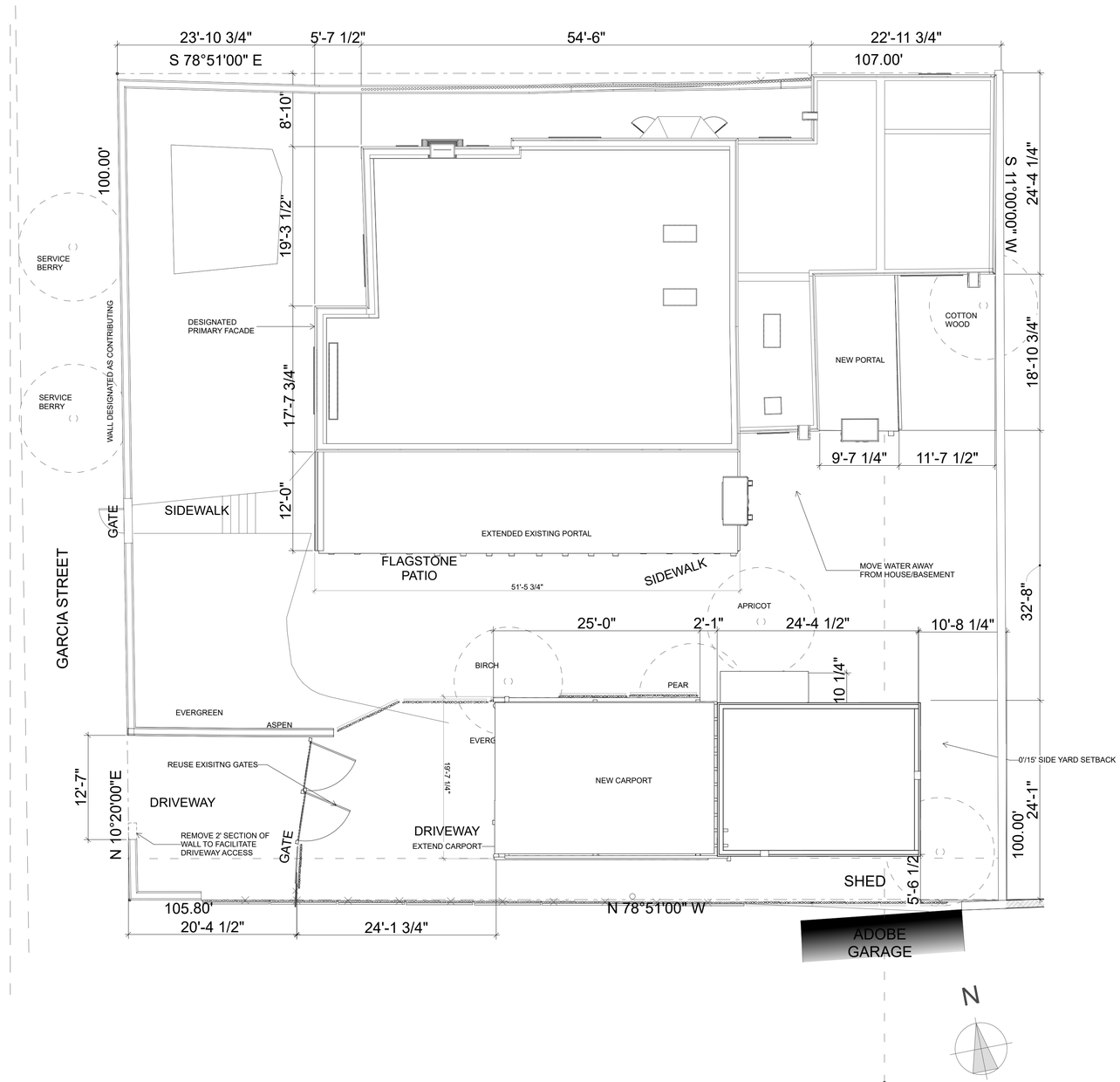
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

EXISTING SITE PLAN

A-2

Printed: 5/20/25



1 Proposed Site plan

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

Areas	
2,671.9 sq. ft.	Existing/Proposed House
382 sq, ft,	Existing Portal
826	Existing Carport/Casita
621.4	Proposed Portal
108 sq. ft.	Proposed East Portal
436 sq. ft.	Proposed Garage/Casita
481	Proposed Carport

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

HDRB Approval

PROPOSED SITE PLAN

A-3

Printed: 5/20/25

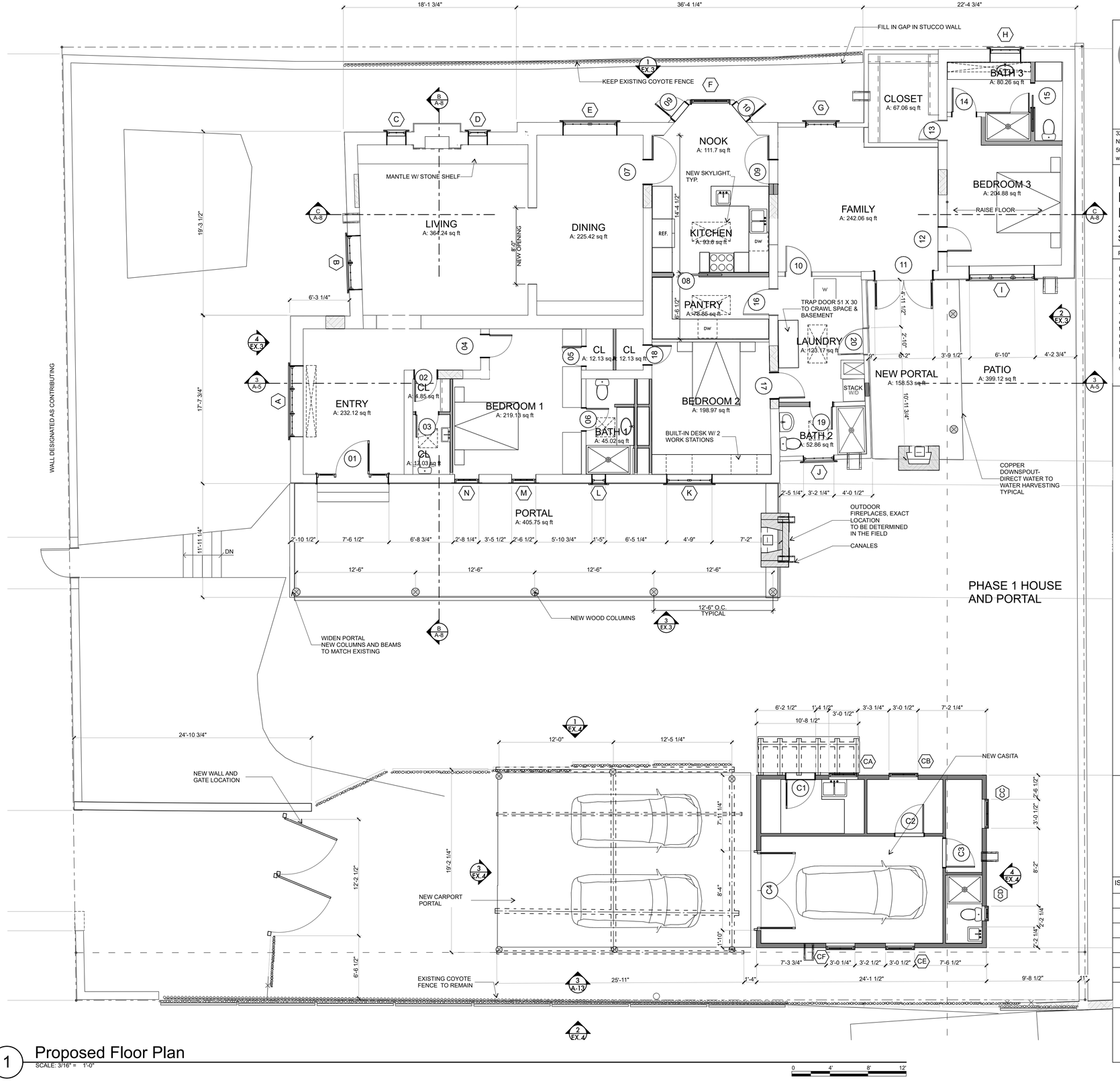
WINDOW SCHEDULE

	Label	Location	Unit Size Width	Unit Size Ht	Head Ht.	Type	Status	Notes
House								
	A	Entry	7'-5 1/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	B	Living	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	New	
	C	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	New	
	D	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	New	
	E	Dining	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	New	
	F	Nook	4'-0"	3'-6"	6'-8"	Double Hung	New	
	F	Nook	4'-0"	3'-6"	3'-1 5/8"	Double Hung	New	
	G	Family	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	H	Bath 3	3'-2 7/16"	1'-10 7/8"	6'-4"	Awning	New	
	I	Bedroom 3	6'-10"	5'-6"	6'-8"	Casement	New	
	J	Bath 2	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	K	Bedroom 2	4'-9"	4'-0 9/16"	6'-8"	Casement	New	
	L	Bath 1	1'-5"	2'-8"	6'-8"	Casement	New	
	M	Bedroom 1	2'-6"	4'-1 3/4"	6'-8"	Double Hung	New	
	N	Bedroom 1	2'-6"	4'-1 3/4"	6'-8"	Double Hung	New	
Carport								
	CA		3'-0"	3'-0"	6'-8"	Awning	New	
	CB		3'-0"	3'-0"	6'-8"	Awning	New	
	CC		3'-0"	3'-0"	6'-8"	Awning	New	
	CD		1'-6"	1'-6"	6'-8"	Awning	New	
	CE		3'-0"	3'-0"	6'-8"	Awning	New	
	CF		3'-0"	3'-0"	6'-8"	Awning	New	

DOOR SCHEDULE

	Label	Location	Door W	Door Ht	Type	Status	Remarks
House							
	C1	CASITA	3'-0"	7'-0"	Single Swing	New	
	C2	CASITA	3'-0"	8'-0"	Single Swing	New	
	C3	CASITA	3'-0"	8'-0"	Single Swing	New	
	C4	CARPORT	8'-0"	8'-0"	Over Head	New	
	01	Entry	3'-6"	6'-8"	Single Swing	New	WITH SIDELIGHTS 7'-6" WIDTH
	02	Powder/Hall	2'-4"	6'-8"	Single Swing	New	
	03	Powder	2'-4"	6'-8"	Single Swing	New	
	04	Bedroom 1	2'-4"	6'-8"	Single Swing	New	
	05	Bedroom 1 Closet	2'-0"	6'-8"	Single Swing	New	
	06	Bath 1	2'-4"	6'-8"	Single Swing	New	
	07	Dining	2'-6"	8'-0"	Single Swing	New	
	08	Pantry	2'-6"	6'-8"	Single Swing	New	
	09	Nook	2'-2"	8'-0"	Single Swing	New	
	09	Nook	2'-6"	8'-0"	Single Swing	New	
	10	Nook	2'-2"	8'-0"	Single Swing	New	
	11	Family	6'-0"	6'-8"	Double Swing	New	WITH TRANSOM 8'6" HEIGHT
	12	Bedroom 3	2'-6"	8'-0"	Single Swing	New	
	14	Bath 3	2'-6"	8'-0"	Single Swing	New	
	17	Bedroom 2	2'-8"	6'-8"	Single Swing	New	
	18	Bedroom 2 Closet	2'-0"	6'-8"	Single Swing	New	
	19	Bath 2	2'-4"	6'-8"	Single Swing	New	

	15	--- BATHROOM 3	2'-6"	8'-0"	Pocket	New	---



1 Proposed Floor Plan
SCALE: 3/16" = 1'-0"

0 4' 8' 12'

GBA
GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

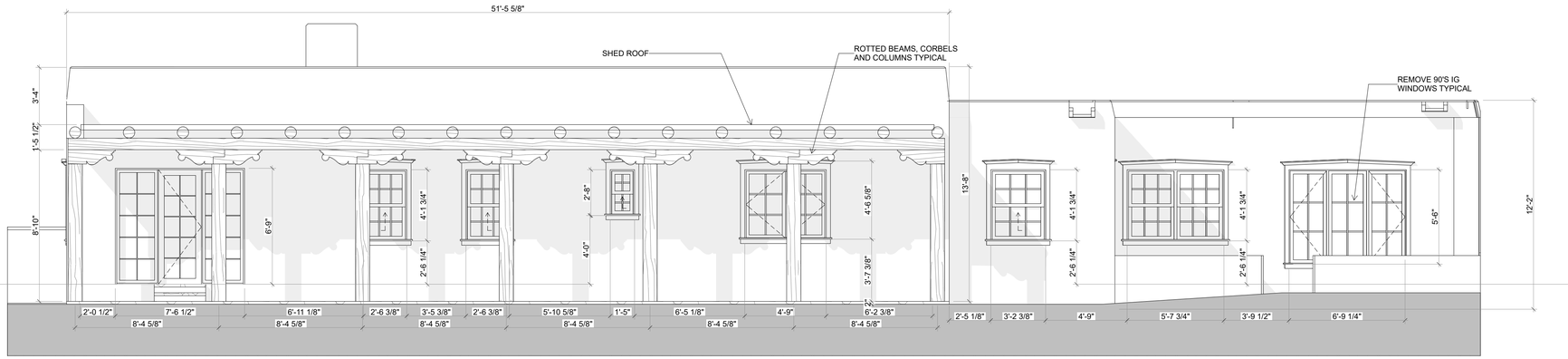
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

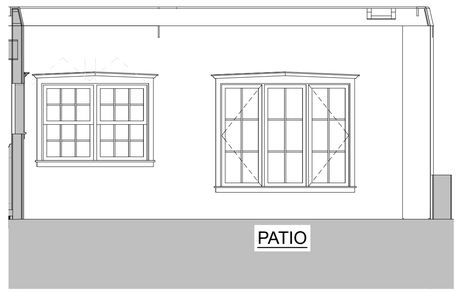
PROPOSED MAIN LEVEL FLOOR PLAN

A-4

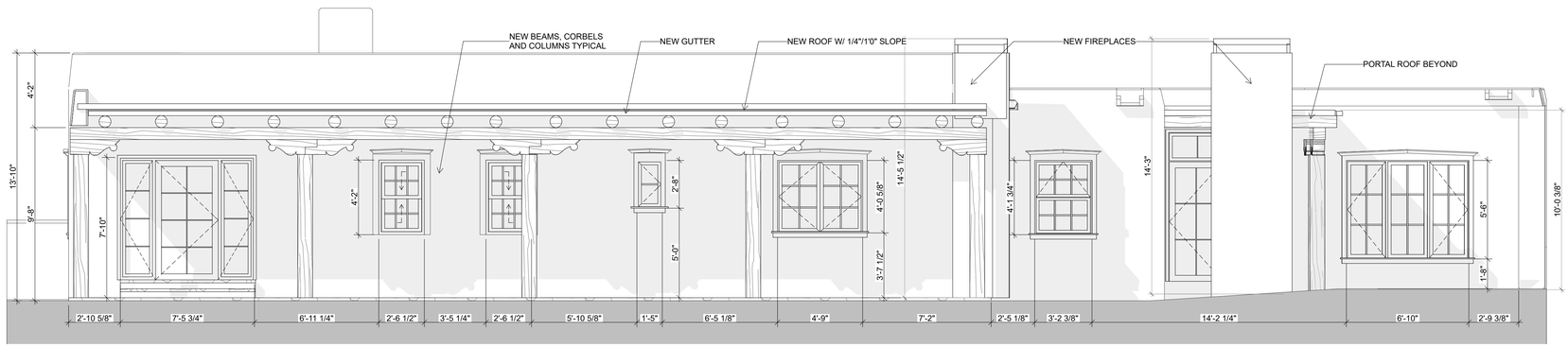
Printed: 5/20/25



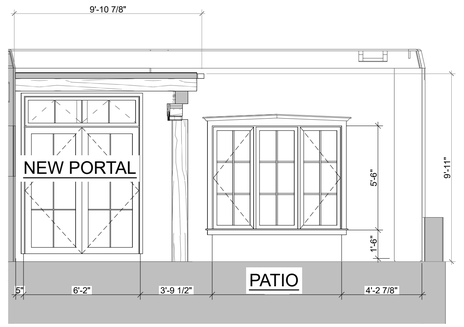
1 Existing South Elevation
SCALE: 1/4" = 1'-0"



3 Existing Partial South Elevation
SCALE: 1/4" = 1'-0"



2 Proposed South Elevation
SCALE: 1/4" = 1'-0"



4 Proposed Partial South Elevation
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

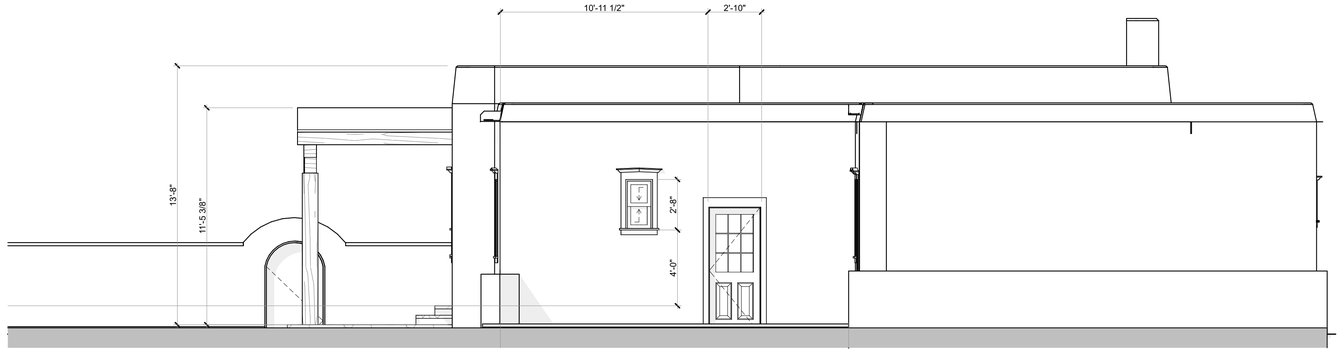
Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

EXISTING AND PROPOSED ELEVATIONS
A-5

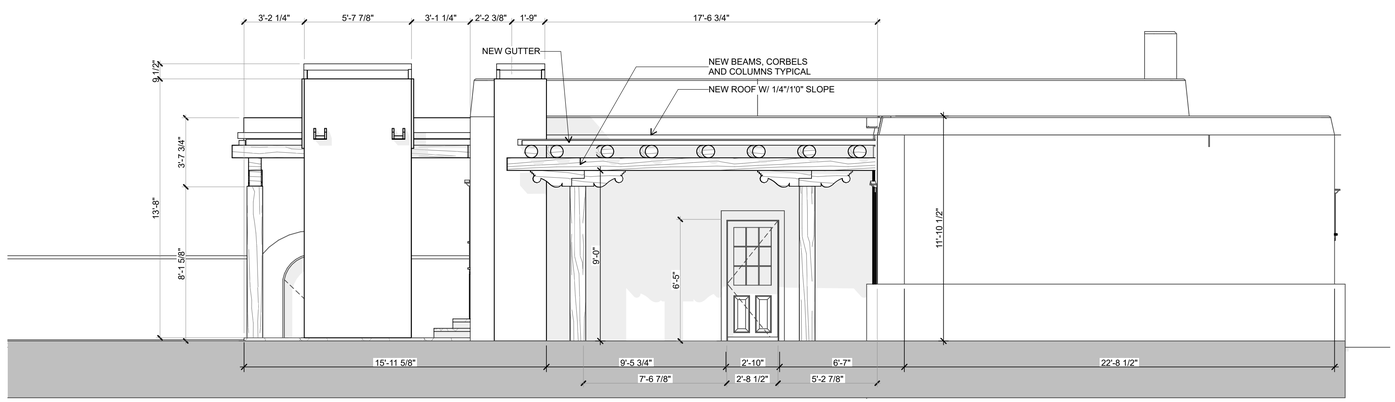
Printed: 5/20/25



2 Existing East Elevation

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

0 2' 4' 8'



1 Proposed East Elevation

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

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

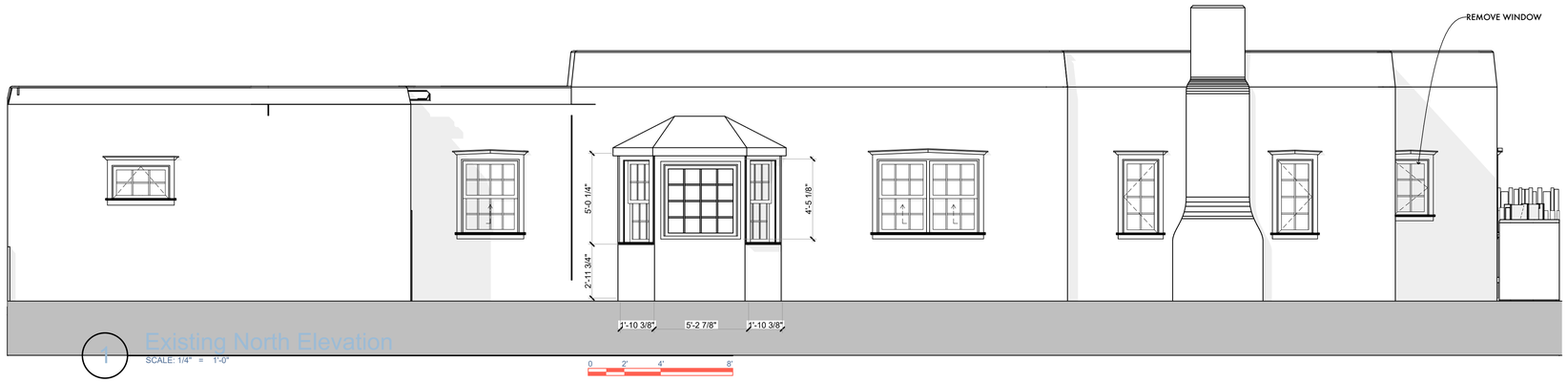
ISSUED:

HDRB Approval

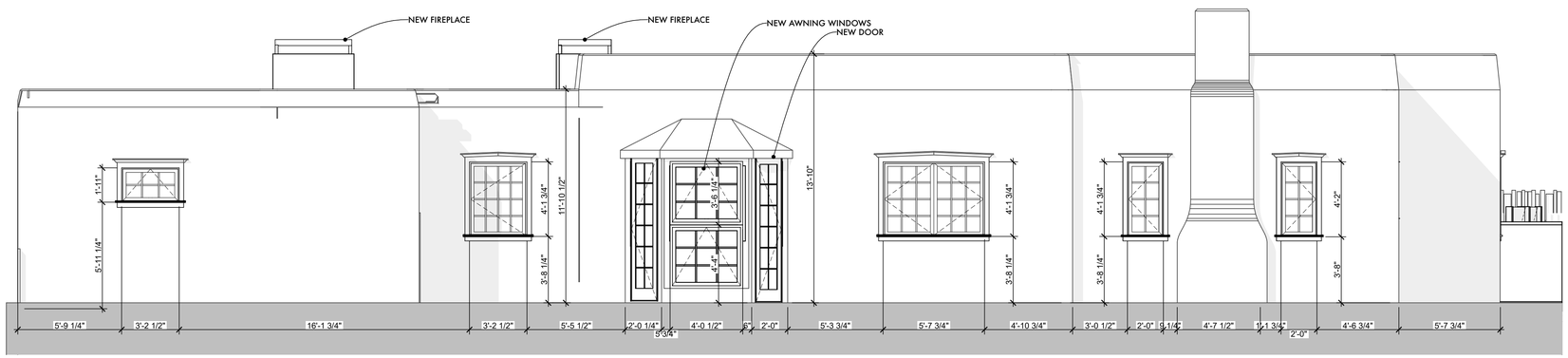
EXISTING AND PROPOSED

A-6

Printed: 5/20/25



1 Existing North Elevation
SCALE: 1/4" = 1'-0"



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

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

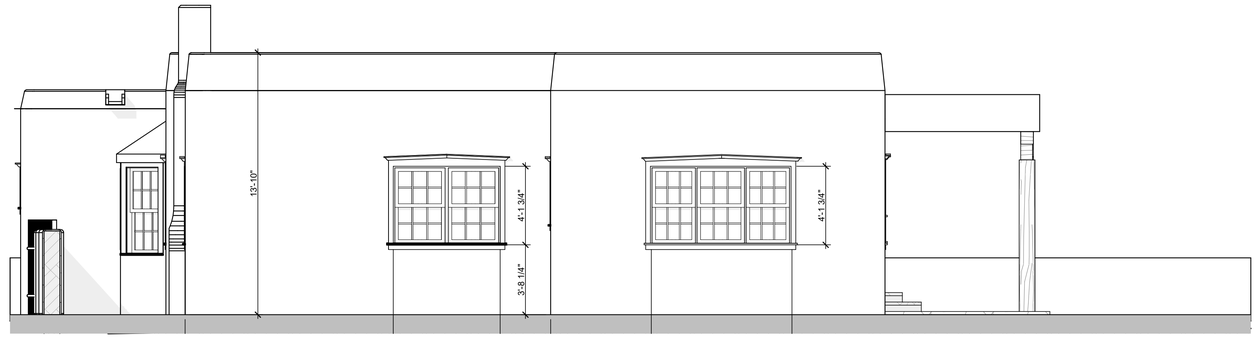
Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

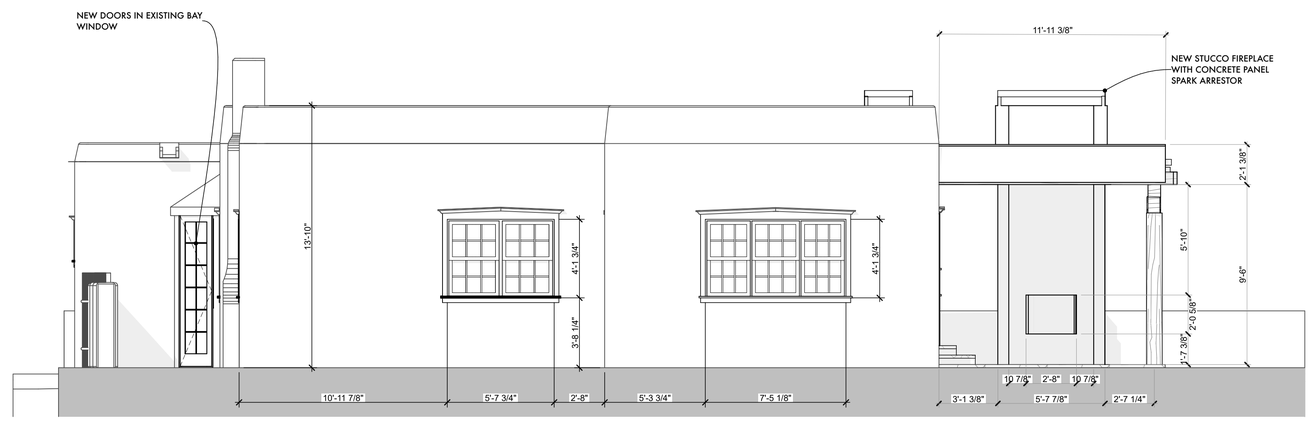
EXISTING AND PROPOSED ELEVATIONS
A-7

Printed: 5/20/25



2 Existing West Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 Proposed West Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

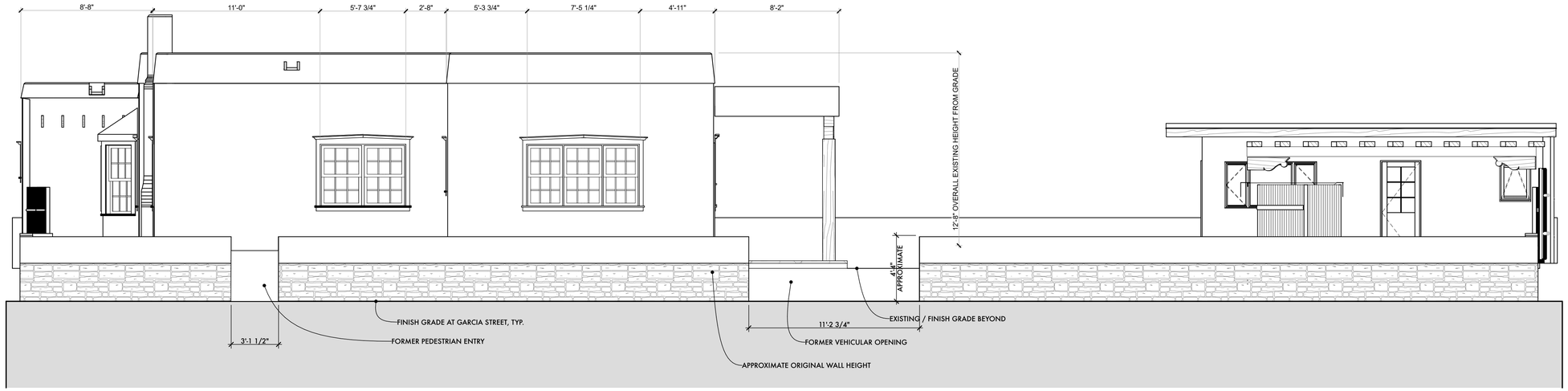
ISSUED:

HDRB Approval

EXISTING AND PROPOSED ELEVATIONS

A-8

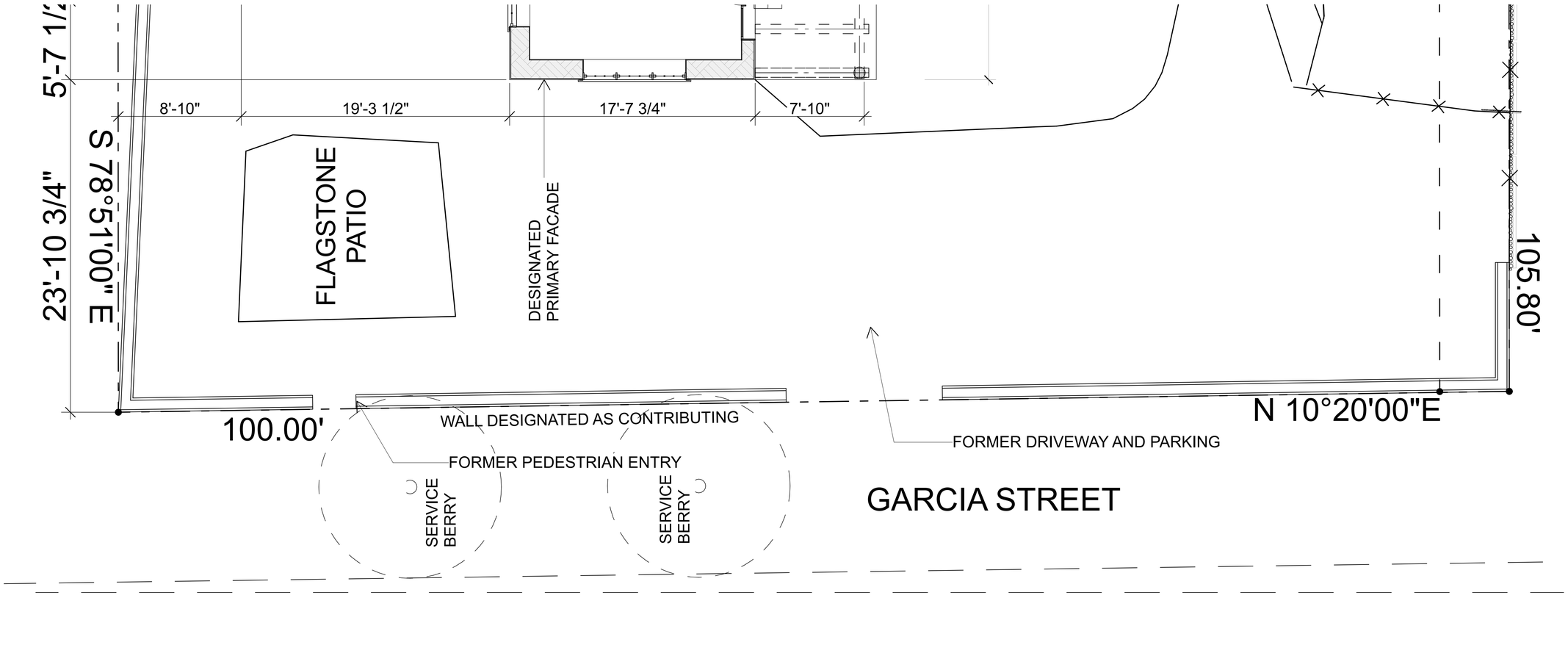
Printed: 5/20/25



1
A-9

GARCIA STREET ORIGINAL WALL ELEVATION

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



GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

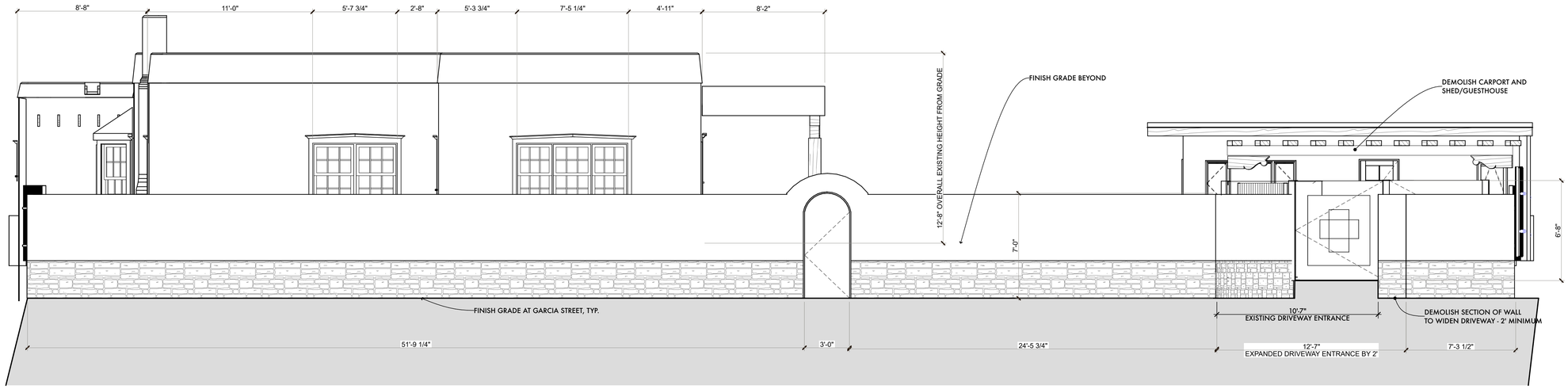
STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

GARCIA STREET ORIGINAL WALL

A-9

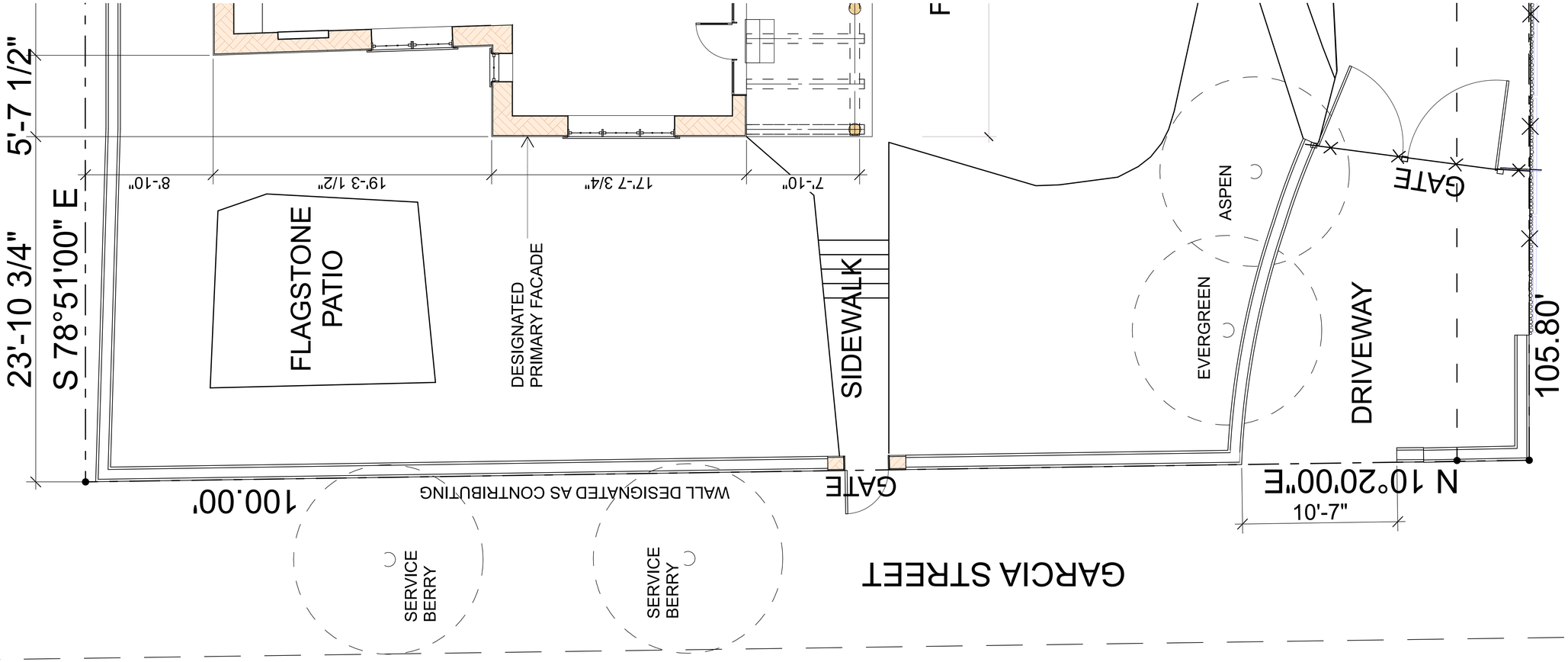
Printed: 5/20/25



1
A-10

Garcia EXISTING Elevation

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



GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

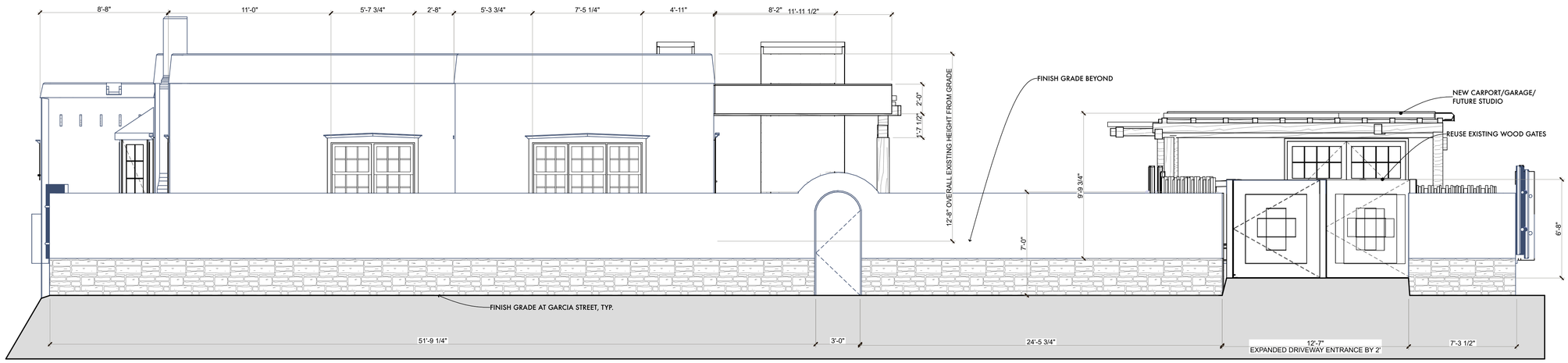
ISSUED:

HDRB Approval

EXISTING GARCIA STREET ELEVATION

A-10

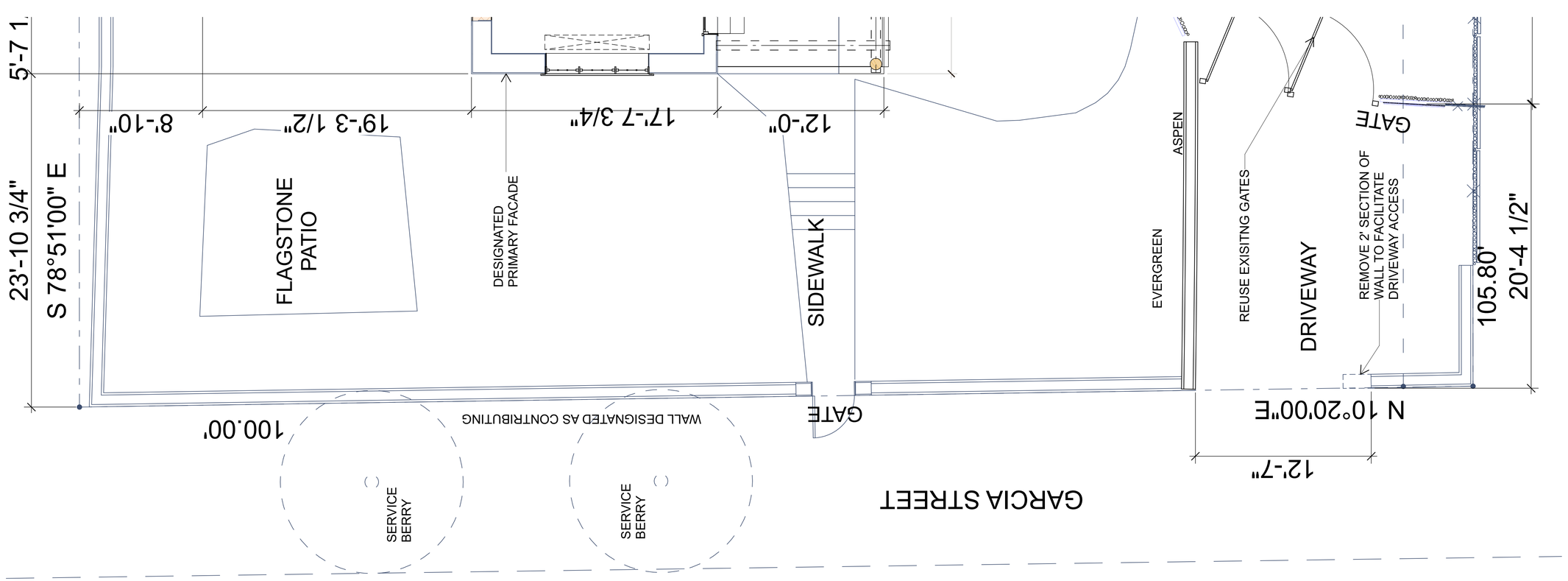
Printed: 5/20/25



1
A-11

Garcia Street Proposed Elevation

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



GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

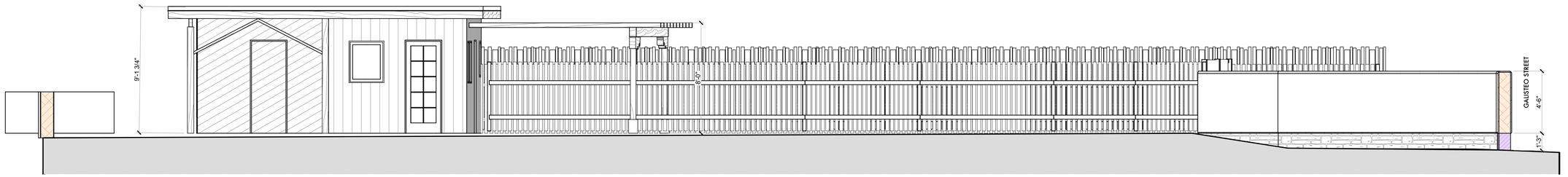
ISSUED:

HDRB Approval

PROPOSED GARCIA STREET WALL

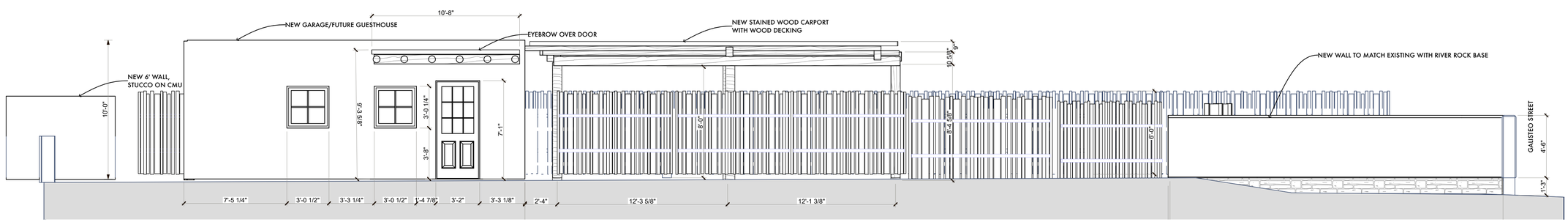
A-11

Printed: 5/20/25



1 Carport North Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Carport North Elevation Proposed
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:
HDRB Approval

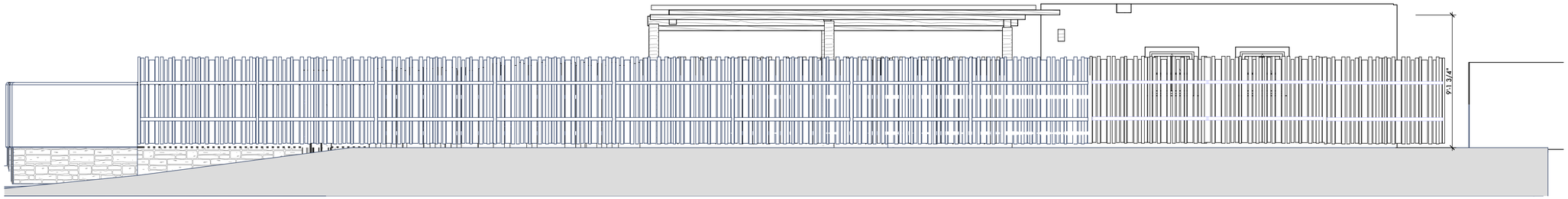
GARAGE/CARPORT

A-12

Printed: 5/20/25

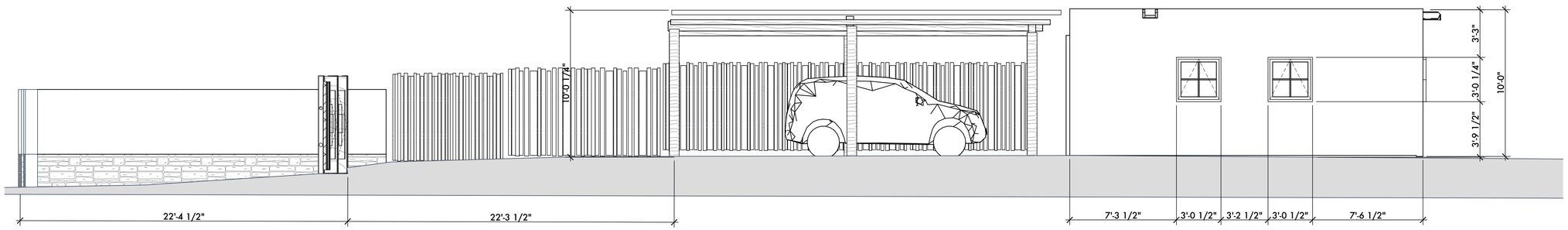
1 Carport South Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 Carport South Elevation Proposed
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 Guest House South Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

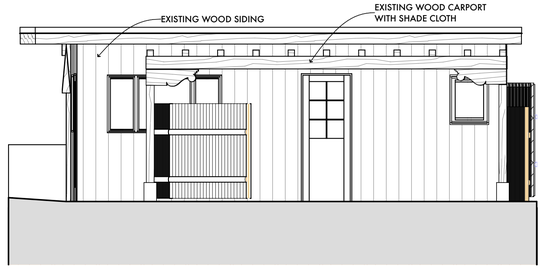
ISSUED:

HDRB Approval

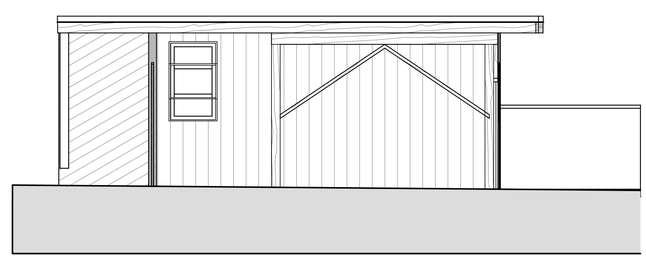
GARAGE/CARPORT

A-13

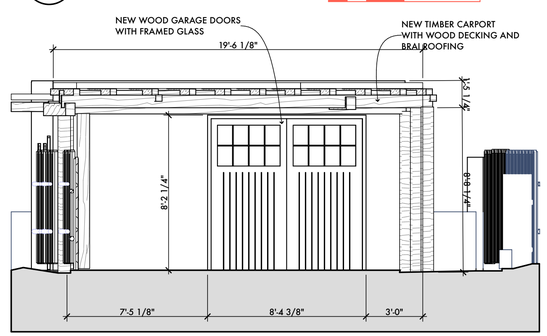
Printed: 5/20/25



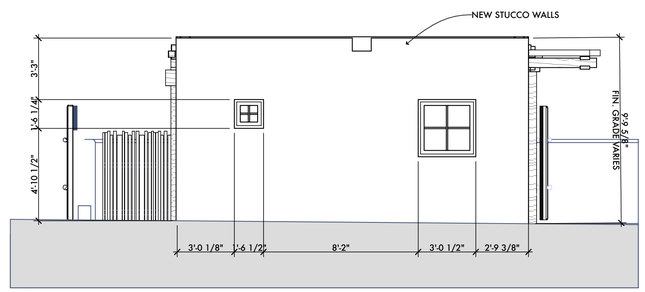
3 Carport West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 Carport East Elevation
SCALE: 1'-0"
0 2' 4' 8'



4 Carport West Elevation Proposed
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 Carport East Elevation Proposed
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation

STATE OF NEW MEXICO
Gayla D. Bechtol
No. 2824
REGISTERED ARCHITECT

ISSUED:

HDRB Approval

GARAGE/CARPORT

A-14

Printed: 5/20/25

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2024-009369--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 345 GARCIA ST
Santa Fe, NM 87501

CONTACTS:

Property Owner	ROBERT HOLLEYMAN II	2245 46TH ST NW
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the status of the main residential structure as contributing and designate the west and northwest corner as the primary facades, to downgrade the accessory dwelling unit to non-contributing, and to designate the street frontage yardwall as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

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.

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2024-009369--HDRB

Project Description: 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.

Project Location(s): 345 GARCIA ST
Santa Fe, NM 87501

Contacts:

Property Owner: ROBERT HOLLEYMAN II
2245 46TH ST NW

Applicant: Gayla Bechtol gayla@gbasantafe.com
320 Aztec Street AVE
SANTA FE , NM 87505

Historic District: HD: Downtown And Eastside, HD: Downtown And Eastside

Historic Building Status:

Non-Statused: False Non-Contributing: False Contributing: True Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 1984

Year of Construction: early 1930s

Project Type: Primary Elevation Designation

Historic Building Name:

City of Santa Fe, New Mexico

memo

DATE: **November 26, 2024**

TO: **Historic Districts Review Board Members**

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

2024-009369-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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: 2024 HCPI

STAFF RECOMMENDATION:

Staff recommends 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.

BACKGROUND & SUMMARY:

The single-family residence and the accessory structure at 345 Garcia Street are listed as contributing to the Downtown and Eastside Historic District.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 HCPI there were significant changes to the structure circa 1987 including replacement of all of the windows and doors, the introduction of new openings and closure of old openings; replacement of the Territorial-type pediment trim; raising of the ceiling, roof, and parapets at the back of the house; alteration of the former carport fenestration; change of front or west wall at the vehicular entrance, a pedestrian entry, and possibly at other points of fenestration. Historic Preservation Division does not have the 1987 case file and cannot verify the full extent of the alterations; however, photographs from the 1987 case were retained an attached to the HCPI.

Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner of the property currently serves as a guesthouse. The front portion appears to have started out 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 to the building on the west to create a partial carport. The accessory structure was erected after 1958 and does not match the style of the home. Staff did note when visiting the site that the rear or eastern wall was partially built of particle board. This structure is not mentioned on the 1985 HCPI for the property so the reason for its' contributing status is unclear.

Figure 2: Guesthouse: west elevation under carport

A tall street wall, partially serving as a retaining wall, crosses the front of the property. The base is retaining and is constructed of stone. The remaining portion height of the wall 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 according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic. The second portion of the wall connects to the front wall in the northwest corner and extends east. It is about 39” in height and in areas shows several layers of plasterwork.

Figure 3: Yardwalls with construction dates

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.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

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

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

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

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

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

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an Historic district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.

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

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	MRM
Planning Manager	Gary Moquino	GM
Planner Senior	Lani McCulley	LMRM

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H2090

building threatened? yes	surveyed date 2-10-84 by mb	county Santa Fe	ID no. 051611160
field map SFHD	number 3-1160	UTM reference zone 12 13 easting	northing

location description: 345 GARCIA *

city/town: Santa Fe

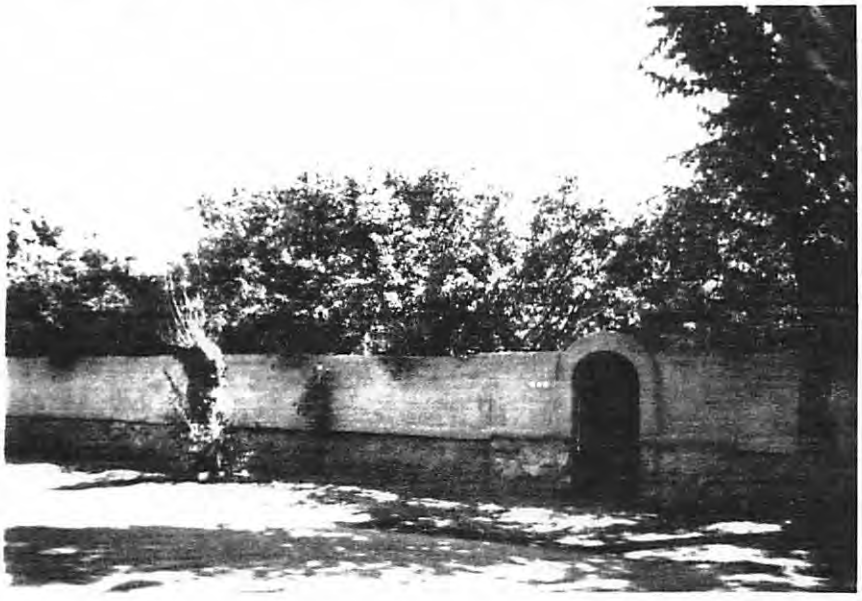
land grant/reservation:

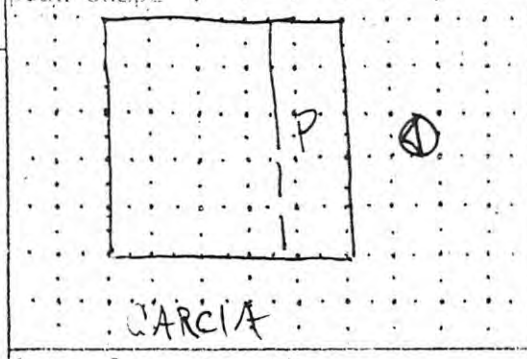
building name:

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

film roll by mb no. 7 | negative nos. 20 | loc. of neg. HPB

plan shape





date of construction: 1929-33 estimate ___ ___actual

source: Bus/Dir

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

style: Pueblo Rev

foundation material: NV

wall material/surface: Adobe(?) Stucco

architectural features
Roof - flat shed overhang above portal, Most not vis

Windows 6/6 w pediment, white trim.

Door - NV

surroundings: Res

relationship to surroundings
X similar ___not similar

district potential
___yes ___no

significance
___eligible X of interest ___none

if eligible, why? contrib.

comments

* Very little visible fr. street

associated buildings? ___yes.
what type?

if inventoried, list ID nos.

see back? ___yes

Case # H-87-124
345 Garcia St.

Case# H-87-124
345 Garcia St.

GAYLA BECHTOL
ARCHITECT

Lani McCulley
City of Santa Fe
Historic Preservation Division
Planning and land Use Department

October 28, 2024

RE: Status Review of 345 Garcia Street and Primary Facade Designation

Dear Ms. McCulley,

We propose the HDRB reviews the new HCPI by John Murphey and designate whether the main building will remain contributing and designate the primary facade. In addition we propose the outbuilding also be reviewed.

Mr. Murphey did not designate the recommended status for the main building but assumed the board would vote that the house would retain its status. We do not contest the opinion however we would like to point out that probably no openings in the house other than the windows flanking the fireplace remain in their original location, the front door has changed position and the front southwest room was actually a front porch.

Please note in the photographs the location of a light switch next to a door-sized bookcase in the current living room. And a scored concrete step at the location of the door on the outside. Admittedly these are subtle clues to changes so we are actively looking for photographs of the house during its Folklorica days as mentioned in the the HCPI. The other change not mentioned in Mr. Murphey's HCPI is another entrance closer to the parking space off Garcia might have been the "front porch". I mention these because of the nature of most houses on the street, and accepted practice in the 30's, that front doors face the street, especially in a compact bungalow-style house such as this. Unfortunately the aerial photographs do not reveal when the south portal was built, but again, these more bungalow-style homes, in whatever style was appropriate, in this case it was Territorial Revival (selective demolition has not occurred to reveal brick parapets) were built facing the street. This house was renovated over the years so that we arrive in its current south-facing orientation. If the portal had been original to the house the portal would have had Territorial Revival style wood columns and beams, but the portal is with corbels and vigas in the Pueblo Spanish Style.

Even with the changes the house contributes to the district but only the north facade around the chimney seems to have any integrity. We concur with Mr. Murphey the outbuilding is non-contributing.

Sincerely,

Gayla Bechtol, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 11, 2024

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

1. Name of property:	2. Location:	3. Local Reference Number:
José Alfonso and Celine C. Armijo House	345 Garcia Street Downtown and Eastside Historic District Santa Fe	Santa Fe ID: H-2090 4. County: Santa Fe Parcel # 11697280

5. Property Type:
_x Buildings: 1 house
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
September 29, 2024

7. Previous Survey Date(s):
_x_Yes: February 10, 1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6815363,-105.9331141

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View south and east elevations, facing northwest.

11. Brief Description of the Property:

Likely constructed in the early 1930s in an orchard, this Pueblo Revival house is focused on its south elevation and its adjoining patio. The home sits on the east side of Garcia Street just south of the Mary Victory property, from which it was carved out. A tall street wall, partially serving as a retaining wall, crosses the front of the property (Photo 2). Included on the 0.25-acre lot is a former carport now used as a guesthouse. The house, which appears to have at least two additions, encloses 2,687 square feet and is constructed of adobe, concrete block, and frame. It has three bedrooms and three baths. The house and former carport are Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before 1933-34
__Known _x_ Estimated Source: Deeds and city directories

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

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

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

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

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

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

For: Current owner: Robert Holleyman and Bill J. Keller

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

Current owner: Robert Holleyman and Bill J. Keller

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2090
José Alfonso and Celine C. Armijo House	345 Garcia Street Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 29, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

_x_Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types House only

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	2
Hung-Sash	Wood	6/6	13
Hung-Sash	Wood	8/8	1
Casement	Wood	6	3
Casement	Wood	8	2
Combination	Wood	6C-6F-6C	1
Awning	Wood	6	1
Bay	Wood	6/6-16F 6/6	1

11. Door Types House only

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Hung-Sash	10-light	Wood	1

12. Chimneys __ N/A Exterior, molded, NW

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Multiple. c.1987, wholesale window and door replacement; introduction of new openings and/or closure of old openings; replacement and installation of new Territorial-type pediment trim; raised ceiling, roof, and parapets at back of house; alteration of former carport fenestration; change of front (west) wall at vehicular entrance, pedestrian entry, and possibly at other points.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x Other: Vernacular

17. Documents Available and Their Locations

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

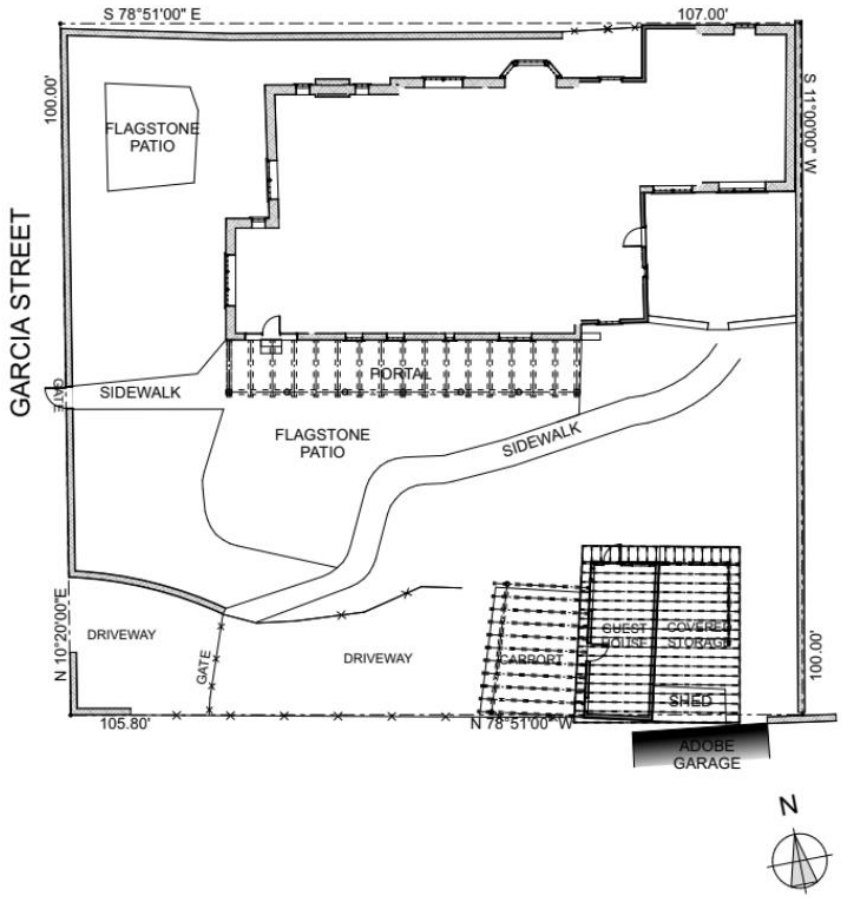
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Current site plan. Courtesy Gayla Bechtol Architect.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Architectural Description Continued

The house sits at a higher grade than the street and is oriented south with a long shade-making *portal*. The date of the portal is unknown but appears on 1958 aerial photograph (Fig. 5). The south elevation has the most architectural expression of the building and, as it holds the main entry, would be considered its front. The portal, which stretches 50', looks over a flagstone patio (Photo 3).

In its shadow is a line of fenestration that has been altered over the years. This is established by comparing current conditions with how the porch appeared in 1987 before being renovated (Fig. 9). Some window openings were removed, while others were newly installed. One enters the house at the west end of the portal through a narrow ten-light wood door flanked by divided side lights. Marching east are various multi-light windows, all with pedimented heads.

At the east end of the portal, the building steps back a few feet to what appears to be an enclosed porch (Photos 1 & 4). The space has a different type of parapet than the older portion of the house. In the 1980s, the roofs of this room, the primary bedroom, the library, and the two baths were raised to a uniform height and given new parapets with vents.[1]

Stepping 18' back from this section is the last piece of the house — the primary bedroom suite (Photo 5). Based on aerial photographs, this room was constructed by 1958 but may have served a different purpose (Fig. 5). The enclosed porch is now a bathroom, which along with the bedroom frames a private patio (Photos 5 & 6). According to a 1987 photo, the patio elevations have significantly changed in fenestration — both doors and windows (Fig. 10). Like the rest of the house, the elevations are presently pierced with newer units topped with pedimented heads.

West Elevation

The west elevation faces the street with a façade divided by a 6' offset (Photo 7). Both pieces have Territorial-style window heads topping groupings of hung sash (Photo 8). A 1987 photo of the right (south) window shows that it had a different casing and head

[1] "Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau, 5.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

trim (Fig. 11). In the photo, the end pediment stopped where it met the vertical casing. Presently, it extends beyond this juncture by a few inches and has a different type of molding. In the 1980s, the windows terminated at the bottom with a piece of horizontal casing. Today, they rest on a sill with no casing. According to the current owner, the patch of ivy on the north side of the façade covers what may be an infilled door opening.[2]

North

The north elevation sits close to the property line, separating it from the old Mary Victory house. A low stuccoed wall and *latilla* pole fence define the property line. This side of the building was also altered in the 1980s. Starting at the west is a molded, stucco chimney flanked by modern casement windows trimmed with triangular heads (Photo 9). Moving eastward, one encounters an asynchronous bay window (Photos 10 & 11) which was added in the 1980s. It mimics the style of a similar window on the south elevation of the Mary Victory house facing the subject house.

The area east of the bay window was bumped out in the 1980s to extend the wall of the library room to meet a new primary bedroom closet (Photo 12). As seen in the 1987 photograph, the library at the time contained a window and a door (Fig. 12). The north elevation terminates at the primary bedroom closet addition.

Guesthouse (former carport and shed)

An older wood structure sits at the southeast corner of the property. It is composed of two pieces. The front piece, facing the driveway, likely started as a shed (Photo 13). It has a mixture of diagonal plank and tongue-and-groove board siding. It is entered from this elevation by a ½-light wood door. A barn sash casement window and a steel combination window flank the door. A non-historic wood structure attaches to the building, creating a shaded parking spot. The north side has a pedestrian door and a modern window (Photo 14). The roof appears to have been extended over the façade by

[2] Robert Holleyman, email Gayla Bechtol, October 11, 2024.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

dummy rafters. The east side faces the former carport (Photo 15). It is now used as an outdoor work area.

Walls

The property has two sections of stucco wall. The first is a roughly 80-foot-long section that runs across the front of the property (Photo 2). It rests on a stone base and serves as a retaining wall. The inside measurement varies between 51" and 53" above the finished grade. It is 12" thick at its top. Near its center is an arched opening that rises 90" above grade, opening to a rock-lined channel flanking a flagstone path leading to the house (Photo 16). The area south of the linear section at the driveway appears to be altered. The wall's origin is unclear.

Aerial photographs and physical evidence indicate that the current pedestrian gate and path were a parking space in the 1950s-60s. The variation in rock masonry around the gate supports this, as well as a 1966 aerial which shows an automobile parked in this position (Fig. 6). However, the current difference in elevation between the street and the house suggests that the parking pad may have been carved out of the ground, as the pedestrian entry is now. Whatever the case, the location of the parking spot would not have been congruent with the home's design or grade. By 1973, the current driveway had been established (Fig. 7).

The second piece of wall connects to the front wall at the northwest corner. It extends eastward for approximately 80' (Photo 18). It measures 39" above grade with a 15" thickness. Areas where the stucco has deteriorated show several layers of traditional plasterwork. It appears to be of the same vintage as the front wall.

Historical Overview

The subject parcel and its resulting home came through the winnowing of the Mary Persis Maltby Victory property. As Easterners, Mary and her husband, John Patrick Victory, had erected a traditional two-story gabled house on land now addressed 333 Garcia Street. An apple orchard and *acequia*-irrigated alfalfa fields surrounded it. After her husband died in 1900, the land went to Mary. The nearly five-acre parcel included

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

over 500' of frontage on Garcia Street and the same amount along future Delgado Street, which was partially created from her land.

Houses in the Orchard

Born in New York in 1848, Victory arrived in New Mexico in 1878 by stagecoach with her sister and brother William T. Thornton, who had been appointed U.S. District Attorney for the territory.[3] She married politician and attorney John Patrick Victory in 1890. After his death, Mary left Santa Fe and relocated to Santa Barbara.

In the 1920s, Mary Victory began selling her land fronting Garcia Street and eventually sold the two-story house. A 1921 advertisement described the land as "attractive building lots with fruit trees and alfalfa on Garcia Street, adjoining Victory home."[4] Deeds show that some of the transactions were made as options. The property became more attractive when a sewer line was installed along Garcia Street in 1926.

A 1927 article in the *New Mexican* announced that the lots, with their "fruit and shade trees," were quickly disappearing, lamenting that "it will not be long until the old associations will be gone and in their stead will be a row of modern houses."[5]

In 1932, Victory, then living in New York, deeded one of the last lots — the subject parcel — to J. Alfonso Armijo and his wife, Celine Armijo.[6] Victory died ten years later in Havana, Cuba, at age 82.

A House of Music, A House for Entertaining

The Armijos, who had been living on Hillside Avenue, moved to their new Garcia Street property in the early 1930s. They built the house circa 1933-34, presumably after receiving the deed for the property from Mary Victory on April 6, 1932. City directories

[3] "Former Resident of Santa Fe Dies at Havana, Cuba," *Santa Fe New Mexican*, January 10, 1914, 1.
[4] "Lots for Sale," *Santa Fe New Mexican*, April 11, 1921, 5.
[5] "Old Victory Property on Garcia Street is Rapidly Being Sold," *Santa Fe New Mexican*, April 8, 1927, 3.
[6] Warranty Deed, Mary M. Victory to J. A. and Celine C. Armijo, recorded April 12, 1932, Book 10/Page 462, Instrument # 43322, Santa Fe County, New Mexico. The deed was recorded again under Instrument # 43323.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

suggest it was constructed during this period. The Armijos lived in the adobe home for about 15 years.

José Alfonso, a native Santa Fean, was born in 1899 and grew up on Hillside Avenue.[7] He served in the Army during World War I and graduated from St. Michael's College. José was in his 30s when they acquired the Garcia Street property and managed the Santa Fe post office mail department. He would later become assistant postmaster.[8]

Celine was born in Conejos, Colorado, and lived there until her family relocated to Santa Fe in 1914. She attended Loretto Academy and later Loretto Heights College in Denver. She was a singer and pianist, starting as a member of the Loretto Academy choir and singing from the loft of the famous chapel.[9] José and Celine got married in 1928.

Newspaper accounts show that the house was a site for entertainment. While it wasn't grand, it had a large patio and surrounding garden. These events mainly revolved around Celine's activities with *La Sociedad Folkorica*, a Spanish preservation society and the League of United Latin American Citizens (LULAC), a Hispanic/Latino civil rights organization. Several of these events appeared at the top of the *New Mexican*'s weekly society column.

In 1945, the paper described a LULAC party held at the house "as one of the most colorful pre-Fiesta events…Floodlights and luminarias lit up the exterior, and the members and their guests sang and danced to Kellogg's Marimba Orchestra music."[10] José was selected one year to portray Don Diego de Vargas.

In the late 1940s, the Armijos left Garcia Street and returned to Hillside Avenue. They rented out their Garcia Street home for a time. In early 1948, Roy Ringwald, the musical arranger for Fred Waring's Pennsylvanians, leased the home. Waring, once called the "The Man Who Taught America How to Sing," later joined him on Garcia Street.[11] It's not hard to imagine that they worked on music at the patio home.

[7] 1900 and 1910 federal censuses.
[8] "Jose A. Armijo [obituary]," *The Kansas City Times*, February 28, 1978, 5-C.
[9] "Celine 'Nina' Armijo [obituary]," *The Kansas City Times*, November 24, 1996, C-4.
[10] "Fiesta Queen is Guest at Lulac's Party," *Santa Fe New Mexican*, August 28, 1945, 3.
[11] "Waring Will Visit," *Santa Fe New Mexican*, March 20, 1948, 1.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

In 1950, the Armijos moved away from Santa Fe, relocating to Kansas City, Missouri where José died in 1978. Celine passed away in the same city 18 years later.

Bankers and Lawyers

Before moving to Kansas City, the Armijos sold the Garcia Street house to Lafayette Cantrell and Jessie Hart Wright, a middle-aged couple with Southern roots.[12]

Lafayette was a Texas native, and the president of Santa Fe National Bank. He arrived in New Mexico in 1946 from Blackwell, Oklahoma, where he had been hired from to become the president of the newly formed Santa Fe bank. He had managed a large bank in Blackwell for 14 years and had served as the Oklahoma Bankers' Association president.[13] Jessie was born in South Carolina but moved to the Oklahoma Territory with her family before statehood. She married Lafayette in 1913. Federal censuses recorded her as being self-employed as a fiction writer and a gardener. The couple owned other land around Santa Fe and invested in oil in Oklahoma.

Their household in the Garcia Street home included Jessie's mother and sister. Like many well-off Santa Feans, the Wrights got help from a maid. Living in the house was Della Alarid, a young woman in her 20s who came from Colorado.[14]

Unlike the Armijos, the Wrights lived quietly. Their only appearance in the newspaper occurred in 1950 when a natural gas leak at the house nearly asphyxiated the family.[15] Lafayette and Jessie, however, had a civic streak, helping establish the Santa Fe Sinfonietta and Choral Society. Lafayette served on various boards, including the Santa Fe Boys Club and the St. Vincents Hospital Advisory Board.[16]

[12] Warranty Deed, J. A. and Celine C. Armijo to L. C. Wright, recorded June 1, 1948, Book 34/Page 540, Instrument # 89313, Santa Fe County, New Mexico.
[13] "Wright Ends 14 Year Active Career in City," *The Blackwell Tribune-Journal*, February 10, 1946, 1.
[14] 1950 U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.
[15] "Santa Feans Overcome by Gas Fumes," *Santa Fe New Mexican*, February 14, 1950, 1.
[16] "L. C. Wright, SF Banker, Dies at Home," *Santa Fe New Mexican*, October 31, 1962, 1.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Lafayette Cantrell Wright died in the house in 1962. He was 74 years old. Jesse, the executor of his estate, sold the property in 1963 to John A. and Sharon O. Mitchell.[17]

John Anthony Mitchell was born in 1936 near Chicago. His father, Stephen A. Mitchell, was an attorney who had run for governor in the state of Illinois in 1960. The family summered in Colfax County and later built a vacation home in Talpa.[18]

John graduated from Cornell University in 1958 and, the same year, married his high school sweetheart, Sharon Oelerich. After John graduated with a law degree from the University of Chicago in 1961, they moved to Santa Fe and he joined his father's law firm. The father and son formed the First Northern Savings and Loan in Taos a year later and were involved in developing the Taos Ski Valley.[19] Most of the recent changes to the house occurred during the Mitchell family's ownership.

In Santa Fe, John became involved in local activities, helping form the Historical Eastside Neighborhood Association which worked to preserve the Eastside's historic character. John Mitchell died in 2010. Sharon lived in the house until shortly before it went up for sale in 2023.[20]

Evaluation of Historical Status

House

The house has undergone significant changes over its 90 years of existence, particularly across the south elevation and the back side of the home. All the windows and doors have been replaced, with at least eight openings modified in size or location.[21]

[17] Warranty Deed, Jessie Hart Wright to Sharon O. and John A. Mitchell, recorded July 29, 1963, Book 203/Page 438, Instrument # 267026, Santa Fe County, New Mexico. This followed an executrix deed made the same day (Instrument # 267025).
[18] "John Anthony Mitchell [obituary]," *Santa Fe New Mexican*, May 6, 2010, A-10.
[19] Ibid.
[20] Robert Holleyman, email Gayla Bechtol, October 11, 2024.
[21] "General Project Description & Notes," Sharon Mitchell Residence drawings, August 1987, John Dessau), 4.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

The original design of the west elevation is not known, but it seems to have undergone fewer changes compared to the south and rear parts of the house. If the Board decides to maintain its Contributing status, the recommendation is to designate the west elevation and the northwest corner (the area around the chimney) as the primary façades.

Guesthouse

It is unclear why the guesthouse, a former shed and carport, was designated Contributing. Erected after 1958, the building is utilitarian and does not match the style of the home.

Walls

Portions of the front wall and the entire span of the north wall appear to be vintage. It is recommended to designate the sections that retain integrity as a Contributing structure.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Illustrations

Figure 1: Approximate location of subject parcel highlighted.
P. C. Gaynor, "Map of Santa Fe," 1892.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

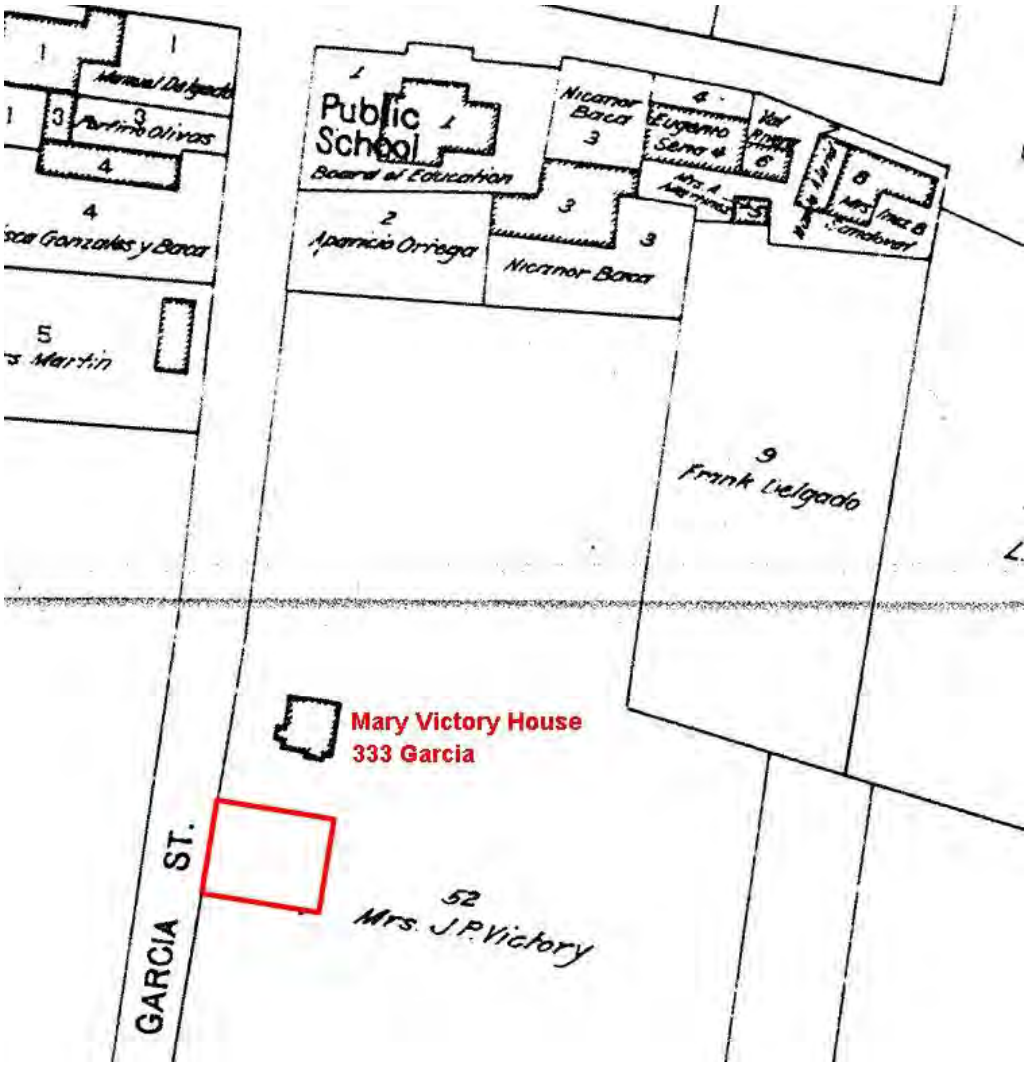


Figure 2: Approximate location of subject parcel highlighted.
N. L. King, "Official Map of the City of Santa Fe," 1912.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 3: 1927. Approximate location of subject parcel highlighted.
Portion of "Plat of Mrs. J. R. Victory on Garcia Street, Precinct No, 3, Block 58, City of Santa Fe, N.M." Surveyed February 18, 1927. Instrument No. P-1189564. Courtesy of Santa Fe County Clerks Office.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 4: 1935 aerial photograph, Image # 1261. Subject house highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 5: November 10, 1958, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 6: May 2, 1966, aerial photograph. Circle shows car parked at what is now pedestrian entry.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 7: May 11, 1973, aerial photograph.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 8: September 11, 1978, aerial photograph.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 9: 1987 photograph of south elevation. Circles indicate fenestration that was changed by either elimination or enlargement of opening. Compare with Photo 3. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Figure 10: 1987 photograph of south elevation, primary bedroom suite. Circles indicate fenestration that was changed by new openings. Compare with Photos 5 & 6. Courtesy of City of Santa Fe Historic Preservation Division.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

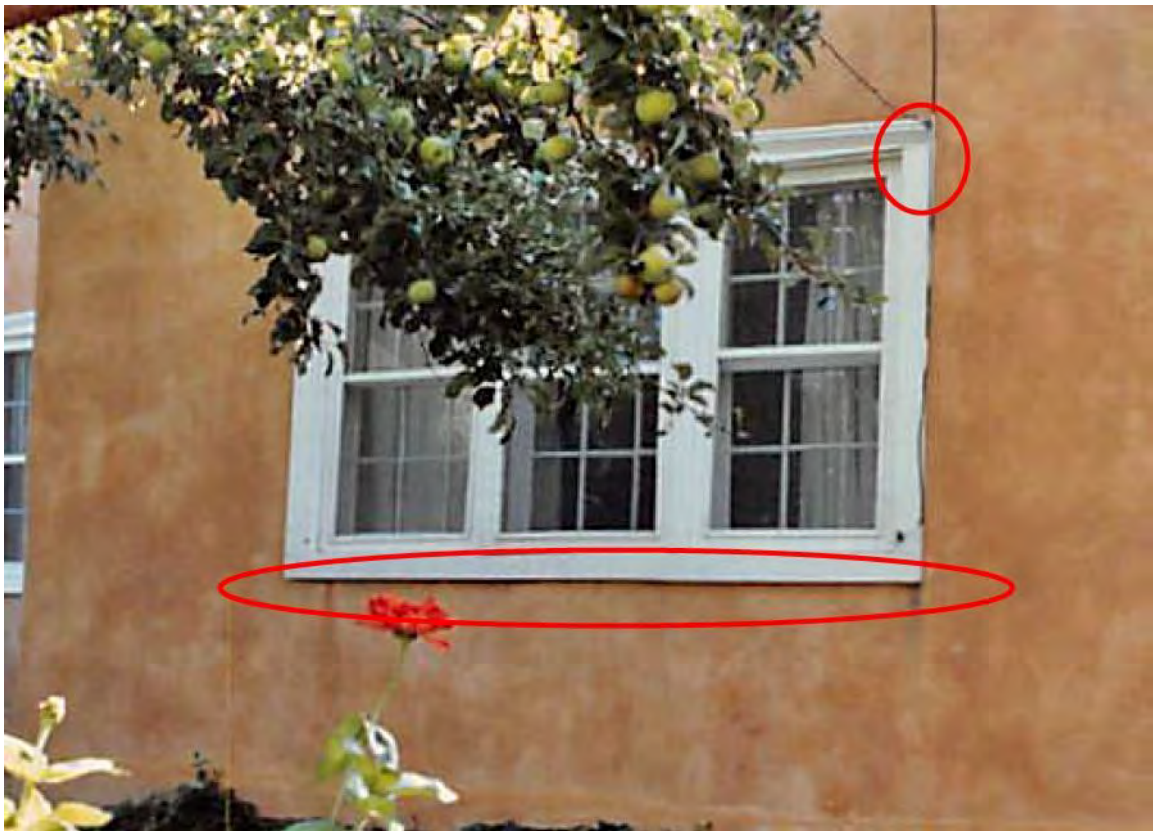


Figure 11: 1987 photograph of west elevation, right window. Circles indicate changes of trim, casing, and sill. Compare with Photo 8. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Figure 12: 1987 photograph east end of north elevation. Circle indicates change of wall position and fenestration. Compare with Photo 12. Courtesy of City of Santa Fe Historic Preservation Division.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

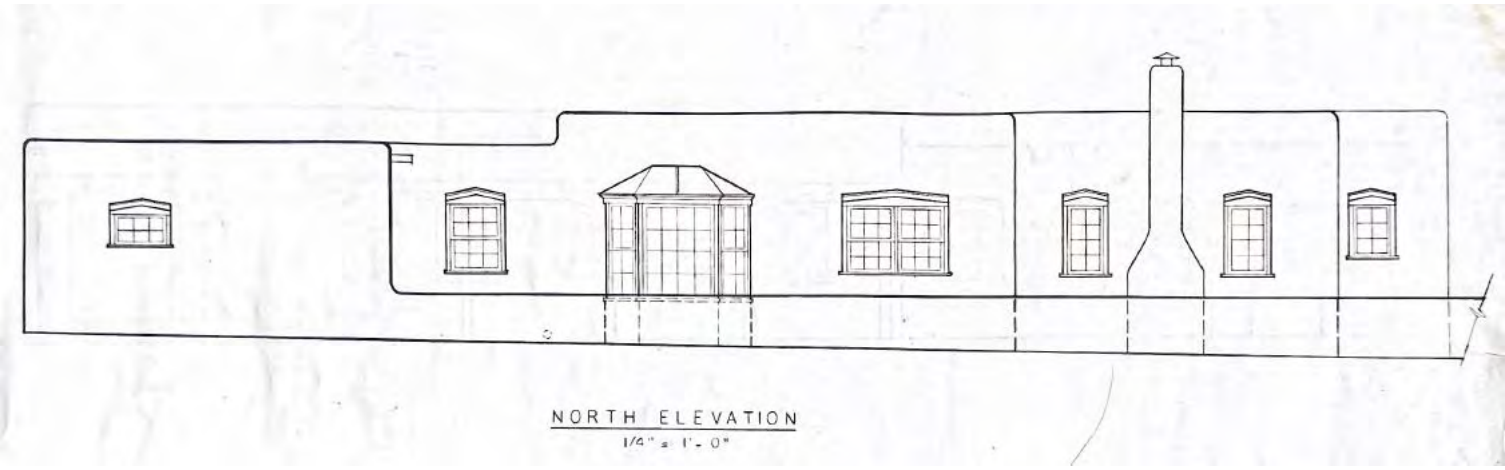


Figure 13: North elevation, proposed, August 1987. Courtesy of John Dessau. Note introduction of bay window.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Survey Photographs

(All images taken by Giulia Caporuscio, September 29, 2024, unless otherwise noted)

Photo 2: Front wall taken from street. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Photo 3: South elevation, west end. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 4: South elevation, east end and presumed enclosed porch. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 5: South elevation, primary bedroom suite. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 6: East elevation and presumed enclosed porch. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 7: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090 4. County: Santa Fe 5. Date of Survey: September 29, 2024

Photo 8: West elevation, detail of right (south) window. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 9: North elevation oblique. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 10: North elevation, bay window in distance. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 11: North elevation, east end. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 12: North elevation, east end. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 13: Guesthouse, west elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 14: Guesthouse, north elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 15: Former carport. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 16: Front wall, entry gate. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

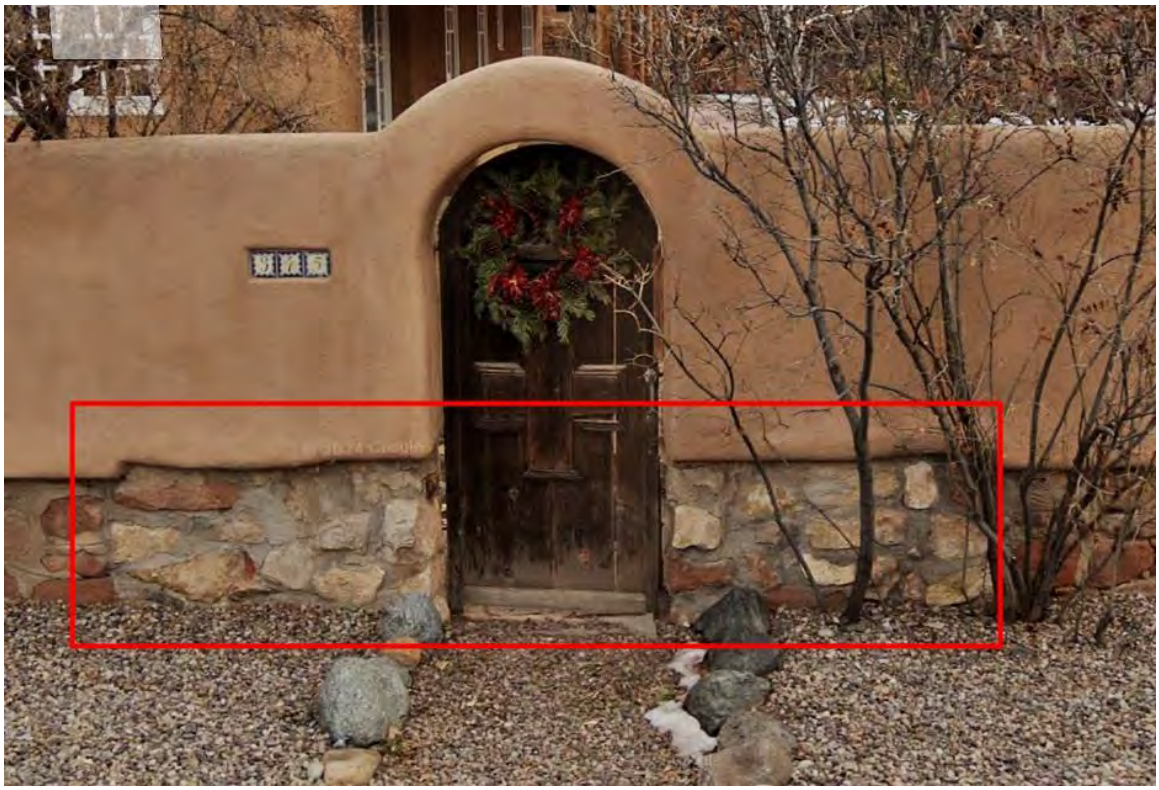


Photo 17: Altered portion of base of wall. Google Street View, December 2023.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: José Alfonso and Celine C. Armijo House	2. Location: 345 Garcia Street Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID: H-2090
		4. County: Santa Fe
		5. Date of Survey: September 29, 2024

Photo 18: North property wall. Camera facing north.

GAYLA BECHTOL ARCHITECT

Living Room facing west. Note light switch, now blank, next to the old doorway.

GAYLA BECHTOL ARCHITECT

Living Room facing Northwest

GAYLA BECHTOL ARCHITECT

Photo of driveway entrance at wall. Notice different stone and stucco.

GAYLA BECHTOL ARCHITECT

Pedestrian entrance facing west and Garcia Street, formally the car entrance. Notice different stone and grout pattern.

Garcia Street wall. Notice the difference in stone pattern and grout. this entrance would have lined up with the former pedestrian entrance facing west, and Garcia Street.

GAYLA BECHTOL ARCHITECT

North view of outbuilding

GAYLA BECHTOL ARCHITECT

Southeast corner

GAYLA BECHTOL ARCHITECT

Northeast corner

GAYLA BECHTOL ARCHITECT

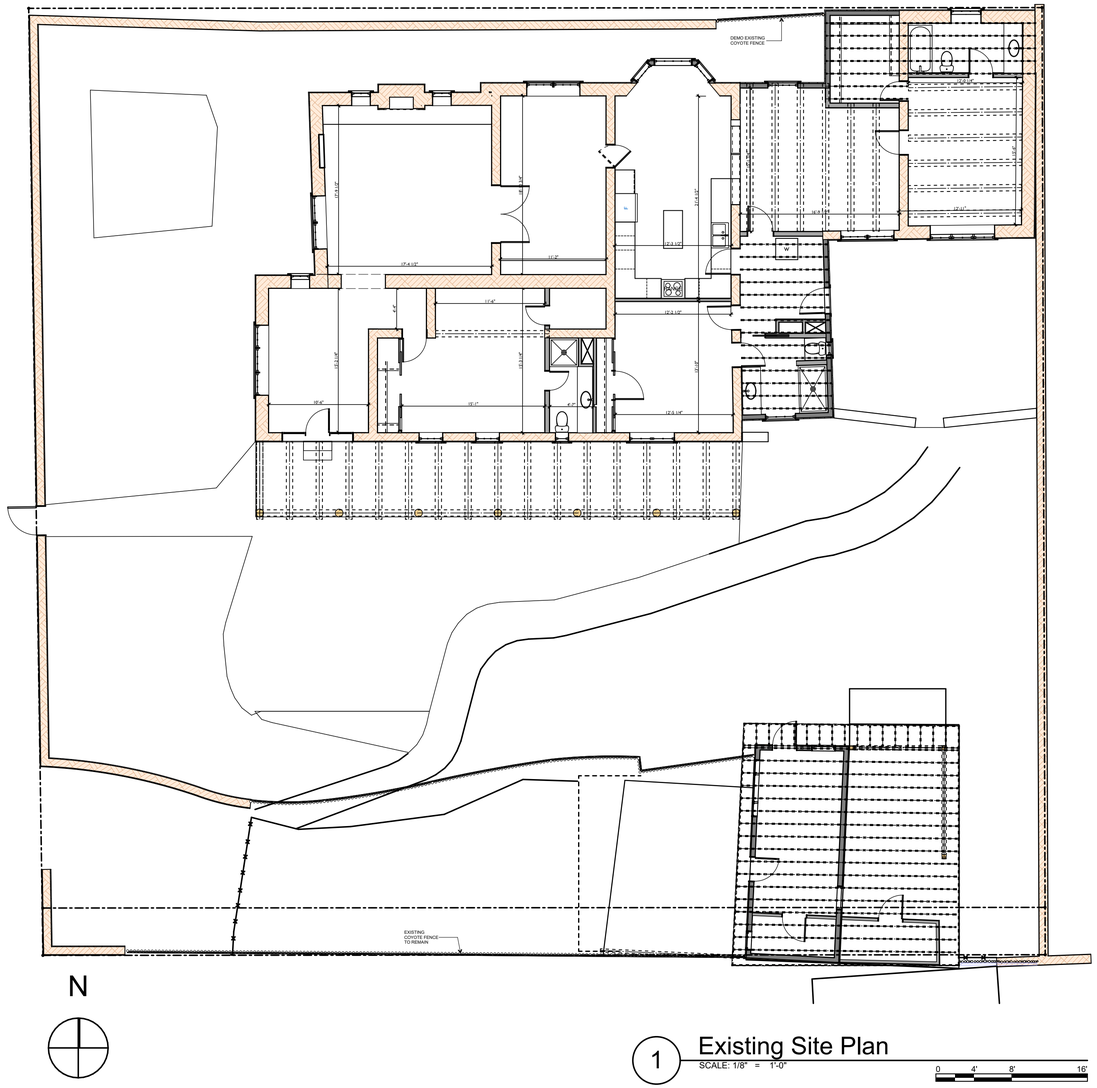
Southwest Corner

GAYLA BECHTOL ARCHITECT

From the Northeast corner.

GAYLA BECHTOL ARCHITECT

Garcia Street view



1 Existing Site Plan
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

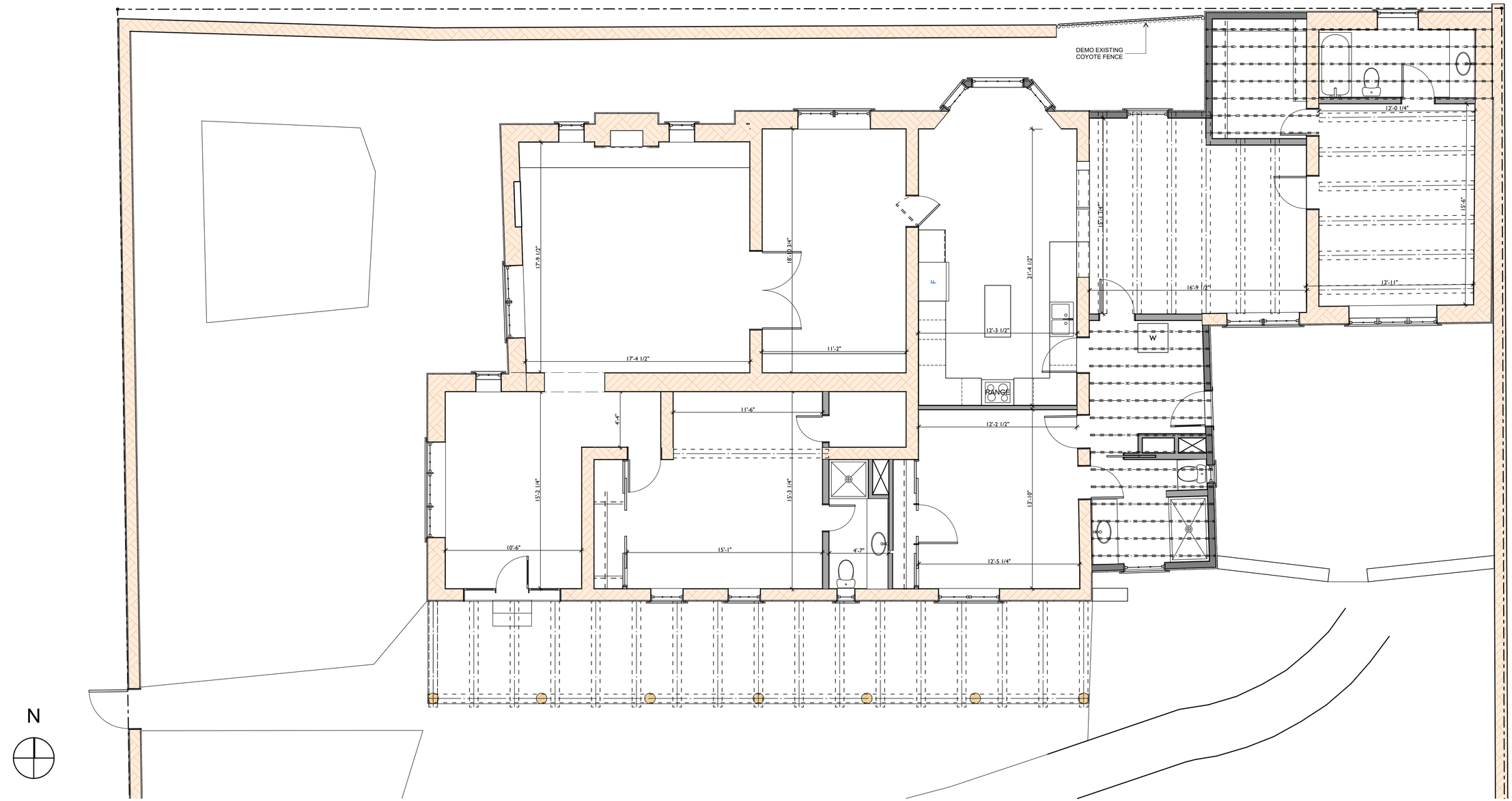
Holleyman Keller Residence

ISSUED:

EXISTING SITE PLAN

EX.1

Printed: 10/31/24



1 Existing Floor Plan
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

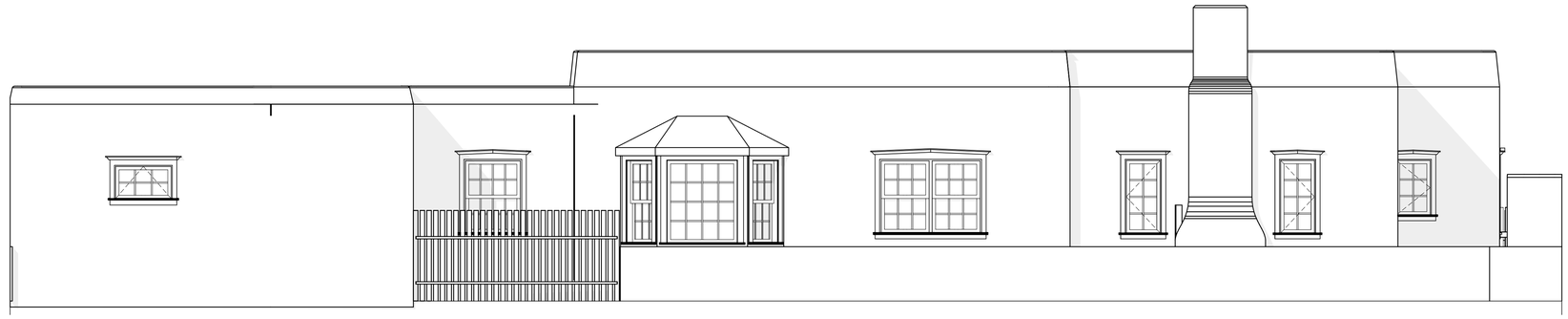
Holleyman Keller Residence

ISSUED:

EXISTING HOUSE PLAN

EX.2

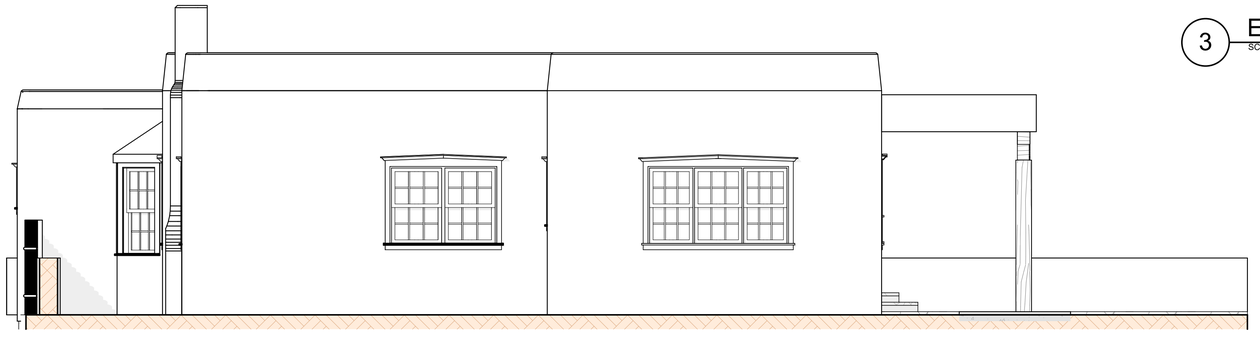
Printed: 10/31/24



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

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

3 Existing South Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

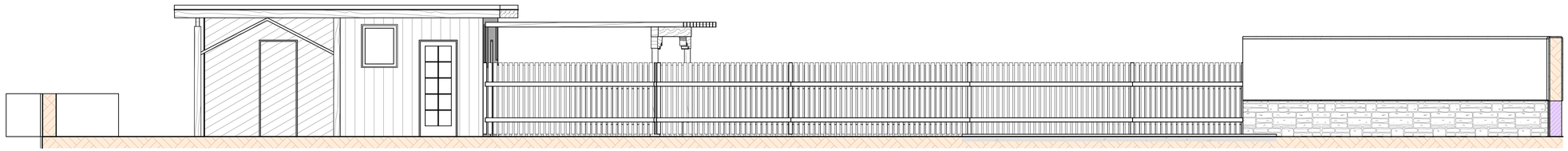
Holleyman Keller Residence

ISSUED:

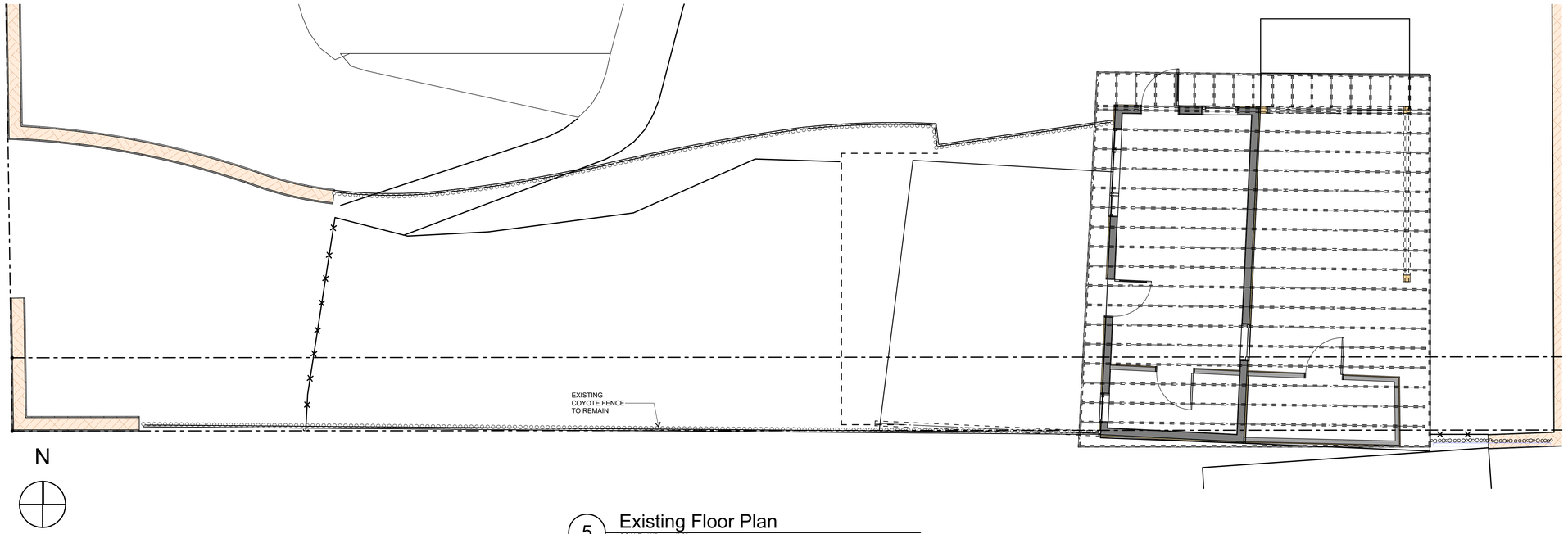
EXISTING HOUSE ELEVATIONS

EX.3

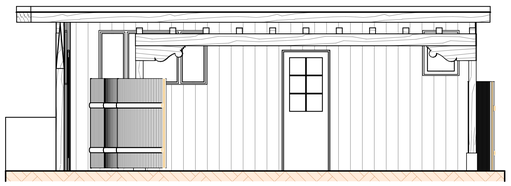
Printed: 10/31/24



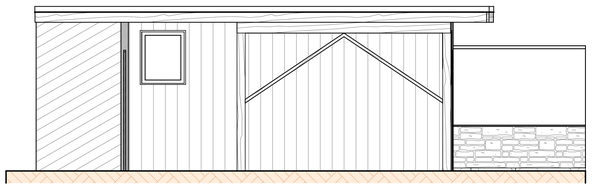
1 Carport North Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



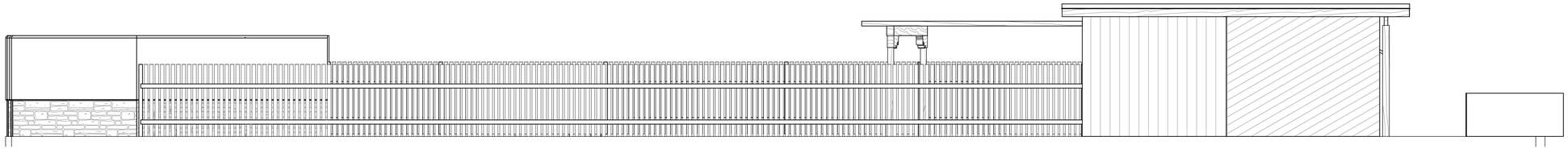
5 Existing Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Carport West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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



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

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence

ISSUED:

OUTBUILDING PLANS AND ELEVATIONS

EX.4

Printed: 10/31/24

City of Santa Fe

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

PROJECT DESC: 2025-010292-HDRB, 345 Garcia St, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, proposes to demolish an accessory dwelling unit and carport.

CASE NUMBER: 2025-010292--HDRB

PROJECT TYPE: Demolition

LOCATION: 345 GARCIA ST
Santa Fe, NM 87501

CONTACTS:			
	Property Owner	Robert Holleyman	345 GARCIA ST Santa Fe, NM 87501
	Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on May 13, 2025. The decision of the Board was to approve the application as submitted.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: **May 13, 2025**

TO: **Historic Districts Review Board Members**

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

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

2025-010292-HDRB, 345 Garcia St, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, proposes to demolish an accessory dwelling unit and carport. (Lani McCulley)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: previous case documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** City Inspector's Letter

STAFF RECOMMENDATION:
Staff finds that the demolition criteria are met and recommends approval of the proposed demolition finding that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures, and Section 14-5.2(D) General Design Standards for all Historic Districts.

Sample motions:

a. Approve or deny the demolition request noting that the project does or does not comply

with Section 14-3.14 Demolition of Historic or Landmark structures.

BACKGROUND & SUMMARY:

The single-family residence at 345 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. The accessory structure is listed as non-contributing, and the front yard wall is designated contributing. On November 26, 2024, case #2024-009369-HDRB, the HDRB retained the contributing status of the residence, designated the west elevation, northwest corner, and the area around the chimney as the primary facades, downgraded the status of the accessory dwelling unit and associated carport to non-contributing, and designated the street front yard wall as contributing.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 HCPI there were significant changes to the structure circa 1987. The Historic Preservation Division 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 1984 HCPI. The main residential structure and yard wall are not under consideration in this case.

Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner of the property currently serves as a guesthouse and is the subject of this request. The front portion of this detached building appears to have started out as a shed as it has a mixture of board siding styles. According to the 2024 HCPI, the remaining portion appears to be an enclosed carport with a wood structure that attaches to the westside to create a partial carport. As noted on the drawings, a portion of this structure encroaches into the adjacent property. The accessory structure was erected after 1958 and does not match the style of the home. Staff did note when visiting the site that the rear or eastern wall was partially built of particle board. This accessory structure is not mentioned in the 1985 HCPI.

The City Inspector evaluated the accessory structure in March 2025 and found that the structure does not meet fire rating requirements, there are concerns with the electrical and mechanical codes, and that the overall condition of the structure is poor.

Figure 2: Guesthouse: west elevation under carport

Noted on the drawing set is the demolition of a coyote fence on the north side of the site. That is not considered as part of this application.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolition of the accessory structure and the attached carport.

DEMOLITION CRITERIA AND RESPONSES:

(a) Whether the structure is of historical importance;

Applicant Response: The structure is not of historical importance and the Historic Districts Review Board determined it was non-contributing on November 26, 2024.

Staff Response: Staff finds that this criterion is addressed. The structure is listed as a non-contributing structure due to its construction and development history. The case regarding the status was case 2024-009369-HDRB on November 26, 2024.

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

Applicant Response: The structure is not an essential part of a unique street section or block front as the carport/accessory dwelling unit is not readily visible from the street because it is set well back on the property and obstructed from view behind wooden gates and high street-

facing walls. The street section or block front will not be re-established by any proposed replacement structure for these reasons.

Staff Response: Staff finds that the current structure is not an essential part of the street section due to its construction and evolution over time. The structure is publicly visible but has a large setback from the street.

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

Applicant Response: The state of repair is poor due to conditions pre-dating ownership by the current homeowners, with compromised structural stability and materials that are not reusable due to deteriorated wood construction.

Staff Response: Staff finds that the structural stability and safety of the structure is questionable. Per the City Inspector this structure started out as a storage shed that was later converted to a habitable space. However, the electrical, mechanical and energy conservation codes are of concern for the structure. The inspector states that the overall condition of the structure is poor.

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) **Standards**

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

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

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

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

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.

GAYLA BECHTOL ARCHITECT

To: City of Santa Fe HDRB staff

Date: April 11, 2025

Re: Demolition of 345 Garcia Street Accessory Building

We propose to demolish the non-contributing carport and accessory dwelling unit. The buildings as they exist are not re-usable as functional buildings.

The proposal meets the three criteria set by City Code section 14-3.13 (G).

(a) Whether the *structure* is of historical importance;

The structure is not of historical importance and the Historic Districts Review Board determined it was non-contributing on November 26, 2024.

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

The structure is not an essential part of a unique street section or block front as the carport/accessory dwelling unit is not readily visible from the street because it is set well back on the property, and obstructed from view behind wooden gates and high street-facing walls. The street section or block front will not be be re-established by any proposed replacement structure for these reasons.

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

The state of repair is poor due to conditions pre-dating ownership by the current homeowners, with compromised structural stability and materials that are not re-usable due to deteriorated wood construction.

Thank you for your consideration.

Sincerely,

Gayla Bechtol, AIA

320 Aztec Street Suite C, Santa Fe, NM 87501 www.gbasantafe.com

GAYLA BECHTOL
ARCHITECT

City of Santa Fe

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

PROJECT DESC: 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.

CASE NUMBER: 2024-009369--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 345 GARCIA ST
Santa Fe, NM 87501

CONTACTS:		
Property Owner	ROBERT HOLLEYMAN II	2245 46TH ST NW
Applicant	Gayla Bechtol	320 Aztec Street AVE SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the status of the main residential structure as contributing and designate the west and northwest corner as the primary facades, to downgrade the accessory dwelling unit to non-contributing, and to designate the street frontage yardwall as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **3/19/2025**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, BP
Building Official, Division Manger
Inspections

ITEM & ISSUE
345 Garcia Street

BACKGROUND & SUMMARY

An inspection was carried out on March 19, 2025, at the above-mentioned address. The structure is built out of wood framing with exterior wood siding. Site observation the low height and floor layout, the structure was built as storage/work shop and at some point, the front area was converted into habitable space.
South wall is constructed near the property line, doesn't meet setbacks or fire rating requirements. The electrical, mechanical systems, and energy conservation codes are of concern. At the time no information was available to verify any approvals for the conversion.

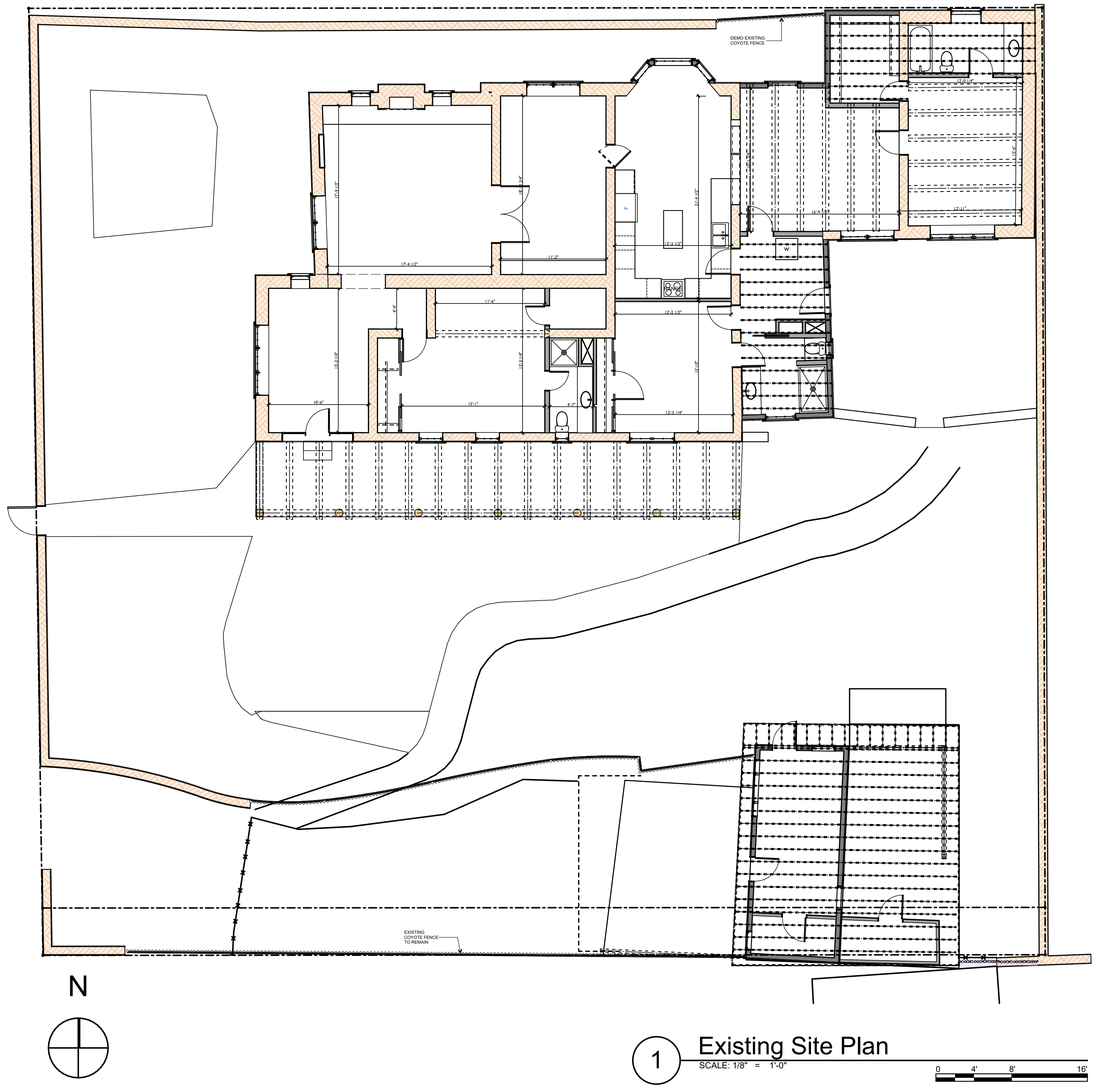
The overall condition of the structure is poor and will need a considerable amount of renovation and repairs to meet code requirements.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.
Thank you,

SS001.PM5 - 7/95

GAYLA BECHTOL ARCHITECT

North view of outbuilding



1 Existing Site Plan
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

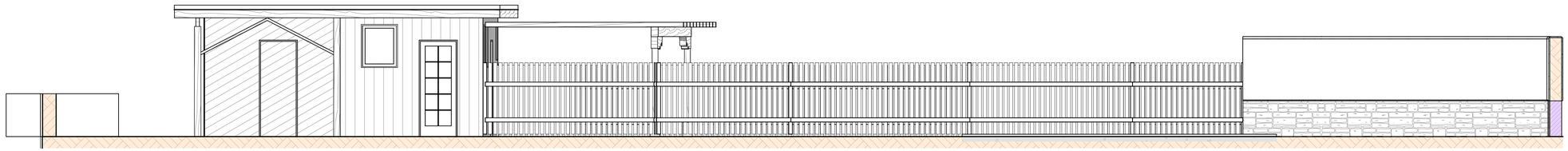
Holleyman Keller Residence

ISSUED:

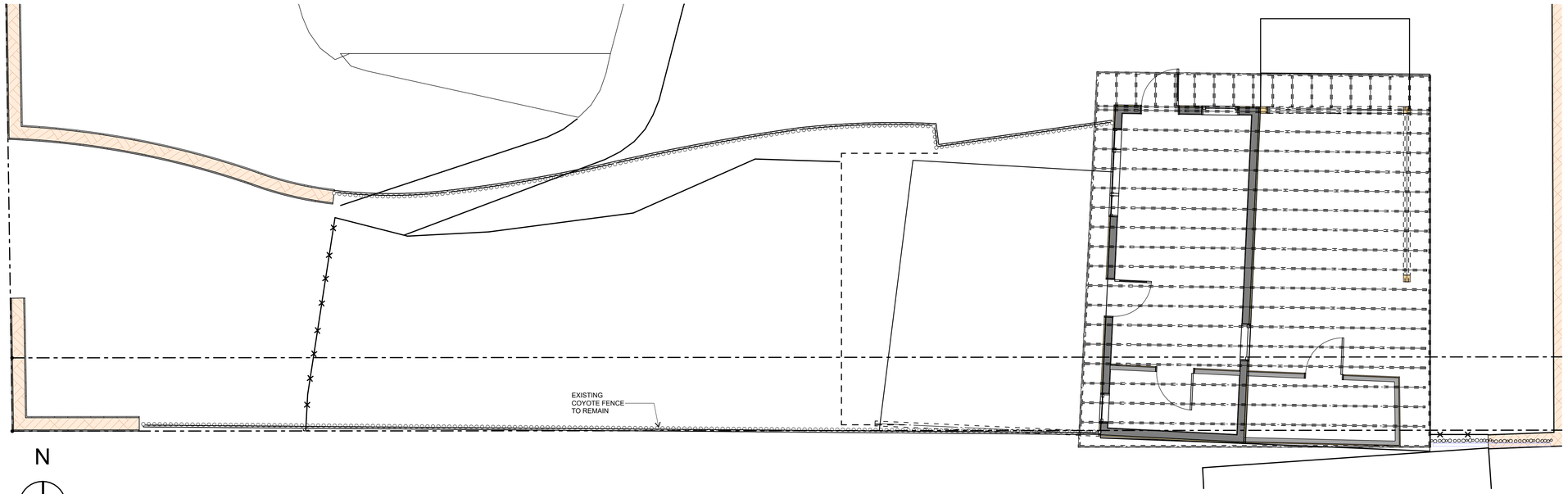
EXISTING SITE PLAN

EX.1

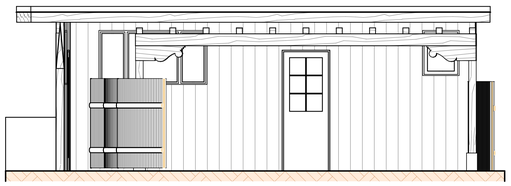
Printed: 10/31/24



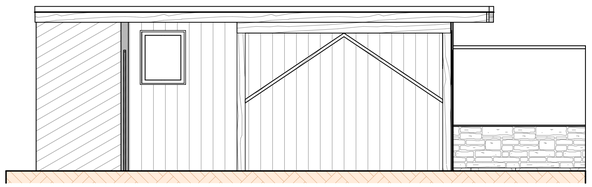
1 Carport North Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



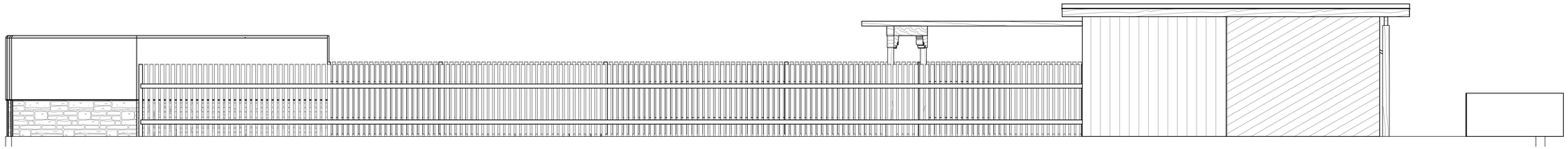
5 Existing Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Carport West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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



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

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence

ISSUED:

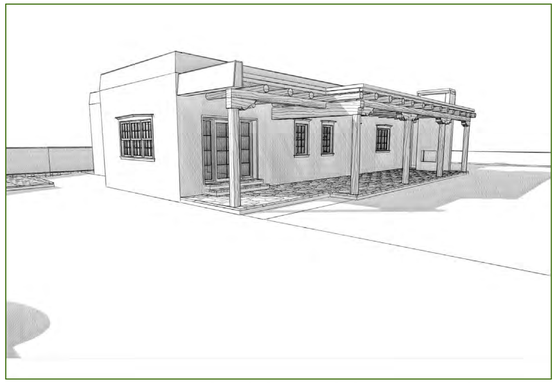
OUTBUILDING PLANS AND ELEVATIONS

EX.4

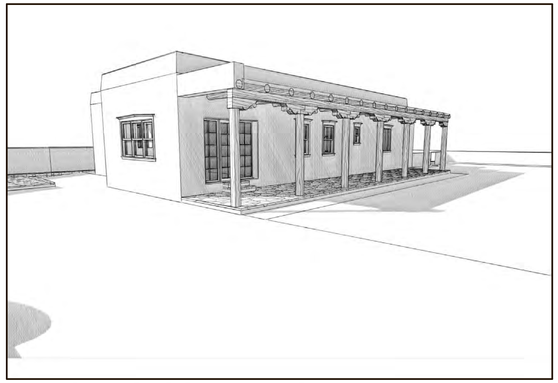
Printed: 10/31/24

Holleyman Keller Residence Renovation

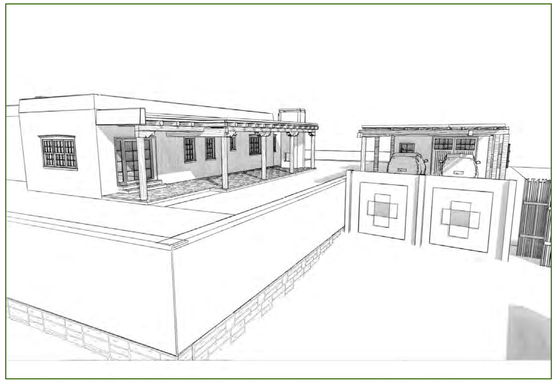
345 Garcia Street, Santa Fe, NM 87501



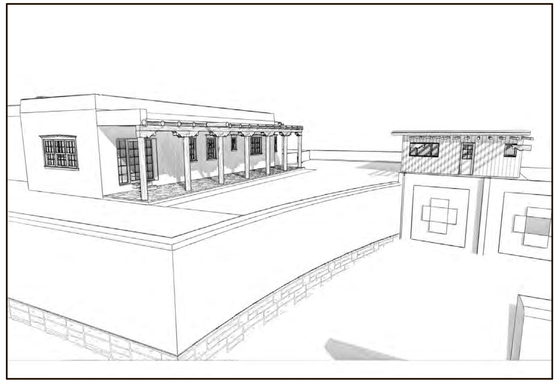
ALT PLAN B: PROPOSED SOUTHWEST VIEW



EXISTING SOUTHWEST VIEW

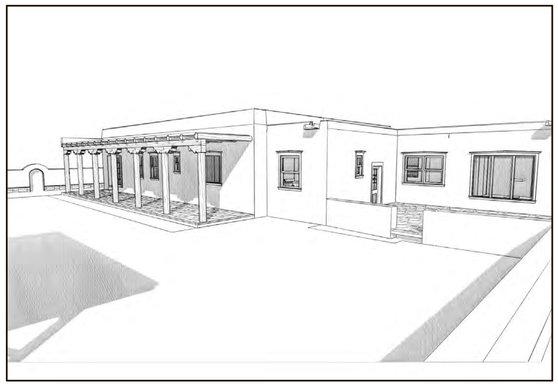


ALT PLAN B: PROPOSED SOUTHWEST VIEW WITH DRIVE



EXISTING SOUTHWEST VIEW WITH DRIVE

ALT PLAN B: PROPOSED SOUTHEAST VIEW



EXISTING SOUTHEAST VIEW

SHEET INDEX

No.	Name
A-1	COVER SHEET
A-2	EXISTING SITE PLAN
A-3	PROPOSED SITE PLAN
A-4	PROPOSED MAIN LEVEL FLOOR PLAN
A-5	EXISTING AND PROPOSED ELEVATIONS
A-6	EXISTING AND PROPOSED
A-7	EXISTING AND PROPOSED ELEVATIONS
A-8	EXISTING AND PROPOSED ELEVATIONS
A-9	EXISTING AND PROPOSED GARCIA ST EL...
A-10	GARAGE/CARPORT
A-11	GARAGE/CARPORT
A-12	GARAGE/CARPORT

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT
GRANTED WHERE SOUTH PORTAL
ADJOINS WEST FACADE

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

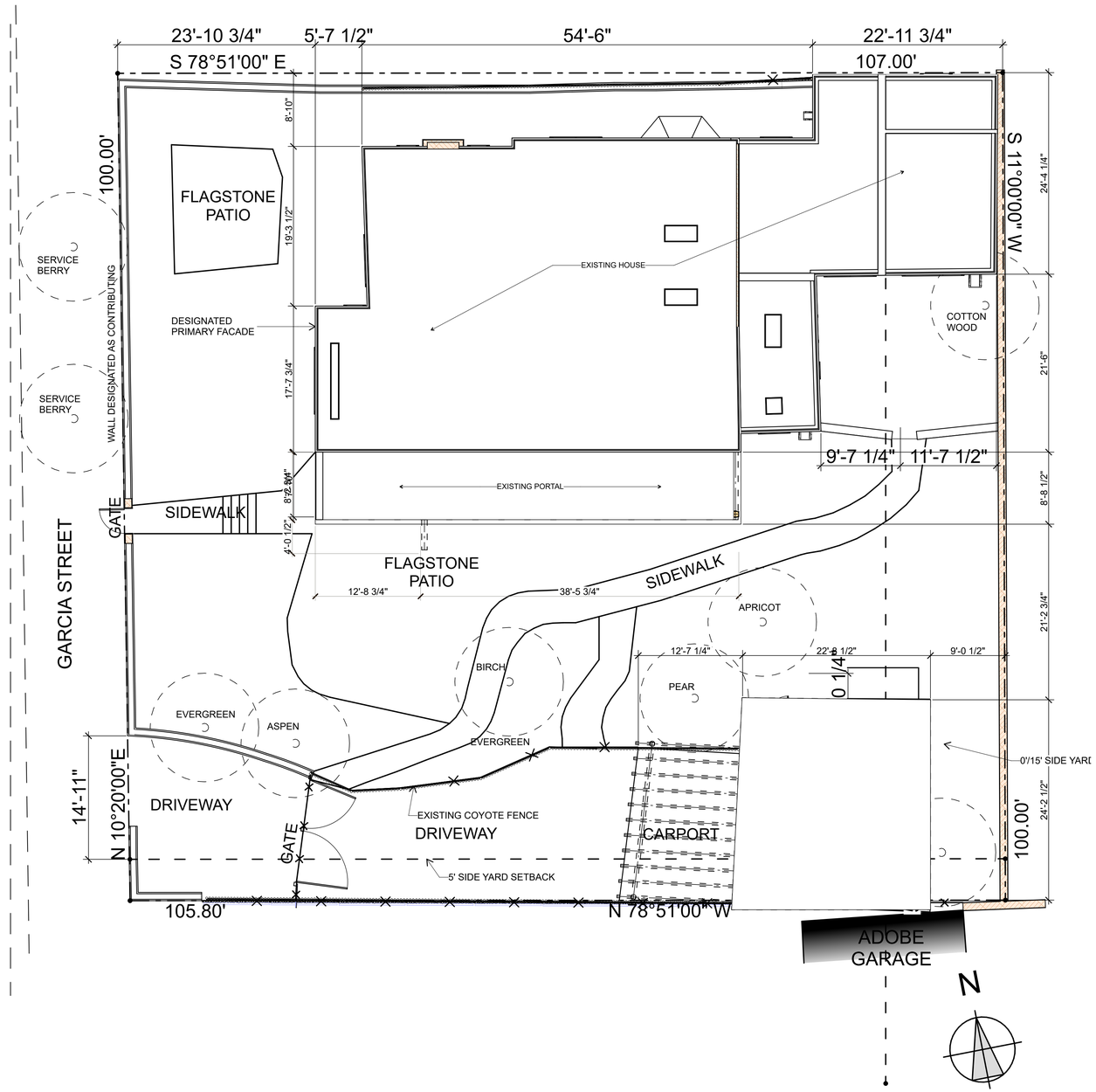
Holleyman Keller Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

COVER SHEET

A-1

Printed: 4/13/25



1 Existing Site Plan
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation
345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

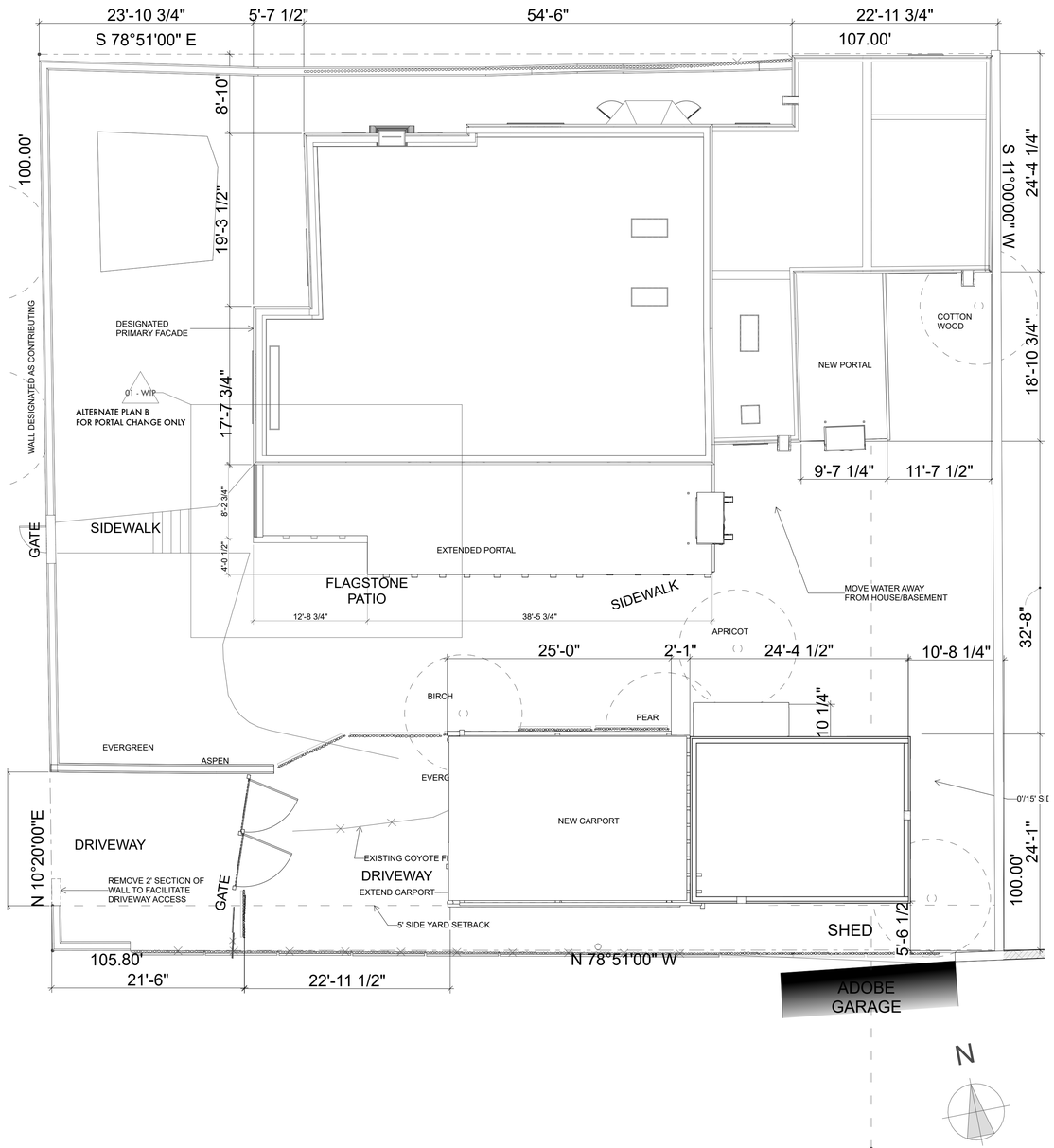
Holleyman Keller Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

EXISTING SITE PLAN

A-2

Printed: 4/13/25



1 ALT PLAN B: Proposed Site plan

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

0 4' 8' 16'

Areas	
2,671.9 sq. ft.	Existing/Proposed House
382 sq, ft,	Existing Portal
826	Existing Carport/Casita
621.4	Proposed Portal
108 sq. ft.	Proposed East Portal
436 sq. ft.	Proposed Garage/Casita
481	Proposed Carport

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT
GRANTED WHERE SOUTH PORTAL
ADJOINS WEST FACADE

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller
Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

PROPOSED SITE PLAN

A-3

Printed: 4/13/25

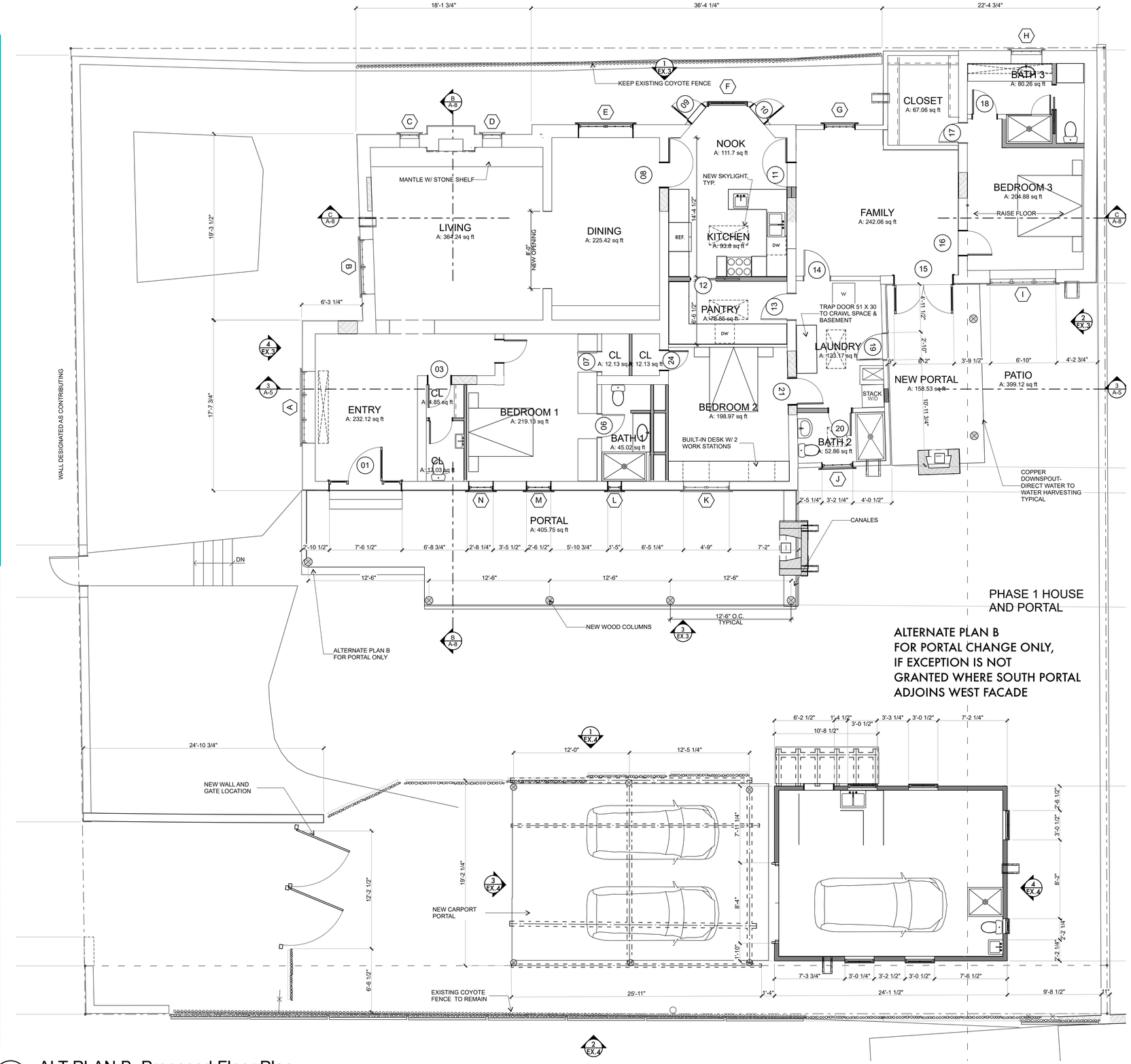
WINDOW SCHEDULE

	Label	Location	Unit Size Width	Unit Size Ht	Head Ht.	Type	Status	Notes
House								
	A	Entry	7'-5 1/8"	4'-1 3/4"	6'-8"	Double Hung	Existing	
	B	Living	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	Existing	
	C	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	Existing	
	D	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	Existing	
	E	Dining	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	New	
	E	Dining	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	To Be Demolished	
	F	Nook	4'-0"	3'-6"	6'-8"	Double Hung	New	
	F	Nook	4'-0"	3'-6"	3'-1 5/8"	Double Hung	New	
	F	Nook	4'-2"	4'-2"	6'-5 1/8"	Double Hung	To Be Demolished	
	G	Family	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	G	Family	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	To Be Demolished	
	H	Bath 3	3'-2 7/16"	1'-10 7/8"	6'-4"	Awning	Existing	
	I	Bedroom 3	6'-10"	5'-6"	6'-8"	Casement	Existing	
	J	Bath 2	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	J	Bath 2	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	To Be Demolished	
	K	Bedroom 2	4'-9"	4'-0 9/16"	6'-8"	Casement	Existing	
	L	Bath 1	1'-5"	2'-8"	6'-8"	Double Hung	New	
	L	Bath 1	1'-5"	2'-8"	6'-8"	Double Hung	To Be Demolished	
	M	Bedroom 1	2'-6 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	M	Bedroom 1	2'-6 3/8"	4'-1 3/4"	6'-8"	Double Hung	To Be Demolished	
	N	Bedroom 1	2'-6 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
	N	Bedroom 1	2'-6 3/8"	4'-1 3/4"	6'-8"	Double Hung	To Be Demolished	
Carport								
	C-A	Carport	6'-0"	3'-0"	5'-6"	Casement	To Be Demolished	
	C-B	Carport	2'-6"	3'-0"	5'-6"	Awning	To Be Demolished	
	C-C	Carport	2'-6"	3'-0"	5'-6"	Awning	To Be Demolished	
	C-C		3'-0"	3'-0"	5'-5"	Awning	New	
	C-C		3'-0"	3'-0"	5'-5"	Awning	New	
	C-C		3'-0"	3'-0"	5'-5"	Awning	New	
	C-C		1'-6"	1'-6"	5'-5"	Awning	New	
	C-C		3'-0"	3'-0"	5'-5"	Awning	New	
	C-C		3'-0"	3'-0"	5'-5"	Awning	New	
	C-D	Carport Storage	2'-0"	2'-6"	5'-6"	Awning	To Be Demolished	

DOOR SCHEDULE

	Label	Location	Door W	Door Ht	Type	Status	Remarks
House							
			3'-0"	7'-0"	Single Swing	New	
			8'-0"	8'-0"	Over Head	New	
			3'-0"	8'-0"	Single Swing	New	
			3'-0"	8'-0"	Single Swing	New	
	01	Entry	3'-6"	6'-8"	Single Swing	New	
	03	Entry Closet	2'-4"	6'-8"	Single Swing	New	
	03	Entry Closet	2'-4"	6'-8"	Single Swing	New	
	03	Entry Closet	2'-4"	6'-8"	Single Swing	New	
	06	Bath 1	2'-4"	6'-8"	Single Swing	Existing	
	07	Bedroom 1 Closet	2'-0"	6'-8"	Single Swing	Existing	
	08	Dining	2'-6"	8'-0"	Single Swing	New	
	09	Nook	2'-2"	8'-0"	Single Swing	New	
	10	Nook	2'-2"	8'-0"	Single Swing	New	
	11	Nook	2'-6"	8'-0"	Single Swing	New	
	12	Pantry	2'-6"	6'-8"	Single Swing	New	
	13	Pantry	2'-8"	6'-8"	Single Swing	Existing	
	14	Laundry	2'-8"	6'-8"	Single Swing	Existing	
	15	Family	6'-0"	6'-8"	Double Swing	New	
	16	Bedroom 3	2'-6"	8'-0"	Single Swing	New	
	17	Bedroom 3 Closet	2'-0"	6'-8"	Single Swing	Existing	
	18	Bath 3	2'-6"	8'-0"	Single Swing	New	
	19	Laundry	2'-8"	6'-8"	Single Swing	Existing	
	20	Bath 2	2'-4"	6'-8"	Single Swing	New	
	21	Bedroom 2	2'-8"	6'-8"	Single Swing	New	
	24	Bedroom 2 Closet	2'-0"	6'-8"	Single Swing	New	
Carport							
	30	Carport Entrance	2'-6"	6'-8"	Single Swing	To Be D…	
	31	Carport	2'-6"	6'-8"	Single Swing	To Be D…	
	32	Carport Storage	2'-6"	6'-8"	Single Swing	To Be D…	
	33	Carport Bath	2'-6"	6'-8"	Single Swing	To Be D…	

	D16	---	2'-6"	8'-0"	Pocket	New	---



1 ALT PLAN B: Proposed Floor Plan

SCALE: 3/16" = 1'-0"

0 4' 8' 12'

GBA GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

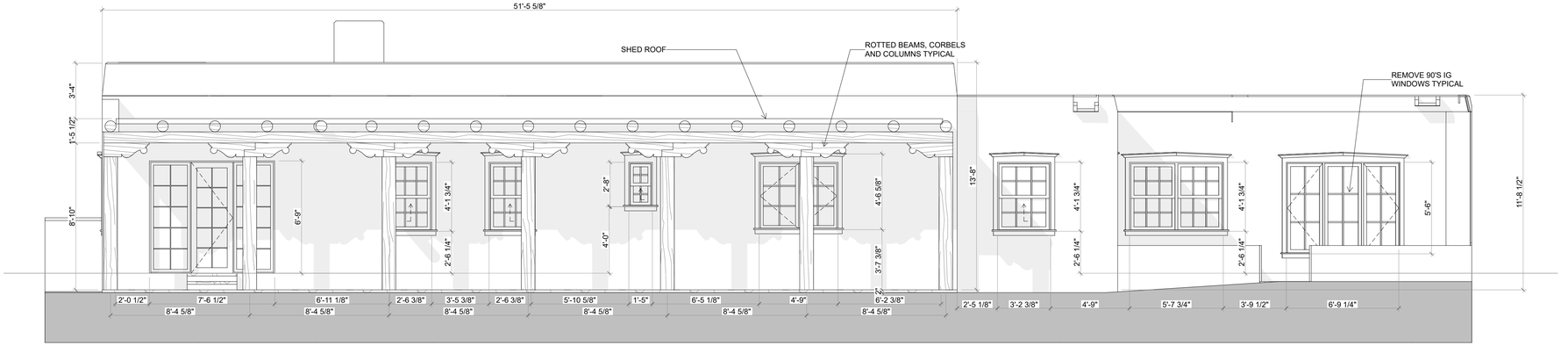
ISSUED:

HDRB Approval

PROPOSED MAIN LEVEL FLOOR PLAN

A-4

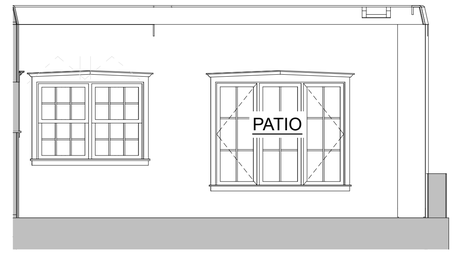
Printed: 4/13/25



1 Existing South Elevation

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

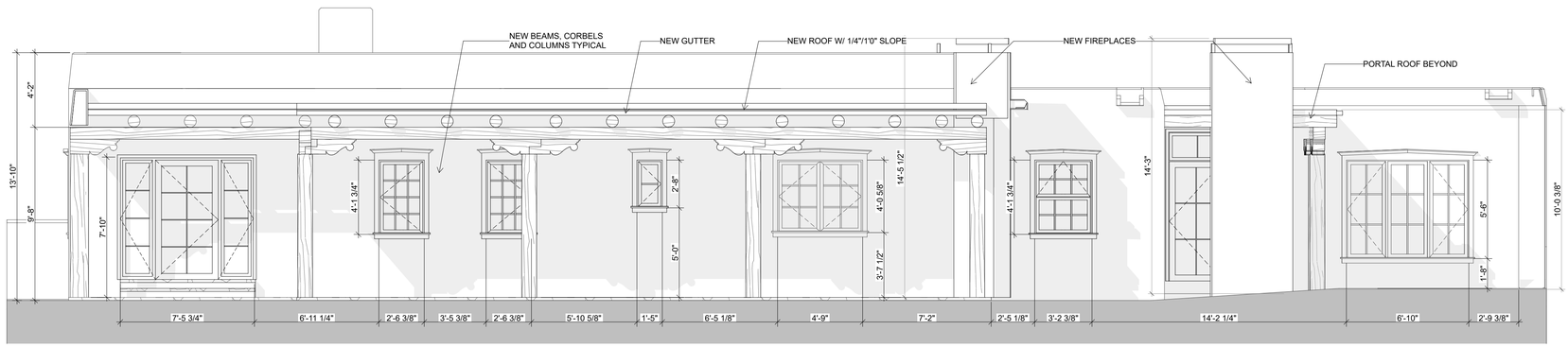
0 2' 4' 8'



3 Existing Partial South Elevation

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

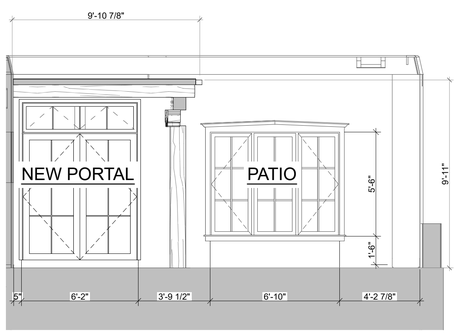
0 2' 4' 8'



2 ALT PLAN B: Proposed South Elevation

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

0 2' 4' 8'



4 Proposed Partial South Elevation

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

0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT GRANTED

GBA
GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

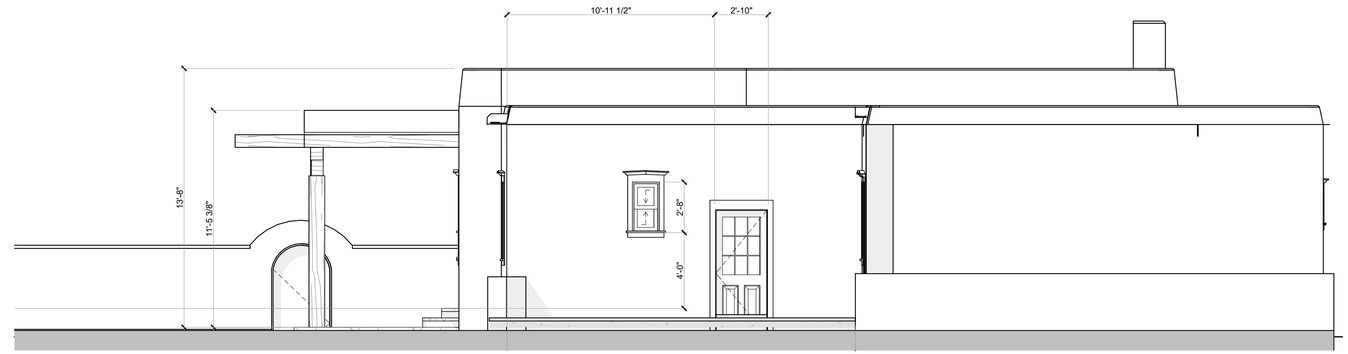
ISSUED:

HDRB Approval

EXISTING AND PROPOSED ELEVATIONS

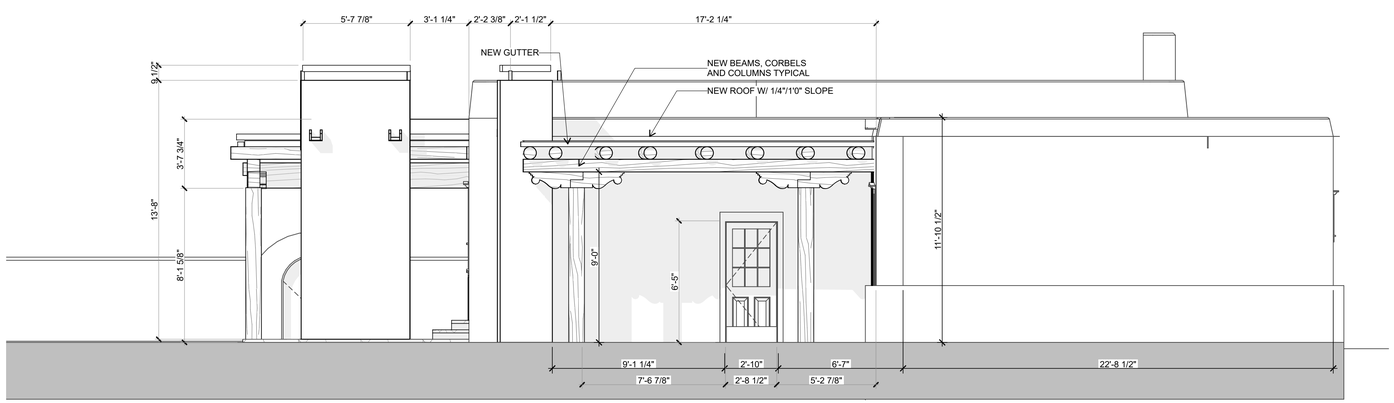
A-5

Printed: 4/13/25



2 Existing East Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 ALT PLAN B: Proposed East Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT GRANTED

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

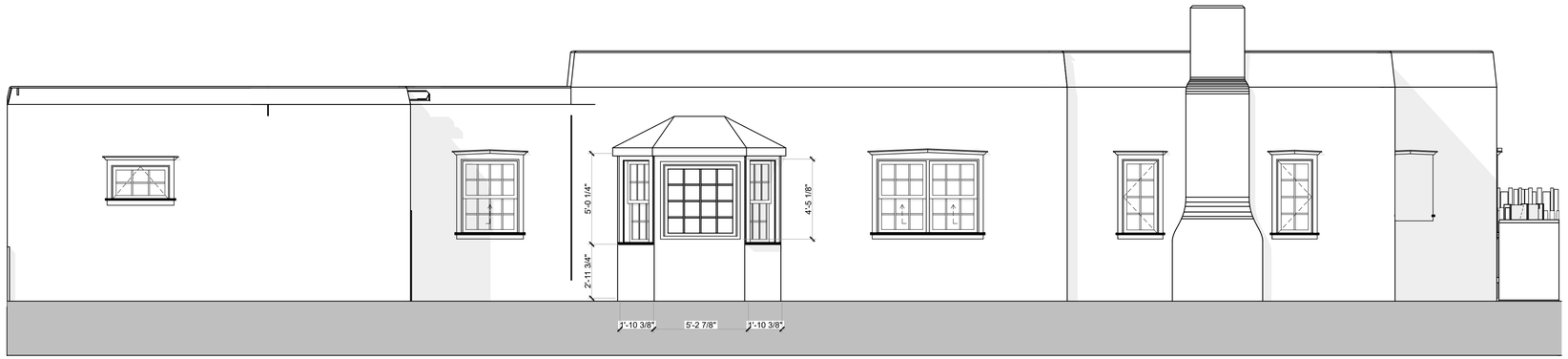
Holleyman Keller Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

EXISTING AND PROPOSED

A-6

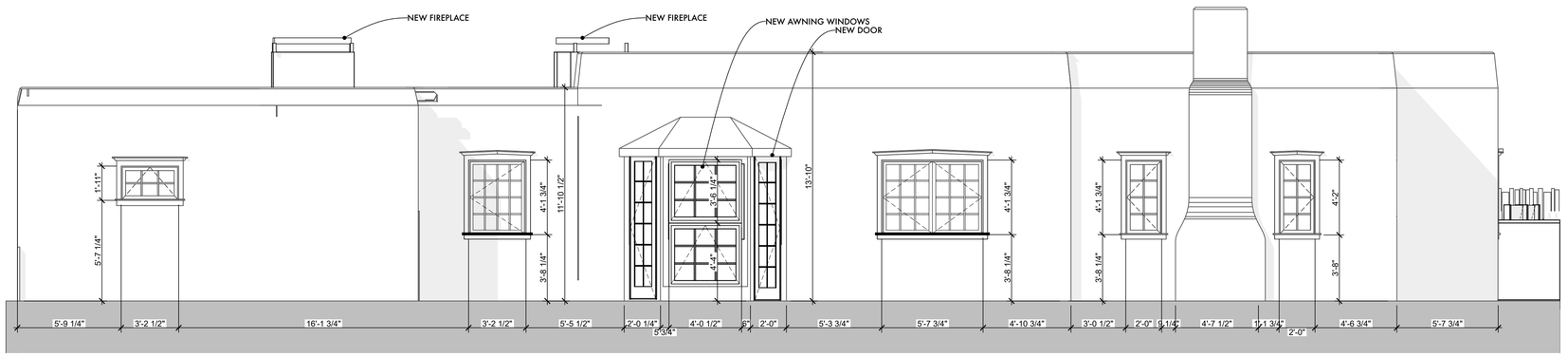
Printed: 4/13/25



1 Existing North Elevation

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

0 2' 4' 8'



2 Proposed North Elevation

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

0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT GRANTED

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation ALT. - PLAN B

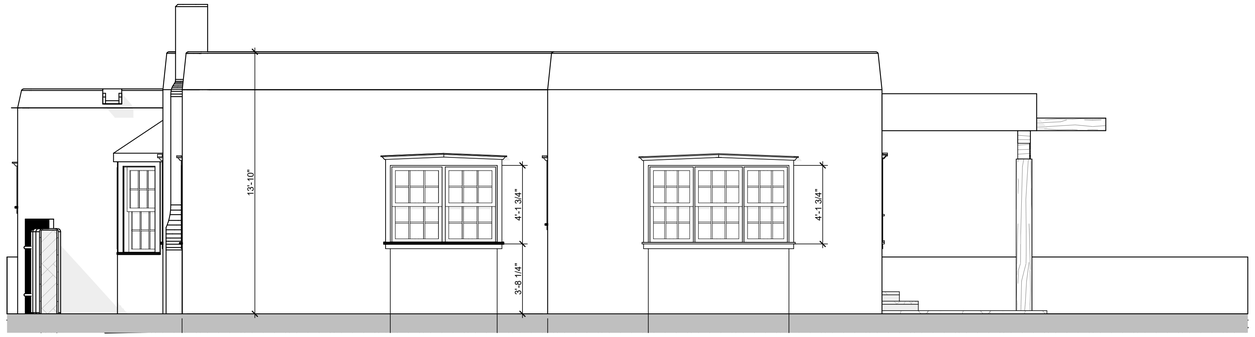
ISSUED:

HDRB Approval

EXISTING AND PROPOSED ELEVATIONS

A-7

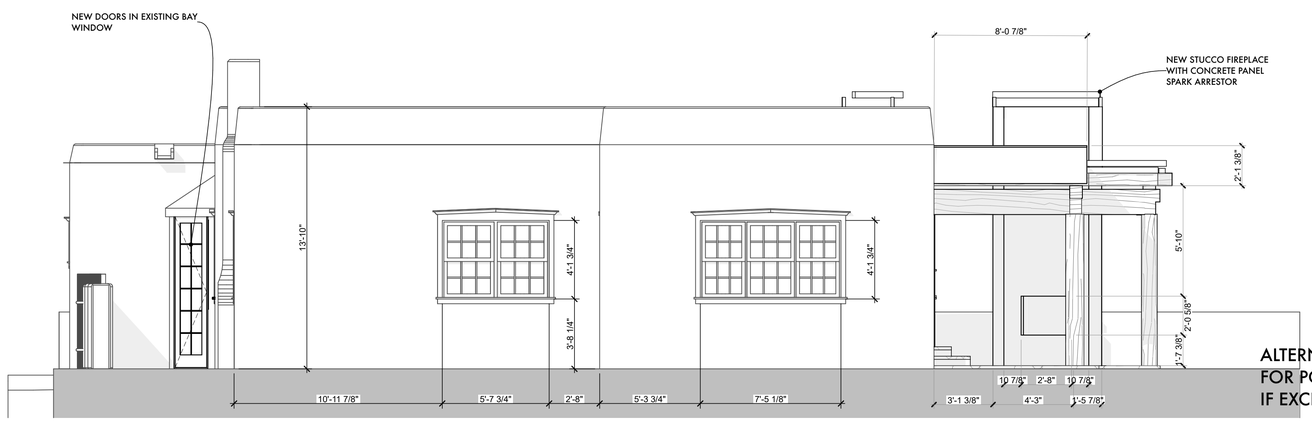
Printed: 4/13/25



2 Existing West Elevation

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

0 2' 4' 8'



ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT GRANTED

1 ALT PLAN B: Proposed West Elevation

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

0 2' 4' 8'

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

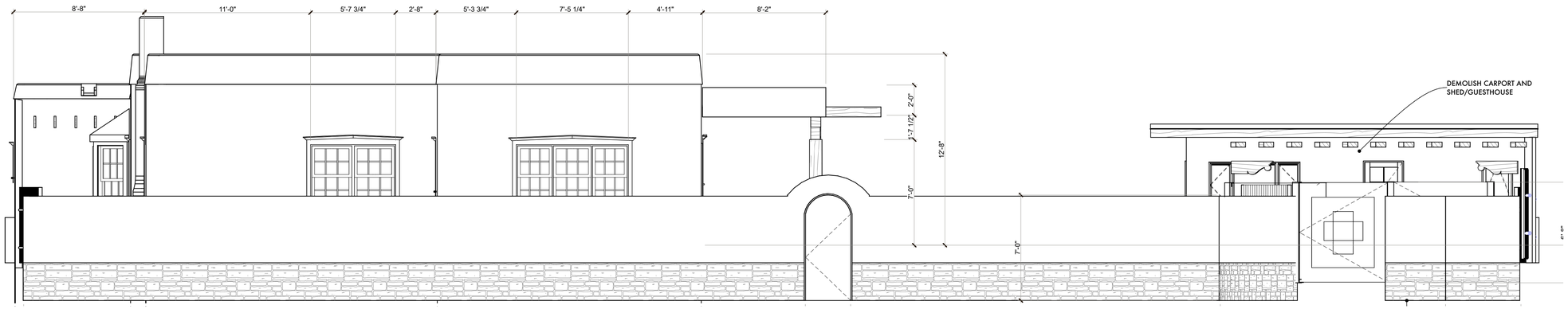
ISSUED:

HDRB Approval

EXISTING AND PROPOSED ELEVATIONS

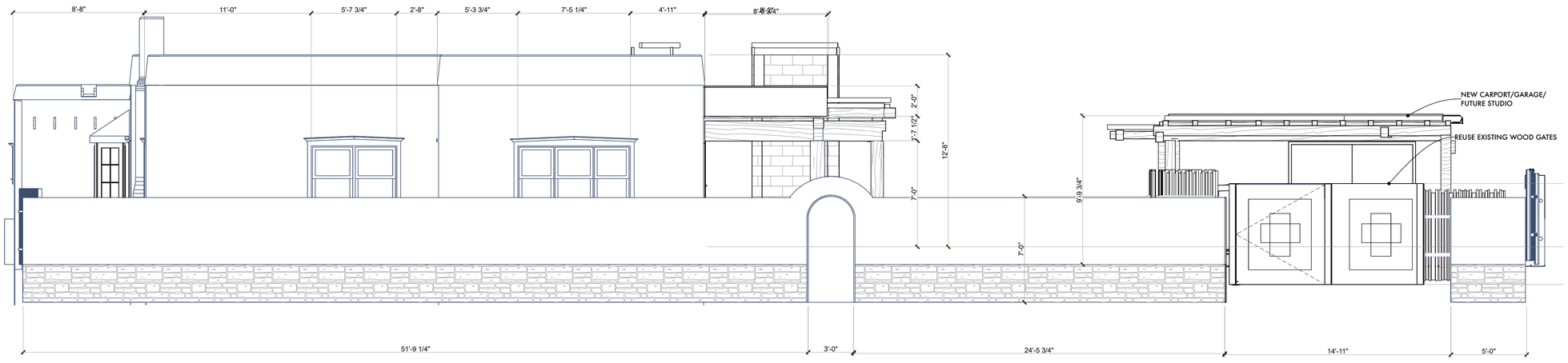
A-8

Printed: 4/13/25



2 A-9 Garcia Street EXISTING Elevation

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



1 A-9 ALT PLAN B: Garcia Street Proposed Elevation

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

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY,
IF EXCEPTION IS NOT GRANTED

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

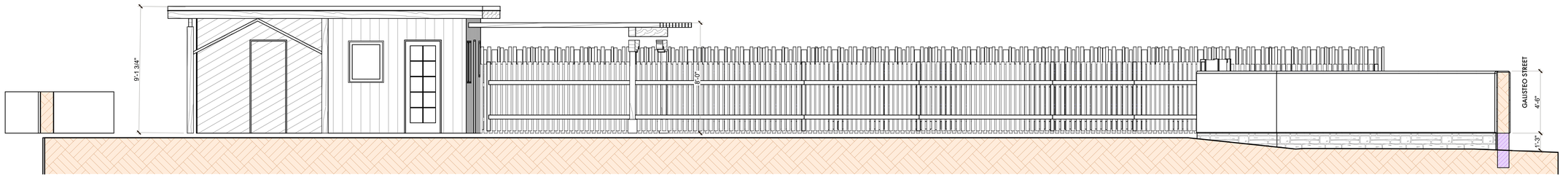
ISSUED:

HDRB Approval

EXISTING AND PROPOSED GARCIA ST ELEVATION

A-9

Printed: 4/13/25



1 Carport North Elevation
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

2 Carport North Elevation Proposed
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

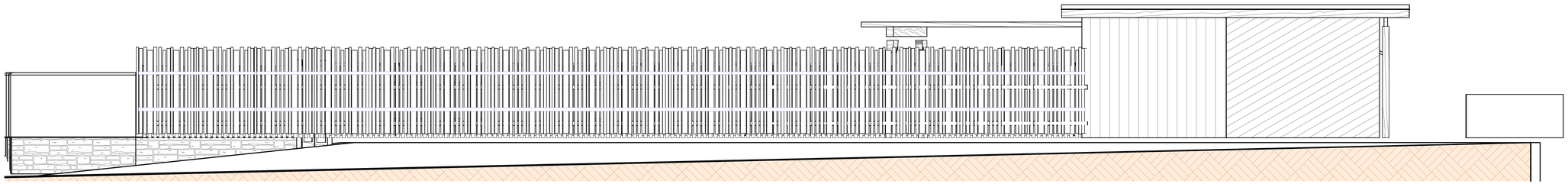
Holleyman Keller Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

GARAGE/CARPORT

A-10

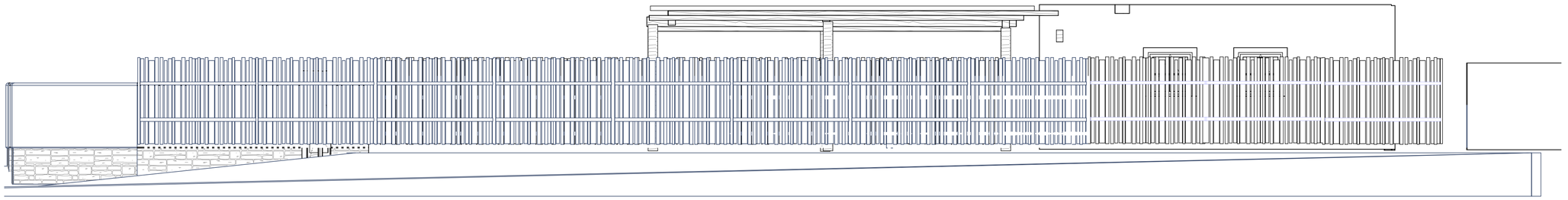
Printed: 4/13/25



1 Carport South Elevation

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

0 2' 4' 8'



2 Carport South Elevation Proposed

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

0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY

GAYLA BECHTOL ARCHITECT

320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

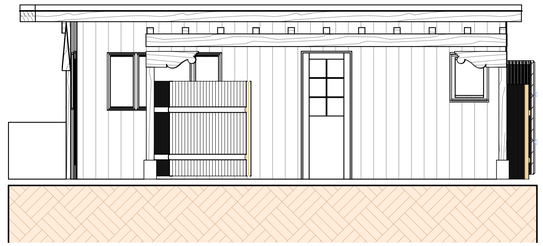
ISSUED:

HDRB Approval

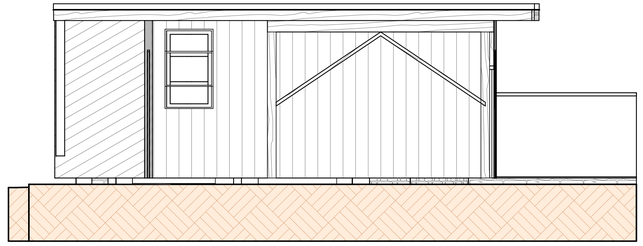
GARAGE/CARPORT

A-11

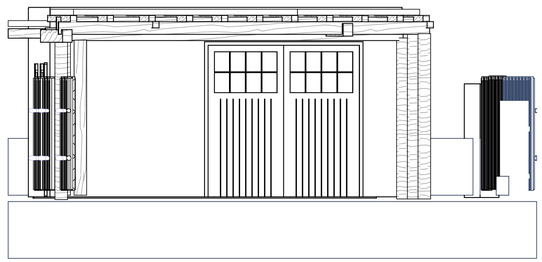
Printed: 4/13/25



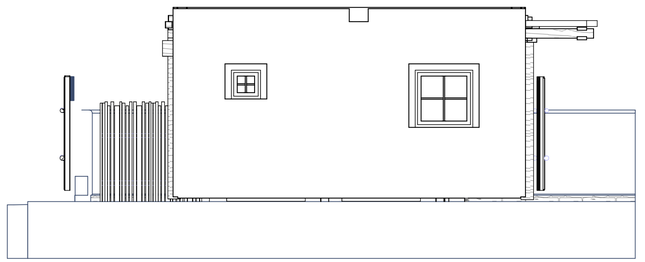
3 Carport West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



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



4 Carport West Elevation Proposed
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



1 Carport East Elevation Proposed
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

ALTERNATE PLAN B
FOR PORTAL CHANGE ONLY

GAYLA BECHTOL ARCHITECT
320 Axtec Street, #C Santa Fe Santa Fe NM 87501
505-660-6301
www.gbasantafe.com

Holleyman Keller Residence Renovation

345 Garcia Street
Santa Fe, NM 87501

Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

© 2022 - #Contact Company

Holleyman Keller Residence Renovation
ALT. - PLAN B

ISSUED:
HDRB Approval

GARAGE/CARPORT

A-12

Printed: 4/13/25

City of Santa Fe, New Mexico

memo

DATE: **May 27, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010341-HDRB, 248 Rodriguez St., Downtown and Eastside Historic District, non-contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to demolish a 104 sq. ft. shed, 9'-4" in height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: City Building Inspector Report

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

___ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structure.

Sample motions:

a. Approve <u>or</u> deny Case #2025-01341-HDRB to allow demolition to non-contributing structure at 248 Rodriguez Street.
b. Approve <u>or</u> deny Case #2025-01341-HDRBto allow demolition to non-contributing structure at 248 Rodriguez Street, subject to conditions.

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

BACKGROUND & SUMMARY:

The shed at 248 Rodriguez St. is non-contributing to the Downtown and Eastside Historic District. The structure was built in Vernacular style, as seen by the flat roof, wood frame and stucco construction materials. The structure was constructed between 1966 and 1973.

On April 8, 2025, in Case No. 2025-010124-HDRB, the Historic District Review Board voted to maintain the structure as non-contributing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolition of non-contributing shed.

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) **Standards**

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

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

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

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **5/19/2025**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B P
Building Official, Division Manger
Inspections

ITEM & ISSUE
248 Rodriguez

BACKGROUND & SUMMARY

An inspection was carried out on April 24, 2025, at the above-mentioned address. The shed is built out of wood frame construction with exterior stucco. The stucco is deteriorating and coming apart from the structure at the upper area, signs of water leaking into the structure from the transition of stucco to roof, on the south side of the structure meter was replaced at some time and signs of electrical short in the wall caused some minor damage to the structure the old locations of meter were not properly repaired. Roofing system is a torch down material over existing roof covering improper flashing on the edges of the roof.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.
Thank you,

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 7, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
José and Rosalia Ortiz Property Shed	248 Rodriguez Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 11933824

5. Property Type:
_x Buildings: Shed
__ Structures:
__ Site __ Object

6. Date of Survey:
March 6, 2025

7. Previous Survey Date(s):
__Yes:
__x_No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6872741,-105.9260488

10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north and west elevation, facing northeast

11. Brief Description of the Property:

A small storage shed is positioned on a graded pad overlooking an arroyo. Based on aerial photographs, the shed was likely constructed between 1966 and 1973. This timeframe is supported by its construction technique, building materials, and the surface scatter found nearby. At the time of its construction, the property was owned by José and Rosalia Ortiz, whose home is located across the arroyo at 537 ½ Rodriguez Street. The hillside property has since changed ownership and is now linked to a lot to the north at 246 Rodriguez Street. The shed does not hold any status within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Storage

13. Construction Date:
Date: Between 1966 and 1973
_ x_Known __ Estimated Source: aerial photographs

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

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

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

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

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

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

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

For: Steven Barrett and Katharine Arnold

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

Current owner: Steven Barrett and Katharine Arnold

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
José and Rosalia Ortiz Property Shed	248 Rodriguez Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 6. 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Frame

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Sliding	Aluminum	1-1	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½ Light & Panel	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Uknown.

HCPI Detail Form (FORM 2) ***(Continued from other side)***

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

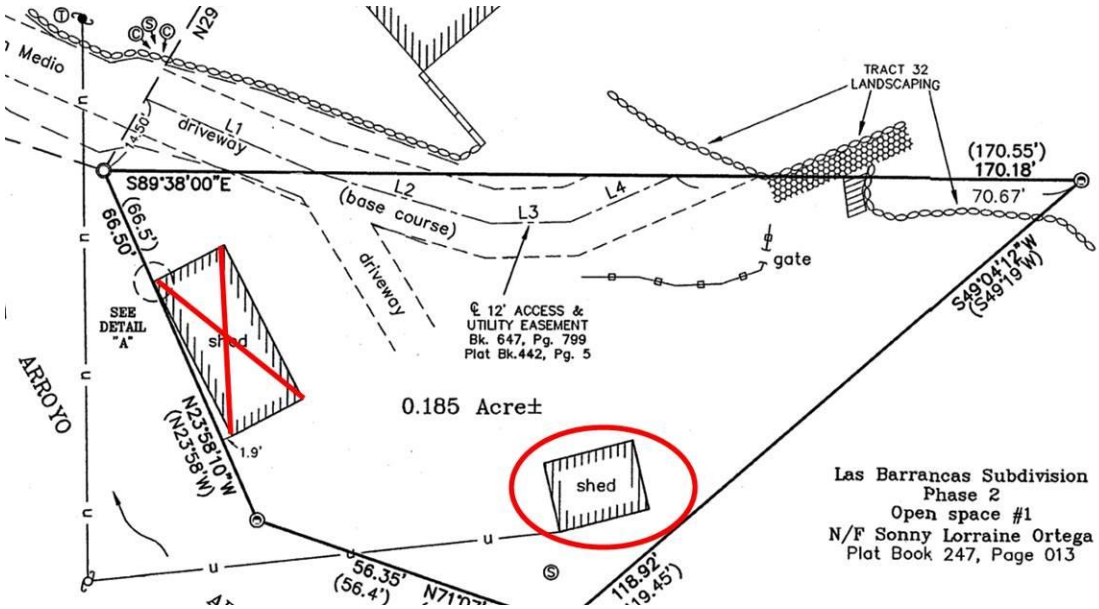
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2018 survey plat. Courtesy of Zia Surveys.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Architectural Description Continued

Setting

The structure rests on a graded pad on a 30º slope, above a sand wash that drains into Arroyo Saiz. It sits below a modern Northern New Mexico-style house (246 Rodriguez Street), constructed in the 1980s with additions made in the 2000s (Photo 2). It is accessed by a graded gravel drive which also serves as storage for materials used in a landscaping business (Photos 3 & 4).

Structure

The shed is oriented 255º southwest, with its only entry on the west elevation (Photo 5). The roughly 104-square-foot building is constructed with a frame structure sheathed in fiberboard and finished with stucco, showing a time-diagnostic brocade texture.

The construction technique is visible through a cut on the south elevation (Photo 6). It consists of a layer of fiberboard nailed to the studs, covered by a metal lath to hold the stucco. There is no indication of insulation. The layering suggests it was constructed on a small budget and not intended for human habitation.

Based on an exploration 6” below ground level, the shed sits on a mixed poured concrete and rubble stone foundation (Photo 7).

A flat roof that extends out on the south and east elevations protects the structure.

West

The west elevation is fenestrated with a 32-inch-wide glass and four-panel wood door. While the door appears old due to weathering, the interior reveals that the panels are made of plywood (Photo 7). This door model was still being sold by Sanbusco (No. F-117) in the 1960s.[1] The remnants of a screen door suggest an effort toward human comfort.

[1] Santa Fe Builders Supply Company, “Building Materials, Catalog B,” (Santa Fe, c.1967), Section A, 5.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

South

The roof extends over the south side, providing protection for a window (Photo 8). The window is a horizontal sliding aluminum unit, which is diagnostic of the shed's construction period (Photo 9). The elevation has the aforementioned damaged area, along with a round opening holding a modern wall thimble, suggesting the shed was once used for human habitation.

East

The east side of the building has a shallower overhang than the south side and has a similar aluminum sliding window (Photo 10).

North

The north elevation faces the slope and has no fenestration. It is covered with a rough gray coat of stucco, suggesting that this side of the building was not intended to be visible at the time of construction (Photo 11). Ironically, it is now the most visible side of the building.

Interior

The interior is one space currently for storage. It has no ceiling, and the roof construction is exposed (Photo 12). The room is spanned by 1 ½" x 5 ¼" joists arranged at 16" on-center. Sheets of plywood create the decking. Recent white drywall is tacked to the studs; there is no source of electrical lighting. Recently installed white drywall has been attached to the studs.

A notable feature is the circuit breaker box located in the southeast corner (Photo 13). Cutler-Hammer "Safety Breaker" box panels were introduced in the mid-1960s. The minimum number of breakers suggests that the structure had only basic electrical needs, likely consisting of a single light and an outlet suitable for powering a radio or small heater.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Site

The site features several segments of CMU blocks that are exposed at ground level. The purpose of these blocks is unclear (Photo 14). Ground debris along the south elevation includes broken window glass, fragments of planting pots, and aluminum pull-tabs — a possible time indicator of the shed's construction era (Photo 15).

Historical Overview

Most of the land above Palace Avenue remained undeveloped through the early 20th century. Its sloped terrain, poor soil, and the seasonal impacts of the arroyo were not conducive to settlement.

L. Bradford Prince, an attorney and the 14th Governor of New Mexico Territory, owned a considerable part of Fort Marcy Hill, including land now crossed by Hillside and Rodriguez streets (Fig. 1). Settlement began to move up the hillside after the taming of Arroyo Saiz in the 1930s, which, along with its tributaries, had defined where people could construct homes.

The first evidence of the parcel holding the shed comes from a plat made for Felix A. Armijo in 1953 (Fig. 2). The tract that would later hold the subject structure was acquired in 1960 by José and Rosalia (Rose) Ortiz, who lived in the home across the arroyo, addressed at the time as 527 Hillside Street. The deed was recorded three years later.[2]

José Valentino Ortiz was born in 1915 to Policiano and Gregorita Ortiz. Census records show he grew up in Rio en Medio, a traditional Hispanic community along the river of the same name in northern Santa Fe County. He married Rosalia Trujillo, a resident of Rio en Medio, in the early 1940s, and the couple relocated to Santa Fe a decade later. By the mid-1950s, they and their seven children were in the house across the arroyo, which was deeded to them in 1957 (Photo 16). The family would grow to eleven children.

[2] Quitclaim Deed, Felix A. Armijo and Jose Alfson Armijo to Jose V. and Rosa Ortiz, recorded January 28, 1963, Book 198/Page 52, Instrument # 262470, Santa Fe County, New Mexico.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Both José and Rose, as she was popularly called, worked. City directories show that José did blue collar work. During the period when the shed was constructed, they both worked at the Catholic Maternity Institute and Clinic, a charity-based maternity home on Palace Avenue. Rose worked as a nurse's aide, while José served as a watchman.[3]

In 1987, José and Rose deeded the subject lot, now populated with the shed, to their son, Ruben Ortiz, and his wife, Debra.[4]

José Valentino Ortiz died in 2007 at 91. Rosalia followed him three years later, passing at the age of 85. Their son Vincent M. Ortiz continues to live in the family home, now addressed as 537 ½ Rodriguez Street. The tract holding the shed went out of family ownership in 2018, when it was deeded to the current property owner.

Use of the Structure

According to the current owner, the shed may have served as a "bunkhouse" to accommodate the additional children of the Ortiz family, particularly the daughters who were close in age.[5] The breaker box and windows on the east and south sides suggest the structure may have been intended for temporary human habitation. However, the lack of wall insulation indicates it was not designed for year-round use. In later years, the shed served as an art studio for a neighbor. The wall thimble may coincide with this new purpose.

[3] R.L. Polk & Co., *Santa Fe City Directory, 1968* (Dallas: R.L. Polk & Co., 1968), 343 and 346.
[4] Warranty Deed, Jose V. and Rosa Ortiz to Debra E. and Ruben R. Ortiz, recorded May 28, 1987, Book 582/Page 459, Instrument # 623452, Santa Fe County, New Mexico.
[5] Conversation with property owner Steven Barrett, March 6, 2025. Barrett learned of the story after speaking to Vincent Ortiz, José and Rose's son, who lives across the arroyo at 337½ Rodriguez Street. Murphey left a note at Ortiz's residence seeking further information, but as of March 10, there was no response.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A**
		4. County: Santa Fe
		5. Date of Survey: March 6, 2025

Evaluation of Historical Status

The shed is barely 50 years old and does not possess any architectural or traditional construction significance. In addition, it is separated from its associated property through different ownership.

For these reasons, the recommendation is to designate the shed at 248 Rodriguez Street as Non-Contributing to the Downtown and Eastside Historic District.

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: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Illustrations

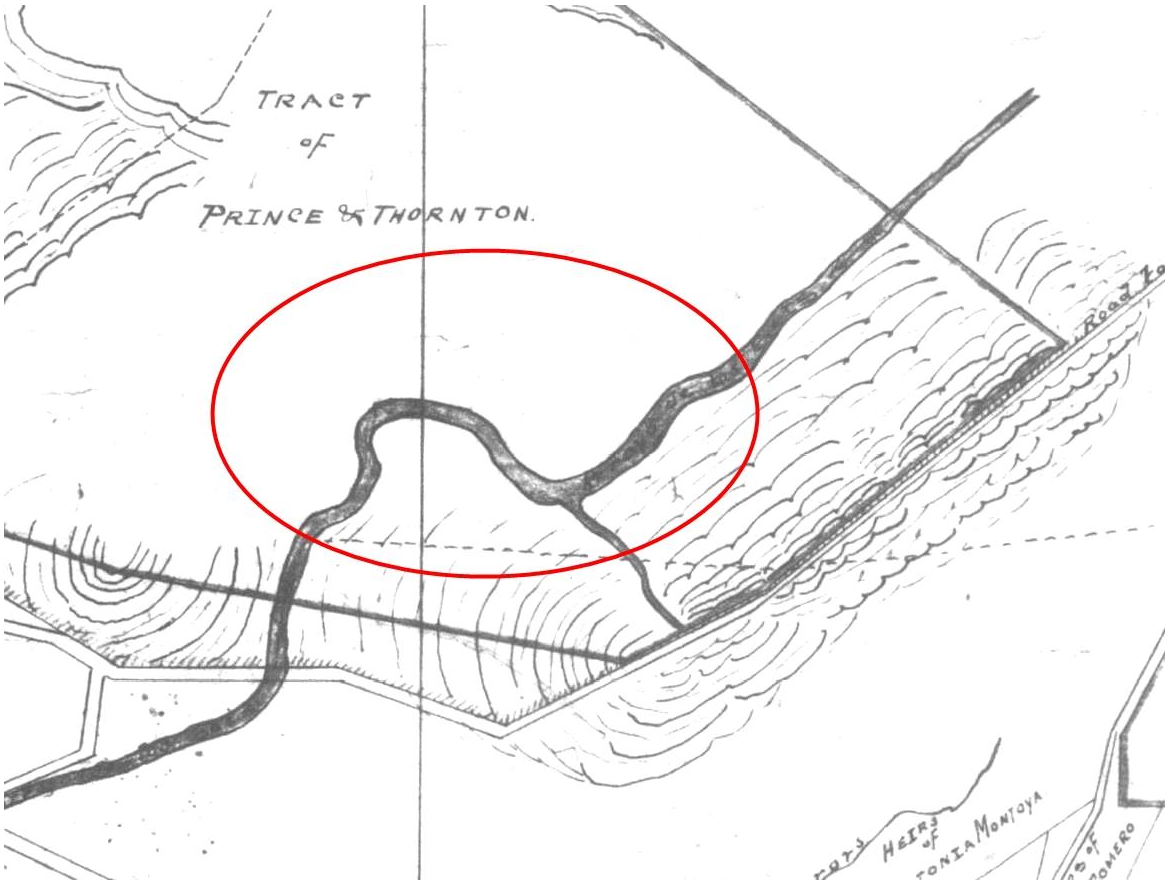


Figure 1: General location of subject property circled.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

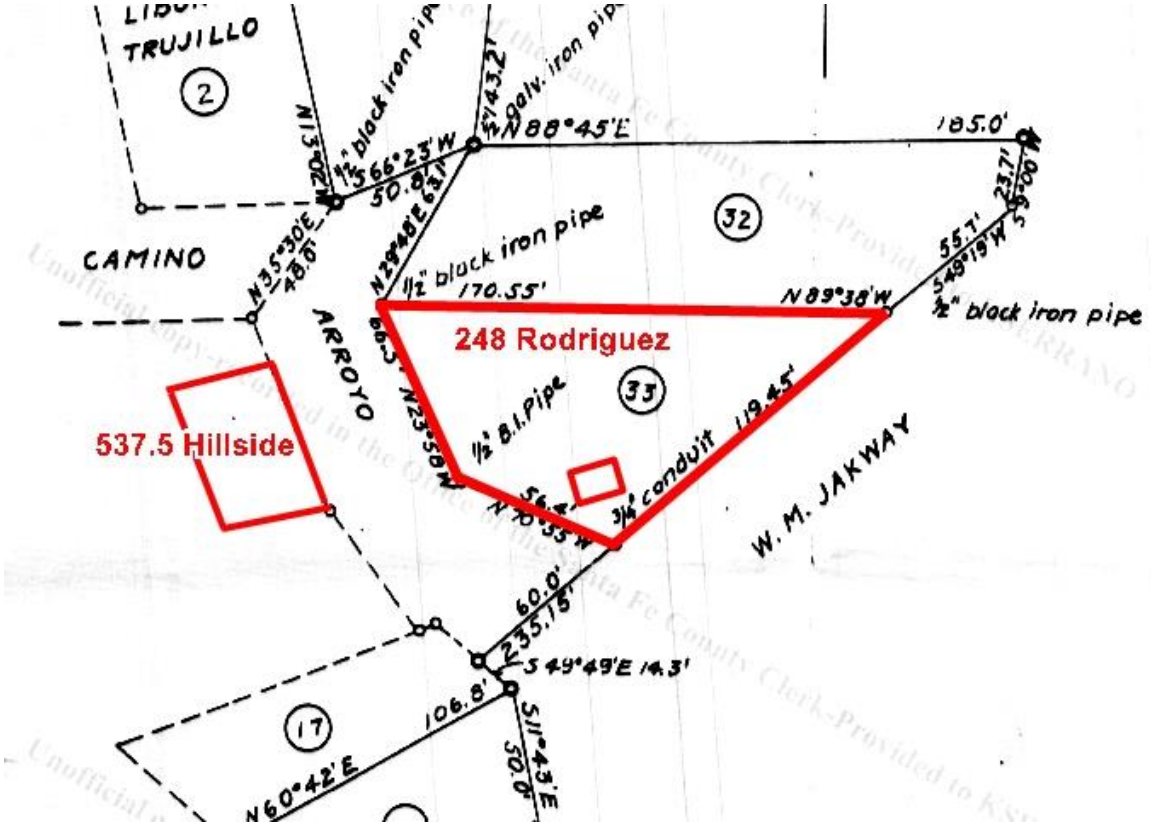


Figure 2: Subject tract highlighted in relation to the Ortiz residence.
James C. Harvey, "'East Portion' of Tract of Land Subdivided for Felix A. and J. A. Armijo," October 5, 1953.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Figure 3: Overlay of November 10, 1958, aerial photograph on current satellite map. Note shed is not present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

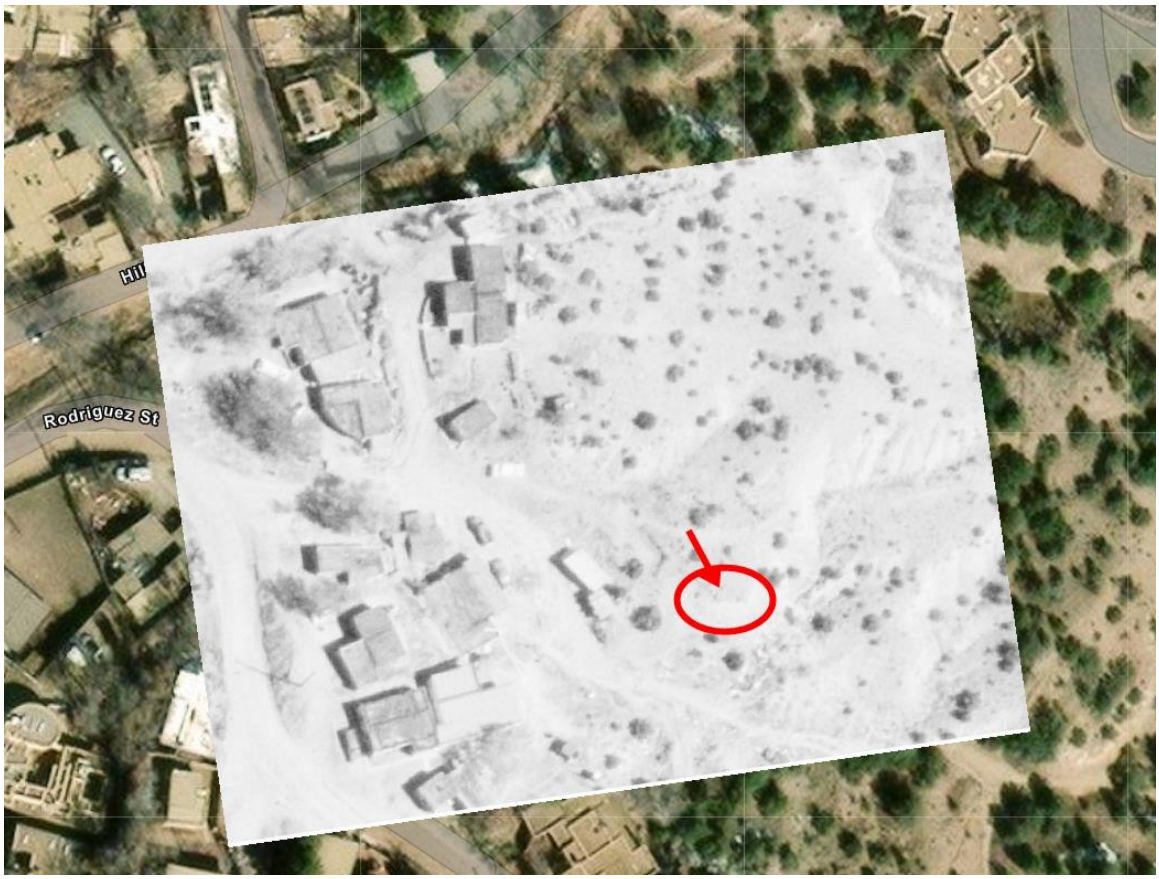


Figure 4: Overlay of May 2, 1966, aerial photograph on current satellite map. Note shed is not present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Figure 5: May 11, 1973, aerial photograph.
Note presence of shed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

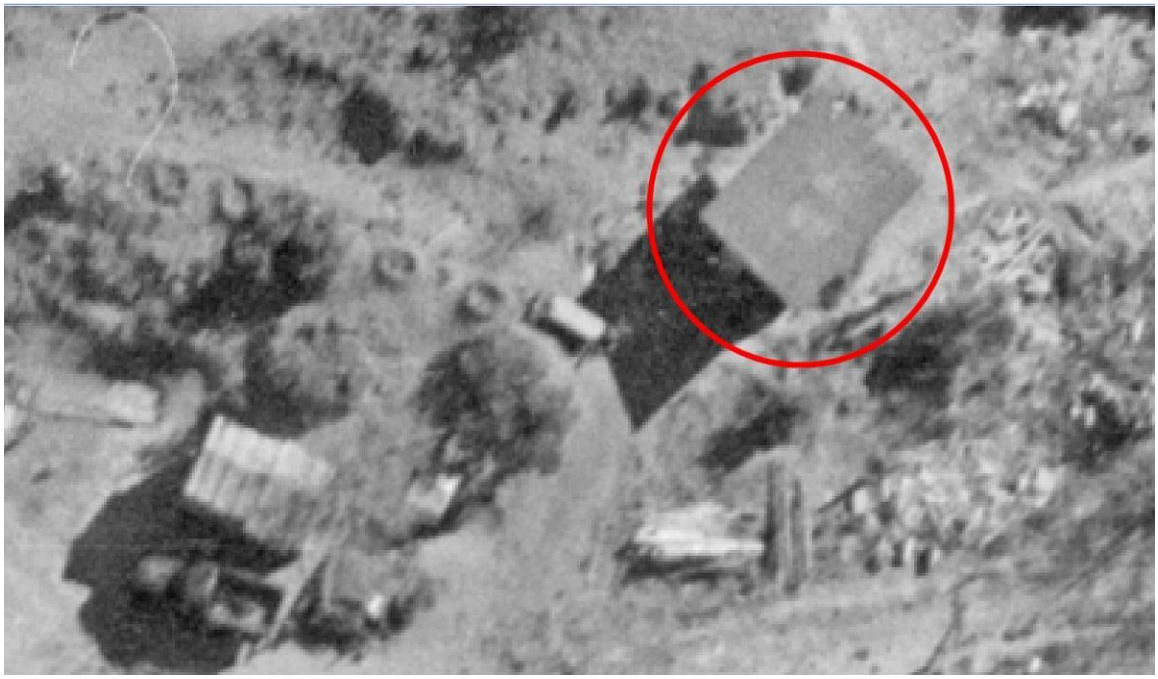


Figure 6: Close-up of 1973 aerial.

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: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Survey Photographs

(All images taken by John W. Murphey on March 6, 2025)

Photo 2: View from parking court of 246 Rodriguez Street. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A**
		4. County: Santa Fe
		5. Date of Survey: March 6, 2025

Photo 3: View from driveway of 246 Rodriguez Street. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 4: West elevation and immediate setting. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 5: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A**
		4. County: Santa Fe
		5. Date of Survey: March 6, 2025

Photo 6: Break in south elevation revealing construction technique. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 7: Exposure of foundation, consisting of poured concrete and rubble.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 7: Interior of west door.

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: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 8: West and south elevations. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 9: Aluminum sliding window on east elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 10: East elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 11: North elevation. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

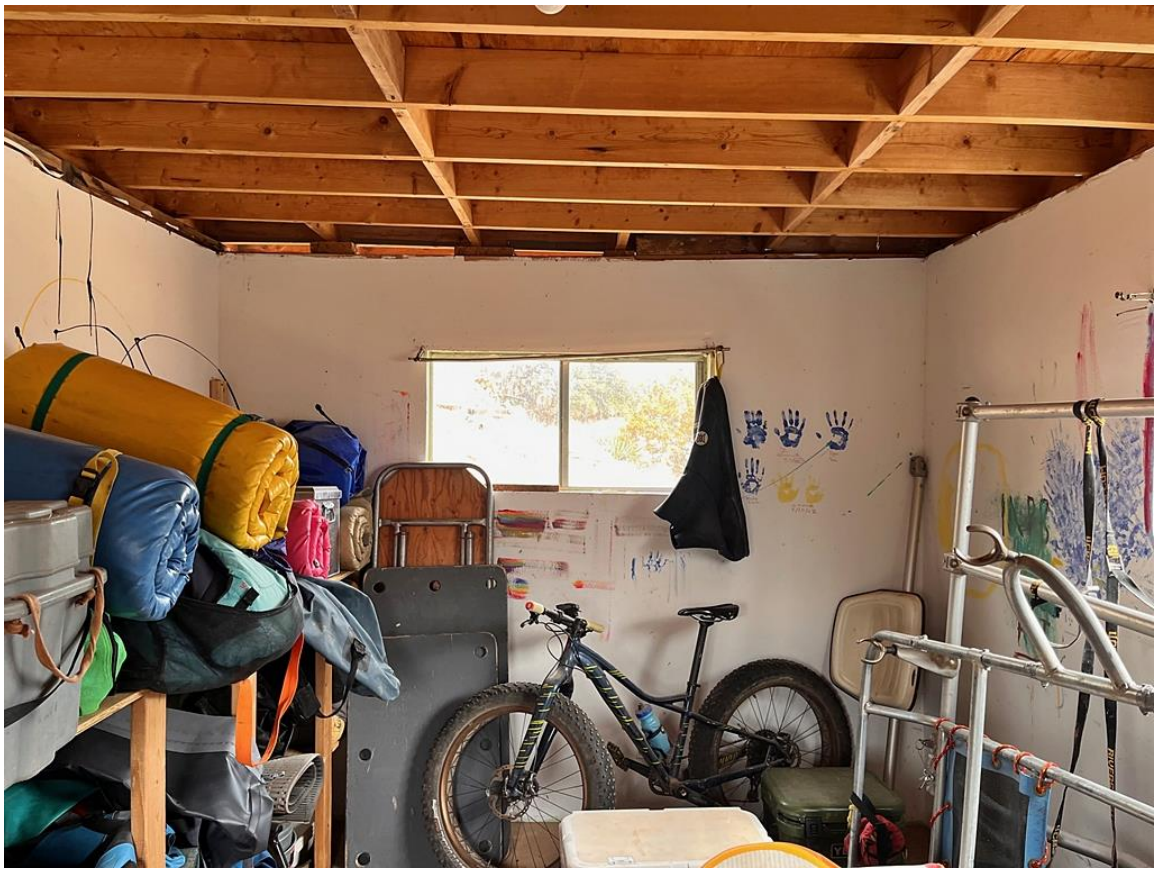


Photo 12: Interior of shed. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 13: Breaker box on east wall.

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: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 14: Low foundation wall. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 15: Surface debris found around shed.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 16: 537 ½ Rodriguez Street, the former José and Rosalina Ortiz House. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **José and Rosalia Ortiz Property Shed**	**2. Location:** **248 Rodriguez Street** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: N/A** **4. County: Santa Fe** **5. Date of Survey: March 6, 2025**

Photo 17: View of shed from the arroyo near the 537 ½ Rodriguez Street. Camera facing southeast.

SANTA FE
PERMITS

March 27, 2025

Amanda Romero
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 248 Rodriguez St Santa Fe, NM 87501

Dear Amanda:

This proposal is for removal of an existing shed and construction of a new single-family residence located at 248 Rodriguez St in the Downtown Eastside Historic District. The owner is seeking approval to remove the existing shed and replace it with a new traditional pueblo style structure. Details are as follows:

Demolition:

The existing storage shed was likely constructed between 1966 and 1973. The structure was deemed non-contributing by the Board and is within the Eastside Historic District.

New Construction:

The new structure is proposed to be approximately 1,269 heated square feet and 14' in height. The proposed portal area is approximately 238 square feet.

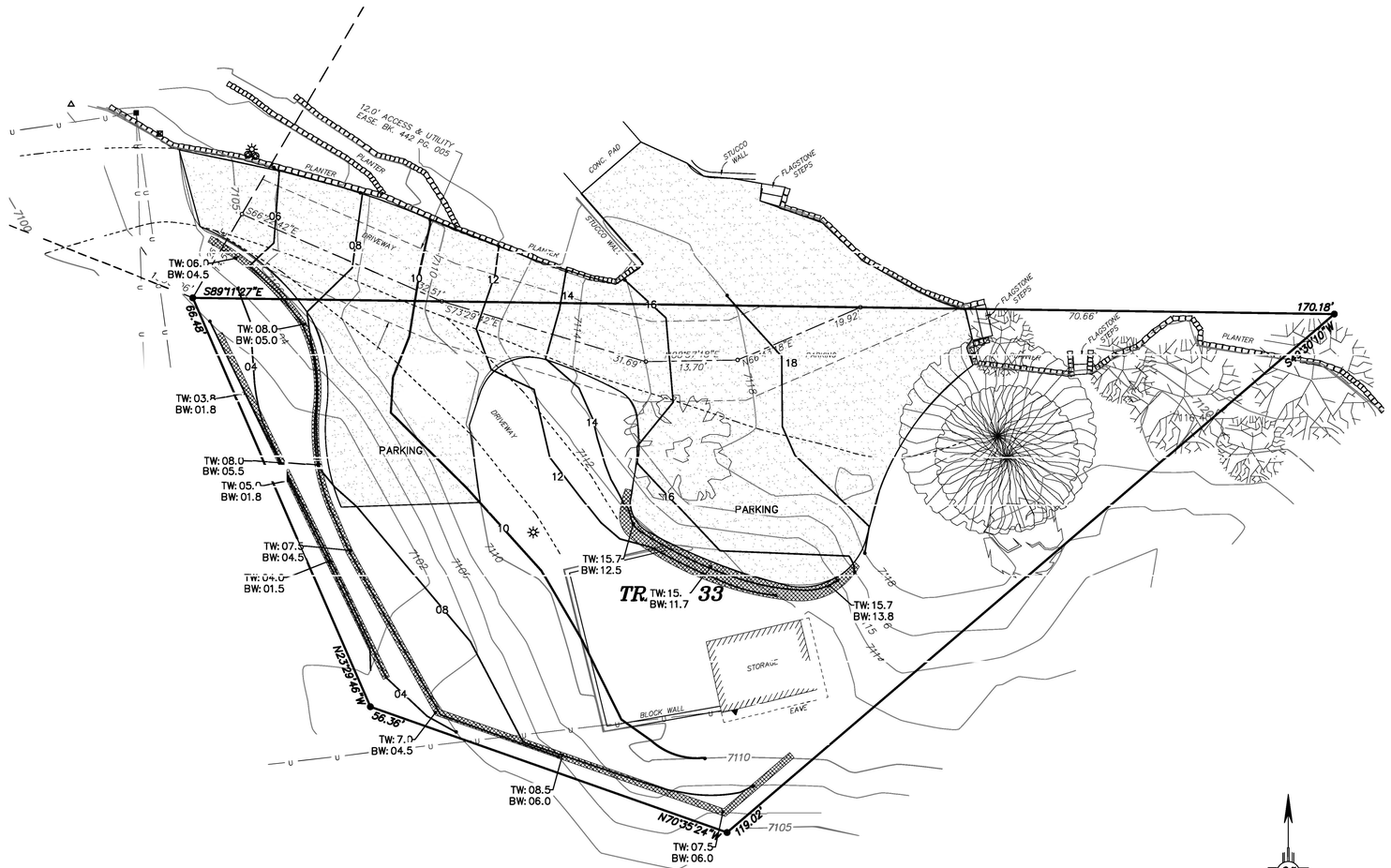
Materials & Finishes: Exterior will be painted alike in El Rey cementitious adobe.

Windows and Doors: White Trim

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene



LEGEND

716U — EXISTING CONTOURS

65 — DESIGN CONTOURS

PARCEL LINES

TC 6504' — TOP OF CONCRETE ELEVATION

FG 6504' — FINISH GRADE ELEVATION

GRAVEL

WALL

NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

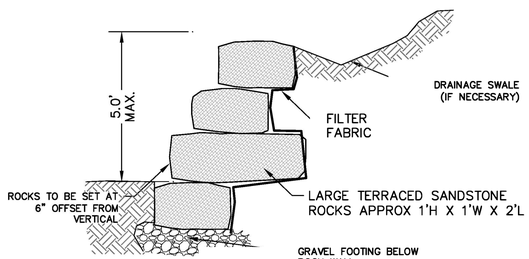
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

EARTHWORK

DESIGN CUT=16 CU YD
DESIGN FILL=203 CU YD
DESIGN IMPORT=187 CU YD



DRY STACK ROCK TERRACED WALL

NOT TO SCALE

SCALE: 1" = 10'
10' 0 10'
CONTOUR INTERVAL = TWO FOOT (2')

Civil Engineering r Resources o raffic Engineering
W◦ E Walker En ineerin
05 Camino Sierra Vista,◦ Santa Fe, NM 8 505
505-820-7980 kerengineerin ne
E-MAIL morey

No	REVIS ON	BY	APP	DATE
	20-183		DESIGNED BY:	J.R.D
	0-183 PARKING		DRAWN BY:	J.R.D.
			CHEC D BY:	M.E.W.
	DATE :			01/09/2020
	SCALE:			AS NOTED

P OF: TITLE: SHEET

CITY REVIEW

DEPARTMENT	SIGN-OFF
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

City of Santa Fe, New Mexico

memo

DATE: May 27, 2025

TO: Historic Districts Review Board

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

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

2025-010343-HDRB, 248 Rodriguez St., Downtown and Eastside Historic District, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to construct a 1507 Sq. Ft. residence to a height of 14'-0", where the maximum allowable is 14'-4".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

___ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny Case #2025-010343-HDRB to allow new construction at 248 Rodrguez Street.
b. Approve or deny Case #2025-010343-HDRB to allow new construction subject to conditions.

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

BACKGROUND & SUMMARY:

The previous shed structure located at 248 Rodriquez Street was listed as non-contributing within the Downtown and Eastside Historic District. The applicant is proposing to construct a one-story detached single-family residential structure designed in a Spanish Pueblo Revival style.

On April 8, 2025, in Case No. 2025-010124-HDRB, the Historic District Review Board voted to maintain the shed as non-contributing

On May 27, 2025 in Case No. 2025-010341-HDRB, the Historic District Review Board will hear an associated request to demolish the shed structure.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 1507 Sq. Ft. residence and portal to a height of 14'-0", where the maximum allowable is 14'-4".
2) Stucco will be cementitious color "adobe".
3) Windows and doors will be painted in white trim with true divided lite.

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.

) **Downtown and Eastside Design Standards**

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 4/16/25

Site Address: 248 Rodriguez St Santa Fe, NM 87501

Property Owner of Record: Steven & Katharine Barrett

Applicant/Agent Name: Jennifer Salimbene, Santa Fe Permits

Proposed Construction Description: Single Family Residence

Contact Person Phone Number: (505) 557-4060

TOTAL ROOF AREA: 1507 sqft

Zoning District:_____

Overlay: ☑ Escarpment _____
□ Flood Zone*
□ Other: _____

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

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

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

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

Terrain: □ 30% slopes_____

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

Lot Coverage : 19 %
□Open Space Required:_____

Setbacks:
Proposed Front: _15FT____ Minimum: _____
2nd Front? _____
Proposed Rear: __5FT___ Minimum: _____
Proposed Sides: L___R___ Minimum:____

Height: Proposed __14FT_____
Maximum Height: _____ or
☑Regulated by Historic Districts Ordinance
☑Regulated by Escarpment District

Parking Spaces:
Proposed 3 Accessible_____
Minimum: 3

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

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

Jennifer Salimbene [□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.

Jennifer Salimbene 4/16/25
SIGNATURE **DATE**

To Be Completed By City Staff: 2025-010138-PAR

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

Zoning Approval:
□**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions:_____
_____

REVIEWER: Stephanie Perea **DATE:** 04/22/25

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

Revised 20 November 2020

SANTA FE
PERMITS

March 27, 2025

Amanda Romero
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 248 Rodriguez St Santa Fe, NM 87501

Dear Amanda:

This proposal is for removal of an existing shed and construction of a new guest house located at 248 Rodriguez St in the Downtown Eastside Historic District. The owner is seeking approval to remove the existing shed and replace it with a new traditional pueblo style structure. Details are as follows:

Demolition:

The existing storage shed was likely constructed between 1966 and 1973. The structure does not hold any status within the Eastside Historic District.

New Construction:

The new structure is proposed to be approximately 1,269 heated square feet and 14' in height. The proposed portal area is approximately 238 square feet.

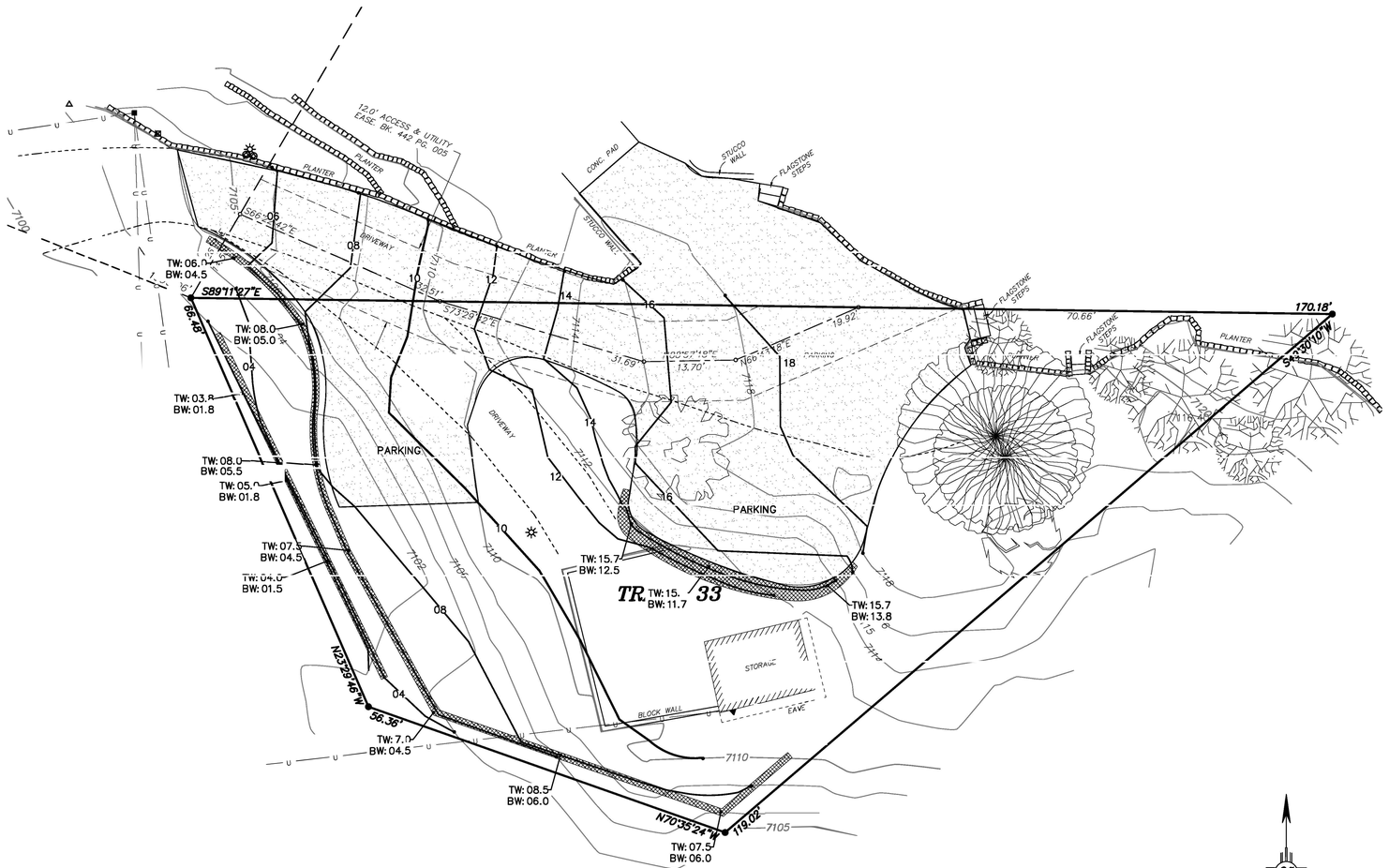
Materials & Finishes: Exterior will be painted alike in El Rey cementitious adobe.

Windows and Doors: White Trim

You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene



SCALE: 1" = 10'

10' 0 10'

CONTOUR INTERVAL = TWO FOOT (2')

LEGEND

716	EXISTING CONTOURS
65	DESIGN CONTOURS
	PARCEL LINES
TC 6504'	TOP OF CONCRETE ELEVATION
FG 6504'	FINISH GRADE ELEVATION
	GRAVEL
	WALL

NOT ALL SYMBOLS WILL NECESSARILY APPLY TO THIS PROJECT

STAKING NOTE

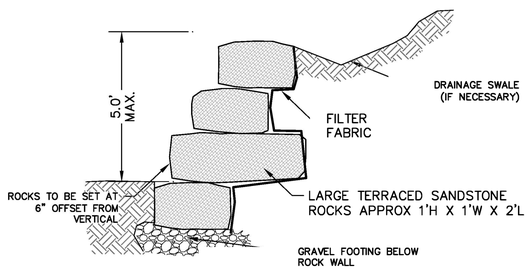
INFORMATION SHOWN IS FOR GRADING AND DRAINAGE ONLY AND IS NOT TO BE USED FOR STAKING PURPOSES. SEE SITE PLAN FOR ACTUAL LOCATION OF IMPROVEMENTS.

TOPOGRAPHY NOTE

ALL EXISTING TOPOGRAPHIC SURVEY DATA SHOWN ON THESE PLANS HAS BEEN OBTAINED AND CERTIFIED BY OTHERS. WALKER ENGINEERING HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS TOPOGRAPHY INFORMATION, AND MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR OF THIS TOPOGRAPHY. WALKER ENGINEERING RESPONSIBILITY IS LIMITED TO THE ENGINEERING ANALYSIS THAT UTILIZES THE TOPOGRAPHY SURVEY.

EARTHWORK

DESIGN CUT=16 CU YD
DESIGN FILL=203 CU YD
DESIGN IMPORT=187 CU YD



DRY STACK ROCK TERRACED WALL

NOT TO SCALE

Civil Engineering r Resources o raffic Engineering
W° E Walker En ineerin
05 Camino Sierra Vista,o Santa Fe, NM 8 505
505-820-7980 kerengineerin ne
E-MAIL morey

No	REVIS ON	BY	APP	DATE
	20-183		DESIGNED BY:	J.R.D
	0-183 PARKING		DRAWN BY:	J.R.D.
			CHEC D BY:	M.E.W.
	DATE :			01/09/2020
	SCALE:			AS NOTED

P OF: TITLE:

SHEET

CITY REVIEW

DEPARTMENT	SIGN-OFF
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO.

1. THE CONTRACTOR WILL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE. OMISSIONS AND CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR DISCREPANCIES BETWEEN THE DOCUMENTS AND THE FIELD CONDITIONS WILL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

2. DIMENSIONS ARE TO FACE OF ICF STEM WALLS FOR RESIDENCE LAYOUT AND TO FACE OF STUDS ON ALL INTERIOR WALLS. CENTERLINES OF COLUMNS. DOORS AND WINDOWS IN STUD WALLS ARE TO CENTERLINE OF OPENINGS. UNLESS OTHERWISE NOTED

3. SEAL ALL PENETRATIONS (SUCH AS MECH. DUCTS, CONDUITS, ETC) THROUGH RATED WALLS, AS PER UL LISTED ASSEMBLIES. ON EXTERIOR WALLS ANY PENETRATION THROUGH STUCCO WALL TO GET EXPANDED METAL LATH.

4. DO NOT PRESUME THAT YOUR SCOPE OF WORK IS SINGULARLY DEFINED. YOUR SCOPE OF WORK IS DEFINED THROUGHOUT THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS AND IS NOT CONTAINED IN JUST ONE SERIES OF DRAWINGS OR DIVISION OF SPECIFICATIONS. YOU MUST REVIEW THE ENTIRE SET OF CONTRACT DOCUMENTS TO DETERMINE YOUR SCOPE OF WORK. ANY CLARIFICATION NEEDED ON DRAWINGS OR SPECIFICATION SHALL BE MADE AT TIME OF BID AND NOT ASSUMED TO BE REMEDIED AT A LATER DATE.

5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT, LABOR AND SERVICES NECESSARY TO COMPLETE THE WORK UNLESS NOTED BY OWNER OR SEPARATE CONTRACT.

6. THE CONTRACTOR SHALL COMPARE ALL ENGINEERED AND CONSULTANT DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

7. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

8. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.

9. OBSERVATION VISITS BY ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ARCHITECT DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ARCHITECT ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION. ARCHITECT IS NOT CONTRACTED FOR CONSTRUCTION ADMINISTRATION AND WILL ONLY VISIT UPON AGREED VISITS WITH OWNER.

10. ALL PERSONS DIRECTLY OR INDIRECTLY ASSOCIATED WITH THE PROJECT SHALL BE FAMILIAR WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND IMPLEMENT THOSE RULES AS THEY APPLY TO THIS PROJECT.

11. THE CONTRACTOR SHALL COORDINATE ALL WORK IN PROGRESS WITH PERIODIC OWNER REVIEW. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES

A Custom Residence For Barrett Family 248 Rodriguez Street Santa Fe, NM 87501

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITY LINES, SHALL ALSO BE RESPONSIBLE FOR REPAIR TO ALL DAMAGE TO UTILITY LINES CAUSED BY CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

13. DO NOT SCALE THE DRAWINGS, DIMENSIONS PREFERENCE OVER SCALE, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK

14. CONTRACTOR, SUBCONTRACTORS TO VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK.

15. ALL COST ASSOCIATED WITH THE REFUSE AND DEBRIS DISPOSAL SHALL BE INCLUDED IN THE BID AND CONTRACT PRICE.

16. WHERE EXISTING CONSTRUCTION IS NOT PART OF THIS CONTRACT IS DISTURBED DURING WORK, CONTRACTOR MUST PATCH, REPAIR AND REFINISH TO MATCH THE ORIGINAL CONDITION.

17. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURES RECOMMENDATIONS.

18. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS, SPECIFICATIONS AND THE BUILDING CODE, THE MOST STRINGENT REQUIREMENT SHALL APPLY. CONSTRUCTION SHALL CONFORM TO ALL PERTINENT CODES GOVERNED BY THE JURISDICTION IN WHICH THIS PROJECT IS BEING CONSTRUCTED.

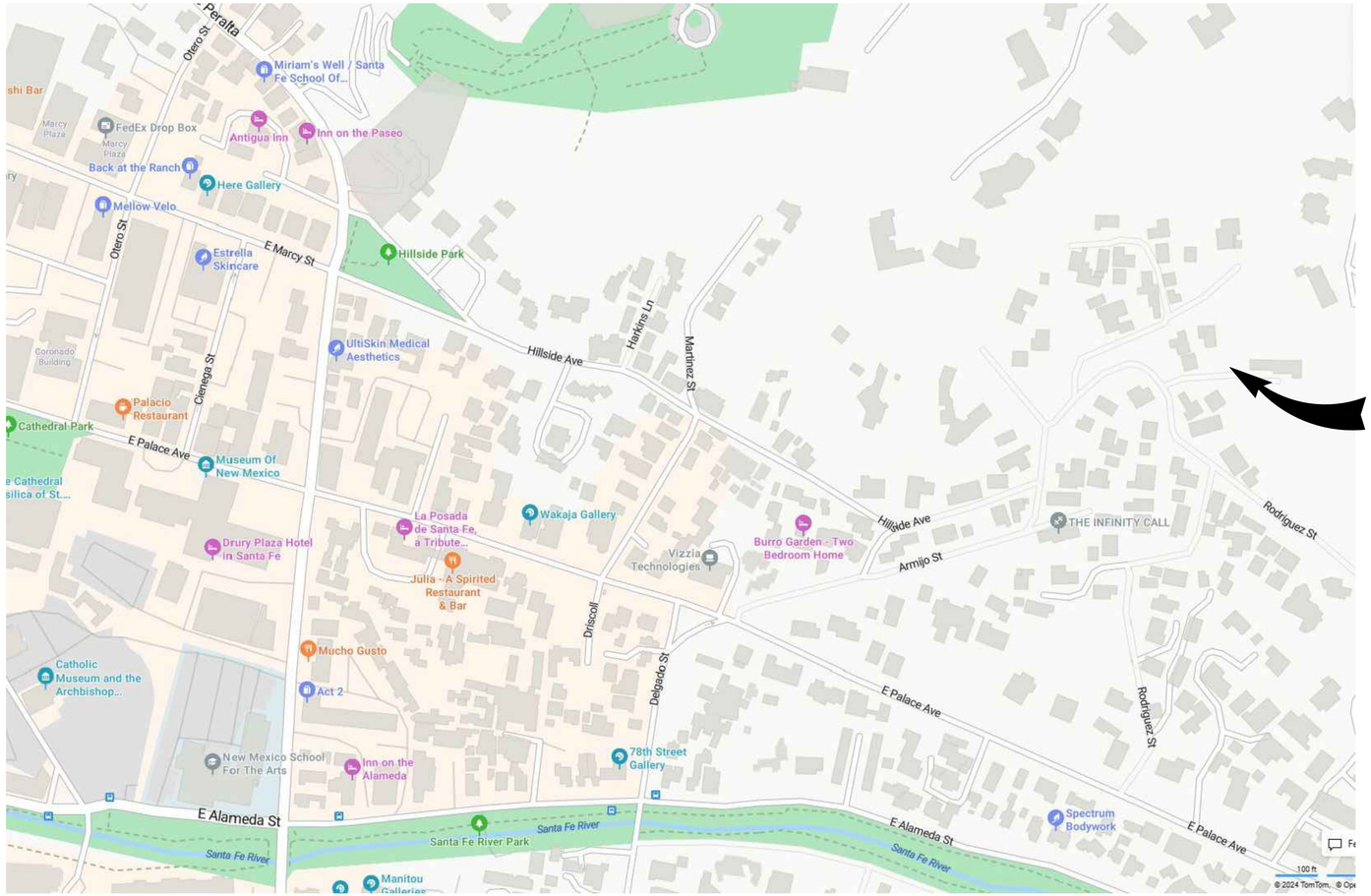
19. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATIONS OF THE DRAWINGS SHALL BE REFERRED BY THE CONTRACTOR TO THE OWNER FOR CLARIFICATION.

20. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE WITH OTHER TRADES IN THE INTEREST OF OBTAINING THE MOST PRACTICAL ARRANGEMENT OF EQUIPMENT, PIPING, CONDUITS, DUCTWORK, LIGHT FIXTURES, ETC.

21. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE BUILDING PERMIT IS TO BE SECURED FROM THE CITY OF SANTA FE. CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE ALL REQUIREMENTS FOR A COMPLETE PROJECT.

22. THE CONTRACTOR MUST BE FAMILIAR WITH AND FOLLOW ALL RULES AND REGULATIONS OF THE MONTE SERENO DESIGN REVIEW COMMITTEE

23. WHEN UNSURE OR IN DOUBT ASK THE QUESTION.



JOB SITE

SQUARE FOOTAGES:

HOUSE
HEATED: 1269 SQ. FT.
PORTALS: 238 SQ. FT.

TOTAL ROOFED AREA: 1507 SQ. FT.

DRIVING DIRECTIONS:

FROM SANTA FE PLAZA HEAD EAST ON EAST PALACE FOR .8 MILES.
TURN LEFT ON ARMIJO STREET
CONTINUE TO RODRIGUEZ STREET
246 RODREGUEZ STREET IS ON THE LEFT

Building Criteria

SITE:	246 Rodriguez Street Santa Fe, New Mexico
CONSTRUCTION STYLE:	Traditional Pueblo style
SCOPE OF WORK:	New single family guest residence
UTILITIES:	Water: City of Santa Fe Sewer: City of Santa Fe Gas: N/A Electricity: New service by PNM.
SOILS:	CONTRACTOR TO TEST & FOLLOW SOILS REPORT

Building Code Information

OCCUPANCY:	Single Family Residence
CONSTRUCTION TYPE:	ICF
ZONING:	
BUILDING SETBACKS:	See site plan
FIRE SPRINKLER SYSTEM:	See fire protection plan

DESIGN CRITERIA:

CODES: 2021 1RC

INSULATION R-VALUES TO FOLLOW IECC 2018, SEE HERS REPORT

Drawing Index: BID SET 05.10.2024

GENERAL SHEETS

-	COVER SHEET
-	TOPOGRAPHIC SURVEY
A-0.1	ARCHITECTURAL SITE PLAN

STRUCTURAL SHEETS

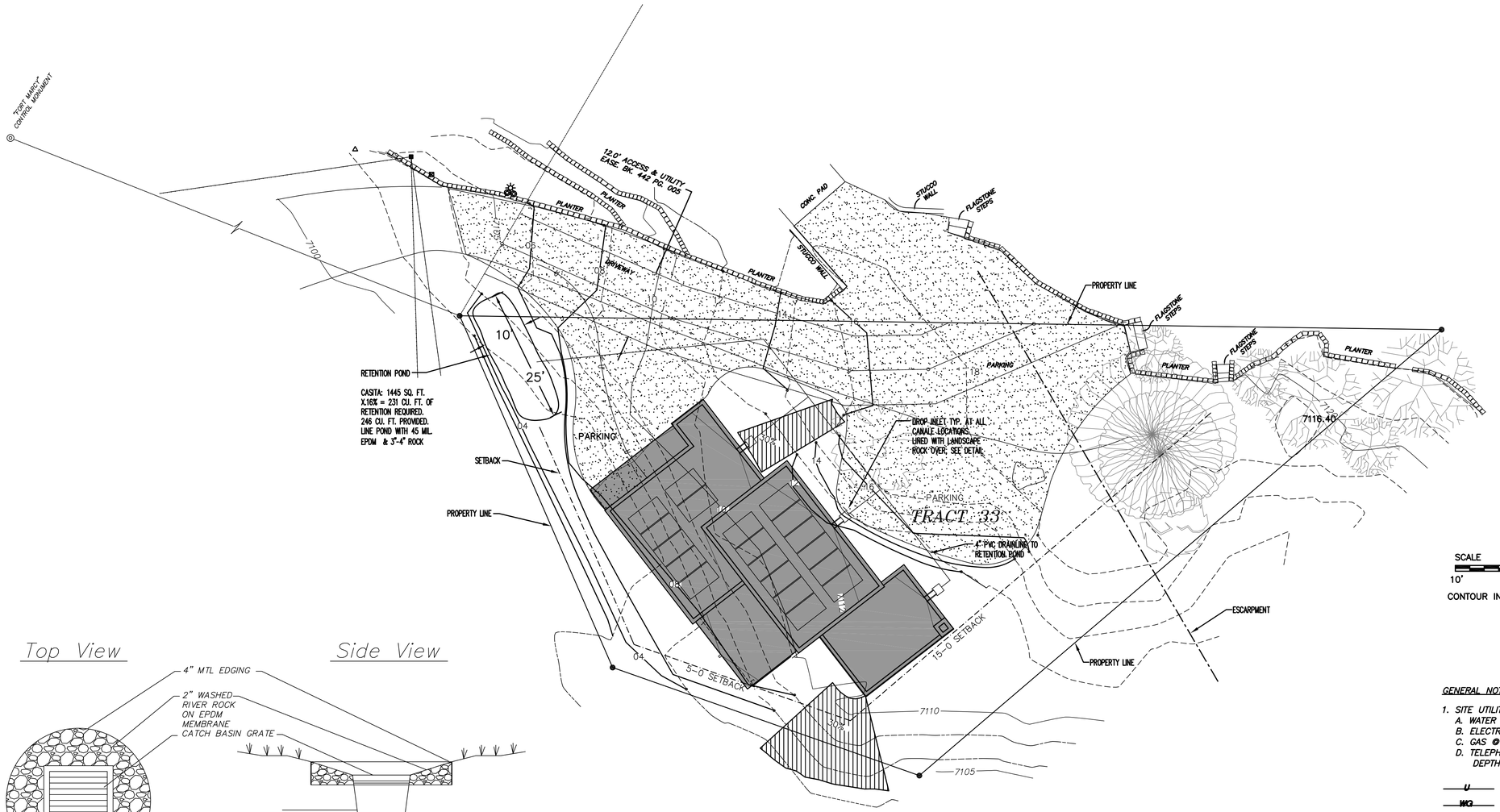
S-1.0	GENERAL NOTES
S-1.1	GENERAL NOTES
S-1.2	TYPICAL CONCRETE DETAILS
S-1.3	TYPICAL WOOD DETAILS
S-2.0	FOUNDATION PLAN AND FRAMING PLAN
S-3.0	FOUNDATION DETAILS
S-4.0	FRAMING DETAILS

ARCHITECTURAL SHEETS

A-1.0	FLOOR PLAN AND DIMENSION PLAN
A-1.1	ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-4.0	DOOR AND WINDOW SCHEDULE
E-1.0	ELECTRICAL PLAN

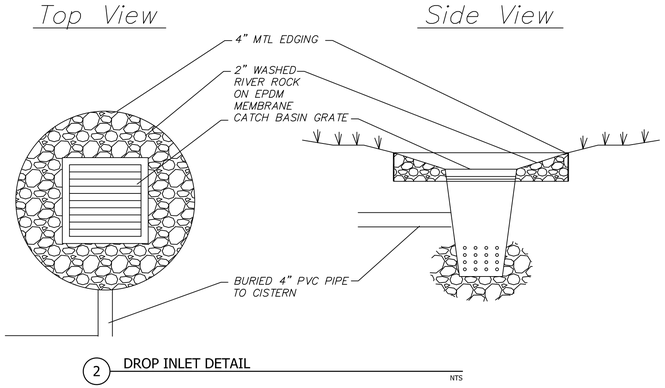
STATE OF NEW MEXICO
SALOMON A. VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

NEW MEXICO
BARRETT
SANTA FE,



1 PROPOSED SITE PLAN

Scale: 1:10



2 DROP INLET DETAIL

NTS

GENERAL NOTES:

1. *SITE UTILITY TRENCH*
   - *A. WATER @ 48" DEPTH*
   - *B. ELECTRIC @ 36" DEPTH*
   - *C. GAS @ 18" DEPTH*
   - *D. TELEPHONE AND CABLE TV @ 18" DEPTH W/12" SEPARATION IN 1" PVC*

U — *ELECTRIC, TELEPHONE AND CABLE*

WG — *WATER AND GAS LINE*

S — *SEWER LINE*

2. *SEE GRADING AND DRAINAGE PLAN FOR PIPING TO RETENTION PONDS*

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
PROPOSED SITE PLAN

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. A-0.1

STRUCTURAL GENERAL NOTES

STRUCTURAL EARTHWORK NOTES

THE BUILDING FOUNDATIONS HAVE BEEN DESIGNED PER 2021 IBC TABLE 1806.2 BASED UPON ASSUMED SOIL CONDITIONS FOR THE SITE, SITE SOILS ARE ASSUMED TO NOT CONSIST OF CLAY OR CLAYEY SILT TYPE SOILS. IF, AT THE TIME OF EXCAVATION, CLAY SOILS ARE FOUND, A REGISTERED STRUCTURAL ENGINEER SHALL BE ENGAGED AT THE CONTRACTORS EXPENSE TO MAKE FURTHER RECOMMENDATIONS BEFORE FOUNDATION CONSTRUCTION BEGINS. ASSUMED ALLOWABLE SOIL BEARING PRESSURE IS 2000 PSF.

1. INSPECTION SERVICE: THE ENGINEER SHALL PROVIDE ON-SITE INSPECTION AT TIME OF EXCAVATION IN ORDER TO DETERMINE THAT THE SOILS ON-SITE WILL PROVIDE THE CAPACITIES AS ASSUMED IN THE REQUIREMENTS AS STATED IN THE PARAGRAPH ABOVE.
2. ALL FOOTINGS SHALL BEAR ON COMPACTED STRUCTURAL SOILS.
3. ALL SLAB AREAS SHALL BEAR ON COMPACTED STRUCTURAL SOILS
4. PREPARATION:
   - 4.1. ALL EXISTING FILL, VEGETATION, DEBRIS, AND DISTURBED NATURAL SOILS IN AREAS FOR SUPPORT OF FOOTINGS, FLOOR SLABS OR PAVEMENTS SHALL BE EXCAVATED TO EXPOSE UNDISTURBED NATURAL SOILS. ALL NON-ACCEPTABLE MATERIAL SHALL BE DISPOSED OF OFF SITE.
   - 4.2. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.
   - 4.3. PROTECT SUBGRADES AND FOUNDATION SOILS AGAINST FREEZING TEMPERATURES OR FROST. PROVIDE PROTECTIVE INSULATING MATERIALS AS NECESSARY.
   - 4.4. PROVIDE EROSION CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

5. APPROVAL OF SUBGRADE
   - 5.1. NOTIFY ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.
   - 5.2. WHEN ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER DETERMINES THAT UNFORESEEN UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
   - 5.3. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY THE ARCHITECT/ENGINEER/GEOTECHNICAL ENGINEER.

6. ENGINEERED FILL:
   - 6.1. ALL BACKFILL MATERIAL SHALL BE NON-EXPANSIVE ENGINEERED FILL, FREE OF VEGETATION AND CONTAIN NO ROCKS LARGER THAN 6 INCHES. GRADATION OF THE BACKFILL MATERIAL AS DETERMINED IN ACCORDANCE WITH ASTM D-422, SHALL BE AS FOLLOWS:

GRADATION OF BACKFILL MATERIAL

SIEVE SIZE	PERCENT PASSING
1.5" INCH	70-100
NO. 4	70-100
NO. 200	10-40

   - 6.2. THE PLASTICITY INDEX SHALL BE NO GREATER THAN 13 WHEN TESTED IN ACCORDANCE WITH ASTM D-4318.
   - 6.3. TEST REPORTS: IN ADDITION TO TEST REPORTS REQUIRED UNDER FIELD QUALITY CONTROL, SUBMIT THE FOLLOWING:
     - 6.3.1. LABORATORY ANALYSIS OF EACH SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL FROM ON-SITE AND BORROW SOURCES.
     - 6.3.2. ONE OPTIMUM MOISTURE-MAXIMUM DENSITY CURVE FOR EACH PROPOSED SOIL MATERIAL.

7. FILL OR BACKFILL, CONSISTING OF SOIL APPROVED BY THE GEOTECHNICAL ENGINEER, SHALL BE PLACED IN CONTROLLED AND COMPACTED LAYERS WITH APPROVED COMPACTION EQUIPMENT. THICKNESS OF COMPACTION LIFTS SHALL NOT EXCEED 8 INCHES. ALL COMPACTION SHALL BE TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557 TEST METHOD.
8. BECAUSE A SUBSURFACE INVESTIGATION WAS NOT OBTAINED THE DESIGN OF THE FOUNDATIONS FOR THIS STRUCTURE REQUIRE THAT CERTAIN ASSUMPTIONS BE MADE WITH REGARD TO SOIL STABILITY AND SOIL BEARING CONDITIONS, AND BECAUSE THESE ASSUMPTIONS ARE NOT VERIFIABLE WITHOUT A SUBSURFACE INVESTIGATION, THE OWNER SHALL HOLD HARMLESS AND INDEMNIFY HANDS ENGINEERING, INC. AGAINST ANY AND ALL CLAIMS ARISING OUT OF PROBLEMS RESULTING FROM UNSUITABLE SUBSOILS.
9. TESTS FOR DEGREE OF COMPACTION SHALL BE DETERMINED BY THE ASTM D-1556 METHOD OR ASTM D-2922, OBSERVATION AND FIELD TESTS SHALL BE CARRIED ON DURING FILL AND BACKFILL PLACEMENT B Y THE GEOTECHNICAL ENGINEER TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION.
10. FIELD QUALITY CONTROL TESTING:
    - 10.1. FOOTING SUBGRADE: AT FOOTING SUBGRADES, PERFORM AT LEAST ONE DENSITY TEST OF EACH SOIL STRATUM TO VERIFY COMPLIANCE WITH PROJECT REQUIREMENTS.
    - 10.2. PAVED AND BUILDING SLAB AREAS: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EVERY 2,000 SQ.FT. OR LESS OF PAVED AREA OR BUILDING SLAB, BUT IN NO CASE FEWER THAN THREE TESTS.
    - 10.3. FOUNDATION WALL BACKFILL: IN EACH COMPACTED BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EACH 100 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN TWO TESTS ALONG A WALL FACE.
    - 10.4. TRENCH BACKFILL: IN EACH COMPACTED INITIAL AND FINAL BACKFILL LAYER, PERFORM AT LEAST ONE FIELD IN-PLACE DENSITY TEST FOR EACH 150 FEET OR LESS OF TRENCH, BUT NO FEWER THAN TWO TESTS.
    - 10.5. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS ARE BELOW SPECIFIED DENSITY, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO THE DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL REQUIRED DENSITY IS OBTAINED.

11. COMPLY WITH ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION TO MAINTAIN STABLE EXCAVATIONS. WHENEVER, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, AN UNSTABLE CONDITION IS BEING CREATED, EITHER BY CUTTING OR FILLING, THE WORK SHALL NOT PROCEED IN THAT AREA UNTIL AN INVESTIGATION HAS BEEN MADE AND THE GRADING PLAN REVISED IF FOUND NECESSARY.
12. PRECAUTIONS SHALL BE TAKEN DURING AND AFTER CONSTRUCTION TO MINIMIZE SATURATION OF THE FOUNDATION SOILS. POSITIVE DRAINAGE SHALL BE ESTABLISHED AWAY FROM THE EXTERIOR WALLS OF THE STRUCTURE. ALL UTILITY TRENCHES LEADING INTO THE BUILDING SHALL BE BACKFILLED WITH COMPACTED, ENGINEERED FILL. SPECIAL CARE SHALL BE TAKEN DURING INSTALLATION OF SUBFLOOR SEWER AND WATERLINES TO REDUCE THE POSSIBILITY OF FUTURE SUBSURFACE SATURATION. DRIP IRRIGATION AND OR AUTOMATIC SPRINKLER SYSTEMS SHALL NOT BE INSTALLED WITHIN 10 FEET OF THE BUILDING. CONSULT THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL MOISTURE PROTECTION RECOMMENDATIONS FOR FOUNDATIONS.
13. PROPER LANDSCAPING AND DRAINAGE MAINTENANCE IS REQUIRED TO PRECLUDE ACCUMULATION OF EXCESSIVE MOISTURE IN THE SOILS BELOW THE STRUCTURE OF BEHIND RETAINING WALLS. ACCUMULATIONS OF EXCESSIVE MOISTURE WOULD WEAKEN THE SOILS SUPPORTING THE FOUNDATIONS AND CREATE PRESSURES BEHIND RETAINING WALLS EXCEEDING THOSE RECOMMENDED TO DESIGN. THIS CAN CAUSE DIFFERENTIAL MOVEMENT OF FOUNDATIONS AND CAN RESULT IN COSMETIC OR STRUCTURAL DAMAGE TO THE STRUCTURE.
14. THE FOLLOWING GUIDELINES ARE PRESENTED TO AID THE CONTRACTOR AND OR OWNER IN PROVIDING ADEQUATE MOISTURE PROTECTION OF THE SUPPORTING SOILS AND SHOULD BE CONSIDERED IN THE OVERALL SITE DEVELOPMENT.
    - 14.1. LANDSCAPING SHOULD NOT BE ALLOWED TO CHANGE THE OVERALL DRAINAGE PATTERNS ESTABLISHED FOR DEVELOPMENT.
    - 14.2. THE GROUND SURFACE SHOULD SLOPE ADEQUATELY AWAY FROM ALL PORTIONS OF THE STRUCTURE. A TYPICAL ADEQUATE SLOPE IS 6 INCHES IN THE FIRST 5 FEET WITH POSITIVE DRAINAGE BEING PROVIDED FROM THOSE POINTS TO STREETS OR NATURAL WATER COURSES.
    - 14.3. SHRUBBERY PLANTED WITHIN 10 FEET OF FOUNDATION WALLS SHOULD BE HAND IRRIGATED WITH A CAREFULLY CONTROLLED DRIP IRRIGATION SYSTEM.
    - 14.4. GRASS INSTALLED WITHIN 10 FEET OF FOUNDATION WALL SHOULD BE HAND WATERED OR, IF IRRIGATED BY SPRINKLER, SHOULD BE VERY CAREFULLY CONTROLLED. SPRINKLER HEADS SHOULD ALWAYS POINT AWAY FROM FOUNDATION WALLS.
    - 14.5. DECORATIVE BARK OR GRAVEL SHOULD BE UNDERLAIN BY A GEO-TEXTILE FABRIC (WEED FABRIC) TO ALLOW EVAPORATION OF SOIL MOISTURE. POLYETHYLENE OR OTHER PLASTIC UNDERLAYMENTS ARE DISCOURAGED.
    - 14.6. IF THE STRUCTURE HAS GUTTERS AND DOWNSPOUTS, THE DOWNSPOUTS SHOULD DISCHARGE A MINIMUM OF 10 FEET AWAY FROM FOUNDATION WALLS. IF THE STRUCTURE DRAINS BY ROOF CANALES, THE CANALES SHOULD DISCHARGE TO SPLASH BLOCKS THAT CARRY WATER AWAY FROM THE FOUNDATIONS. IT IS ALSO ADVISABLE TO PLACE SPLASH BLOCKS UNDERNEATH SILL COCKS AND TO LOCATE SPRINKLER VALVE BOXES WELL AWAY FROM FOUNDATIONS.
    - 14.7. SIDEWALKS PLACED CLOSE TO FOUNDATIONS SHOULD NOT IMPEDE FLOW OF WATER AWAY FROM THE FOUNDATIONS. THE GROUND SURFACE BETWEEN THE SIDEWALKS AND THE FOUNDATIONS SHOULD BE GRADED SO THAT WATER FLOWS OVER THE SIDEWALKS.
    - 14.8. IF MOWING STRIPS ARE INSTALLED TO SEPARATE DECORATIVE GRAVEL OR BARK FROM GRASS, THE MOWING STRIPS SHOULD BE PERFORATED TO ALLOW DRAINAGE AND PRECLUDE PONDING OF WATER, OR GROUND SURFACE GRADE SHOULD BE CAREFULLY CONTROLLED TO ALLOW DRAINAGE OF WATER OVER THE MOWING STRIPS.
15. IF ANY WATER LINE LEAKS OR IF IRRIGATION SYSTEM LEAKS ARE DETECTED, THEY SHOULD BE PROMPTLY REPAIRED AND IF ANY DEPRESSIONS DEVELOP FROM THE SETTLEMENT OF SOILS IN UTILITY TRENCHES OR OTHER AREAS, THEY SHOULD BE BACKFILLED TO MAINTAIN THE GRADE SO THAT SURFACE WATER DRAINS RAPIDLY AWAY FROM THE STRUCTURE.
16. THE FOREGOING RECOMMENDATIONS SHOULD ONLY BE CONSIDERED MINIMUM REQUIREMENTS FOR OVERALL SITE DEVELOPMENT. IT IS RECOMMENDED THAT A CIVIL/DRAINAGE ENGINEER BE CONSULTED TO PROVIDE MORE DETAILED GRADING AND DRAINAGE RECOMMENDATIONS.

STATE OF NEW MEXICO
SALOMON
VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
GENERAL NOTES

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
S-1.0

STRUCTURAL GENERAL NOTES

H. SHEATHING

1. ROOF SHEATHING SHALL BE 7/16" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 24/16.

2. FLOOR PANELS SHALL BE 23/32" APA RATED STURDI-I-FLOOR, TONGUE AND GROOVE, EXPOSURE 1, SPAN RATED 24"o.c.

3. WALL SHEATHING SHALL BE 7/16" APA RATED SHEATHING, EXPOSURE 1, SPAN RATED 24/0.

4. ALL SHEATHING SHALL BE 2'-0" IN THE LEAST DIMENSION UNLESS ALL EDGES ARE BLOCKED AND NAILED.

J. STRUCTURAL STEEL

1. PROVIDE STRUCTURAL STEEL COMPLYING WITH THE 2006 IBC CHAPTER 22 AND THE FOLLOWING ASTM STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED:
   a. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED BELOW ..... ASTM A36
   b. ANCHOR BOLTS OR UNFINISHED MACHINE BOLTS ..... ASTM A307
   c. PIPES ..... ASTM A53, GRADE B (35 KSI)
   d. TUBES ..... ASTM A500, GRADE B (46 KSI)
   e. W SHAPES ..... ASTM A993 (50 KSI)
   f. THREADED ROUND STOCK ..... ASTM A36
   g. REINFORCING STEEL ..... SEE REINFORCING STEEL SECTION

2. HIGH STRENGTH BOLTS
   a. PROVIDE HIGH STRENGTH BOLTS, NUTS, AND WASHERS COMPLYING WITH ASTM A325 UNLESS OTHERWISE NOTED. ALL HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS INCLUDED IN SHEAR PLANE (A325-N), UNLESS OTHERWISE NOTED. PROVIDE SLIP-CRITICAL HIGH STRENGTH BOLTS (A325-SC) ONLY WHERE SPECIFICALLY INDICATED ON PLANS.
   b. ASSEMBLE HIGH STRENGTH BOLTS IN COMPLIANCE WITH "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 FOR A490 BOLTS" AND THE IBC STANDARD 27-1 AND 27-7.

3. FABRICATE AND ERECT STRUCTURAL STEEL IN COMPLIANCE WITH THE LATEST EDITION OF AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".

4. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI / AWS D1.1 AND AISC "SPECIFICATIONS," CHAPTER J.
   a. WELDERS SHALL CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY.
   b. WELDING SHALL BE DONE BY ELECTRONIC ARC PROCESS USING E70XX ELECTRODES UNLESS OTHERWISE NOTED.
   c. WELDING MAY BE PERFORMED USING SUBMERGED ARC PROCESS WITH AUTOMATIC WELDING (SAW-1).
   d. PERFORM SHOP WELDING AND BY A FABRICATOR APPROVED BY GOVERNING CODE AUTHORITY.
   f. PROVIDE SPECIAL INSPECTION FOR ALL FIELD WELDING.

5. ALL STEEL FABRICATION SHALL BE DONE IN AN APPROVED LICENSED FABRICATORS SHOP.

E. CONCRETE BLOCK MASONRY:

1. UNLESS OTHERWISE NOTED ON THESE DRAWINGS:
   a. MEDIUM WEIGHT OR LIGHTER GRADE N UNITS – ASTM C90-00.
   b. 28 DAY MASONRY STRENGTH (f'm) = 1,800 PSI.
   c. LAY ALL MASONRY UNITS IN RUNNING BOND PATTERN (4 INCH MINIMUM OVERLAP) INCLUDING ENDS, INTERSECTIONS, AND LINTELS.
   d. PROVIDE VERTICAL JOINTS AT 26'-0" MAXIMUM SPACING, BUT NO CLOSER THAN 3'-0" TO AN OPENING OR BEARING PLATE.

2. CEMENT FOR MORTAR AND GROUT – ASTM C150, TYPE II, LOW ALKALI.

3. MORTAR – TYPE S OR M, ALWAYS USE TYPE M BELOW GRADE – ASTM C270.

4. GROUT:
   a. ASTM C476 – 28 DAY COMPRESSIVE STRENGTH (f'c) = 2,000 PSI.
   b. COMPLETELY CLEAN OUT GROUT CELLS BEFORE PLACING GROUT. PROVIDE CLEANOUT HOLES FOR GROUT LIFTS HIGHER THAN FOUR FEET.
   c. GROUT ALL CELLS SOLID UNLESS OTHERWISE NOTED ON THESE DRAWINGS.
   d. STOP GROUT POURS 1-1/2" BELOW TOP OF BLOCK EXCEPT AT EXPOSED TOP OF WALL. AT BOND BEAMS STOP GROUT POURS 1/2" BELOW TOP OF BLOCK.
   e. CONSOLIDATE GROUT IN PLACE USING A MECHANICAL VIBRATOR DURING PLACEMENT AND RECONSOLIDATE AFTER INITIAL LOSS OF WATER, BUT BEFORE INITIAL SET. ENSURE COMPLETE FILLING OF CELLS AND BONDING TO MASONRY UNITS.

5. PROVIDE SPECIAL INSPECTION FOR CONCRETE MASONRY CONSTRUCTION INCLUDING TESTING REQUIRED TO VERIFY SPECIFIED COMPRESSIVE STRENGTH (f'm) AS STIPULATED IN IBC SECTION 2105.

F. ROUGH CARPENTRY

1. ALL LUMBER SHALL BE GRADE MARKED WHITE FIR (HEM-FIR). MAXIMUM MOISTURE CONTENT – 19%.

2. MINIMUM LUMBER GRADES (UNLESS OTHERWISE NOTED):
   a. STUDS, SILLS, AND PLATES ..... #2
   b. JOISTS AND RAFTERS ..... #2
   c. BEAMS AND POSTS ..... #1

3. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A C
ONCRETE OR MASONRY SLAB,
WHICH IS DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESSURE TREATED WHITE FIR.

4. WOOD SILL PLATES SHALL HAVE POLYSTYRENE SILL SEAL, UNLESS OTHERWISE NOTED, WITH 1/2" DIAMETER ANCHOR BOLTS BY 12" EMBEDMENT AT 4'-0"o.c. WITH 1-1/2" DIAMETER PLATE WASHERS (MINIMUM 2 ANCHOR BOLTS PER PIECE) LOCATED NOT MORE THAN 9" OR LESS THAN 7 DIAMETERS FROM EACH END OF THE PIECE. A PROPERLY SIZED NUT AND 1-1/2" DIAMETER WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE PER SECTION 2308.12.8 IBC.

5. PROVIDE WASHERS UNDER HEADS AND NUTS OF BOLTS AND LAG SCREWS BEARING ON WOOD. NUTS ON ALL BOLTS SHALL BE TIGHTENED BEFORE CLOSING IN AND/OR ON COMPLETION OF THE JOB. CUT WASHERS MAY BE USED EXCEPT FOR SILL BOLTS AT SHEARWALLS AND WHERE NOTED OTHERWISE.

6. INTERIOR NON-BEARING WALL SILLS MAY BE CONNECTED WITH ICC-ES APPROVED HILTI "DN72" (ICC-ES #2388) WITH 1-1/4" MINIMUM EMBEDMENT POWER DRIVEN FASTENERS, WITH CADMIUM WASHERS, AT 32" ON CENTER. DO NOT USE POWER DRIVEN FASTENERS IN CONCRETE CURBS.

7. BOLTS SHALL CONFORM TO ASTM A307. BOLTS HOLES TO BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS OTHERWISE NOTED.

8. NO STRUCTURAL MEMBER INCLUDING STUDS AND PLATES SHALL BE CUT OR NOTCHED FOR PIPES, ETC... UNLESS SPECIFICALLY SHOWN, NOTED OR ACCEPTABLE TO THE ARCHITECT OR ENGINEER. FOR REQUIREMENT OF BORED HOLES, CONFORM TO IBC SECTION 2308.10.4.2.

9. NAILING SHALL CONFORM TO IBC TABLE 23-II-B-1 IN ADDITION TO NAILING SPECIFIED IN THESE DRAWINGS. USE COMMON NAILS UNLESS SPECIFICALLY OTHERWISE NOTED ON THESE DRAWINGS.

10. PROVIDE 2x FULL HEIGHT BLOCKING AT EACH SUPPORT, 10 FEET ON CENTER FOR ROOF RAFTERS, AND 8 FEET ON CENTER FOR FLOOR JOISTS.

11. UNDER WALLS PARALLEL TO JOISTS PROVIDE DOUBLE JOISTS. UNDER WALLS PERPENDICULAR TO JOISTS PROVIDE SOLID BLOCKING.

12. PROVIDE FULL HEIGHT STUDS FROM FLOOR TO ROOF UNLESS OTHERWISE NOTED.

13. GLUED LAMINATED MEMBERS
   a. THE LAM BEAMS ARE TO BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR.
   b. THE MANUFACTURER'S LOGO IS TO BE IMPRINTED ON THE SIDE OF THE LAM BEAM.
   c. THE LAM BEAMS ARE TO BE LOAD TESTED BY THE MANUFACTURER AND THE TEST RESULTS SUBMITTED SUBMITTED TO THE BUILDING INSPECTOR.
   d. SPECIFY THE NAME OF THE MANUFACTURER OF THE LAM BEAMS AND SHOW THE ICC-ES APPROVAL (NER) NUMBER ON THE PLANS.
   e. COMBINATION 24F-V8 DF/DF.

14. METAL FRAMING ACCESSORIES: STEEL JOIST HANGERS, FRAMING ANCHORS AND FASTENERS AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURER OF THE TYPE REQUIRED BY THESE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. "SIMPSON" PART NUMBERS ARE SHOWN ON THE DRAWINGS.

G. PREFABRICATED JOISTS

1. SUBMIT MANUFACTURER'S LITERATURE DESCRIBING PRODUCTS. MANUFACTURER IS TO ENGINEER TRUSSES IN ACCORDANCE WITH ICC-ES REPORT AND THE APPLICABLE REQUIREMENTS OF THE NEW MEXICO BUILDING CODE. ALL CALCULATIONS AND SHOP DRAWINGS TO BE SIGNED BY A REGISTERED PROFESSIONAL ENGINEER OF THE STATE OF NEW MEXICO.

2. THE TRUSS MANUFACTURER SHALL SUBMIT DESIGN DETAILS AND CALCULATIONS TO THE ARCHITECT OR ENGINEER AND BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION.

3. DESIGN LOADS – IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO BUILDING CODE BUT NOT LESS THAN THE FOLLOWING:
   a. ROOF
      + TOP CHORD DEAD LOAD.....15 PSF
      + TOP CHORD LIVE LOAD.....30 PSF
      + BOTTOM CHORD DEAD LOAD.....10 PSF
      TOTAL.....55 PSF
   b. LATERAL LOADS AS SHOWN ON THE PLANS
   c. MECHANICAL EQUIPMENT WEIGHT

4. PROVIDE PROPER SUPPORT BENEATH MECHANICAL UNITS. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR MECHANICAL UNIT WEIGHTS AND LOCATIONS.

5. BEFORE SUBMITTING TRUSS SHOP DRAWINGS TO THE ARCHITECT OR ENGINEER, FRAMING CONTRACTOR SHALL REVIEW TRUSS SHOP DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND FRAMING CONTRACTOR APPROVE TRUSS SHOP DRAWINGS BEFORE SUBMITTING THEM; AND SO STAMP THE TRUSS SHOP DRAWING COMPRISES A VARIATION UNLESS THE CONTRACTOR ADVISES ARCHITECT OR ENGINEER OTHERWISE IN WRITING. ARCHITECT OR ENGINEER SHALL RETURN THE TRUSS SHOP DRAWINGS WITH COMMENTS PROVIDED THAT EACH TRUSS SHOP DRAWING IS STAMPED BY THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR. ARCHITECT OR ENGINEER SHALL RETURN WITHOUT COMMENT TRUSS SHOP DRAWINGS NOT APPROVED BY THE GENERAL CONTRACTOR AND FRAMING CONTRACTOR.

B. FOUNDATION

1. PERFORM FOUNDATION WORK COMPLYING WITH THE IBC 2021 CHAPTER 18.

   ASSUMED ALLOWABLE SOIL BEARING = 2,000 PSF

2. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS PRIOR TO COMPLETION AND INSPECTION OF WATERPROOFING. ADEQUATELY SHORE RETAINING WALLS DURING BACKFILL OPERATION. UNLESS ADEQUATELY SHORED, DO NOT PLACE BACKFILL BEHIND BUILDING STRUCTURE RETAINING WALLS, EXCLUDING SITE RETAINING WALLS, UNTIL CONCRETE AT ELEVATED FLOOR LEVELS ADJACENT TO WALLS ARE COMPLETLY POURED AND HAVE CURED FOR AT LEAST 7 DAYS.

C. REINFORCING STEEL

1. REINFORCING STEEL COMPLYING WITH ASTM A615, GRADE 60 DEFORMED BARS, EXCEPT #3 AND #4 BAR CAN BE GRADE 40 OR STRONGER.

2. WELDED REINFORCING STEEL COMPLYING WITH ASTM A706, GRACE 60 DEFORMED BARS.

3. SMOOTH WELDED WIRE FABRIC COMPLYING WITH ASTM A185. LAP FABRIC 1-1/2 SPACES (12" MINIMUM). PROVIDE DEFORMED WIRE TIRRUPS, SIZE D4 AND LARGER ONLY, COMPLYING WITH ASTM 497.

2. SPLICE REINFORCING STEEL WHERE INDICATED. IF SPLICE LOCATIONS ARE NOT SPECIFICALLY SHOWN OR INDICATED, VERIFY SPLICE LOCATIONS WITH ARCHITECT/ ENGINEER PRIOR TO DEVELOPING REINFORCING STEEL SHOP DRAWINGS.

3. LAP REINFORCING STEEL AT SPLICES TO THE FOLLOWING MINIMUM LENGTHS, UNLESS OTHERWISE NOTED, (APPLICABLE TO 3,000 PSI OR HIGHER, NORMAL WEIGHT CONCRETE ONLY):

BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#3	1'-9"	1'-4"	#8	6'-10"	5'-3"
#4	2'-4"	1'-10"	#9	8'-8"	6'-8"
#5	2'-11"	2'-3"	#10	11'-0"	8'-6"
#6	3'-10"	2'-11"	#11	13'-6"	10'-6"
#7	5'-3"	4'-0"			

   TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW REBARS.

   OTHER BARS ARE HORIZONTAL BARS WITH LESS THAN 12 INCHES OF CONCRETE CAST BELOW BARS AND ALL VERTICAL BARS.

4. MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL, INCLUDING SPLICED REINFORCING STEEL, SHALL BE 1 INCH OR 1 BAR DIAMETER, WHICHEVER IS GREATER. FOR BUNDLED BARS, MINIMUM CLEAR DISTANCES BETWEEN UNITS OF BUNDLED BARS SHALL BE SAME AS SINGLE BARS EXCEPT BAR DIAMETER IS DERIVED FROM EQUIVALENT TOTAL AREA OF BUNDLE.

5. MAINTAIN THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE UNLESS OTHERWISE NOTED:
   a. SLAB-ON-GRADE ..... C/L OF SLAB
   b. CONCRETE BELOW GRADE, FORMED ..... 2 INCHES
   c. CONCRETE BELOW GRADE, UNFORMED ..... 3 INCHES
   d. WALLS ABOVE GRADE, EXPOSED TO WEATHER ..... 2 INCHES
   e. WALLS ABOVE GRADE, NOTE EXPOSED TO WEATHER ..... 1 INCHES
   f. COLUMNS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES
   g. BEAMS, CLEAR TO FACE OF TIES ..... 1-1/2 INCHES

6. BEND REINFORCING STEEL COLD UNLESS OTHERWISE ACCEPTED BY ARCHITECT OR ENGINEER.

7. CHAIRS OR SPACERS FOR REINFORCING SHALL BE PLASTIC OR PLASTIC COATED WHEN RESTING ON EXPOSED SURFACES.

8. WELD REINFORCING STEEL COMPLYING WITH AWS D1.4, DO NOT WELD REINFORCING STEEL OTHER THAN THOSE CONFORMING TO ASTM A706.

9. SECURELY TIE ANCHOR BOLTS, REINFORCING STEEL, INSERTS, ETC... IN PLACE PRIOR TO PLACING CONCRETE OR GROUT.

10. SUBMIT REINFORCING STEEL SHOP DRAWINGS INDICATING REINFORCING PLACEMENT, INCLUDING SPLICE LOCAITONS AND LENGTHS, TO ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

D. CAST-IN-PLACE CONCRETE

1. NORMAL WEIGHT AGGREGATES OF NATURAL SAND AND ROCK COMPLYING WITH ASTM C33.

2. PORTLAND CEMENT CONFORMING TO ASTM C150, TYPE II.

3. NORMAL WEIGHT CONCRETE (145 PCF), WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.05%, ATTAINING MINIMUM COMPRESSIVE STRENGTHS (f'c) AT 28 DAYS AS FOLLOWS:
   FOUNDATIONS ..... 2,500 PSI
   SLAB-ON-GRADE ..... 2,500 PSI
   INSULATED PANEL GROUT ..... 2,500 PSI
   UNLESS OTHERWISE NOTED ..... 2,000 PSI

4. SLUMP NOT TO EXCEED 4 INCHES.

5. DO NOT USE CONCRETE OR GROUT CONTAINING CHLORIDES

6. DO NOT EMBED CONDUITS, PIPES, OR SLEEVES OTHER THAN ELECTRICAL CONDUITS 1 INCH DIAMETER AND SMALLER IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY DETAILED OR ACCEPTED BY ARCHITECT OR ENGINEER.

7. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC... WITH 3/4 INCH CHAMFERS UNLESS OTHERWISE DETAILED.

8. PROVIDE KEYS IN CONSTRUCTION JOINTS UNLESS OTHERWISE DETAILED.

9. ROUGHED CONCRETE SURFACE TO FULL AMPLITUDE OF 1/16 INCH WHERE MASONRY WALLS INTERSECT CONCRETE.

10. PERFORM WORK IN COMPLIANCE WITH ACI 301.

11. SUBMIT CONCRETE DESIGN MIX DATA FOR EACH TYPE AND COMPRESSIVE STRENGTH OF CONCRETE REQUIRED SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL ENGINEER IN STATE TO ARCHITECT OR ENGINEER.

12. SUBMIT SHOP DRAWINGS TO ARCHITECT OR ENGINEER INDICATING LOCATIONS OF CONCRETE CONSTRUCTION JOINTS FOR REVIEW PRIOR TO PLACING CONCRETE.

A. GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2021 EDITION AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

   BASIS OF DESIGN: 2021 IBC
   a. SEISMIC LOADS
      + SS=0.4956g
      + S1=0.1507g
      + Sds=0.464g
      + Sd1=0.221g
      + SEISMIC DESIGN CATEROGY: D
      + SITE CLASS: D

   b. WIND LOAD
      + BASIC WIND SPEED = 115 MPH
      + EXPOSURE C

   c. LIVE LOADS
      + ROOF = 30 PSF (SNOW)
      + FLOOR = 40 PSF
      + BALCONY = 60 PSF

2. AISC – SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING.

3. ACI-318 – BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

4. ALL ASTM SPECIFICATIONS NOTED ON THESE DRAWINGS SHALL BE OF THE LATEST REVISION.

5. WRITEN INFORMATION AND DIMENSIONS SHALL TAKE PRECEDENCE OVER GRAPHIC INFORMATION. DO NOT SCALE DRAWINGS.

6. ALL DIMENSIONS ARE TO TAKE PROCEDENCE OVER SCALE SHOWN ON PLANS, ELEVATIONS, SECTIONS, AND DETAILS.

7. ANY DISCREPANCIES ON THE PLANS OR ANY DEVIATIONS FROM THE PLANS WHICH ARE NECESSITATED BY FIELD CONDITIONS OR ANY CONDITION DIFFERENT FROM THOSE INDICATES ON THE PLANS, SHALL BE CALLED TO THE ATTENSION OF THANG LE, S.E. PRIOR TO CONTINUING CONSTRUCTION. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED, IS ACCOMPLISHED.

8. SEE ARCHITECTURAL DRAWING FOR KINDS OF FLOOR FINISH, DEPRESSION IN SLAB, OPENINGS IN WALLS AND ROOF REQUIRED BY DOOR, WINDOWS, DUCTS, VENTS, HATCHES, PLUMBING, ETC...; ALL TYPE OF FLASHING, INSERTS, ANCHORS, HANGERS, ETC... EMBEDED OR ATTACHED TO CONCRETE STRUCTURE; PAVING, WALKS, STAIRS, RAMPS, CURBS, PARAPETS, TERRACES, ETC...; EXTERIOR GRADES; ROOF SLABS, CRICHETS AND DRAINS.

9. THE CONTRACTOR SHALL COMPARE THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS AS TO LAYOUT DIMENSIONS AND ELEVATIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THANG LE, S.E. AND THE OWNER FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

10. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE THE GENERAL NOTES, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

11. THE BUILDER SHALL TAKE FULL AND FINAL RESPONSIBILITY FOR CONSTRUCTING A FINAL PRODUCT OF APPROPRIATE QUALITY AND SERVICEABILITY CONSISTENT WITH THE INFORMATION AND REQUIREMENTS CONTAINED IN THE CONSTRUCTION DOCUMENTS OR REASONABLY INFERABLE THEREFROM, AND/OR CONTAINED IN THE REQUIREMENTS OF ANY GOVERNMENTAL ENTITY WITH JURISDICTION OVER THE PROJECT.

12. THE BUILDER SHALL TAKE FULL RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES INCLUDING WITHOUT LIMITATION DEMOLITION, EXCAVATION AND ERECTION PROCEDURES.

13. OBSERVATION VISITS BY ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATIONS PERFORMED BY ARCHITECT DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE PERFORMED BY OTHERS. OBSERVATIONS PERFORMED BY ARCHITECT ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTAND DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

14. MODIFICATIONS OR SUBSTITUTIONS: DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE INDICATED OR SPECIFIED MAY BE CONSIDERED FOR USE PROVIDED A WRITTEN REQUEST, SUBJECT TO REVIEW, IS SUBMITTED TO OWNER, ARCHITECT, ENGINEER AND GOVERNING CODE AUTHORITY PRIOR TO ITS USE OR INCLUSION ON ANY SHOP DRAWING.

15. SHOP DRAWING SUBMITTALS:
   a. REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO ARCHITECT/ ENGINEER. REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
   b. SUBMIT SHOP DRAWINGS TO ARCHITECT/ENGINEER AS INDICATED OR SPECIFIED FOR REVIEW AND ACCEPTANCE PRIOR TO FABRICATION. REVIEW WILL BE FOR GENERAL CONFORMANCE WITH DESIGN INTENT CONVEYED IN CONTRACT DOCUMENTS.
   c. SUBMIT SHOP DRAWINGS AND CALCULATIONS TO GOVERNING CODE AUTHORITY WHEN SPECIFICALLY INDICATED OR REQUESTED.
   d. MAINTAIN A COPY OF ALL SHOP DRAWINGS ACCEPTED BY ARCHITECT/ ENGINEER AT SITE DURING CONSTRUCTION PERIOD.
   e. ENGINEER REQUIRES 10 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR PROCESSING.

16. BRACE PIPING AND DUCTS COMPLYING WITH LATEST ADDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.

17. INSTALL AND ANCHOR MECHANICAL AND ELECTRICAL EQUIPMENT TO STRUCTURE COMPLYING IBC SECTION 1630 INCLUDING TABLE 16-O. ISOLATORS, FASTENERS AND ANY OTHER ELEMENT PROVIDING STABILITY FOR EQUIPMENT SHALL BE APPROVED BY ICC-ES OR EQUIVALENT TESTING PROCEDURE. PROVIDE SUSPENDED EQUIPMENT WITH APPROVED LATERAL OR SWAY BRACING.

18. TESTING LABORATORY SHALL PROVIDE SPECIAL INSPECTION, COMPLYING WITH IBC SECTION 1701 (UNLESS OTHERWISE NOTED), FOR THE FOLLOWING:
   a. CONCRETE AND REINFORCING STEEL WHERE SPECIFIED CONCRETE COMPRESSIVE STRENGTH IS GREATER THAN 2,500 PSI.
   b. BOLTS INSTALLED IN CONCRETE
   c. FIELD WELDING
   d. EXPOXY ANCHORS

19. ALL STRUCTURAL WELDING SHALL BE DONE IN AN APPROVED FABRICATING SHOP. IN ABSENCE OF AN APPROVED FABRICATING SHOP, STRUCTURAL WELDING SHALL BE DONE UNDER THE SUPERVISION OF A CERTIFIED SPECIAL INSPECTOR PER IBC 1701.2.

20. STRUCTURAL WELDING SHALL CONFORM TO AWS D1.1 AND THE AISC ASD SPECIFICATIONS.

21. FABRICATION OF STRUCTURAL STEEL SHALL BE BY AN APPROVED FABRICATOR OR FABRICATOR SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED INSPECTOR.

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

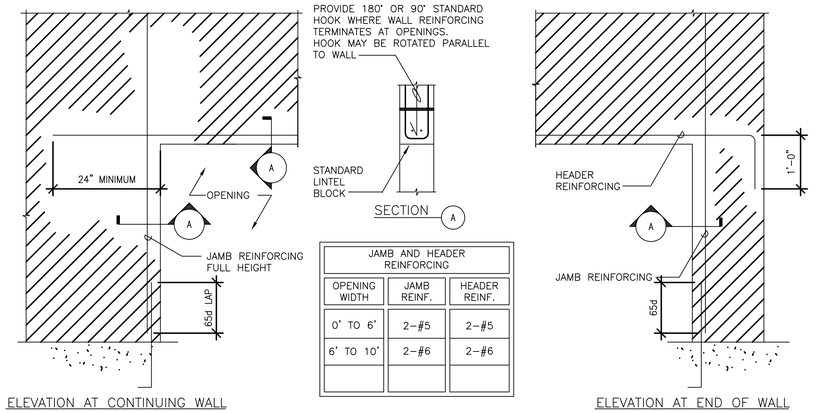
IME ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description: GENERAL NOTES

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. S-1.1

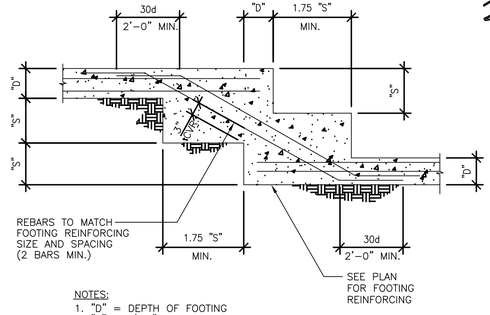


JAMB AND HEADER REINFORCING		
OPENING WIDTH	JAMB REINF.	HEADER REINF.
0' TO 6'	2-#5	2-#5
6' TO 10'	2-#6	2-#6

TYPICAL REINFORCING AROUND WALL OPENING

3/4"=1'

6

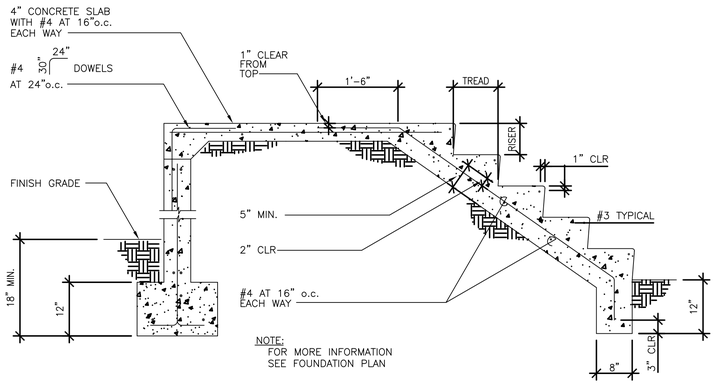


NOTES:
1. "D" = DEPTH OF FOOTING
2. "S" = 1'-6" MAX. U.O.N.
3. d = BAR DIAMETER

TYPICAL STEPPED FOOTING

3/4"=1'

3

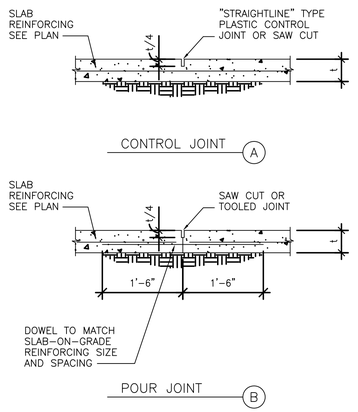


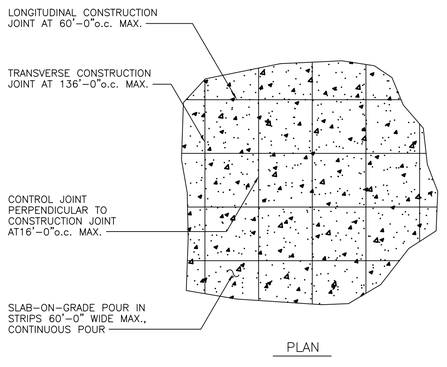
NOTE:
FOR MORE INFORMATION SEE FOUNDATION PLAN

TYPICAL STAIR ON GRADE

3/4"=1'

11

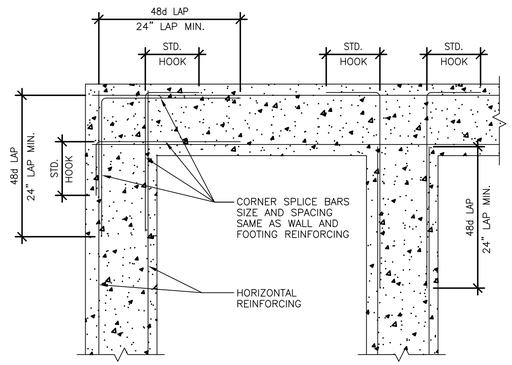




TYPICAL SLAB-ON-GRADE DETAIL

3/4"=1'

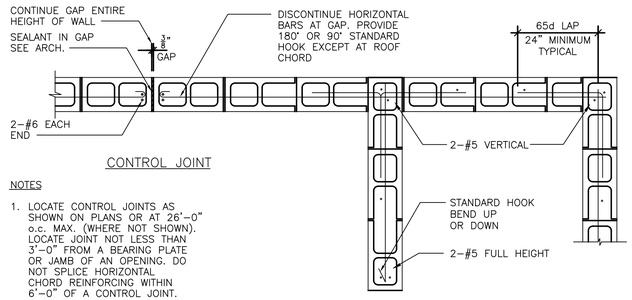
5



TYPICAL FOOTING CORNER REINFORCING

3/4"=1'

2



CONTROL JOINT

PLAN VIEW
SINGLE LAYER

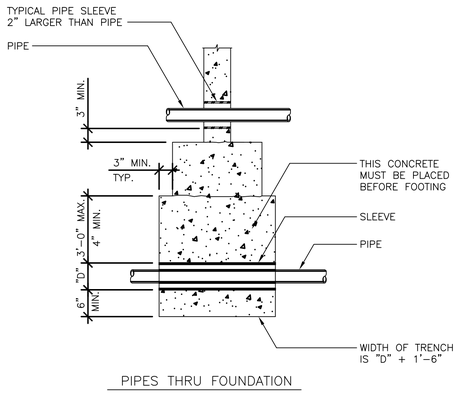
NOTES

1. LOCATE CONTROL JOINTS AS SHOWN ON PLANS OR AT 26'-0" o.c. MAX. (WHERE NOT SHOWN). LOCATE JOINT NOT LESS THAN 3'-0" FROM A BEARING PLATE OR JAMB OF AN OPENING. DO NOT SPLICE HORIZONTAL CHORD REINFORCING WITHIN 6'-0" OF A CONTROL JOINT. LOCATION OF CONTROL JOINTS SHOULD BE COORDINATED WITH THE ARCHITECT.
2. PROVIDE 2-#5 HEAD AND JAMB BARS AT OPENINGS UP TO 6'-0" WIDE. PROVIDE 2-#6 FOR OPENINGS BETWEEN 6'-0" AND 10'-0" WIDE. ALL BARS TO EXTEND 2'-0" PAST JAMB OR OPENING.

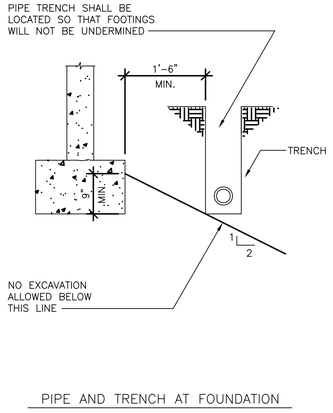
TYPICAL WALL REINFORCING LAYOUT

3/4"=1'

10



PIPES THRU FOUNDATION

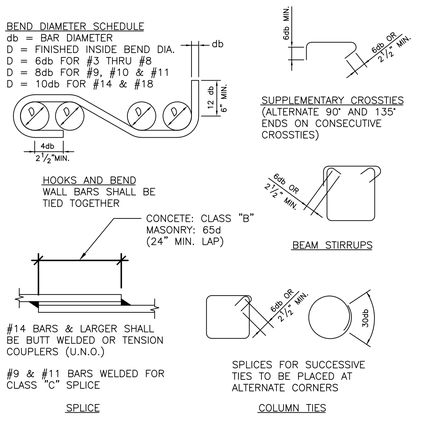


PIPE AND TRENCH AT FOUNDATION

TYPICAL PIPE AT FOOTING

3/4"=1'

4



TYPICAL REBAR BENT

3/4"=1'

1

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

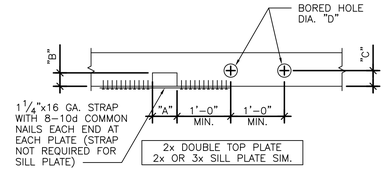
VMS ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
TYPICAL CONCRETE DETAILS

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
S-1.2



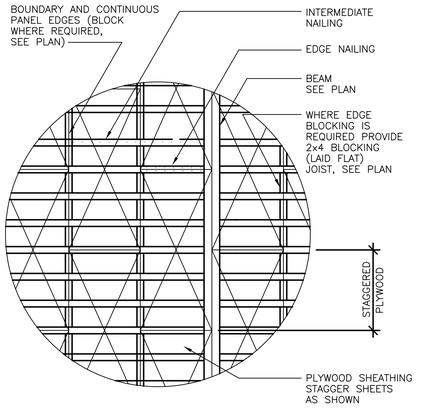
SIZE OF PLATE	WIDTH OF NOTCHING "A"	DEPTH OF NOTCHING "B"	EDGE DIST. FOR HOLE "C"	MAX. HOLE DIAMETER "D"	NO. OF 16d* PER EACH END STRAP
2x4	3 1/2"	1 1/2"	1 1/2"	1 1/4"	6
2x6	5 1/2"	2"	2"	2"	8
2x8	5 1/2"	2"	2"	3"	11

* NO. OF 16d COMMON NAILS EA. SIDE OF NOTCH TO EA. PLATE

NOTE:
1. STRAP NOT REQUIRED FOR SILL PLATE.
2. PREDRILL CORNERS OF NOTCHES.
3. HOLES SHALL BE DRILLED.
4. WHERE NOTCH IS GREATER THAN NOTED, PROVIDE ANCH. BOLT EA. SIDE OF NOTCH.

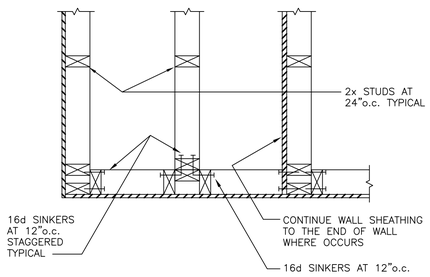
DOUBLE TOP/SILL PLATE BORING-NOTCHING DETAIL 12

3/4"=1'



ROOF/FLOOR SHEATHING 9

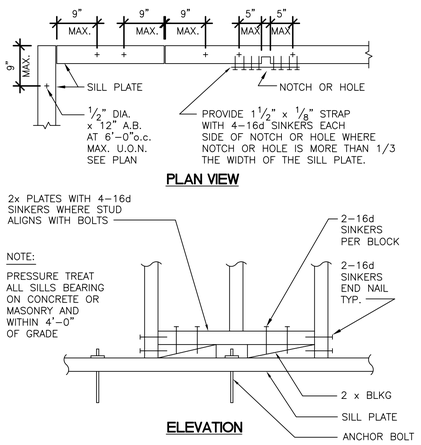
3/4"=1'



PLAN VIEW

TYPICAL WALL CORNER 11

3/4"=1'



PLAN VIEW

ELEVATION

TYPICAL SILL PLATE 8

3/4"=1'

CONNECTION (MINIMUM NAILING SCHEDULE)	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3–8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2–8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2–8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3–8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2–16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16"o.c. 3–16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2–16d
8. STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d AT 16"o.c. 8–16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3–8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6"o.c.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16"o.c. ALONG EA. EDGE
15. CEILING JOISTS TO PLATE, TOENAIL	3–8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4–8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3–16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3–16d
19. RAFTER TO PLATE, TOENAIL	3–8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2–8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3–8d
23. BUILT-UP CORNER STUDS	16d AT 24"o.c.
24. BUILT-UP GIRDER AND BEAMS 20d AT 32"o.c. AT TOP AND BOT. AND STAGG. 2–20d AT ENDS AND AT EA. SPLICE	
25. 2" PLANKS	2–16d AT EA. BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR AND WALL SHEATHING (TO FRAMING): 1/2" AND LESS 19/32" – 3/4" 7/8" – 1" 1 1/8" – 1 1/4" COMBINATION SUBFLOOR–UNDERLAYMENT (TO FRAMING): 7/8" AND LESS 7/8" – 1" 1 1/8" – 1 1/4"	 6d [3] 8d OR 6d [5] 8d [3] 10d OR 8d [5] 6d [5] 8d [5] 10d OR 8d [5]
27. PANEL SIDING (TO FRAMING): 1/2" OR LESS 5/8"	 6d [6] 8d [6]
28. FIBERBOARD SHEATHING: [7] 1/2" 25/32"	 NO. 11 GA. [8] 6d [4] NO. 16 GA. [9] NO. 11 GA. [8] 8d [4] NO. 16 GA. [9]
29. INTERIOR PANELING 1/4" 3/8"	 4d [10] 6d [11]

[1] COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.

[2] NAILS SPACED AT 6"o.c. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTIONS 2315.3.3 AND 2315.4. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

[3] COMMON OR DEFORMED SHANK.

[4] COMMON

[5] DEFORMED SHANK.

[6] CORROSION–RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[7] FASTENERS SPACED 3"o.c. AT EXTERIOR EDGES AND 6"o.c. AT INTERMEDIATE SUPPORTS.

[8] CORROSION–RESISTANT ROOFING NAILS WITH 7/16" DIA. HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[9] CORROSION–RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2304.3.

[10] PANEL SUPPORTS AT 16" [20" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

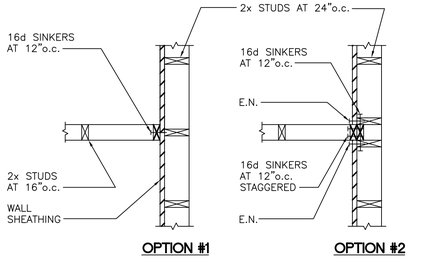
[11] PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE:

	CONNECTION	NAILING
1.	JOIST TO SILL OR GIRDER, TOE NAIL	3–8d
2.	BRIDGING TO JOIST, TOE NAIL EACH END	2–8d
3.	SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	16d AT 16"o.c.
4.	TOP PLATE TO STUD, END NAIL	2–16d
5.	STUD TO SOLE PLATE, END NAIL TOE NAIL	2–16d 4–8d
6.	DOUBLE STUDS, FACE NAIL	16d AT 24"o.c.
7.	DOUBLE TOP PLATES, FACE NAIL	2–16d AT 16"o.c.
8.	TOP PLATES, LAPS AND INTERSECTIONS, U.O.N. FACE NAIL	2–16d
9.	CONT. HEADER TO STUD, TOE NAIL	4–8d
10.	RAFTER TO PLATE, TOE NAIL	3–8d
11.	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2–8d
12.	BUILT–UP CORNER STUDS	16d AT 24"o.c.

NAILING SCHEDULE 2

3/4"=1'

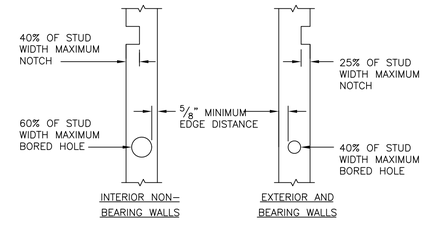


OPTION #1 OPTION #2

PLAN VIEW

TYP. WALL INTERSECTION 10

3/4"=1'

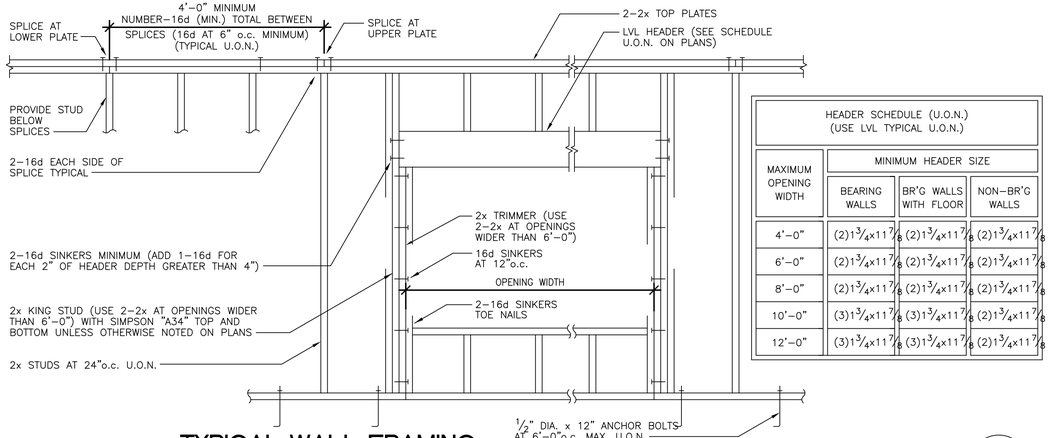


NOTES:
1. NOTCHES AND HOLES SHALL NOT OCCUR AT THE SAME LOCATION ON A STUD.
2. ANY STUD MAY BE BORED WITH A MAXIMUM HOLE OF 60% OF THE STUD WIDTH PROVIDED EACH BORED STUD IS DOUBLED AND NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS ARE BORED.

NOTCH/BORE % OF STUD WIDTH	2x4	2x6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

TYP. STUD BORING AND NOTCHING DETAIL 7

3/4"=1'



HEADER SCHEDULE (U.O.N.) (USE LVL TYPICAL U.O.N.)			
MAXIMUM OPENING WIDTH	MINIMUM HEADER SIZE		
	BEARING WALLS	BR'G WALLS WITH FLOOR	NON–BR'G WALLS
4'–0"	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8
6'–0"	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8
8'–0"	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8	(2)1 3/4x11 7/8
10'–0"	(3)1 3/4x11 7/8	(3)1 3/4x11 7/8	(2)1 3/4x11 7/8
12'–0"	(3)1 3/4x11 7/8	(3)1 3/4x11 7/8	(2)1 3/4x11 7/8

TYPICAL WALL FRAMING 1

3/4"=1'

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

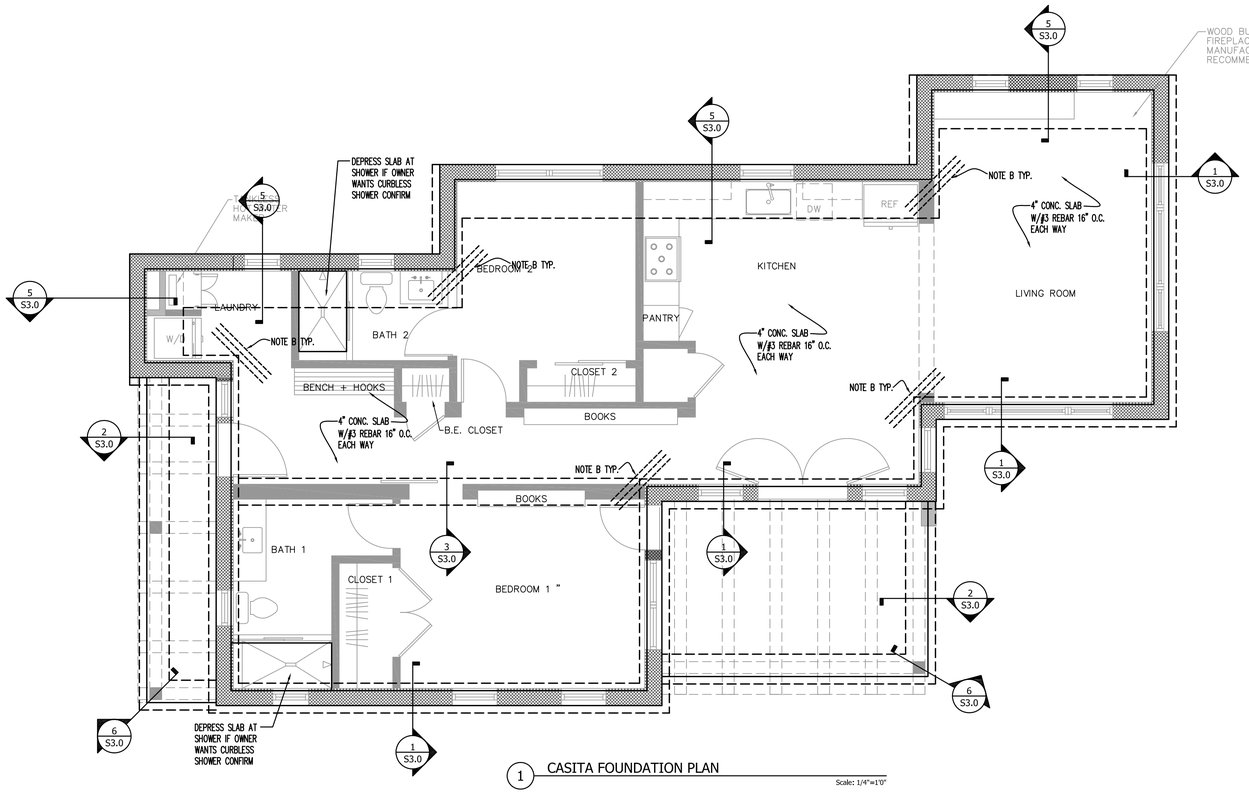
ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description: TYPICAL WOOD DETAILS

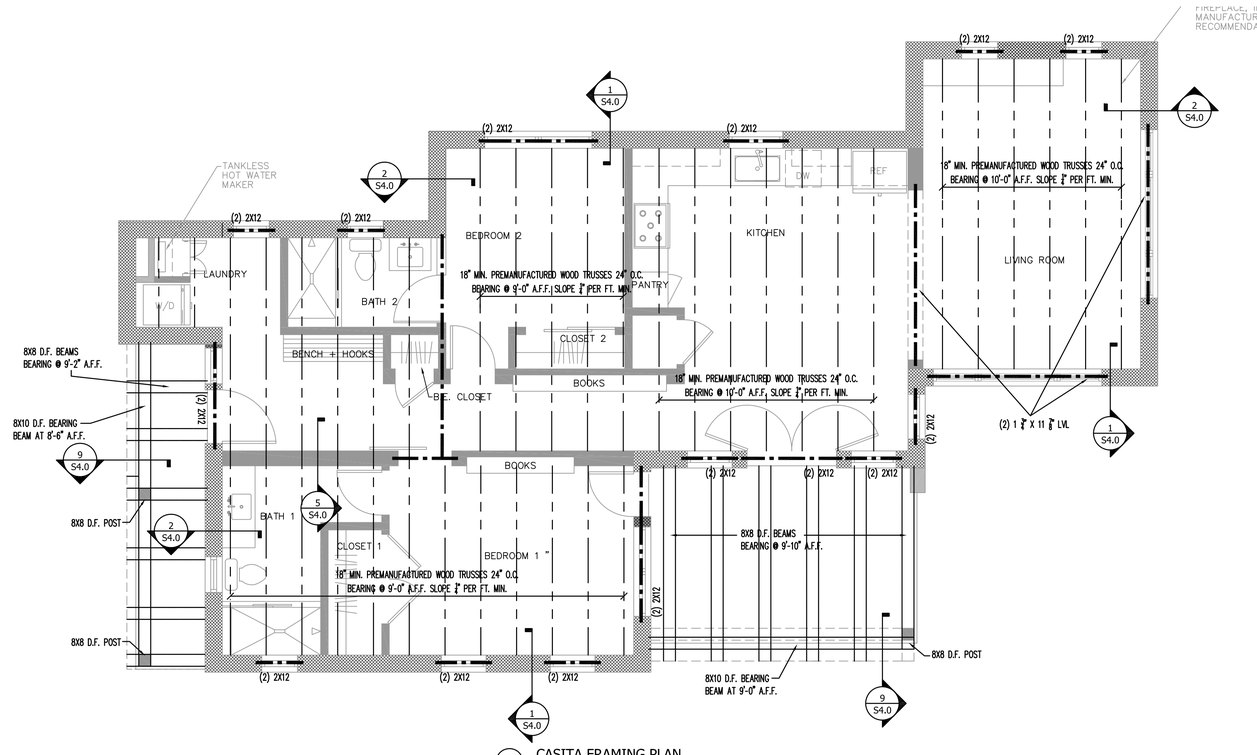
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. S-1.3



1 CASITA FOUNDATION PLAN

Scale: 1/4"=1'0"



2 CASITA FRAMING PLAN

Scale: 1/4"=1'0"

NOTES:

1. ALL COLUMN FOOTINGS ARE CENTERED ON COLUMNS AND COLUMNS ARE CENTERED ON GRIDS U.O.N. WALL FOOTINGS ARE CENTERED BENEATH WALLS U.O.N.
2. SEE SHEET SO.1 FOR GENERAL STRUCTURAL NOTES.
3. SEE SHEET SO.2 FOR TYPICAL CONCRETE DETAILS.
4. SEE SHEET SO.3 FOR TYPICAL WOOD DETAILS.
5. VERIFY SIZE, LOCATION AND DEPTH OF UTILITIES AND SLEEVES WITH OTHER TRADES. FOR MECH LINES BELOW FOUNDATION, STEP AND THICKEN FOOTING AS INDICATED IN DETAIL 4/SO.2
6. VERIFY ALL DIMENSIONS AND ADDITIONAL DETAILS WITH ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO CONSTRUCTION.
7. FOR TYPICAL FOOTING CORNER BAR REINFORCING SEE 2/SO.2
8. FOR TYPICAL STEPPED FOOTING SEE 3/SO.2

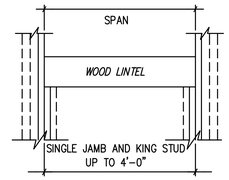
ROOF SHEATHING: 5/8" OSB 1 APA RATED SHEATHING NAIL WITH 8d AT 6"o.c. AT BOUNDARY, 8d AT 12"o.c. AT EDGES (UNBLOCKED) AND 8d AT 12"o.c. AT FIELD. SEE DETAIL 9/SO.3 FOR SHEATHING

WALL SHEATHING: 7/16" OSB 1 APA RATED SHEATHING NAIL WITH 8d AT 6"o.c. AT EDGES (BLOCKED ALL EDGES) AND 8d AT 12"o.c. AT FIELD.

NON-BEARING WOOD LINTEL

SPAN	HEADER
UP TO 4'-0"	2 - 2x6
4'-0" TO 6'-0"	2 - 2x8
6'-0" TO 8'-0"	2 - 2x10
8'-0" TO 10'-0"	2 - 2x12

NOTE: ALL HEADERS WITH JOISTS BEARING ABOVE ARE DOUBLE 2x12, #1 DF/LARCH UNLESS NOTED OTHERWISE



DOUBLE JAMB AND KING STUD UP TO 8'-0"
TRIPLE JAMB AND KING STUD > 8'-0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

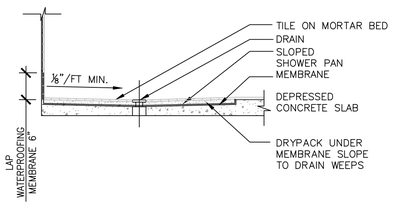
ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
FOUNDATION AND FRAMING PLAN

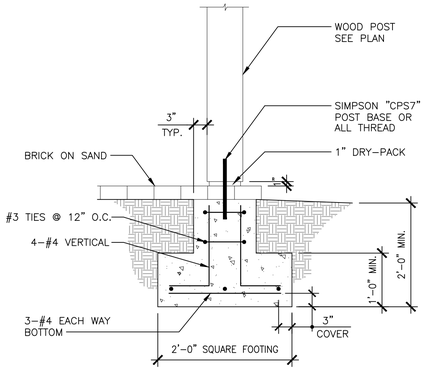
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. S-2.0



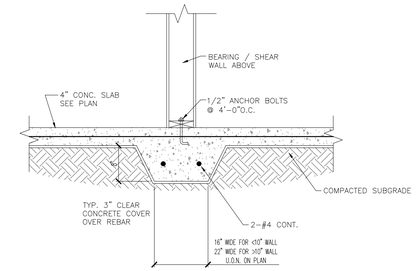
DEPRESSED SLAB 12

3/4"=1'



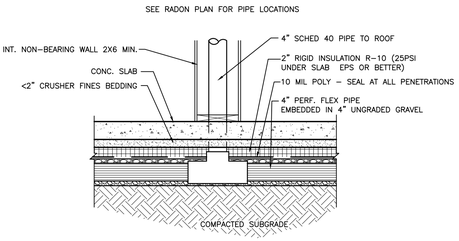
SECTION AT PORTAL 6

3/4"=1'



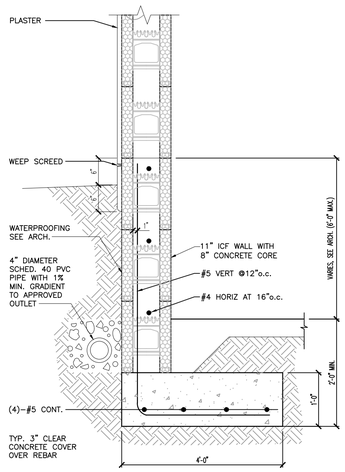
INTERIOR WALL TO FOOTING 3

3/4"=1'



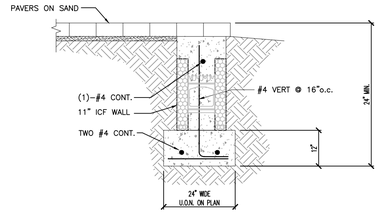
RADON DETAIL 8

3/4"=1'



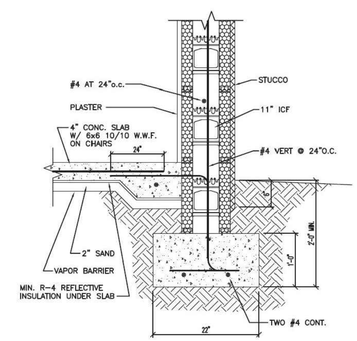
ICF RETAINING WALL 5

3/4"=1'



ICF WALL AT PORTAL EDGE 2

3/4"=1'



ICF WALL TO FOOTING 1

3/4"=1'

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

IME ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
FOUNDATION DETAILS

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

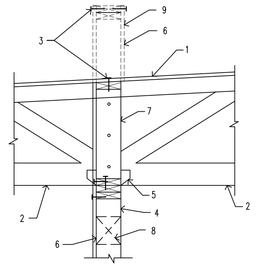
SHEET No.
S-3.0

PREFAB WOOD TRUSSES:

1. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE COMPLETE DESIGN, FABRICATION AND ERECTION PROCEDURES FOR ALL TRUSSES, BLOCKING, INCIDENTAL FRAMING, FRAMING FOR OPENINGS NOT SHOWN ON DRAWINGS, TEMPORARY AND PERMANENT BRACING AND BRIDGING, CONNECTIONS, HOLDOWN ANCHORS AND ALL OTHER ITEMS REQUIRED FOR COMPLETE AND SAFE INSTALLATION OF THE TRUSS SYSTEM. TRUSS CONFIGURATIONS ARE SHOWN ON DRAWINGS.
2. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH 2015 IBC TO SUPPORT THEIR OWN WEIGHT PLUS SUPERIMPOSED DEAD, LIVE AND LATERAL LOADS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUBMIT DESIGN CALCULATIONS AND SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO DESIGN LOADS, ALLOWABLE STRESSES, STRESS DIAGRAMS, TRUSS TO TRUSS CONNECTIONS, SPECIAL BEARING OR CONNECTION DETAILS AND ERECTION DRAWINGS.
3. ALL TOP AND BOTTOM CHORD MATERIAL SHALL BE FINGER JOINTED AT SPLICES BETWEEN PANEL POINTS AND TENSION TESTED TO MINIMAL OF 1.2 TIMES THE ALLOWABLE TENSION PARALLEL TO THE GRAIN (PER NATIONAL DESIGN SPECIFICATIONS). LIVE LOAD DEFLECTION SHALL BE LIMITED TO SPAN/360 AT ROOF AND SPAN/480 AT FLOOR AT SIMPLE SPAN MEMBERS AND 2X SPAN/360 AT CANTILEVER MEMBERS. ROOF TRUSS DURATION OF LOAD FACTOR SHALL BE 1.25 UNLESS THERE IS A SNOW LOAD WHICH WOULD REDUCE IT TO 1.15. ALL TRUSSES SHALL BE CAMBERED FOR 1.2 X THE DESIGN DEAD LOAD. LIVE LOAD DEFLECTION DIFFERENCE BETWEEN ADJACENT TRUSSES SHALL BE KEPT TO LESS THAN ½" DIFFERENCE.
4. BRACING AND BRIDGING SIZES AND SPACING BY TRUSS MANUFACTURER IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE (TPI). MINIMUM REQUIREMENTS ARE SHOWN ON THE DRAWINGS. INSTALL AND LAP BRACING AND BRIDGING PER LATEST TPI RECOMMENDATIONS. SPECIAL BRACING MAY BE REQUIRED FOR MULTIPLE OR CANTILEVER TRUSSES AND WIND UPLIFT CONDITIONS.
5. ADDITIONAL TRUSSES SHALL BE SUPPLIED AS REQUIRED TO SUPPORT MECHANICAL EQUIPMENT.
6. ALL CONNECTORS SPECIFIED BY THE MANUFACTURER SHALL HAVE CURRENT ICC APPROVAL AND SHALL BE DESIGNED AND SIZED FOR TWICE THE CALCULATED LOAD. NO OFF-SETS FOR CONNECTIONS WILL BE PERMITTED.
7. ALL TRUSS TO TRUSS CONNECTIONS ARE THE DESIGN RESPONSIBILITY OF THE MANUFACTURER. CALCULATIONS AND DETAILS FOR CONNECTIONS SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE THE PROJECT IS LOCATED SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

DETAIL NOTES

1. PLYWOOD SHEATHING PER G.S.N.
2. PREFAB. WOOD TRUSS
3. PLYWOOD EDGE NAILING, TYP.
4. WOOD STUD WALL WITH DBL. TOP PLATE
5. SIMPSON H2.5A AT EACH TRUSS
6. WALL SHEATHING PER PLAN.
7. SHEAR PANEL BLOCKING PER TYP. DTL. T21
8. WOOD HEADER WHERE OCCURS
9. INTEGRATTED PARAPET PER PLAN AS OCCURS.

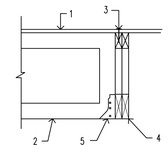


WOOD TRUSSES AT WOOD STUD WALL 5

NO SCALE

DETAIL NOTES

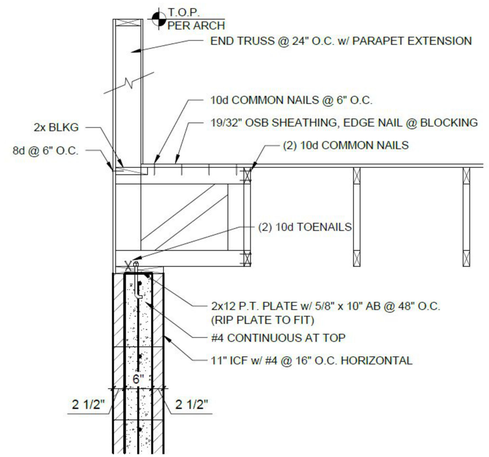
1. PLYWOOD SHEATHING PER G.S.N.
2. PREFAB. WOOD TRUSS
3. EDGE NAILING PER G.S.N.
4. PREFAB. GIRDER TRUSS (2-PLY MIN.)
5. SIMPSON HANGER (U.N.O.):
   - USE LUS26 AS SINGLE TRUSS
   - USE HGUS26-2 AT GIRDER TRUSS
   - USE LSSU AT SKEWED OR SLOPED CONDITIONS



SEE ARCH'L DRAWINGS FOR CUSTOM PROFILES

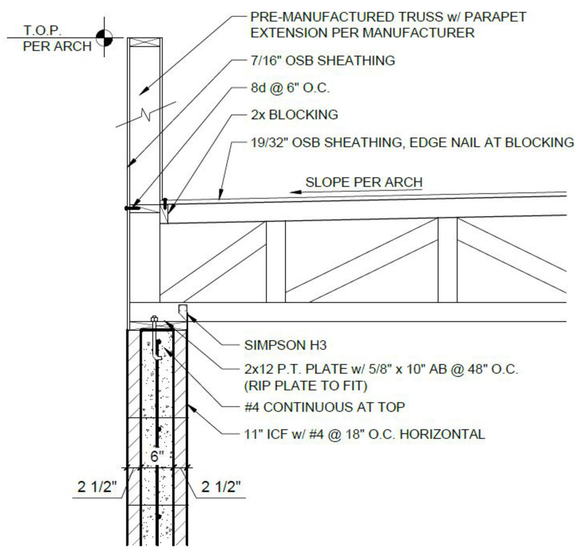
PREFAB. WOOD TRUSS AT GIRDER TRUSS 3

NO SCALE



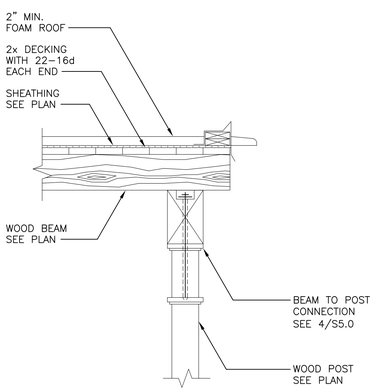
PARALLEL TRUSSES AT ICF WALL 2

NO SCALE



PREFAB. WOOD TRUSS WITH INTERGRAL PARAPET AT ICF WALL 1

NO SCALE

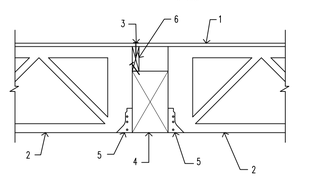


PORTAL SECTION 9

3/4"=1'

DETAIL NOTES

1. PLYWOOD SHEATHING PER G.S.N.
2. PREFAB. WOOD TRUSS
3. EDGE NAILING PER G.S.N.
4. WOOD BEAM PER PLAN
5. SIMPSON HUS26 HANGER. USE THA29 HANGER WHERE FLOOR/DECK TRUSSES OCCURS.
6. 2X SOLID BLOCKING W/16d TOENAILS AT 6" O.C.



PREFAB. WOOD TRUSS AT WOOD BEAM 4

NO SCALE

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

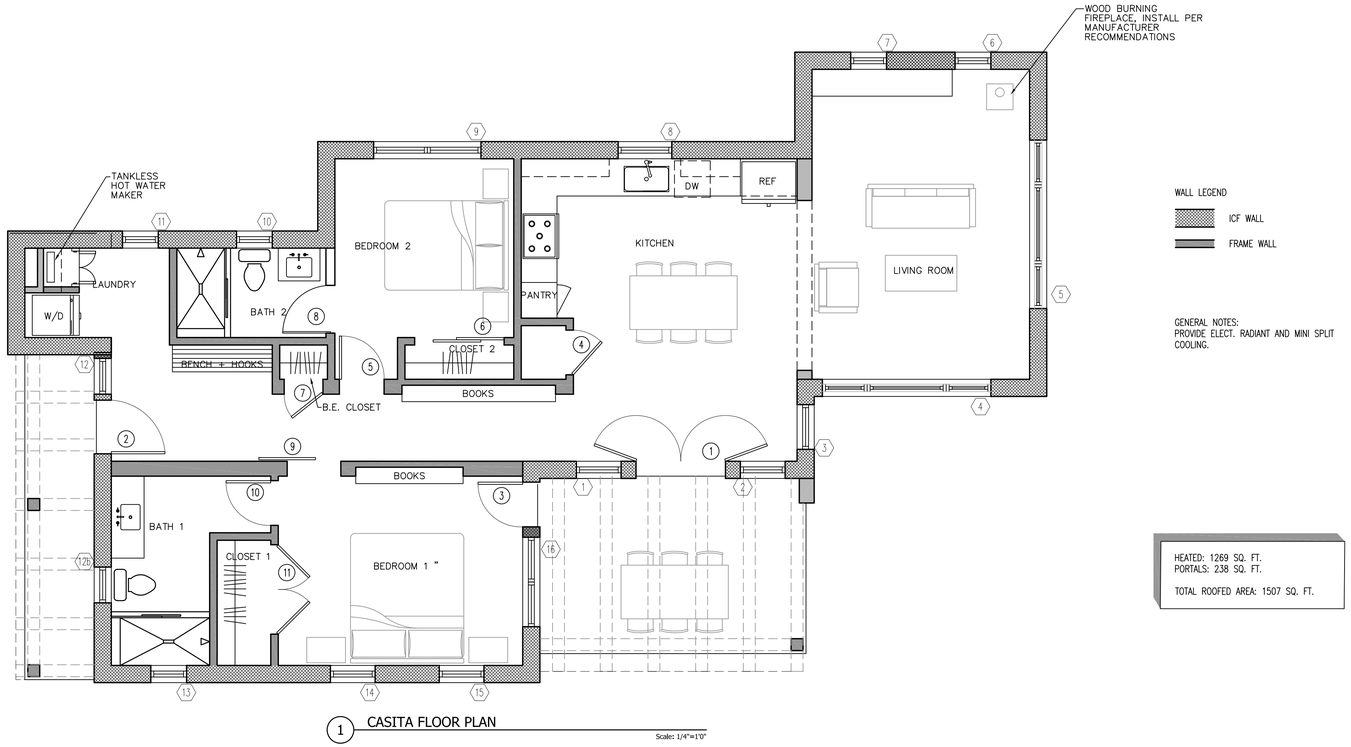
IMS ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
FRAMING DETAILS

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
S-4.0



1 CASITA FLOOR PLAN

Scale: 1/4"=1'0"

WALL LEGEND

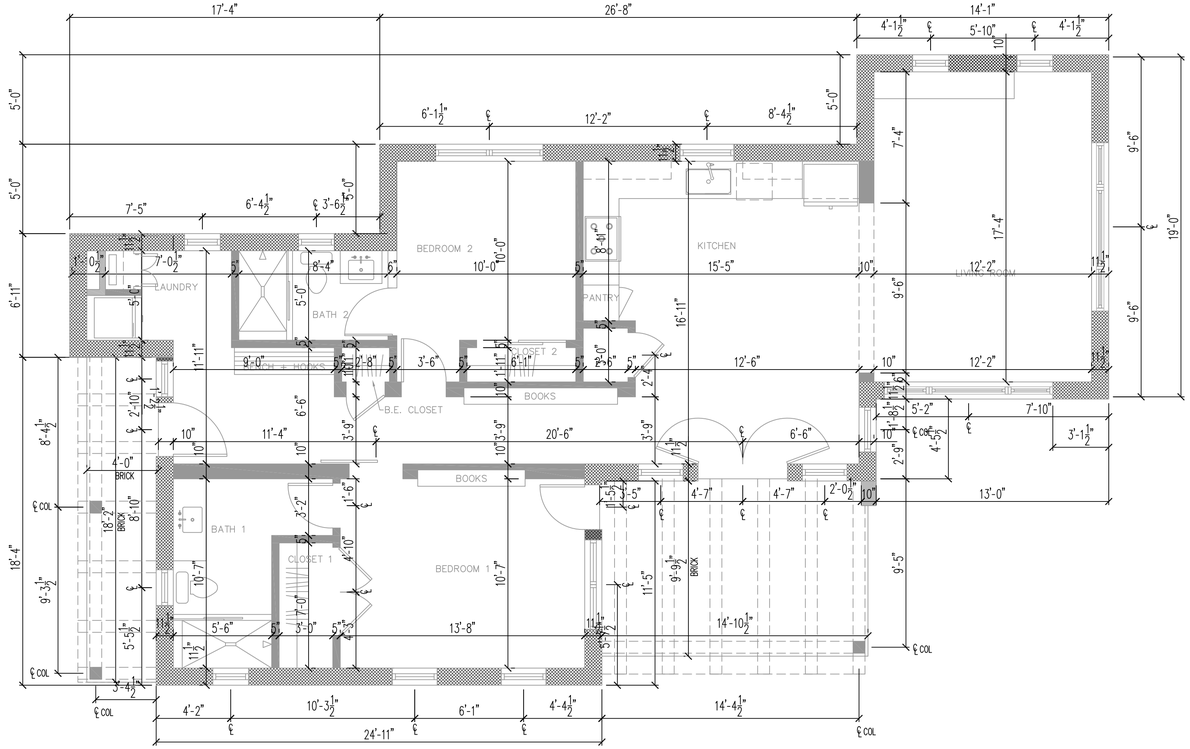
ICF WALL

FRAME WALL

GENERAL NOTES:
PROVIDE ELECT. RADIANT AND MINI SPLIT COOLING.

HEATED: 1269 SQ. FT.
PORTALS: 238 SQ. FT.

TOTAL ROOFED AREA: 1507 SQ. FT.



2 CASITA DIMENSION FLOOR PLAN

Scale: 1/4"=1'0"

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

ARCHITECTS LLC

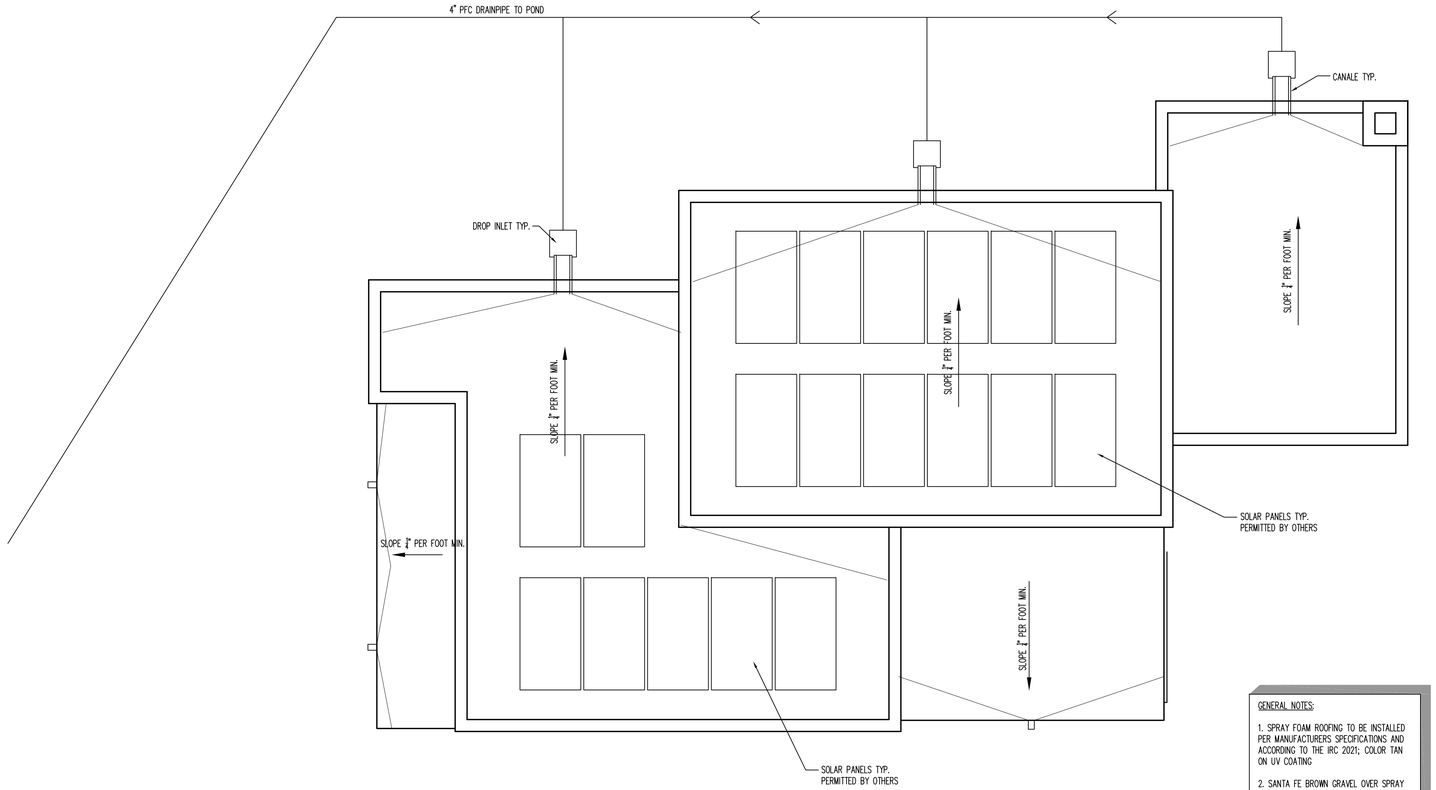
A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
FLOOR PLAN AND DIMENSION PLAN

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. A-1.0

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT



1 CASITA ROOF PLAN

Scale: 1/4"=1'0"

GENERAL NOTES:

1. SPRAY FOAM ROOFING TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND ACCORDING TO THE IRC 2021; COLOR TAN ON UV COATING

2. SANTA FE BROWN GRAVEL OVER SPRAY FOAM

3. ALL DROP INLETS ARE LINED AND COVERED WITH LANDSCAPE ROCK

4. ALL SKYLIGHT CURBS & CONDUITS TO BE PAINTED TO MATCH STUCCO

5. ALL SKYLIGHT GLAZING TO BE ANODIZED BRONZE

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

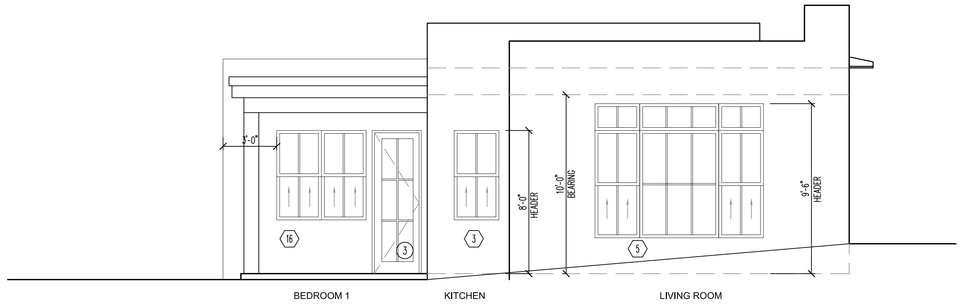
ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
ROOF PLAN

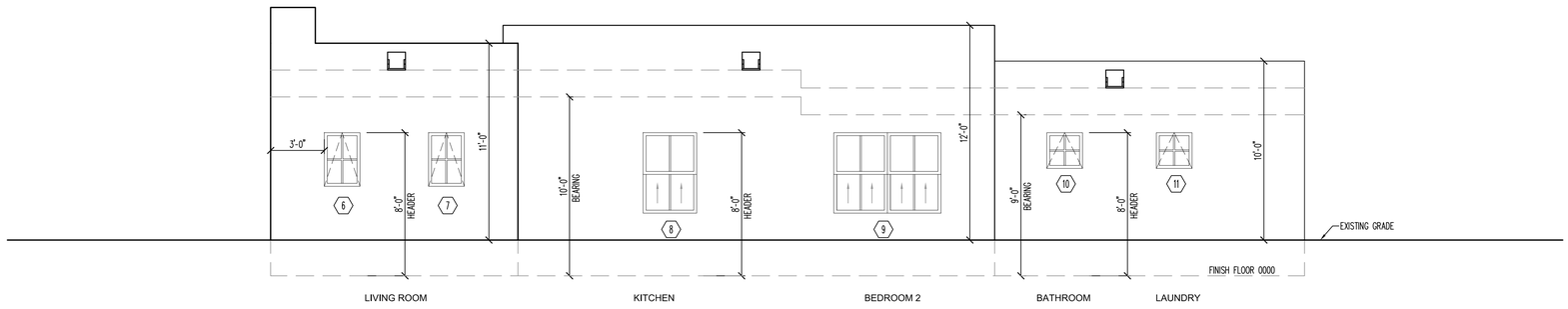
Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
A-1.1



1 EAST ELEVATION

Scale: 1/4"=1'0"

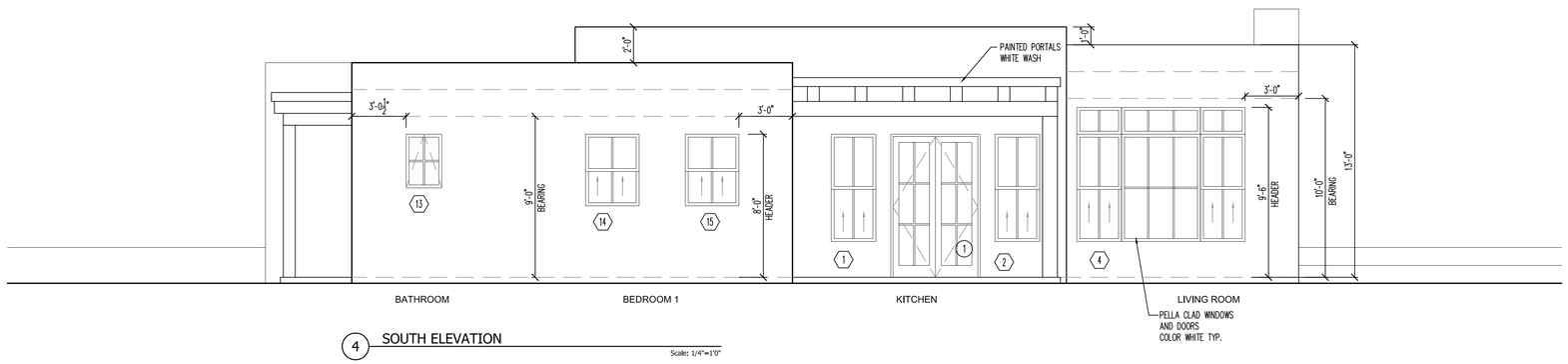


2 NORTH ELEVATION

Scale: 1/4"=1'0"

3 WEST ELEVATION

Scale: 1/4"=1'0"



4 SOUTH ELEVATION

Scale: 1/4"=1'0"

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

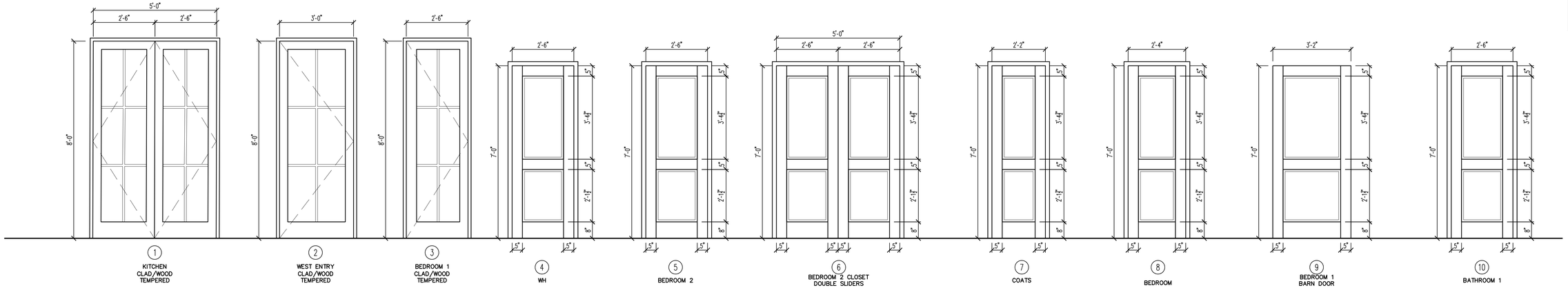
IMS ARCHITECTS LLC

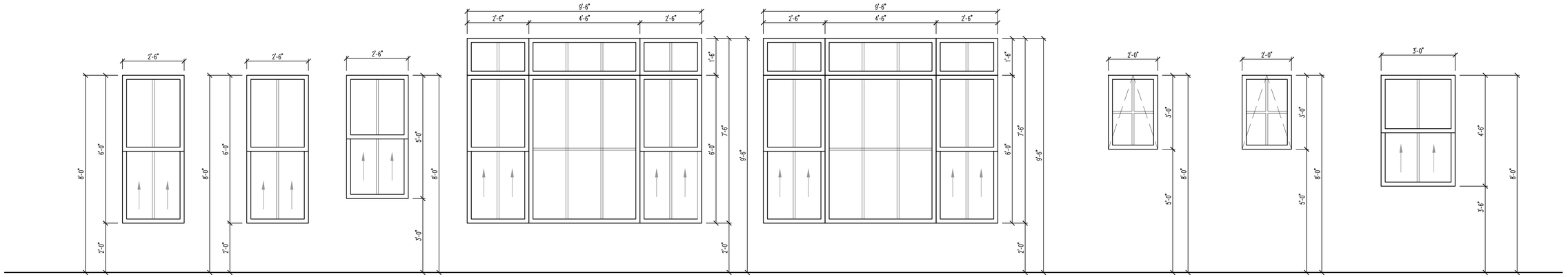
A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

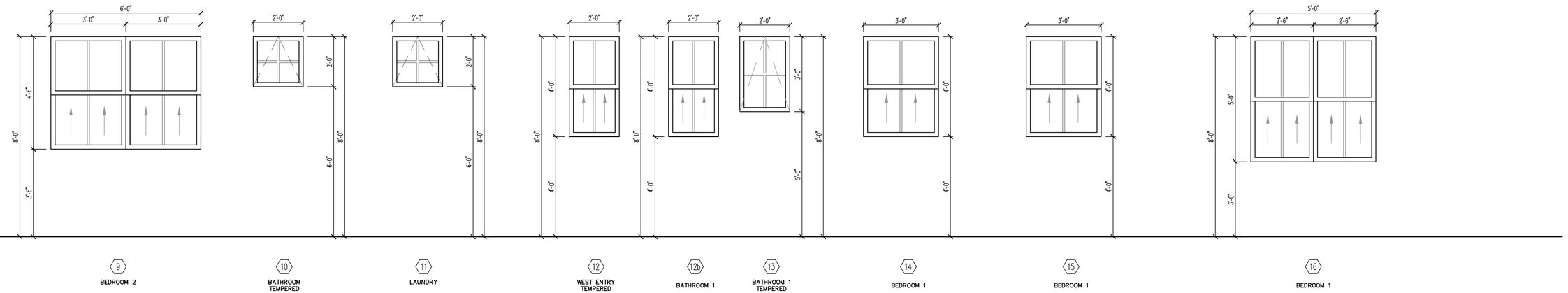
Sheet Description:
EXTERIOR ELEVATIONS

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No.
A-2.0







STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

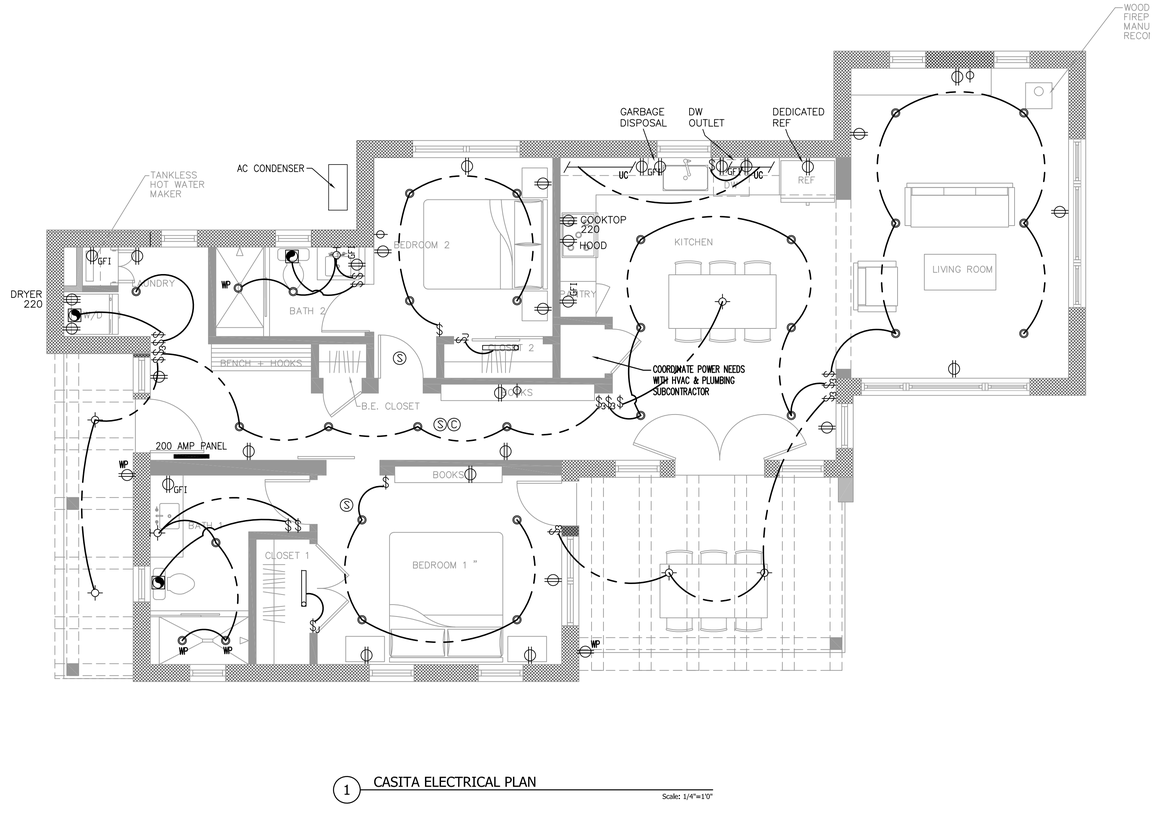
IMS ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE , NEW MEXICO

Sheet Description:
DOOR AND WINDOW SCHEDULE

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. A-4.0



1 CASITA ELECTRICAL PLAN

Scale: 1/4"=1'0"

GENERAL NOTES

1. LAYOUT LIGHTING IN FIELD WITH OWNER/ARCHITECT PRIOR TO INSTALLING.

2. CONFIRM SWITCH HEIGHT FOR INDEPENDENT SWITCH LEGS OVER BEDS TYP.

3. SWITCHES, T–STATS, AND VOLUME CONTROLS TO BE ALL GROUPED TOGETHER TYP.

3. PROVIDE DISPOSER AIR SWITCH FOR KITCHEN

4. PROVIDE SMOKE DETECTORS IN COMPLIANCE WITH BUILDING CODE. SMOKE DETECTORS TO BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN A HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOMS. ALL SMOKE DETECTORS TO HAVE AN AUDIBLE ALARM. REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL HAVE BACK UP BATTERY POWER.

5. ALL SWITCHES ON DIMMERS EXCEPT CLOSETS, STORAGE, MECHANICAL, GARAGE, AND BATHROOMS.

6. MAXIMUM WATTAGE FOR ALL EXTERIOR LIGHT FIXTURES IS 40 WATTS

ALL RECESSED LIGHTS ARE 4" , UNLESS OTHERWISE NOTED.

7. ALL EXTERIOR LIGHTING IS DOWN–LIT.

8. CONTRACTOR TO PROVIDE ALL OUTLET PLUGS IN COMPLIANCE WITH BUILDING CODE.

SYMBOL LEGEND:

$	SWITCH	(SP)	SPEAKER
$3	3–WAY SWITCH	J	JUNCTION BOX
$D	DIMMER SWITCH	~ – – – ~	ROPE LIGHTING
$J	JAMB SWITCH		
	DATA / STRUCTURED CABLE		
	WALL BRACKET FIXTURE		
	CEILING FIXTURE		
	2" CEILING MOUNTED RECESSED CANS		
	4" CEILING MOUNTED RECESSED CANS		
	CEILING MOUNTED RECESSED CAN WALL WASHER		
	DUPLEX RECEPTACLE		
	HALF SWITCHED DUPLEX RECEPTACLE		
GFI	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE		
WP	WATER PROOF RECEPTACLE		
	FLOOR RECEPTACLE		
	220–V RECEPTACLE		
	EXHAUST FAN		
	FLUORESCENT LIGHT MOUNTED ABOVE DOOR TYP.		
	200 AMP PANEL		
	CEILING FAN		
SC	SMOKE&CARBON DETECTOR		

STATE OF NEW MEXICO
SALOMON VELASQUEZ
005492
1.20.2025
REGISTERED ARCHITECT

P.O. BOX 1351
SANTA FE, NM 87504
ph. 1.505.290.6152

ARCHITECTS LLC

A CUSTOM RESIDENCE FOR:
BARRETT
248 RODRIGUEZ ST
SANTA FE, NEW MEXICO

Sheet Description:
ELECTRICAL PLAN

Authorized Use:
- ☐ Schematic Design
- ☐ Bid Set
- ☒ Building Permit

SHEET No. E-1.0

Pella Clad-Wood Windows (White Interior, Divided Lite)

Series Options:

- **Pella® Lifestyle Series**: Features a wood interior and an aluminum-clad exterior, offering durability and aesthetic appeal.
- **Pella® Reserve™ Series**: Provides traditional and contemporary styles with authentic detailing, including Integral Light Technology® grilles. General Housing Corporation +3 pella.com +3

Interior Finish Options:

- Primed
- Prefinished White Paint
- Bright White Paint
- Linen White Paint
- Golden Oak Stain
- Early American Stain
- Provincial Stain
- Black Stain General Housing Corporation +4

Grille Options:

- **Simulated Divided Lites (SDL)**: Exterior muntins are extruded aluminum, permanently applied to the exterior of the insulating glass unit. Interior muntins are clear pine, permanently bonded to the interior of the insulating glass unit.
  - **Profile Options**:
    - **Exterior**: Beaded or Putty profiles, with widths ranging from 5/8" to 2-5/16".
    - **Interior**: Beaded profile, with widths ranging from 7/8" to 1-3/8".
  - **Finishes**:
    - **Exterior**: Match the exterior cladding color.
    - **Interior**: Clear pine finish.
  - **Spacer Bar Options**:
    - **Standard**: Stainless Steel.
    - **Optional**: Black or Grey.
  - **Internal Shadow Bar**: Provides the appearance of a true divided lite and is standard on all SDL units. Optional finishes include Light Bronze or Silver. Arcat

---

🚪 Pella Clad-Wood Doors (White Interior, Divided Lite)

Series Options:

- **Pella® Lifestyle Series**: Offers a variety of door styles with a wood interior and aluminum-clad exterior.
- **Pella® Reserve™ Series**: Provides traditional and contemporary door styles with authentic detailing. General Housing Corporation +3 pella.com +2

Interior Finish Options:

- Primed
- Prefinished White Paint
- Bright White Paint
- Linen White Paint
- Golden Oak Stain
- Early American Stain
- Provincial Stain
- Black Stain General Housing Corporation +12

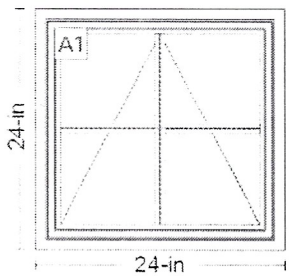
Grille Options:

- **Simulated Divided Lites (SDL)**: Exterior muntins are extruded aluminum, permanently applied to the exterior of the insulating glass unit. Interior muntins are clear pine, permanently bonded to the interior of the insulating glass unit.
  - **Profile Options**:
    - **Exterior**: Beaded or Putty profiles, with widths ranging from 5/8" to 2-5/16".
    - **Interior**: Beaded profile, with widths ranging from 7/8" to 1-3/8".
  - **Finishes**:
    - **Exterior**: Match the exterior cladding color.
    - **Interior**: Clear pine finish.
  - **Spacer Bar Options**:
    - **Standard**: Stainless Steel.
    - **Optional**: Black or Grey.
  - **Internal Shadow Bar**: Provides the appearance of a true divided lite and is standard on all SDL units. Optional finishes include Light Bronze or Silver.

Lowe's Custom Order Quote

Quote # 219977616
Quote Name: Prelim
Date Printed: 5/22/2025

Customer:	Steve Barrett	**Store:**	(2556) LOWE'S OF SANTA FE, NM	**Item Total:**	9
Email:	steve.barrett@att.net	**Associate:**	MICHAEL SNYDER (2528635)	**PreSavings Total:**	$7,199.34
Address:	248 Rodriguez St Santa Fe, NM 87501	**Address:**	3458 ZAFARANO ROAD SANTA FE, NM 87507	**Freight Total:**	$0.00
				Labor Total:	$0.00
				Pre-Tax Total:	$5,759.45
Phone:	(505) 490-1864	**Phone:**	(505) 819-4080	**Savings Total:**	($1,439.89)



Pella Lifestyle Series | Awning | Vent | 24 X 24 | Without HGP | White
Room Location: Laundrey

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-1	Pella Lifestyle Series | Awning | Vent | 24 X 24 | Without HGP | White	30 days		$1,186.18	$948.94	1	($237.24)	$948.94

Valid thru: 05/28/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
100-2	Screen Full Screen Champagne InView	30 days		$44.50	$35.60	1	($8.90)	$35.60

Valid thru: 05/28/2025

Begin Line 100 Descriptions

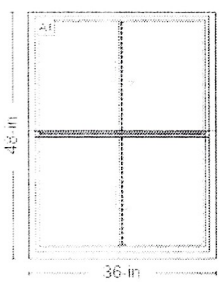
---- Line 100-1 ----

A1: Non-Standard SizeNon-Standard Size Vent Awning. Frame Size: 24 X 24. Pella Lifestyle Series Series. No Package	Clad	Remake: No
Without Hinged Glass Panel	Pine	In-Store Pick-up
Northern	5"	EA
Climate Zone 5	3 11/16". Standard Enduraclad	05/05/2025
	White. Primed Interior. Glass: Insulated Low-E	False
	NaturalSun+ Low-E Insulating Glass Air Filled	True
	High Altitude STC 5mm/3mm Combination.	877-473-5527
	Large Awning Hardware	. 30 Days. 943063
	Fold-Away Crank	WTS Pella LS Window. 33070.
	Champagne	Grille: SDL w/Spacer
	No Limited Opening Hardware	No Custom Grille
	No Integrated Sensor	7/8"
	Sill. Full Screen	Traditional (2W2H)
	Champagne	Wrapping Information: Foldout Fins
	InView™. Combination U-Factor 0.3	Factory Applied
	U-Factor 0.30	Branch Supplied
	Combination SHGC 0.4	3 11/16"
	SHGC 0.40	5"
	VLT 0.50	Factory Applied
	CPD PEL-N-37-01216-00001	Manufacturer Recommended Clearance
	Satisfied Energy Star Zones None	Perimeter Length = 96".
	Yes	
	Performance Class LC	
	PG 30	
	Calculated Positive DP Rating 30	
	Calculated Negative DP Rating 30	
	FPA FL20532	
	STC 32	
	OITC 28	
	Egress Not Applicable. Yes,	

---- Line 100-2 ----

Screen Full Screen Champagne InView		

End Line 100 Descriptions



Pella Lifestyle Series | Double Hung | 36 X 48 |
Without HGP | White
Room Location: Bedroom 1

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-1	Pella Lifestyle Series | Double Hung | 36 X 48 | Without HGP | White	30 days		$1,295.43	$1,036.34	1	($259.09)	$1,036.34
				Valid thru: 05/28/2025				

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-2	Screen Full Screen White InView	30 days		$73.39	$58.71	1	($14.68)	$58.71
				Valid thru: 05/28/2025				

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-3	Hardware Options Champagne Sash Lift (0F370003)	30 days		$11.23	$8.98	1	($2.25)	$8.98
				Valid thru: 05/28/2025				

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
200-4	Hardware Options Champagne Sash Lift (0F370003)	30 days		$11.23	$8.98	1	($2.25)	$8.98
				Valid thru: 05/28/2025				

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Non-Standard SizeNon-Standard Size Double Hung Equal. Frame Size: 36 X 48. Pella Lifestyle Series Series. No Program. No Package Without Hinged Glass Panel Northern Climate Zone 5	Clad Pine 5" 3 11/16" Jambliner Color: Gray. Standard Enduraclad White. Primed Interior. Glass: Insulated Low-E NaturalSun+ Low-E Insulating Glass Air Filled High Altitude STC 5mm/3mm Combination. Cam-Action Lock 2 Locks Champagne No Limited Opening Hardware Order Sash Lift 2 Lifts No Integrated Sensor. Full Screen White InView™. Combination U-Factor 0.31 U-Factor 0.31 Combination SHGC 0.43 SHGC 0.43 VLT 0.55 CPD PEL-N-35-00513-00001 Satisfied Energy Star Zones None No Performance Class LC PG 35 Calculated Positive DP Rating 35 Calculated Negative DP Rating 35 FPA FL12952 STC 31 OITC 27 Clear Opening Width 32.812 Clear Opening Height 20.75 Clear Opening Area 4.728118 Egress Does not meet typical United States egress but may comply with local code requirements. Yes Yes,	Remake: No In-Store Pick-up EA 05/05/2025 False True 877-473-5527 . 30 Days. 943063 WTS Pella LS Window. 33070. Grille: SDL w/Spacer No Custom Grille 7/8" Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins Factory Applied Branch Supplied 3 11/16" 5" Factory Applied Manufacturer Recommended Clearance Perimeter Length = 168".

---- Line 200-2 ----

Screen Full Screen White InView		

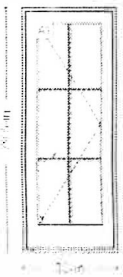
---- Line 200-3 ----

Hardware Options Champagne Sash Lift (0F370003)		

---- Line 200-4 ----

Hardware Options Champagne Sash Lift (0F370003)		

End Line 200 Descriptions



Pella Lifestyle Series | Inswing Door | Right | 30 X 79.5 | Without HGP | White
Room Location: Bedroom 1 Entry

Product Warranty

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-1	Pella Lifestyle Series | Inswing Door | Right | 30 X 79.5 | Without HGP | White	37 days		$3,875.78	$3,100.62	1	($775.16)	$3,100.62

Valid thru: 05/28/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-2	Hardware Options Champagne Handle Set (05690014)	37 days		$169.57	$135.66	1	($33.91)	$135.66

Valid thru: 05/28/2025

Line #	Item Summary	Production	Est. Cmp. Days	Was Price	Now Price	Qty	Total Savings	Pre-Tax Total
300-3	Screen Hinge Screen White InView	37 days		$532.03	$425.62	1	($106.41)	$425.62

Valid thru: 05/28/2025

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Unit: 30 || Frame: 30-in || RO: 30 3/4-inUnit: 80 || Frame: 79 1/2-in || RO: 80-in
Right Inswing Door. Frame Size: 30 X 79 1/2.
Pella Lifestyle Series Series. No Program. No Package
Without Hinged Glass Panel
Northern
Climate Zone 5

Clad
Pine
5 7/8"
4 9/16"
Standard Sill
Mill Finish Sill. Standard Enduraclad
White. Primed Interior. Glass: Insulated
Tempered Low-E SunDefense™+ Low-E
Insulating Glass Air Filled High Altitude STC
5mm/3mm Combination. Standard
Champagne
Order Handle Set
Multipoint Lock
No Integrated Sensor. Hinge Screen
White
White
InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.15
SHGC 0.15
VLT 0.33
CPD PEL-N-221-00540-00001
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Yes
Performance Class LC
PG 50
Calculated Positive DP Rating 50
Calculated Negative DP Rating 50
FPA FL10346
STC 32
OITC 28.

Remake: No
In-Store Pick-up
EA
05/05/2025
False
True
877-473-5527
. 37 Days. 943065
WTS Pella LS PD. 33070.
Grille: SDL w/Spacer
No Custom Grille
7/8"
Traditional (2W3H)
Wrapping Information: Foldout Fins
Factory Applied
Branch Supplied
4 9/16"
5 7/8"
Factory Applied
Manufacturer Recommended Clearance
Perimeter Length = 219".

---- Line 300-2 ----

Hardware Options Champagne Handle Set (05690014)

---- Line 300-3 ----

Screen Hinge Screen White InView

End Line 300 Descriptions

Accepted by: _____ Date: 5/22/2025

Pre-Tax Total	$5,759.45

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

LaHabra®

COLOR SELECTION

#00016 Silver Grey
(Base 200)

#00055 French Vanilla
(Base 100)

#81583 Belle Glade
(Base 100)

#81585 Charleston
(Base 100)

#00072 Adobe
(Base 200)

#00071 Miami Peach
(Base 100)

#81593 Bay Ridge
(Base 100)

#00050 Crystal White
(Base 100)

#00504 Blue Grey
(Base 200)

#00434 Fallbrook
(Base 200)

#63149 Hatteras
(Base 100)

#00278 Tabuco
(Base 200)

#00696 Southern Moss
(Base 200)

#00830 Clay
(Base 200)

#81584 Suffolk
(Base 100)

#00073 Egg Shell
(Base 100)

Colors shown may vary slightly from actual product color due to factors such as lighting, aging, and the printing process.

#00086 Sandstone
(Base 200)

PAREXUSA
Parex USA, Inc., a California Corporation
4125 E. La Palma Ave., Suite 250
Anaheim, CA 92807
www.parexusa.com
866-510-0061
Tech Support: 800-220-2424
○ SOLUTIONS • STUCCO SYSTEMS • TILE AND STONE SYSTEMS

City of Santa Fe, New Mexico

memo

DATE: May 27, 2025

TO: Historic Districts Review Board

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

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

---

2025-010348-HDRB, 557 San Antonio St., Downtown and Eastside Historic District, Non-contributing, Ju Tan, agent for Clayton and Maggie Miles, owners, propose to construct a 402 sq. ft. portal addition on the main structure, a 240 sq. ft. addition with a 40 sq. ft. portal on the studio structure, and window and door replacements on the main and studio structures.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
__x__ Zoning Review Sheet	__x__ Elevations
____ Other: Previous Case Documents	__x__ Photographs
	____ Other:

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

Sample motions:

a. Approve or deny Case #2025-010348 to allow these alterations to 557 San Antonio Street.

b. Approve or deny Case #2025-010348 to allow these alterations to 557 San Antonio Street subject to conditions.

Should the Board deny the application 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 and guest house at 577 San Antonio Street are listed as non-contributing to the Downtown and Eastside Historic District. The main residence and guesthouse with attached carport are noted as being built in 1977 as recorded in the 1992 Historic Building Inventory (HBI) form. The structures reside on a 0.17-acre lot and total approximately 2,700 sq. ft. of roofed area. The structures were built in the Spanish Pueblo Revival design style as seen by the flat roofs, rounded parapets, and recessed doors and windows. The property resides at the southern end of San Antonio Street.

Figure 1

The Existing and Proposed Site Plan below demonstrates the applicant's request for the proposed work at the subject property.

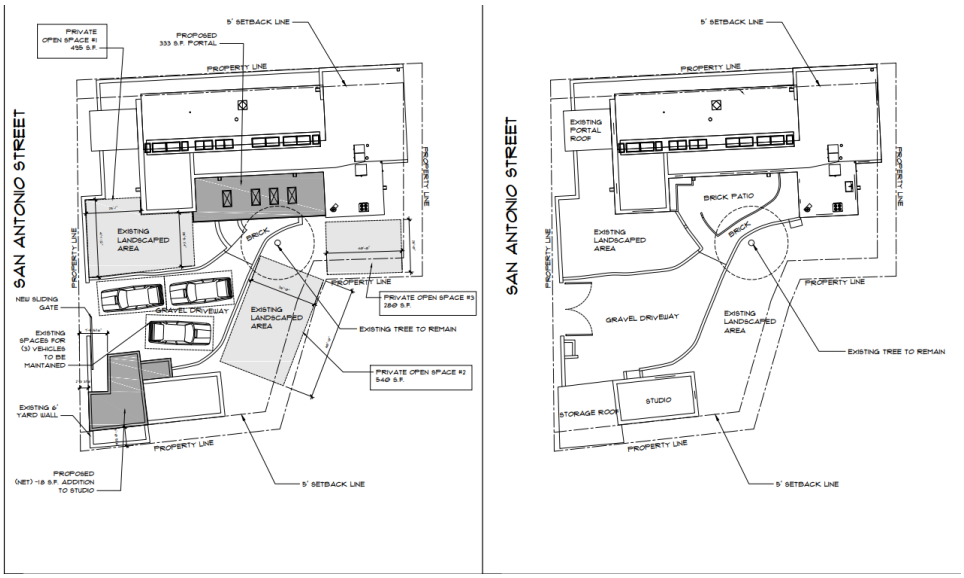


Figure 2

Figure 3

Figure 4

Previous Historic Districts Review Board (HDRB) cases include:

On June 10, 2014, in Case No. H-14-035, the HDRB approved the construction of coyote fencing and vehicular gate around the property with the condition that the coyote fence and vehicular gate shall have irregular top latillas in harmony with traditional design style. The motion passed unanimously.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a new 402 sq. ft. portal to the main residential structure.
2) Construct a new 240 sq. ft. addition and 40 sq. ft. portal to the existing guest house and attached carport.
3) Replace all doors and windows with other minor alterations.
4) Re-stucco structures with cementitious stucco color "Desert Rose".

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.

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

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

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

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

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

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

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

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

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

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

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

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

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

Exterior Stucco Colors Allowed **THESE COLORS CAN BE ADMINISTRATIVELY APPROVED**	**Colors Allowed Under Portals** **THESE COLORS CAN BE ADMINISTRATIVELY APPROVED**	**Colors Requiring HDRB Approval**
Madera	Cameo	Cameo
Hacienda	Candlelight	Candlelight
Fawn	Cream	Cream
Palomino	Ivory	Ivory
Sandalwood	Soapstone	Soapstone
Straw	Navajo White	Navajo White
Buckskin		Denim
Kokanee		Ash

Sand		Soft Rose
Sahara		Desert Rose*
Adobe		Pueblo
Suede		Coral
Bamboo		Cottonwood*
La Luz		Dove Gray*

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

Stucco Approval:

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 #3220

IDENTIFICATION

ADDRESS: 557 SAN ANTONIO STREET
OWNER BUILT BY JOHN BEAL

ID NUMBER: 051600027

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1977 ACTUAL

SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE: SP. PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? GUEST HOUSE WITH CARPORT

IF INVENTORIED, LIST ID NUMBER(S)

____

DEGREE OF REMODELING:

____ MINOR ____ MODERATE

X MAJOR

EXPLAIN: ORIGINALLY 2 SMALL BUILDINGS

OVERALL CONDITION:

____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

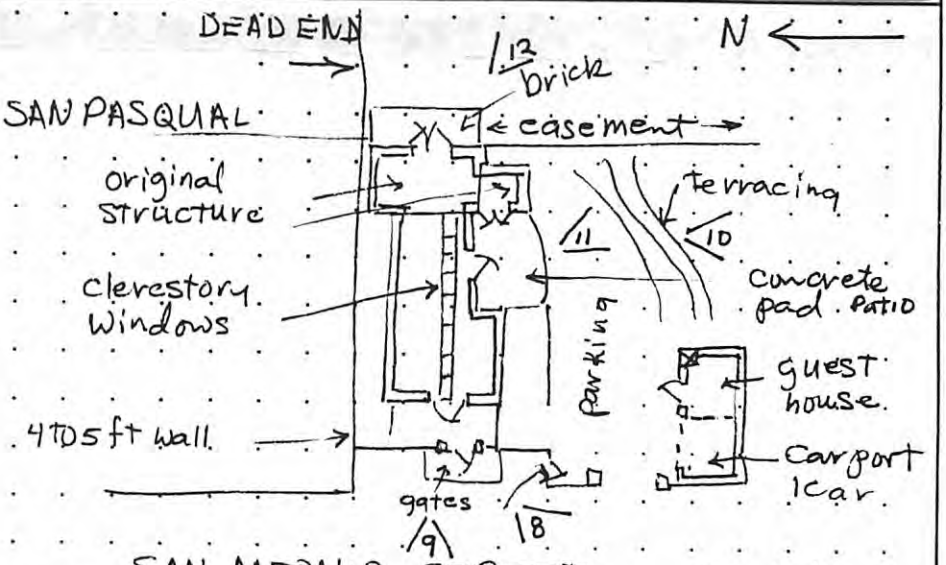
BUILDING THREATENED?

____ YES X NO

PHOTO

#4-9 WEST ENTRANCE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

____ YES X NO ____ ELIGIBLE

____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 4/28 BY AC

NEGATIVES WITH NMHPD ROLL # 4 NEG # 8 TO 13

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	VIGAS REMOVED STUCCO PATCHED
FOUNDATIONS	NOT VISIBLE	
DOORS	WOOD PANEL SOUTH SIDE	FRENCH DOORS PAIRED WITH SIDE LITES EAST SECTION
WINDOWS	WOOD FRAME ALL WINDOWS STATIONARY & AWNING SOUTH SIDE	DBH WINDOW WEST & EAST SIDES
PORTALES	CONTEMPORARY PORTAL OVER ENTRANCE	
CANALES	TIN & WOOD WEST SIDE VIGAS ALL REMOVED	EXCEPT ONE UNDER CANALE WEST SIDE
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	PARAPETS KNOTCHED FOR CANALES
COURTYARDS		
FENCES/WALLS	4 to 5 FT STUCCO WALL N. & W.	
ARCH. DETAILS	CLEARSTORY WINDOWS MAIN BODY OF HOUSE	EAST FRENCH DOORS NO SIDE LITES
OTHER	PROPERTY LINE IS AT BACK WALL OF HOUSE	BACK PATIO IS ON EASEMENT
COMMENTS	OWNER/BUILDER BEAL MAY HAVE USED OLD WINDOWS	

ADDITIONAL PHOTOGRAPHS

CLERESTORY WINDOW FULL LENGTH OF CENTRAL SECTION

#4-8 SW CORNER

#4-11 SOUTH PATIO

IDENTIFICATION

ADDRESS 557 SAN ANTONIO STREET

ID NUMBER 051600027

SURVEYED/RESEARCHED
DATE 4/28/92 BY AC

#4-10 SOUTH ELEVATION

#4-12 EAST ELEVATION

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6/6/83 by mb	county Santa Fe	ID no. 051600027B
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 557 San Antonio

city/town: Santa Fe

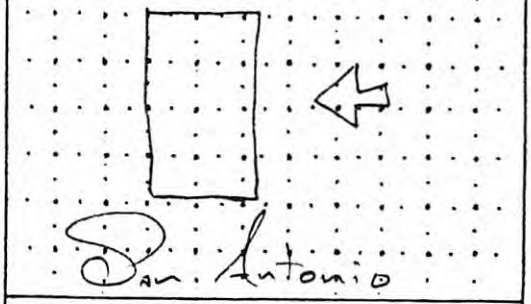
land grant/reservation: ~~land grant/reservation~~

building name:

legal description: tnsp 17 N ☒ range 9 E ☒ sec 25 NE¼ NE¼

film roll by mb no. 29 | negative nos. 17 | loc. of neg. HPB

plan shape



date of construction: Postwar estimate ' actual

source

use
present: residential
other:
historic: residential
other:

condition
X excellent ___ good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Solar Pueblo

foundation material: Not Vis

wall material/surface: Stucco

architectural features

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

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

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

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

PROJECT INFORMATION

Date 3/20/2025	Property Owner of Record CLAYTON D & MAGGIE MILES		
Applicant/Agent Contact JU TAN			
Site Address 557 SAN ANTONIO ST, SANTA FE, NM 87501			
Suite or Space #	Subdivision Name		
Lot # 9-A	Block #	Total Roof Area (square feet) 3091	
Lot Coverage % 39			
Proposed Construction Description			
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District RC-8	Overlay Districts ☐ Escarpment ☐ Flood Plain ✓ Other Historic East Side (Non-contributing)		
Proposed Setbacks	Front 0 ft	Rear NA	Left Side NA / Right Side 5 ft
Required Setbacks	Front 0 ft	Rear 5 ft	Left Side 5 ft / Right Side 5 ft
Proposed Height 11'-6"	Max Height 24'	Parking Required Y	Provided 3 / Bike Parking NA / Provided

Historic Planning Case Manager Paul Duran

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

ADDITIONAL SUBMITALS (IF APPLICABLE)

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

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

Reason: none ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Joel Cruz-Haber	Date 3/31/2025	
Preliminary Zoning Review # 2025-010202-PAR		

JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

Date: 4/2/2025

Paul Duran
Senior Planner, Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
P.O. Box 909, Santa Fe, NM 87504

Re: Historic Review Submission for 557 San Antonio Street, Santa Fe, NM 87501

Dear Paul,

On behalf of Clayton and Maggie Miles, the Owners of the above mentioned property, we are submitting this Application for Historic Board Review (Administrative Approval) for the project. Attached is the application packet for Historic Review for the following scope of works:

1. A new 402 s.f. portal to the Main House.
2. A new 240 s.f. addition w/40 sf entry portal to the existing detached Studio Structure.
3. Whole house re-stucco with cementitious stucco. The proposed stucco color will be #114 – **DESERT ROSE**.
4. The proposed exterior door and window color will comprise of:
    a. Frames – Frost Blue (Pella Enduraclad)
    b. Sashes – Spice Red (Pella Enduraclad)
5. All exposed exterior wood shall be sealed and stained Natural.
6. New and replaced doors and windows.
7. Clerestory skylights replacement with similar.

Exterior Doors and Windows

Please note that all of the existing exterior doors and windows **except for the kitchen double French doors DO NOT possess divided lites.** Hence we are proposing to replace with door and windows **without divided lites** except for the new kitchen double French doors. The existing "windows" of the studio are not actual windows but a "stage set" version. We will install new windows on the North and West sides of the studio with windows with divided lites as shown as they are new proposed windows seen from San Antonio Street.

Divided lites are not proposed for the additional reasons:

- Budget constraints
- To provide more light entering the house

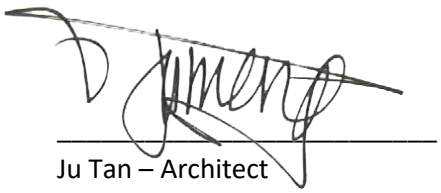
JUICEKITCHEN DESIGN WORKSHOP LLC
1219 Cerro Gordo Road
Santa Fe, NM 87501
505 920 9128
ju@juicekitchendesignworkshop.com

This application packet includes:

1. This proposal letter.
2. Historic Review Application Form.
3. Warranty deed and recorded plat.
4. Drawings including:
    a. Existing and Proposed site plans
    b. Existing and Proposed floor plans
    c. Existing and Proposed exterior elevations
5. Photographs of the exterior of the existing house.
6. Proposed colors for windows and doors.
7. Image of proposed exterior wall sconces and Stucco Color.
8. Inspiration Images for the proposed entry door and driveway gate.
9. PZR approval.

Please feel free to contact me with any further questions. Thank you.

Sincerely yours,



Ju Tan – Architect
Mobile: (505) 920 9128 Email: ju@juicekitchendesignworkshop.com

Cc: Clayton and Maggie Miles (Owners)

GENERAL PROJECT DATA

LOT SIZE - APPROX. 7705.9 SQ FT.

TOTAL EXISTING HEATED AREA - 2056 S.F.
MAIN HOUSE - 2056 S.F.
STUDIO - 0 S.F (CURRENTLY UNHEATED)

TOTAL PROPOSED ADDITIONAL HEATED AREA - 443 S.F.
MAIN HOUSE - 0 S.F.
STUDIO - 443 S.F.

TOTAL HEATED AREA = 2056 + 443 = 2499 S.F.

EXISTING ROOFED AREA - APPROX. 2707 S.F. TOTAL
MAIN HOUSE - APPROX 2190 S.F.
STUDIO - APPROX 517 S.F.

PROPOSED NEW ROOFED AREA - 384 S.F.
MAIN HOUSE (NEW PORTAL) - 402 S.F.
STUDIO ADDITION - -18 S.F. (NET AFTER PARTIAL DEMOLITION)

PROPOSED TOTAL ROOFED AREA - APPROX. 3091 S.F.

EXISTING LOT COVERAGE - 35%
PROPOSED LOT COVERAGE - 40%

OPEN SPACE REQUIRED - 50% OF TOTAL GROSS FLOOR AREA = 50% X 2499 S.F. = 1250 S.F.
PRIVATE OPEN SPACES PROVIDED:
#1 - 495 S.F. + #2 - 540 S.F. + #3 - 280 S.F. = 1315 S.F. TOTAL OPEN SPACE PROVIDED

ZONING DISTRICT - RC-8

HISTORIC DISTRICT: DOWNTOWN/EASTSIDE

CODES: INCLUDING BUT NOT LIMITED TO THE 2021 IBC, 2021 IRC,

ALLOWABLE MAX. HT OF STRUCTURE - 24' OR AS DETERMINED BY THE HISTORIC PRESERVATION BOARD.

MAXIMUM HEIGHT ABOVE GRADE OF PROPOSED STRUCTURES - 11'-6" (STUDIO ADDITION)

REQUIRED SETBACKS PER NM LAND USE CODE TABLE 14-7.2-1 AND SECTION 14-7.2(D)
1. FRONT - 0 FT (PRESENCE OF EXISTING 6' YARD WALL FRONTING SAN ANTONIO ST.)
2. SIDE - 5 FT
3. REAR - 15 FT (NO WALL BUILT)

STORMWATER RETENTION:
PROPOSED ADDITIONAL ROOFED AREA - 384 S.F.

THE PROPOSED PORTAL TO THE MAIN HOUSE SITS ON AN EXISTING IMPERVIOUS BRICK PATIO AND WALKWAYS THAT ARE LARGER THAN THE SIZE OF THE PORTAL. HENCE NO ADDITIONAL STORMWATER RETENTION IS REQUIRED.

THE SIZE OF THE STUDIO ADDITION IS SMALLER THAN THE EXISTING ROOFED AREA AT THE STUDIO TO BE DEMOLISHED. HENCE NO ADDITIONAL IMPERVIOUS AREA IS PROPOSE AND NO STORMWATER RETENTION IS REQUIRED.

4 PROJECT DATA

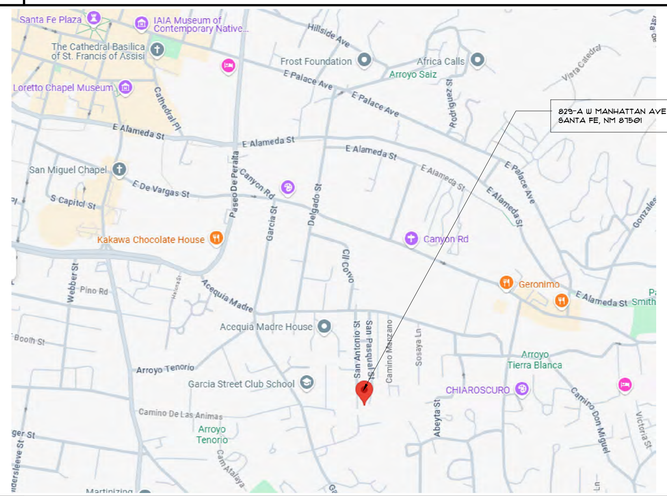
GENERAL SCOPE OF WORKS

1. PROPOSED NEW 333 SF PORTAL TO THE MAIN HOUSE.
2. PROPOSED NEW 197 HEATED ADDITION AND 40 SF ENTRY PORTAL TO THE EXISTING DETACHED STUDIO STRUCTURE TO ADD A 3/4 BATH AND UTILITY/STORAGE CLOSET.
3. EXTERIOR DOOR AND WINDOW REPLACEMENTS FOR THE MAIN HOUSE AND DETACHED STUDIO STRUCTURE.
4. INTERIOR REMODEL OF THE MAIN HOUSE AT THE WEST KITCHEN/MASTERBEDROOM WING: REMODEL OF THE EXISTING HALL BATHROOM.
5. UPGRADED ELECTRICAL AND PLUMBING TO THE MAIN HOUSE AND DETACHED STUDIO AS NECESSARY.
6. NEW STRUCTURAL WORKS AS SHOWN.
7. WHOLE HOUSE RE-STUCCO.
8. NEW SLIDING VEHICULAR ENTRY GATE TO REPLACE EXISTING.

GENERAL NOTES

1. THESE DRAWINGS ARE THE PROPERTY OF JUICEKITCHEN DESIGN WORKSHOP LLC (JKDW) AND MAY NOT BE REPRODUCED WITHOUT THE PERMISSION OF JKDW.
2. ALL CONSTRUCTION SHALL CONFORM TO ALL RELEVANT CODES REFERENCED BY SANTA FE COUNTRY, NM. INCLUDING BUT NOT LIMITED TO IBC 2021, IRC 2021.
3. IF THERE ARE ANY CONFLICTS WITH THE CODES REFLECTED IN THE DRAWINGS, THE CONTRACTOR IS TO INFORM THE JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE THE DRAWINGS. THE CONTRACTOR/SUB CONTRACTORS SHALL VERIFY ALL DIMENSIONS IN THE FIELD. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE REPORTED TO JKDW IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTORS SHALL MAINTAIN A SAFE AND ORGANIZED WORKING ENVIRONMENT ON THE SITE. DAILY CLEANING, ORGANIZATION AND PROTECTION OF MATERIALS SHALL BE PERFORMED AS NECESSARY. CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING JOB RELATED SAFETY STANDARDS
6. ALL EXISTING STRUCTURAL ELEMENTS OF EXISTING BUILDINGS SHALL NOT BE MODIFIED BEYOND THE SCOPE OF THIS PROJECT WITHOUT THE CONSENT OF THE OWNER, JKDW AND A QUALIFIED STRUCTURAL ENGINEER (IF NEEDED).
7. THE CONTRACTOR SHALL SCHEDULE PRE-CONSTRUCTION MEETINGS WITH ALL SUB CONTRACTORS AS NECESSARY TO CLARIFY THE WORK SCOPE AND EXPECTATIONS PRIOR TO COMMENCEMENT OF ANY WORK.
8. REGULAR CONSTRUCTION MEETINGS SHALL BE SCHEDULED (AS NECESSARY) WITH ALL RELEVANT PARTIES INCLUDING BUT NOT LIMITED TO RELEVANT SUB CONTRACTORS.
9. A CONSTRUCTION SCHEDULE SHALL BE FURNISHED AND ADHERED TO BY THE CONTRACTOR. ANY PROPOSED CHANGES SHALL BE APPROVED BY THE OWNER AND JKDW.
10. FINAL PUNCHLIST - AT SUBSTANTIAL COMPLETION, A FINAL PUNCHLIST SHALL BE MADE UP BY JKDW OR THE OWNER. ALL ITEMS ON THE PUNCHLIST SHALL BE PERFORMED BY THE CONTRACTOR WITHIN AN AGREED PERIOD OF TIME BEFORE HANDOVER TO THE OWNERS.
11. FINAL GRADING - ENSURE THAT ALL GRADE SURROUNDING THE NEW ADDITION SLOPES AWAY FROM THE BUILDING A MINIMUM OF 1/4"/FT FOR A MINIMUM OF 48".
12. FINAL CLEANING - THE CONTRACTOR SHALL PERFORM FINAL CLEANING TO ALL AFFECTED AREAS TO "MOVE IN" CONDITION BEFORE HANDING OVER TO THE OWNERS.
13. MAKE ARRANGEMENTS WITH THE OWNERS REGARDING USE OF TOILET OR PROVIDE A PORTABLE TOILET ON SITE.
14. WARRANTY - THE CONTRACTOR SHALL WARRANT ALL WORK FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

3 GENERAL NOTES SCALE: NTS



5 LOCATION MAP

ADDITIONS & ALTERATIONS TO THE MILES RESIDENCE
557 SAN ANTONIO ST.
SANTA FE, NM 87501

HISTORIC REVIEW SUBMISSION
PROGRESS SET

3/27/2025

NUMBER	DESCRIPTION	SCALE
CVR	COVER SHEET/SITE PLAN	AS NOTED
A100	EXISTING & PROPOSED SITE PLAN	1/8" = 1'-0"
A101	EXISTING & PROPOSED FLOOR PLANS (MAIN HOUSE)	1/4" = 1'-0"
A102	EXISTING & PROPOSED ROOF PLANS (MAIN HOUSE)	1/4" = 1'-0"
A111	EXISTING & PROPOSED FLOOR PLANS (STUDIO)	1/4" = 1'-0"
A112	EXISTING & PROPOSED ROOF PLANS (STUDIO)	1/4" = 1'-0"
A200	EXISTING & PROPOSED EXTERIOR ELEVATIONS (MAIN HOUSE)	1/4" = 1'-0"
A201	EXISTING & PROPOSED EXTERIOR ELEVATIONS (MAIN HOUSE)	1/4" = 1'-0"
A202	EXISTING & PROPOSED EXTERIOR ELEVATIONS (MAIN HOUSE)	1/4"" = 1'-0"
A203	EXISTING & PROPOSED EXTERIOR ELEVATIONS (MAIN HOUSE)	1/4" = 1'-0"
A204	EXISTING & PROPOSED EXTERIOR ELEVATIONS (STUDIO)	1/4" = 1'-0"
A205	EXISTING & PROPOSED EXTERIOR ELEVATIONS (STUDIO)	1/4" = 1'-0"

COMMON ABBREVIATIONS

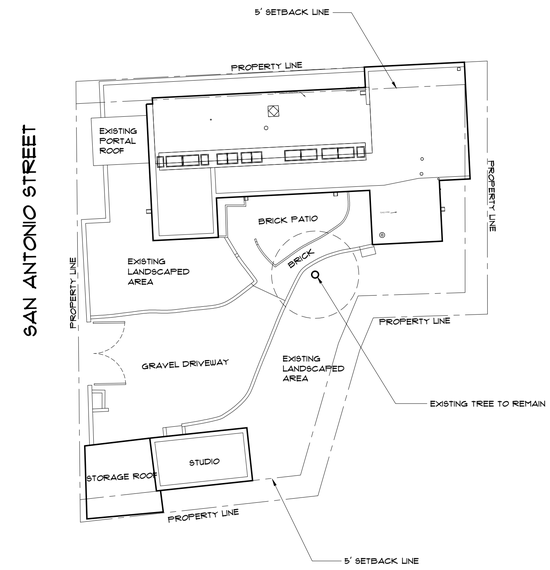
- A.F.F. - ABOVE FINISHED FLOOR
- B.O. - BOTTOM OF
- T.O. - TOP OF
- B.O.W. - BOTTOM OF WALL
- T.O.W. - TOP OF WALL
- T.O.P. - TOP OF PARAPET
- V.I.F. - VERIFY IN FIELD
- S.F. - SQUARE FEET
- C.F. - CUBIC FEET
- GAL. - GALLONS
- PSF - PER SQUARE FEET
- EL. - ELEVATION
- EQ. - EQUAL (USED IN EQUALLY SPACED DIMENSIONS)
- W, H (HT.) - WIDTH, HEIGHT
- O.C. - CENTER TO CENTER DIMENSIONS
- DIMS. - DIMENSIONS
- C.L. - CENTERLINE
- P.L. - PROPERTY LINE
- L.O. - LINE OF
- MAX. - MAXIMUM
- MIN. - MINIMUM
- TYP. - TYPICAL
- OPNG. - OPENING
- R.O. - ROUGH OPENING
- FIN. FLR. - FINISHED FLOOR
- N.T.S. - NOT TO SCALE
- GWB - GYPSUM WALL BOARD
- GCB - GYPSUM CEILING BOARD
- G.D. - WOOD GRAIN DIRECTION
- R.S. - ROUGH SAWN WOOD
- D.S. - DOWNSPOUT
- C.B. - CATCH BASIN
- T.O.C. - TOP OF CONCRETE
- T.O.G. - TOP OF GRADE

MATERIAL ABBREVIATIONS

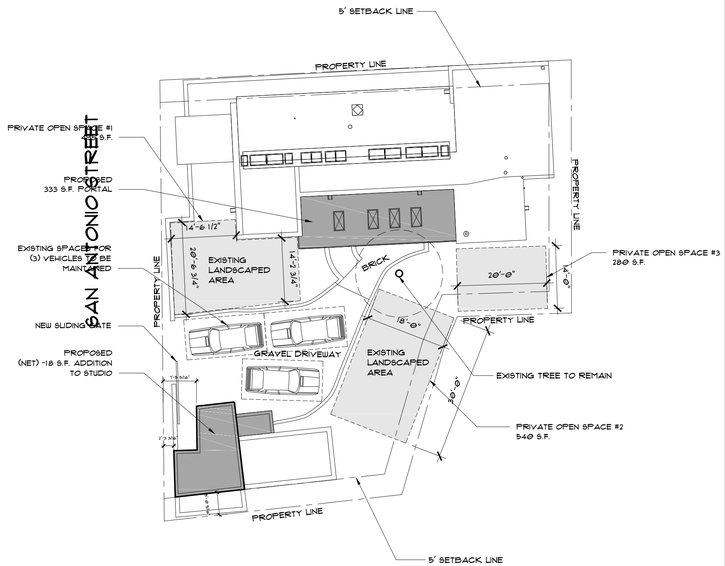
- TL - TILE
- WD - WOOD
- DF - DOUGLAS FIR
- PL - PLASTER
- PTD - PAINTED
- ST - STAINED

6 GENERAL NOTES

7 COMMON ABBREVIATIONS



1 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



2 PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REV #1 - 20231025 - PERMITREVISIONS

NORTH

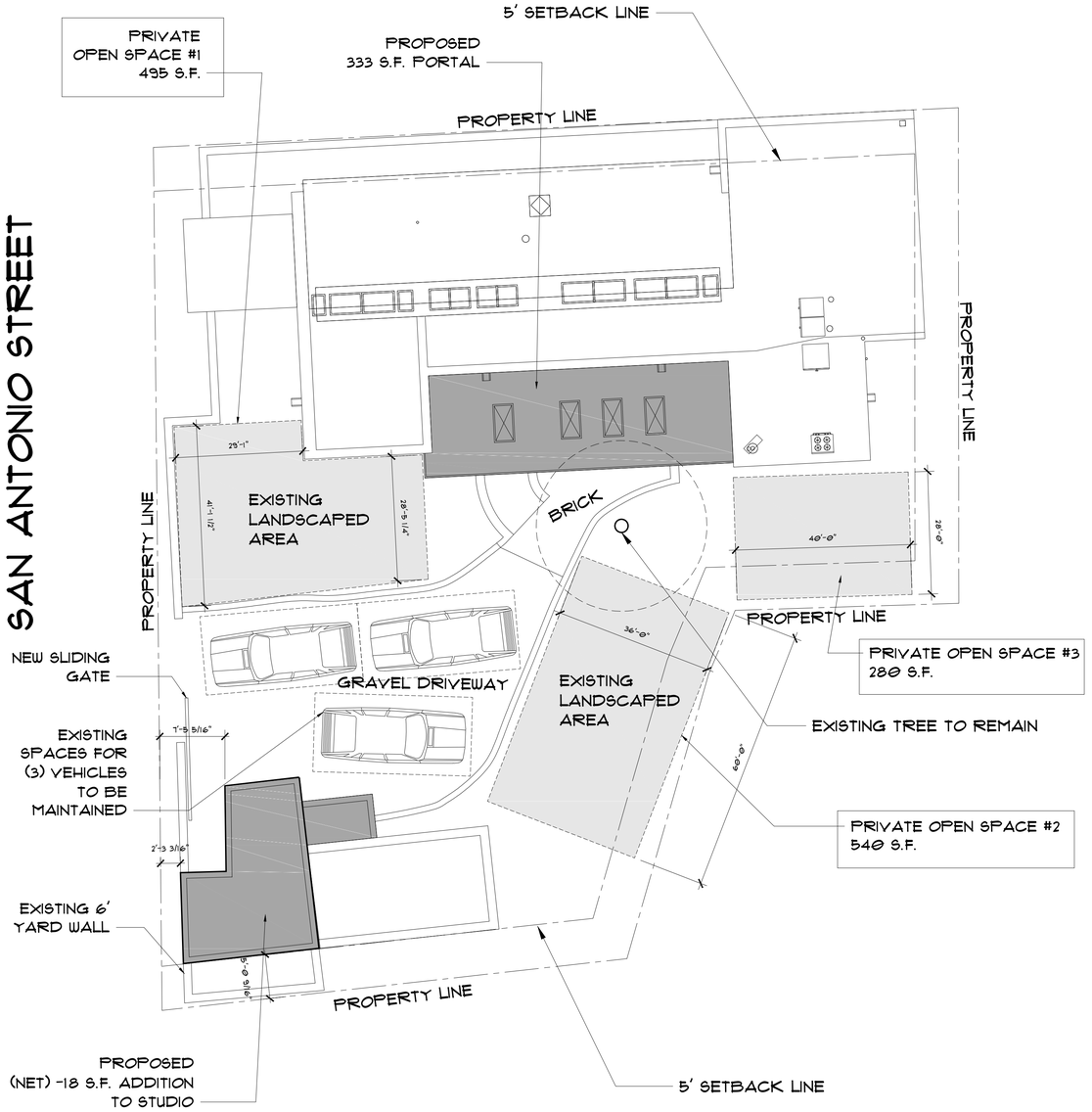
SCALE - AS NOTED

DATE - 3/27/2025

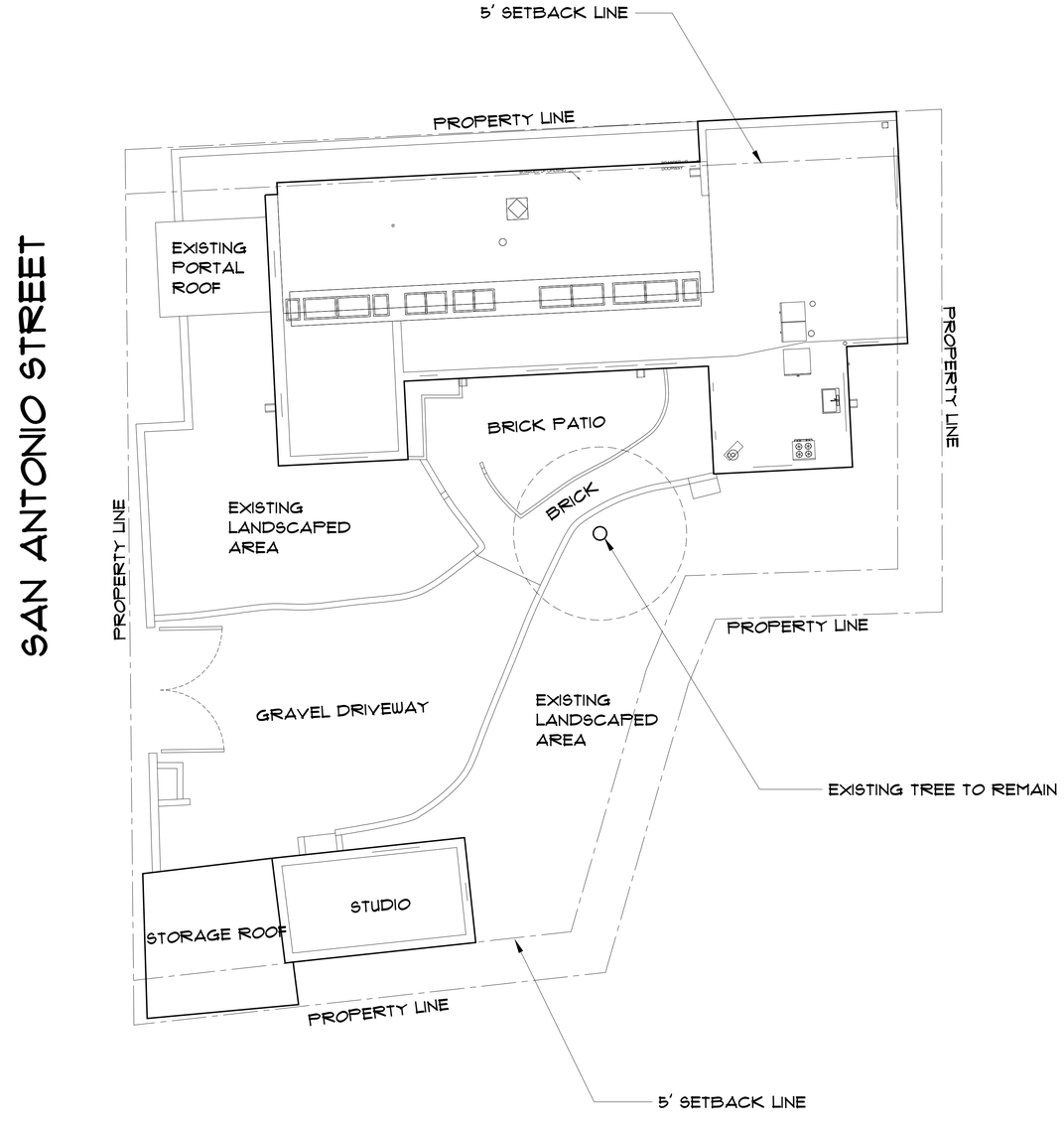
COVER SHEET / SITE PLAN

MILES RESIDENCE
557 SAN ANTONIO ST., SANTA FE, NM 87501

CVR



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



1 EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

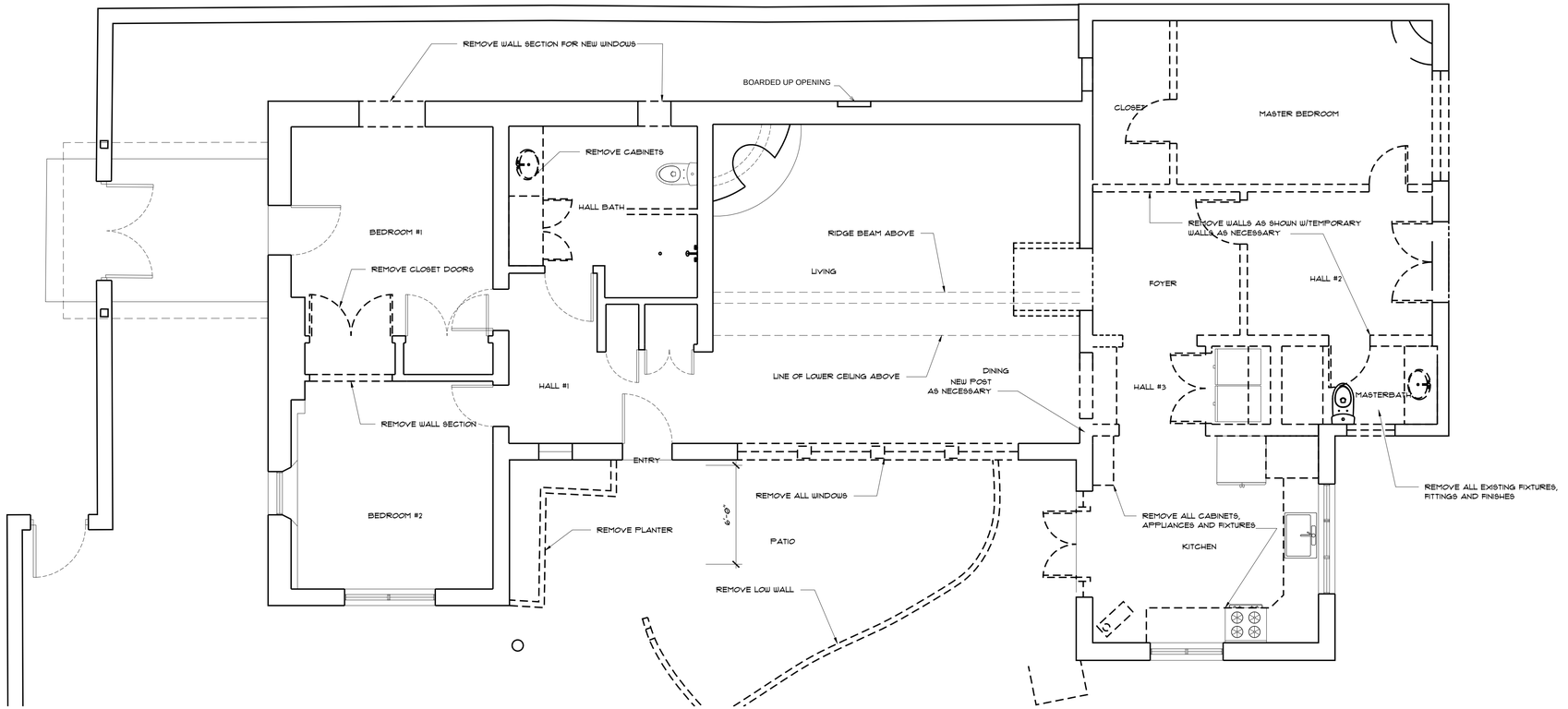
SCALE - AS NOTED

DATE - 3/27/2025

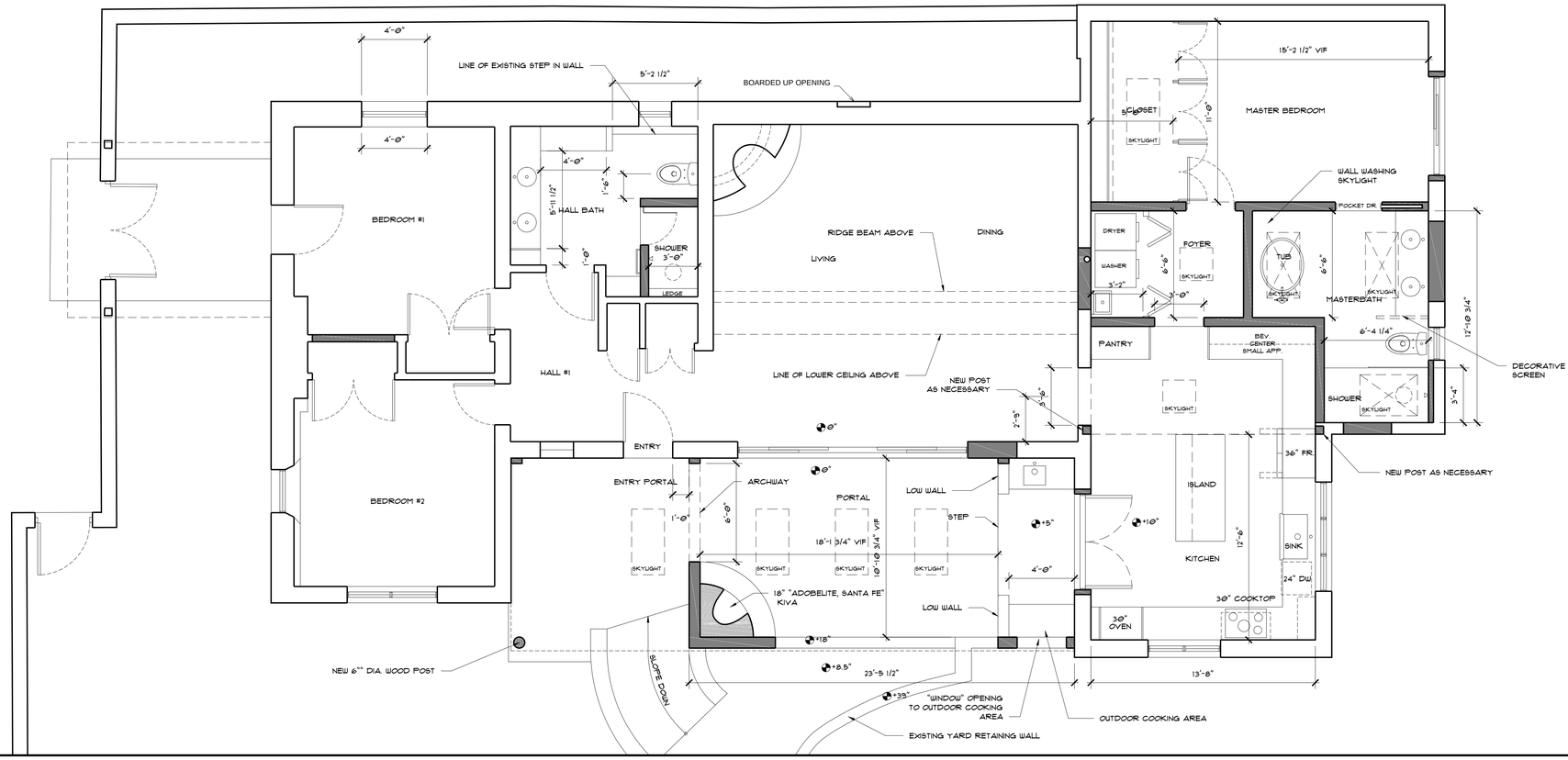
EXISTING & PROPOSED SITE PLANS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A100



1 EXISTING FLOOR PLAN W/SELECTIVE DEMOLITION PLAN



2 PROPOSED FLOOR PLAN

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

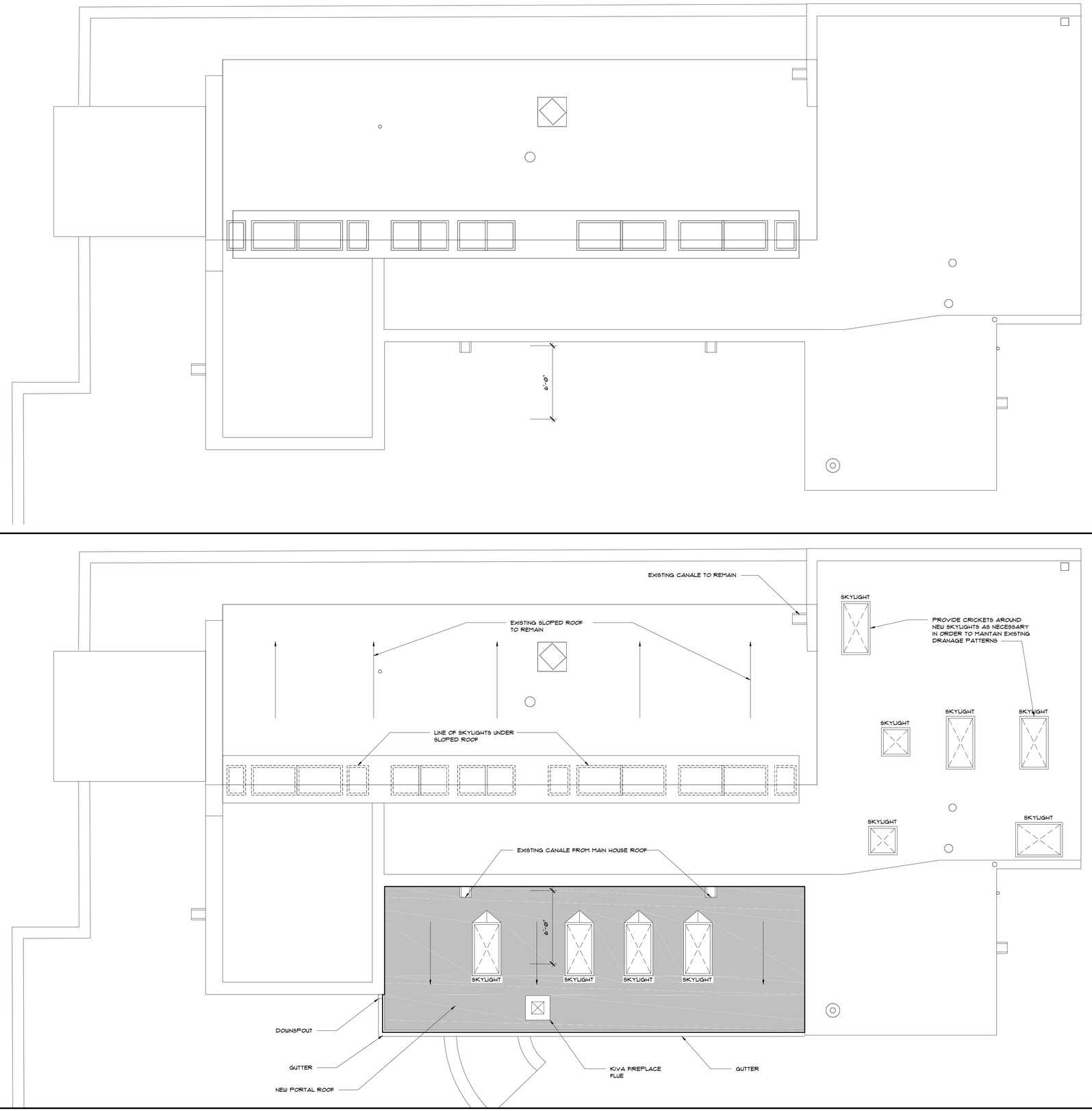
SCALE - 1/4" = 1'-0"

DATE - 3/27/2025

EXISTING (DEMOLITION) & PROPOSED MAIN HOUSE FLOOR PLANS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A101



1 EXISTING ROOF PLAN (MAIN HOUSE)

2 PROPOSED ROOF PLAN (MAIN HOUSE)

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

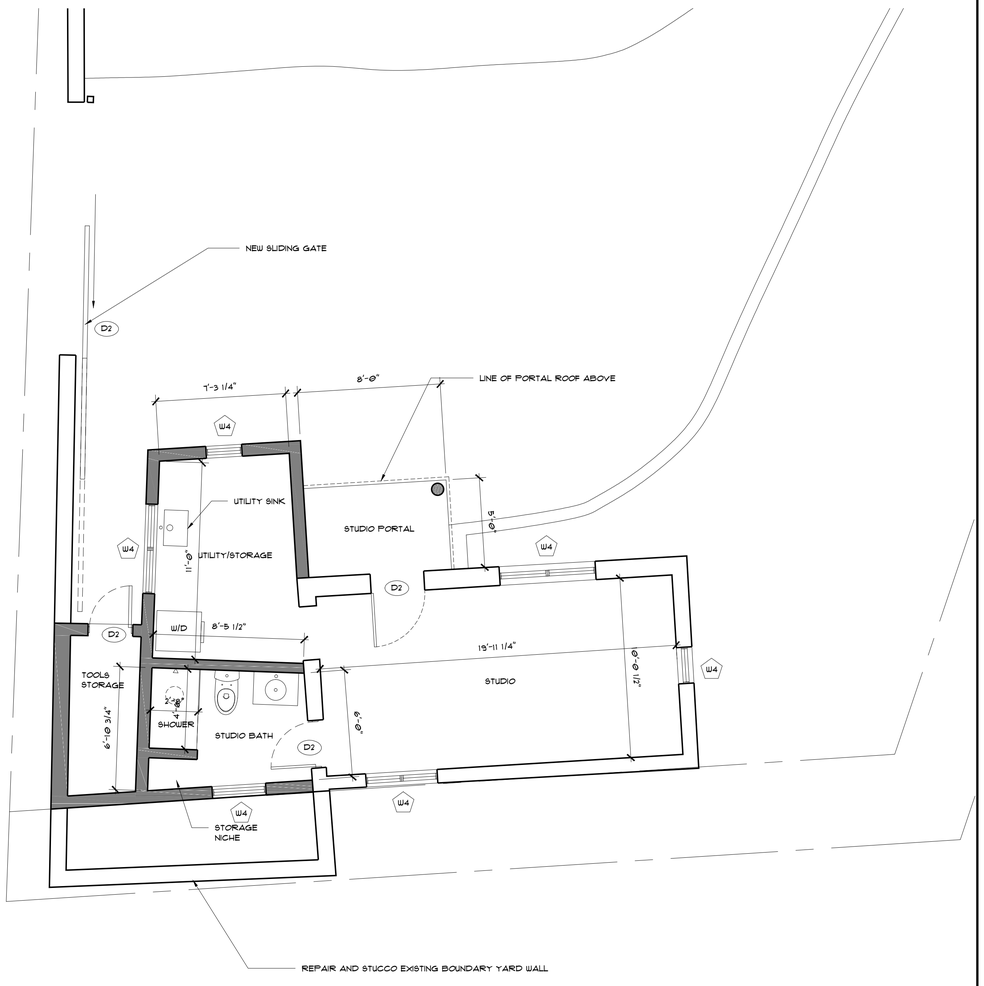
SCALE - 1/4" = 1'-0"

DATE - 3/27/2025

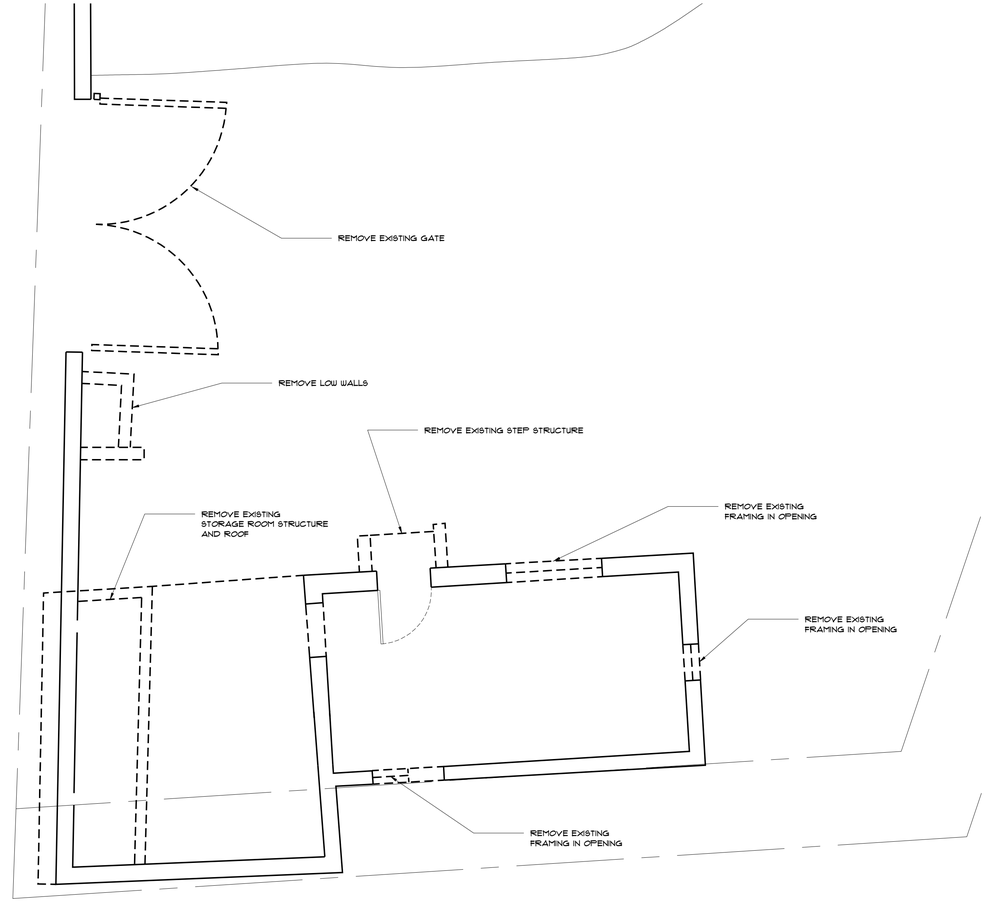
EXISTING & PROPOSED MAIN HOUSE ROOF PLANS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A102



2 PROPOSED STUDIO FLOOR PLAN



1 EXISTING STUDIO (DEMOLITION) FLOOR PLAN

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

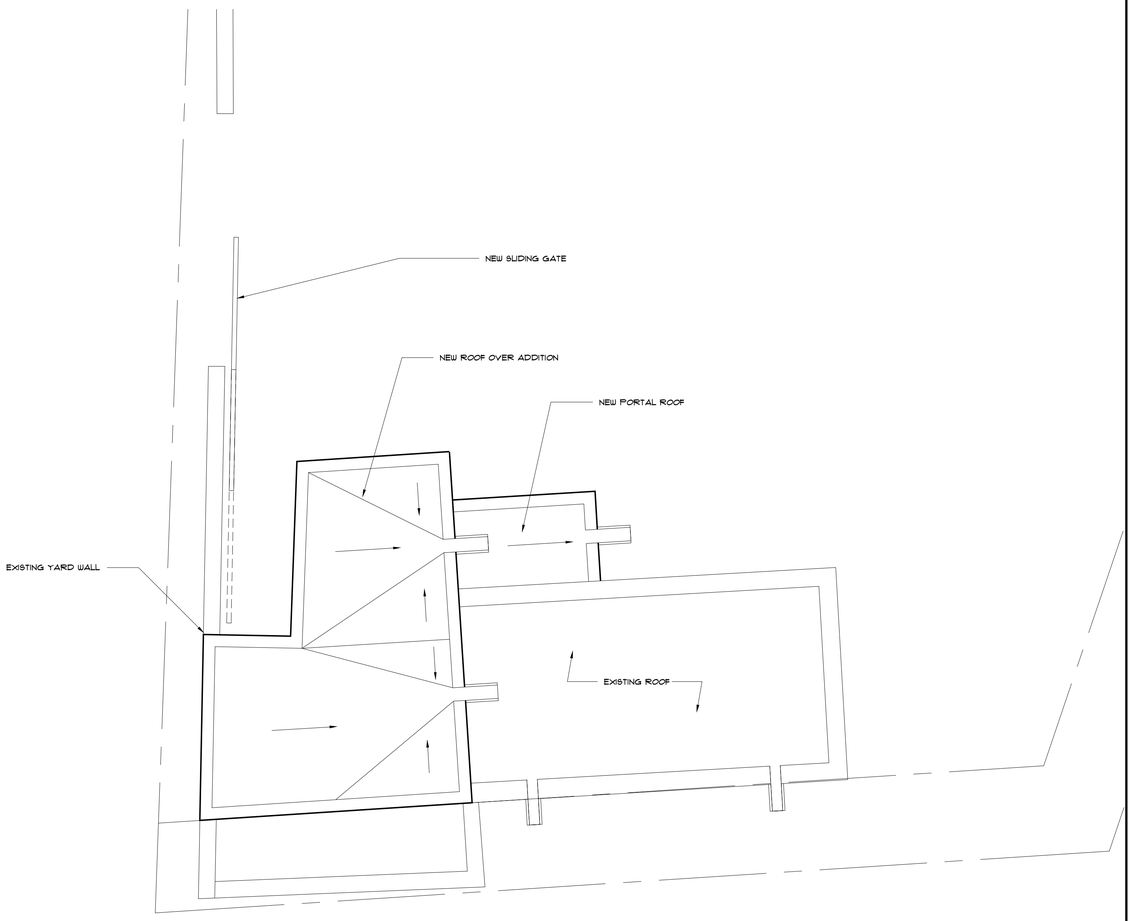
SCALE - 1/4" = 1'-0"

DATE - 3/27/2025

EXISTING & PROPOSED STUDIO FLOOR PLANS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A111



2 PROPOSED STUDIO FLOOR PLAN

1 EXISTING STUDIO (DEMOLITION) FLOOR PLAN

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

NORTH

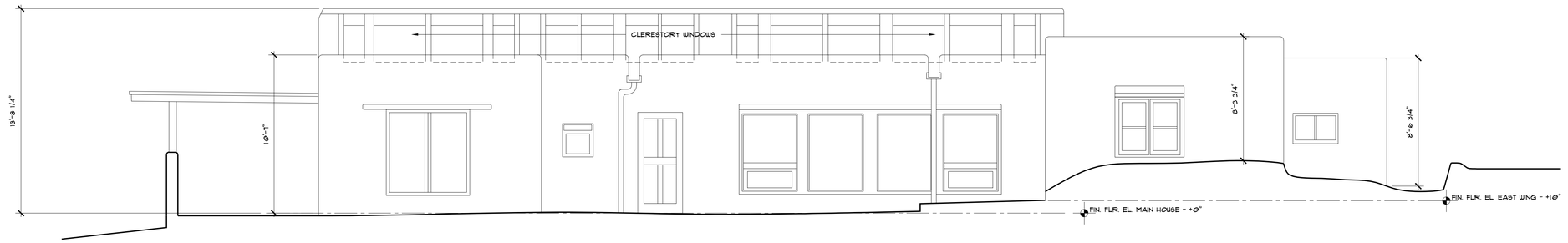
SCALE - 1/4" = 1'-0"

DATE - 3/27/2025

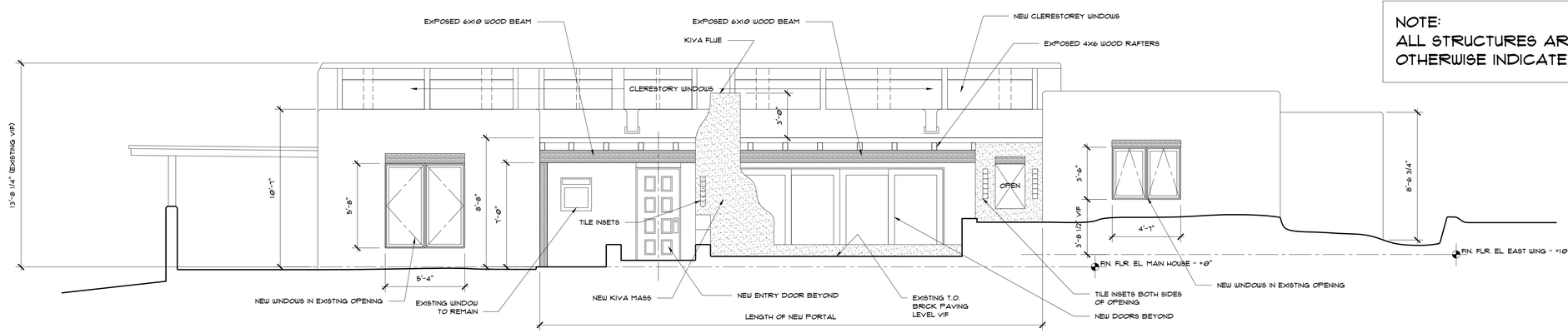
EXISTING & PROPOSED STUDIO ROOF PLANS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A112

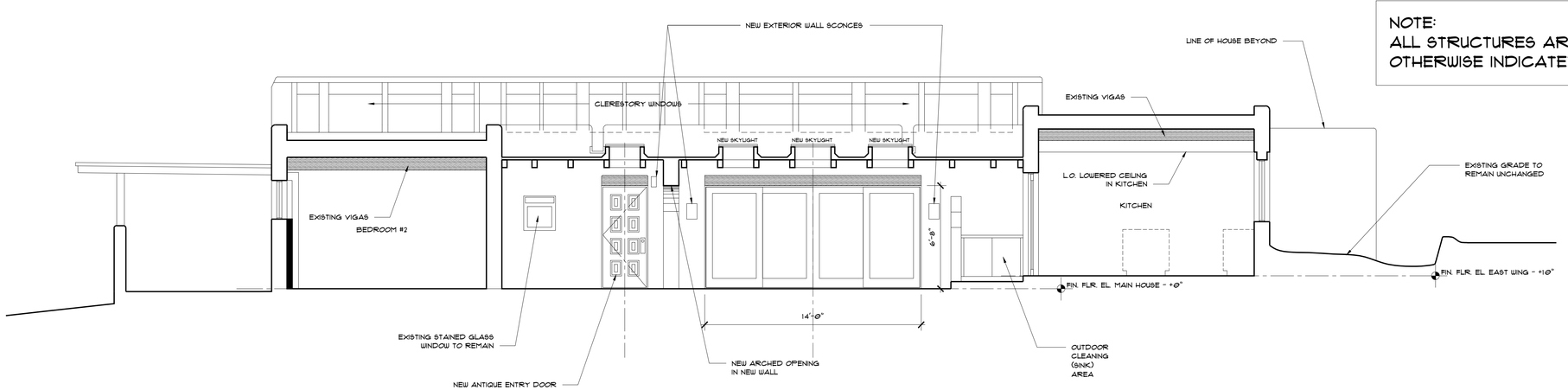


1 EXISTING SOUTH ELEVATION



NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.

2 PROPOSED SOUTH ELEVATION



NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.

3 PROPOSED SOUTH ELEVATION (UNDER PORTAL)

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

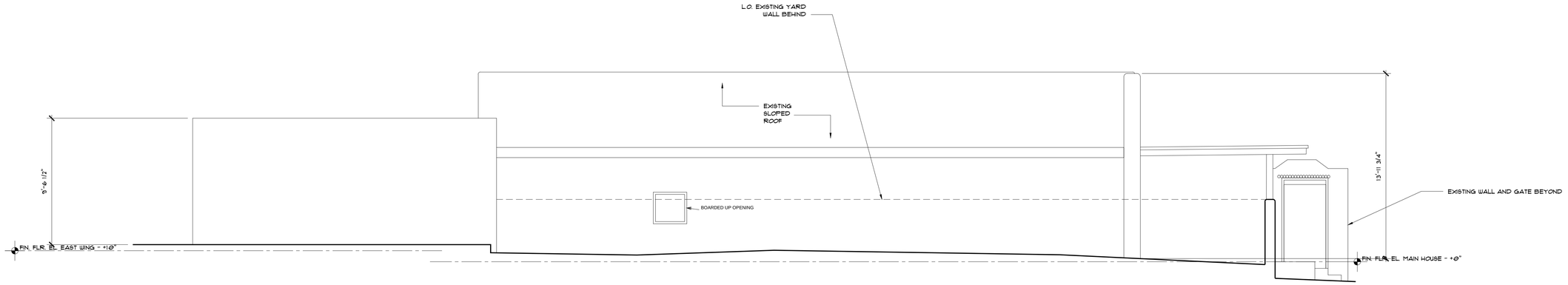
EXISTING & PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS

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

DATE - 3/27/2025

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

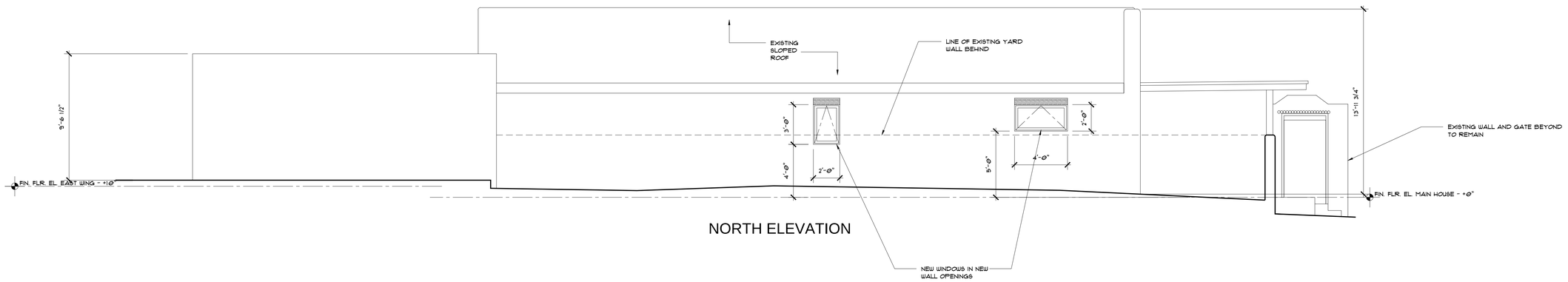
A200



NORTH ELEVATION

1 EXISTING NORTH ELEVATION

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



NORTH ELEVATION

2 PROPOSED NORTH ELEVATION

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

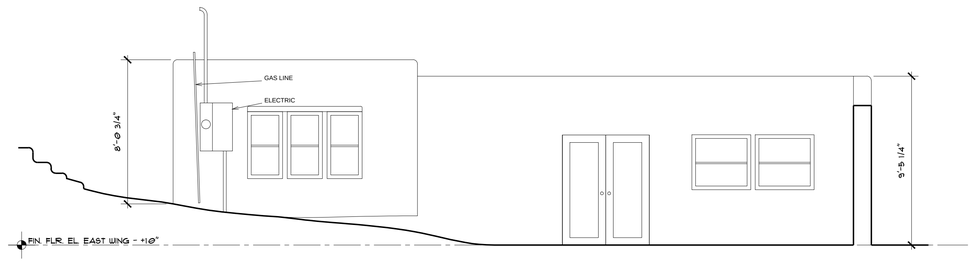
EXISTING & PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS

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

DATE - 3/27/2025

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A201



EAST ELEVATION

3

1 EXISTING EAST ELEVATION

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.

EAST ELEVATION

4

2 PROPOSED EAST ELEVATION

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

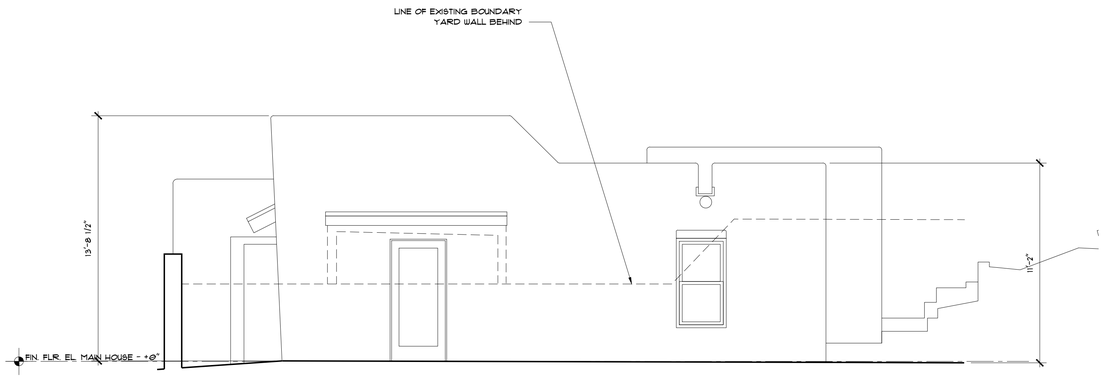
EXISTING & PROPOSED
MAIN HOUSE EXTERIOR ELEVATIONS

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

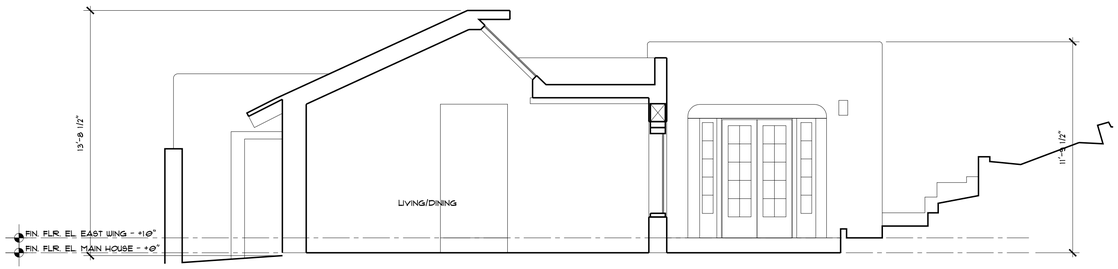
DATE - 3/27/2025

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A202



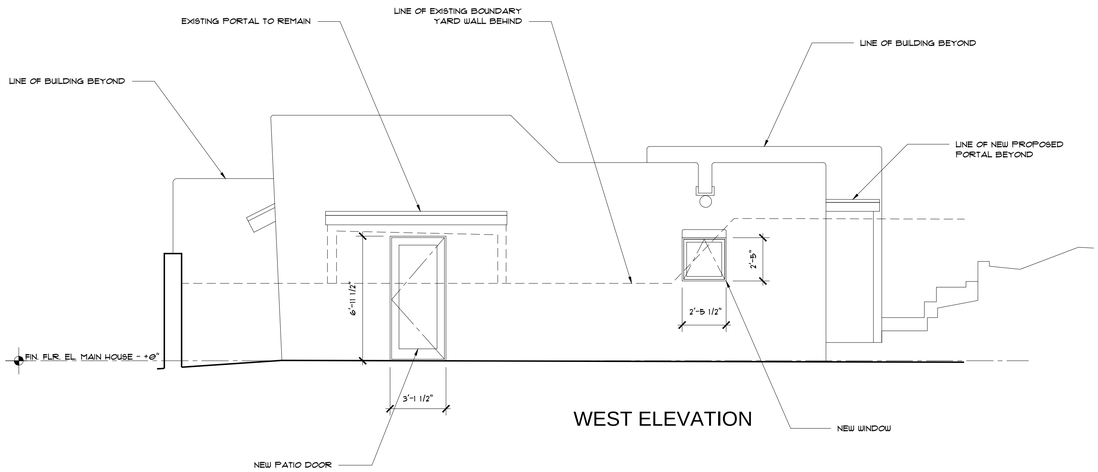
WEST ELEVATION



WEST ELEVATION

3 EXISTING WEST ELEVATION

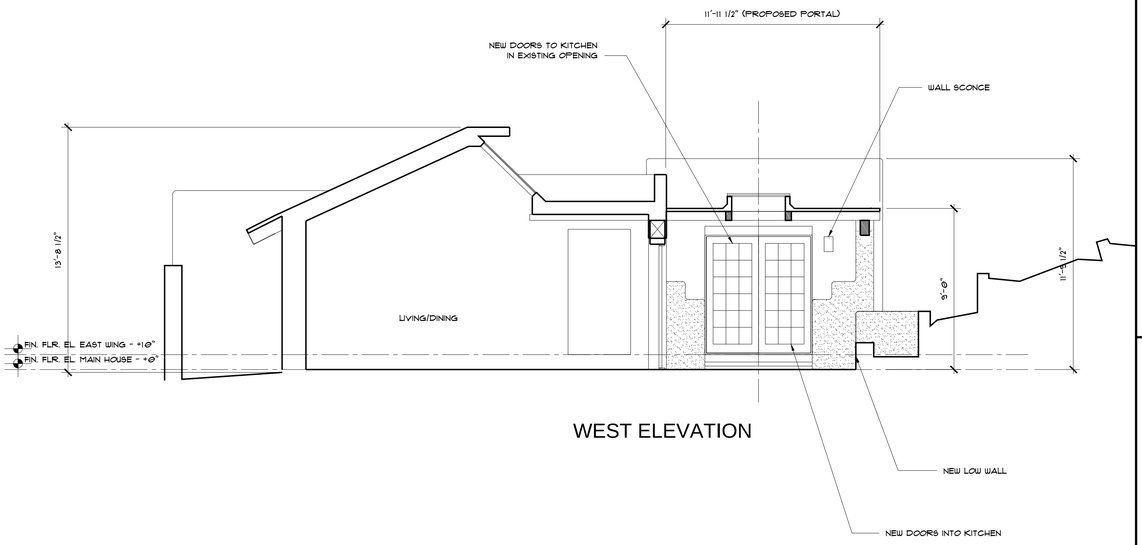
NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



WEST ELEVATION

1 EXISTING WEST ELEVATION (FROM COURTYARD)

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



WEST ELEVATION

4 PROPOSED WEST ELEVATION

2 PROPOSED WEST ELEVATION (FROM COURTYARD/PORTAL)

JUICEKITCHEN DESIGN WORKSHOP

1219 CERRO GORDO RD.
SANTA FE, NM 87501

505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

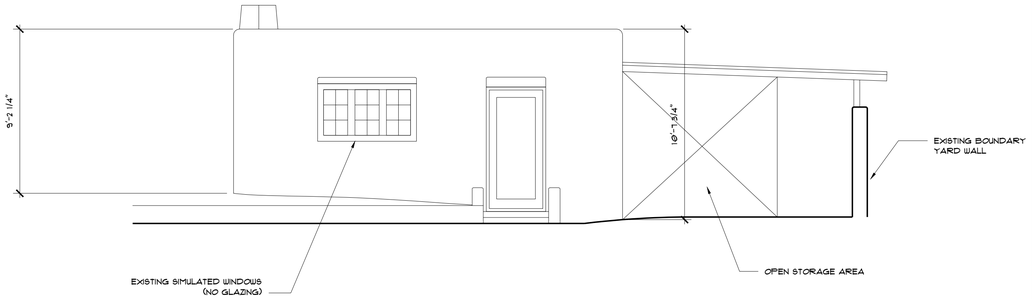
EXISTING & PROPOSED MAIN HOUSE EXTERIOR ELEVATIONS

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

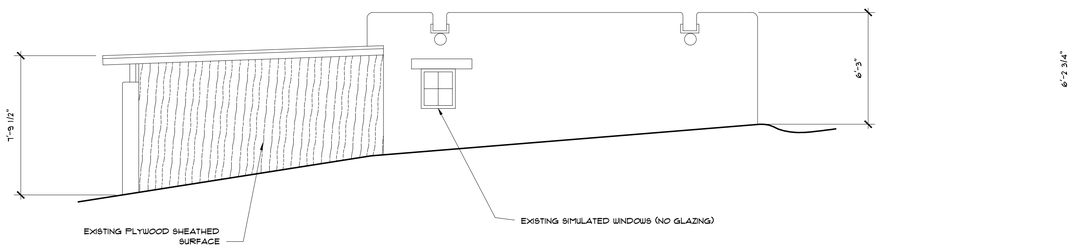
DATE - 3/27/2025

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A203

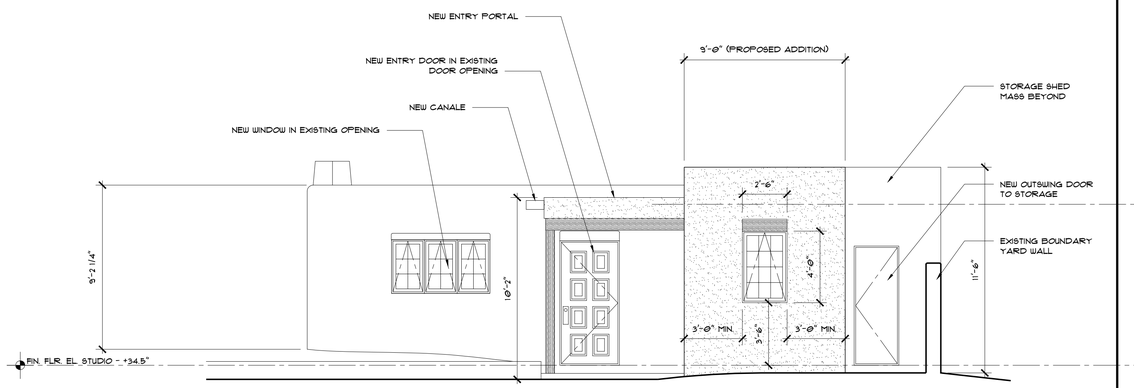


1 EXISTING STUDIO NORTH ELEVATION



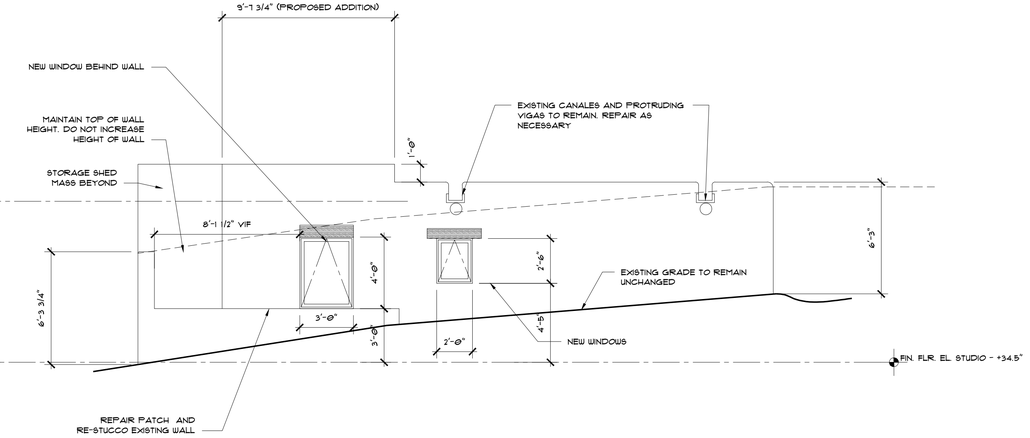
2 EXISTING STUDIO SOUTH ELEVATION

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



3 PROPOSED STUDIO NORTH ELEVATION

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



4 PROPOSED STUDIO SOUTH ELEVATION

JUICEKITCHEN DESIGN WORKSHOP
1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

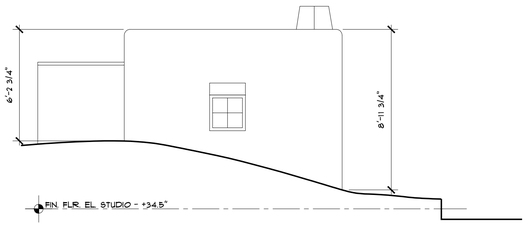
EXISTING & PROPOSED STUDIO EXTERIOR ELEVATIONS

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

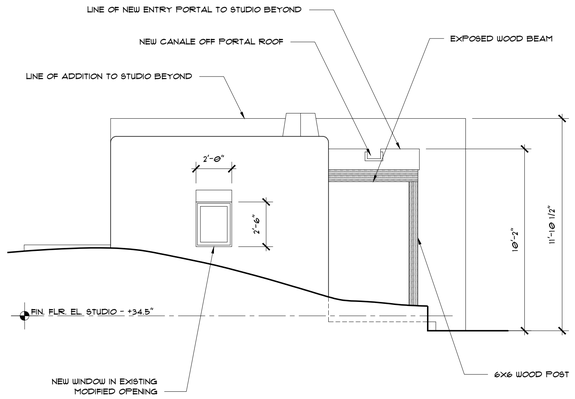
DATE - 3/27/2025

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A204

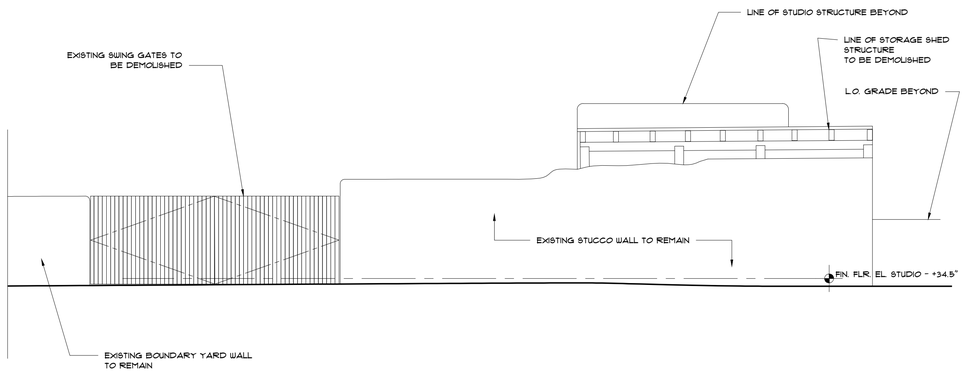


4 EXISTING STUDIO EAST ELEVATION



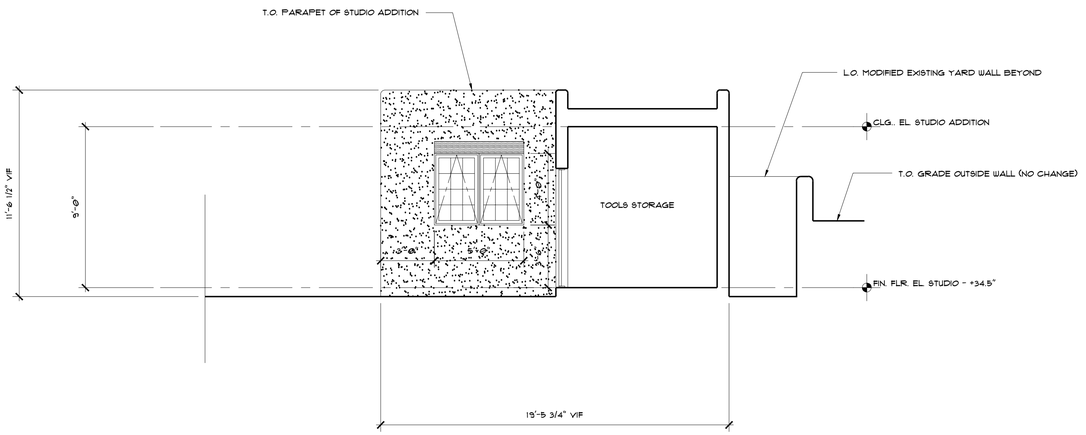
4 PROPOSED STUDIO EAST ELEVATION

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



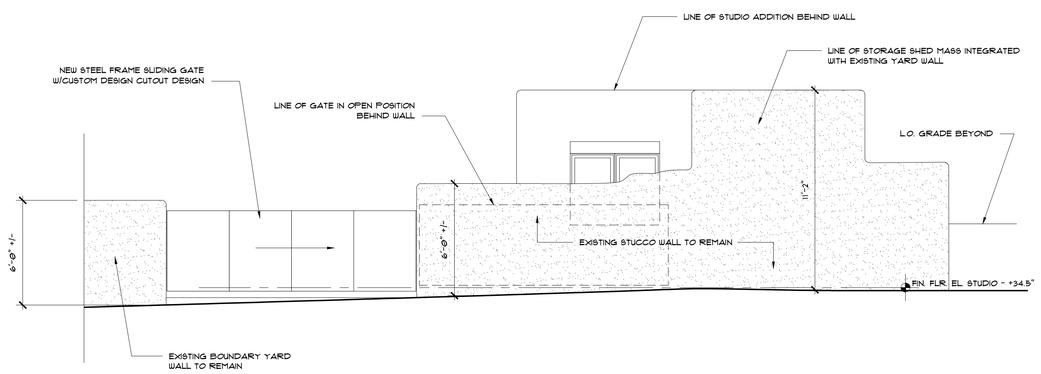
1 EXISTING STUDIO WEST ELEVATION (FROM STREET)

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



5 PROPOSED STUDIO WEST ELEVATION (FROM INSIDE WALL)

NOTE:
ALL STRUCTURES ARE EXISTING UNLESS OTHERWISE INDICATED.



3 PROPOSED STUDIO WEST ELEVATION (FROM STREET)

JUICEKITCHEN DESIGN WORKSHOP
1219 CERRO GORDO RD.
SANTA FE, NM 87501
505.920.9128
JU@JUICEKITCHENDESIGNWORKSHOP.COM

REVISION -

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

DATE - 3/27/2025

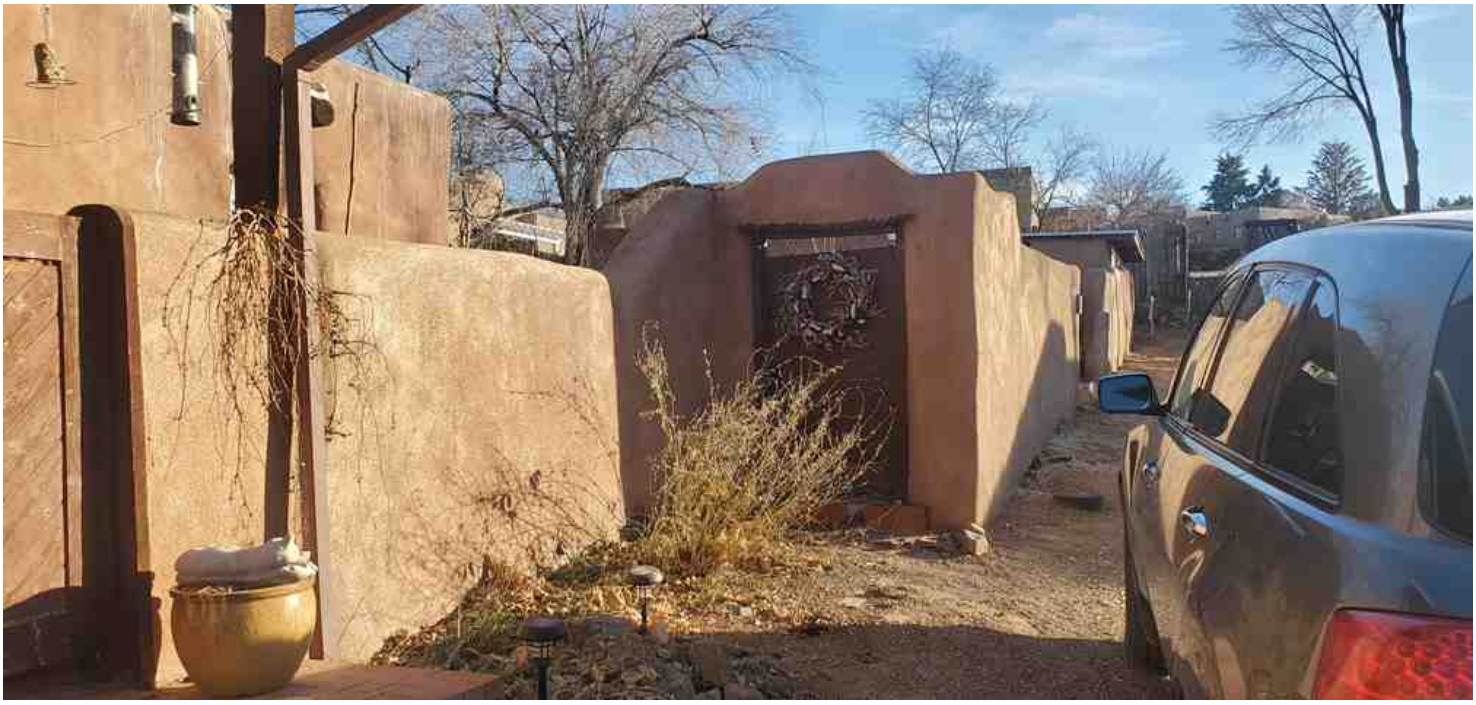
EXISTING & PROPOSED STUDIO EXTERIOR ELEVATIONS

MILES RESIDENCE
557 SAN ANTONIO ST, SANTA FE, NM 87501

A205

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

View from San Antonio St



View from San Antonio St

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

View from San Antonio St - Vehicular Gate

View from San Antonio St - South End of Property

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

View of Back Corner @ Southwest corner of Property

South Elevation View of Studio Structure

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

Southeast Corner of Studio Structure from back alley

View of Main House from San Antonio Street

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

West End of Main House

West Wing of Main House

South View of Main House

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

South View of Kitchen Mass

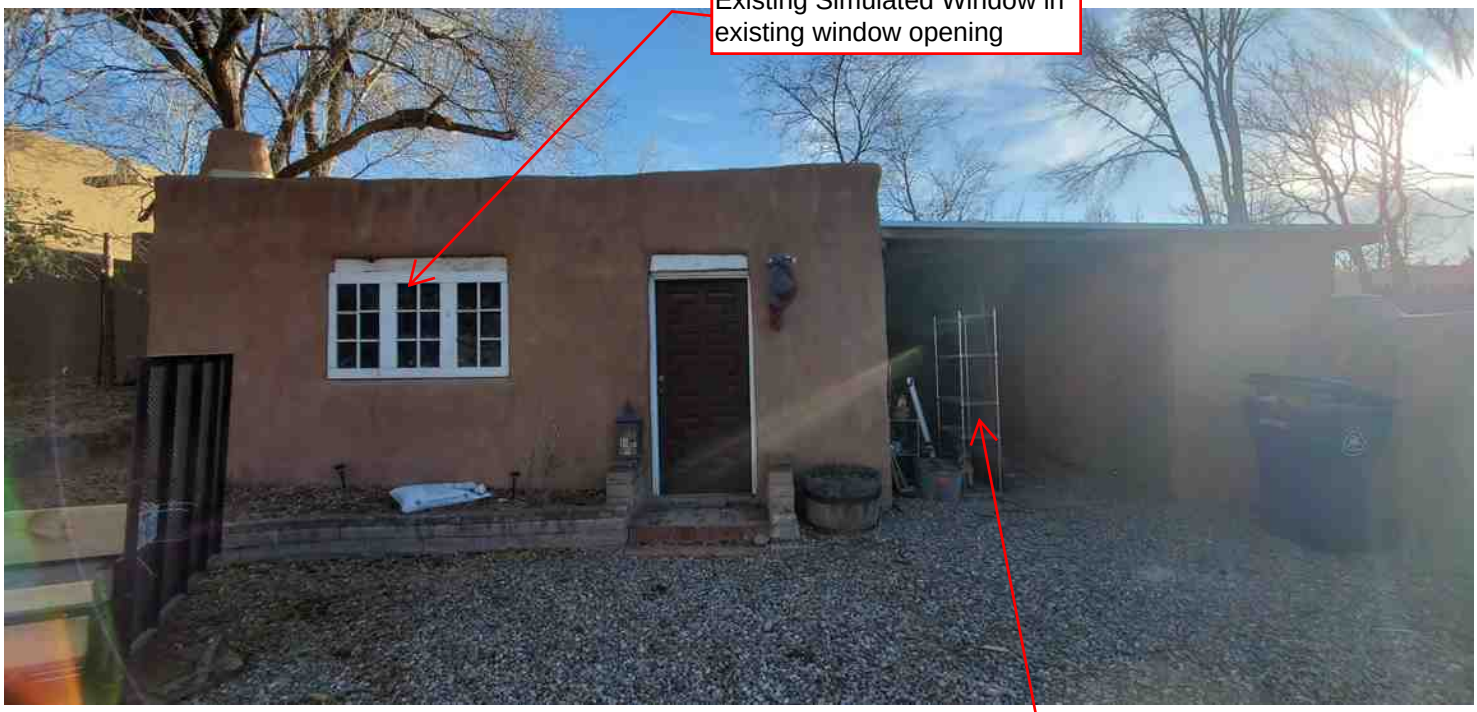
Southeast Corner of Kitchen Mass

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025

South View of East Wing

East End of East Wing

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXISTING CONDITIONS
3/24/2025



North View of Studio

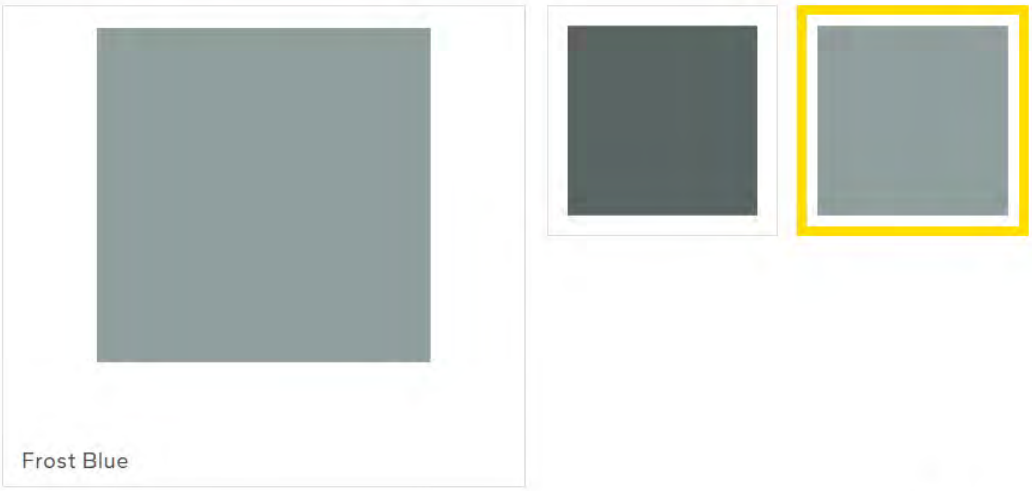
Studio Storage Area

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXTERIOR DOOR AND WINDOW COLORS
3/27/2025

DOOR AND WINDOW SASHES

EXTRUDED ALUMINUM-CLAD EXTERIORS

All wood sliding patio doors and Pella Reserve hinged patio doors are available with extruded aluminum-clad exteriors for exceptional durability. Available in dozens of standard colors and custom colors on Pella Reserve to meet your design needs. Our EnduraClad exterior finish resists chalking and fading. EnduraClad Plus is also available on select products for enhanced durability.[26]

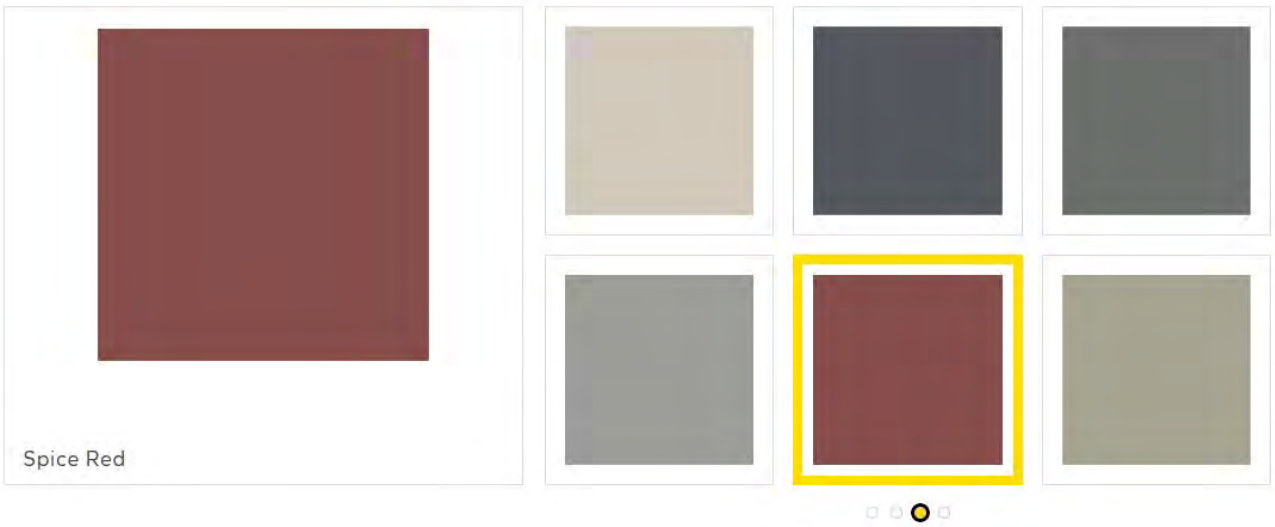


Frost Blue

DOOR AND WINDOW FRAMES

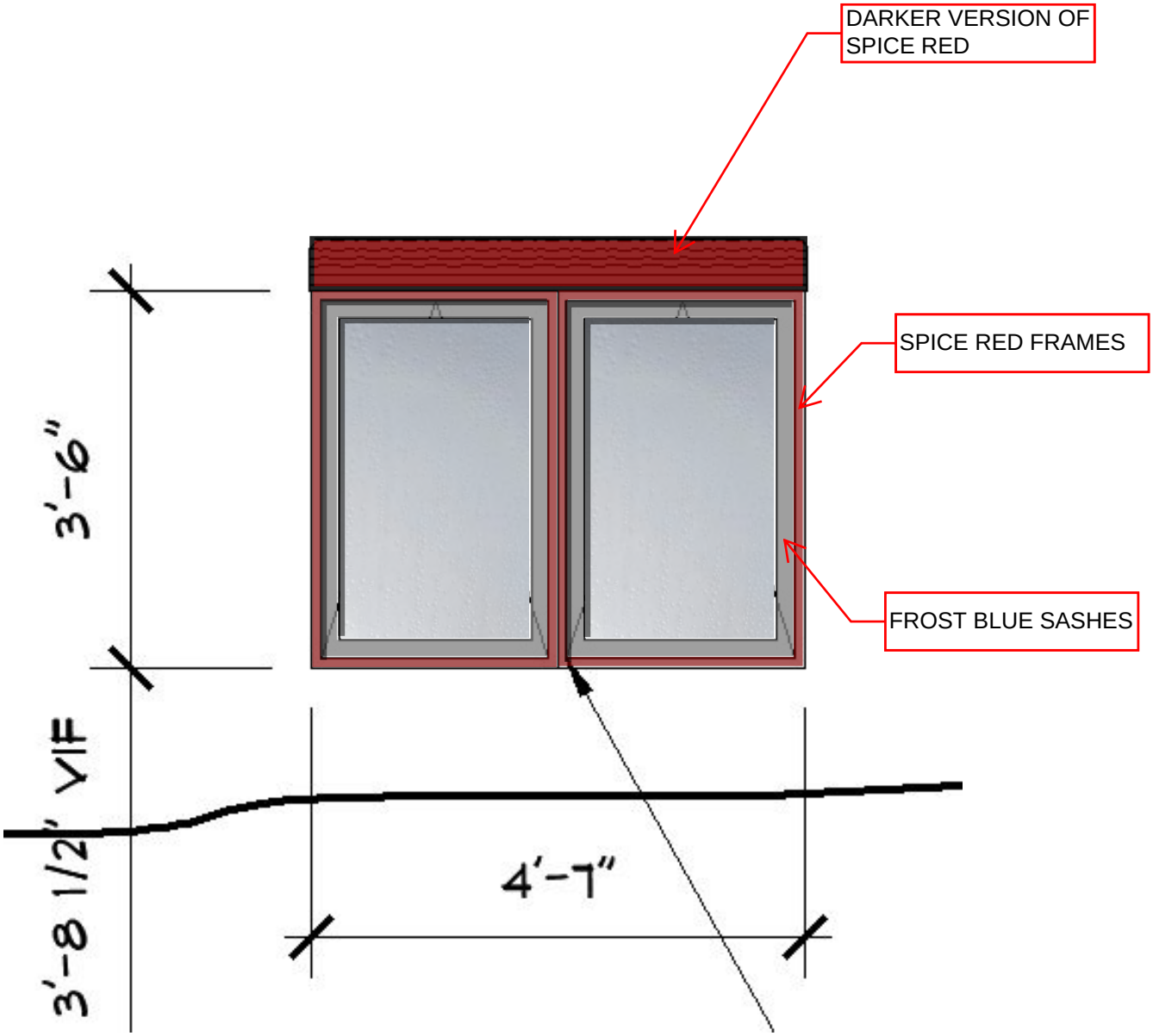
EXTRUDED ALUMINUM-CLAD EXTERIORS

All wood sliding patio doors and Pella Reserve hinged patio doors are available with extruded aluminum-clad exteriors for exceptional durability. Available in dozens of standard colors and custom colors on Pella Reserve to meet your design needs. Our EnduraClad exterior finish resists chalking and fading. EnduraClad Plus is also available on select products for enhanced durability.[26]



Spice Red

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
EXTERIOR DOOR AND WINDOW COLORS
3/27/2025



557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
PROPOSED EXTERIOR SCONCE
3/25/2025

HUMMINGBIRD CERAMIC WALL SCONCE
SIZE 9” H x 7” W x 4” D

557 SAN ANTONIO ST, SANTA FE, NM 87501
MILES RESIDENCE
PROPOSED STUCCO COLOR
3/25/2025

LaHabra

8 lb. Stucco Finish Patch #114 Desert Rose

Questions & Answers

Hover Image to Zoom

City of Santa Fe, New Mexico

memo

DATE: May 27, 2025

TO: Historic Districts Review Board

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

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

---

2025-010350-HDRB, 907 Don Miguel Pl., Downtown and Eastside Historic District, Contributing, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, owners, propose alterations to the main residence, and the following additions: a new 48 sq. ft. entry portal on the west primary façade, a new detached 118 sq. ft. storage room with a 181 sq. ft. portal, and a new detached 185 sq. ft. garage.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Primary Façade Diagram & Previous Case Documents	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

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

Sample motions:

a. Approve or deny Case #2025-010350 to allow these alterations to 907 Don Miguel Place.

b. Approve or deny Case #2025-010350 to allow these alterations to 907 Don Miguel Place subject to conditions.

Should the Board deny the application 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 907 Don Miguel Place is listed as contributing to the Downtown and Eastside Historic District with the west façade designated as primary excluding the portal and non-historic material. Constructed in 1949 on a 0.13-acre lot totaling 640 sq. ft. of roofed area. 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. A New Mexico Historic Building Inventory (HBI) form was completed on the structure in 1983, 1992, and a Historic Cultural Property Inventory (HCPI) form in 2006.

A non-historic woodshed is 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.

Previous Historic Districts Review Board (HDRB) cases include:

On November 26, 2024, in Case No. 2024-009376-HDRB, the HDRB moved to retain the contributing status of the main house with the west façade designated as primary and to exclude the portal and non-historic materials. Designate the shed as non-contributing. The motion was passed unanimously.

On November 14, 2006, in Case No. H-06-102, the HDRB upgraded the historic status of the main residential building to contributing.

907 Don Miguel Place: Façade Diagram

Figure 1

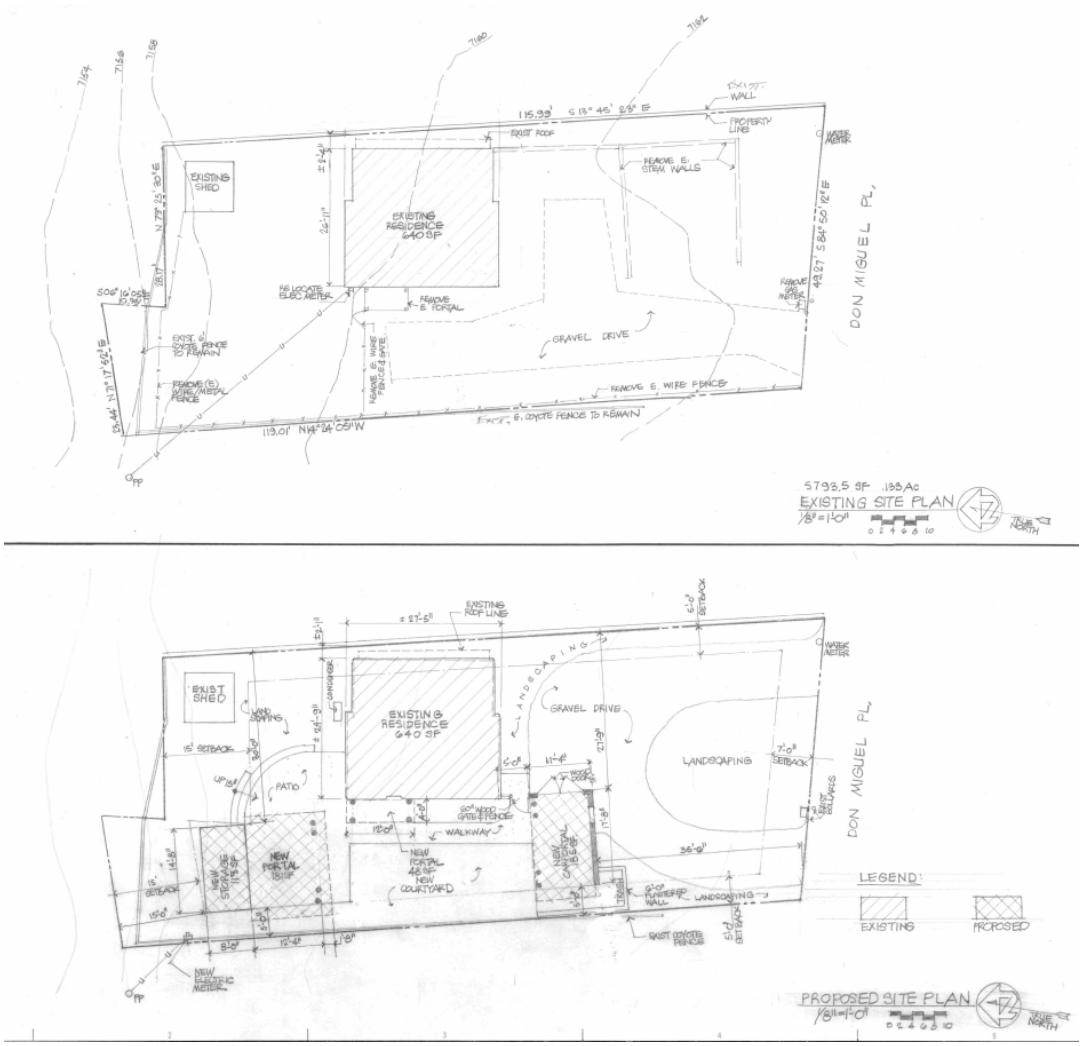

EXISTING SITE PLAN
5793.5 SF .133 Ac
EXISTING RESIDENCE 640 SF
EXISTING SHED
GRAVEL DRIVE
DON MIGUEL PL.
PROPOSED SITE PLAN
LANDSCAPING
PATIO
WALKWAY
NEW COURTYARD
LEGEND:
EXISTING
PROPOSED

Figure 2

Don Miguel Place – Looking North East
Figure 3

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Construct a new 48 sq. ft. entry portal on the west primary façade.
2) Construct a new detached 118 sq. ft. storage room with a 181 sq. ft. portal.
3) Construct a new detached 185 sq. ft. garage.
4) Raise the height of the parapet to 1'-4" to a maximum height of 9'-6".
5) Replace non-historic doors and windows with other minor alterations.

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 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 Survey
907 Don Miguel Place
Santa Fe, NM

Santa Fe Historic Review District

051600223 (H1869)

prepared for

Santa Fe Planning Division
Historic Design Review Board

Lisa Ortiz, Applicant

prepared by

Thomas McIntosh, RPA
dba ArcCom Archaeological Compliance Consultant
Historic Preservation Consultant
City List of Certified Architectural Surveyors
Post Office Box 89 Santa Fe, NM 87504
505-982-2341

August 15, 2006

Abstract

907 Don Miguel Place is considered for status review. A survey conducted by Thomas McIntosh dba ArcCom on 07-20-2006 included an exterior inspection of structural components and fenestrations, dimensions, relationship to the neighborhood, and historic relevance. 907 Don Miguel Place is located within the Santa Fe Historic Review District and within one block of the Arroyo Tierra Blanca, of 17th Century antiquity.

Built in 1949, 907 Don Miguel Place meets the age criterion for contributing status. Four alterations are noted, two of which are known to post-date 1958, and believed to be non-contributing. The post-1958 structural addition of a concrete stem wall on the south elevation is a remnant of an unfinished room addition. This foundation is not noted on a 1983 HCPI survey form, which helps date this alteration to post-1983. Another post-1958, post 1983 alteration is the frame portal addition on the west elevation. Both of these alterations are noted on a 1992 HCPI survey form.

Previous HCPI surveys were conducted on 907 Don Miguel Place, each assigning a non-contributing status to the structure. ArcCom concurs with these previous recommendations of non-contributing status, and recommends to the Historic Design and Review Board that 907 Don Miguel Place is given "non-contributing" status at this time.

Table of Contents

1.	HCPI Form 1	1
2.	HCPI Form 2	4
	A. References Cited	5
	B. Site Plan	6
3.	HCPI Continuation Form	7
4.	List of Exhibits	11
	A. Maps	
	1. 1:24,000 Topographic Locational	12-13
	2. National Register of Historic Places and State Register of Cultural Properties	14 15
	3. Eastside Historic District	15
	4. J. J. Stoner 1882: Bird's Eye View of the City of Santa Fe, NM	16
	B. Aerial Photographs	
	1. 1935 Soil Conservation Service	17
	2. 1954 Army Map Service Project 120	18
	3. 2005 Middle Rio Grande Council of Governments	19
	C. Neighborhood Photographs	20
	D. Previous HCPI Survey Forms	
	1. 1992	21
	2. 1983	23

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
None	907 Don Miguel Place Santa Fe, NM	051600223 (H1869)
		4. County Santa Fe County, NM.

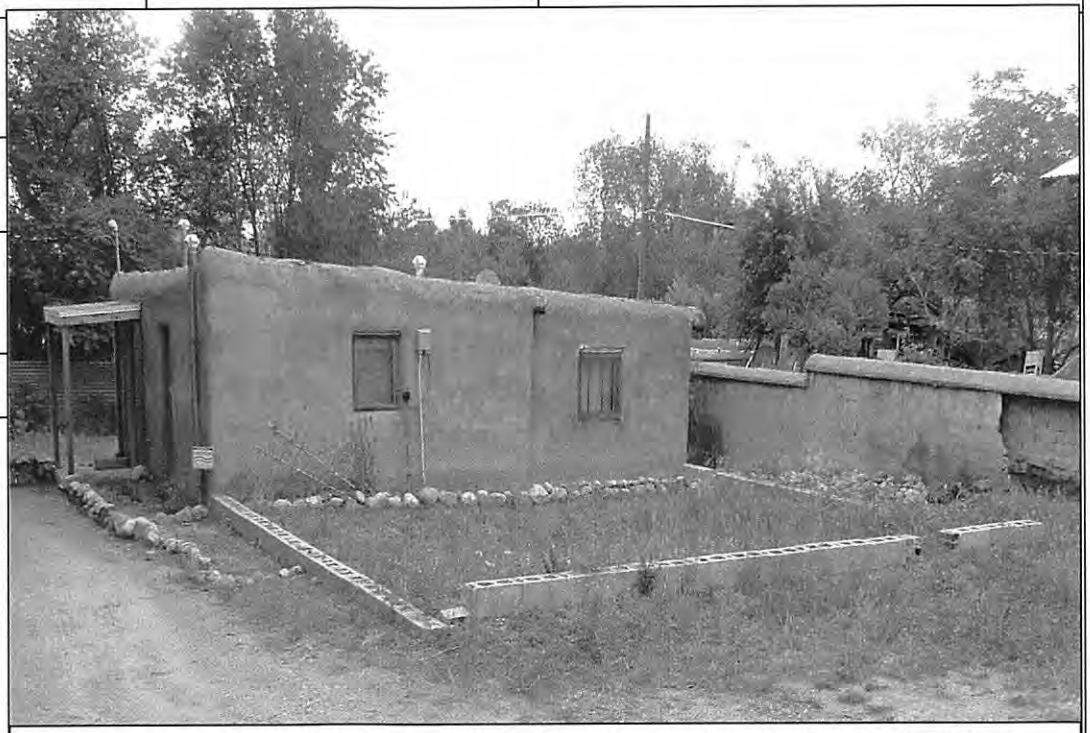
5. Property Type:
X_ Building __ Structure
__ Site __ Object

6. Date of Survey:
July 20, 2006

7. Previous Survey Date(s):
June 16, 1983
May 5, 1992

8. Name of Project:
Lisa Ortiz Family

9. UTM NAD 27
Zone: 13S
Easting: 416534
Northing: 3948275
Elevation: 7,153 ft. amsl



1. View north of south elevation with stem wall alteration (ArcCom 07-20-06).

10. Photo Information: digital on file at ArcCom.

11. Brief Description of the Property: Single-story 640 square foot vernacular adobe dwelling built in 1949, now tenant-occupied and in poor condition. Interior includes living room, kitchen, bedroom, and bathroom. Roof is rolled asphalt composition and appears to have been recently repaired and in fair condition. Cinderblock alteration attached to south dwelling wall. Other alterations include front door portal addition, replacement metal casement window on west elevation, and covered (plastered) window on south elevation. The cinderblock stem wall and the west elevation portal do not appear on 1958 NMDOT aerial photograph (p. 8) or 1983 HCPI survey form (p. 23). 907 Don Miguel Place is located within the Santa Fe Historic Review District.

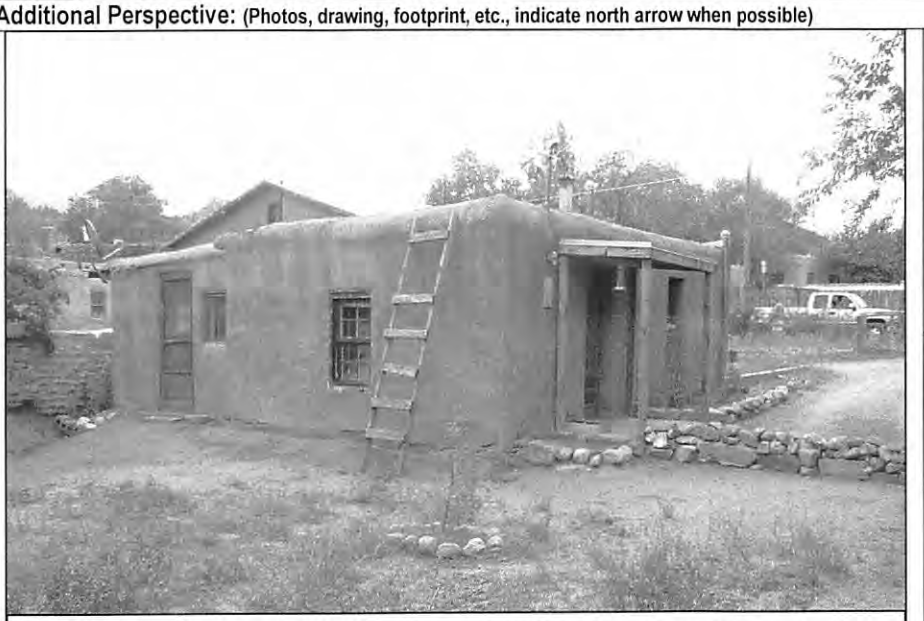
12. Who uses the property? Tenant-occupied..

13. Construction Date:
Date: 1949 X Known ___ Estimated Source: 1) personal communication from Cruz Rios, third-generation lifelong resident of 909 Don Miguel Place, July 20, 2006. 2) Hudspeth City Directories 1949 is first entry.

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

15. Relationship to Surroundings: X Similar Dissimilar
Comments: neighbor hood is combination of vernacular and Spanish-pueblo revival (p. 21).

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



2. View south of north (left) and west (right) elevation. Frame portal on west elevation is a post-1958 alteration (ArcCom 07-20-06).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
PO Box 89
Santa Fe, NM 87504
505-982-2341

18. Owner (if known) and other knowledgeable people:
Owner 1949-2001: Dionicio Chavez
Owner 2001-present: Gilbert and Helen Ortiz
Neighbor: Cruz Rios
909 Don Miguel Place. Lifelong third-generation neighbor.

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

20. Significance to Current Community: __ Unknown X None Low Moderate High
Describe: Non Contributing Alterations:

a. south elevation cinder block stem wall on south elevation believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
b. west elevation front door portal believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
c. west elevation metal casement window replacement (date not known);
d. south elevation window removal without replacement (plaster covered; date not known).

21. Other Significance or Information of Interest: The historic antiquity of the Camino del Monte Sol Historic District is rich with Spanish Colonial lore. One such documented story told by David H. Snow, Historian, is especially memorable, and suggests that the river terraces southeast of the Plaza near the peripheries of the Barrio de Analco, remained subject to attack by Apache, Utes, Navajos, and others well after the Pueblo Revolt and Reconquest. Snow remarks on the Colonial Period importance of the Arroyo de Tierra Blanca, less than 200 meters (656 feet) west of 907 Don Miguel Place (McIntosh and Snow 2004:23-24). The structure at 907 Don Miguel Place is believed to have been constructed in 1949.

Hernando Martin, witness in a civil claim brought in 1697 in Santa Fe, declared that,

> "....an Indian servant was sent with the mule in order that he go and get the *tierra blanca* and that this declarant then went from this Villa to weed his corn field that is above the *cienega* upriver, and after a short time he heard an alarm toward the side of the hill [on] the road to Pecos, where they found the said Indian dead...." ["....*despacho un indisuelo con el macho para que fuera por la ttierra blanca y questte declarante consecuttivamentte salio destta dha Villa a escardar en su milpa questta por ensima de la zienega asia el rrio arriva y que luego denttro de poco rrato oyo una alarido azia la falda del montte camino de los pecos en donde se allo luego muertto el dho Yndisuelo que iva por la dha tierra....*"] (SANM II:64a Roll 3, frames 10-49. 'Civil claim brought by Antonio Sisneros against Lorenzo de Madrid for non-payment of a mule lost by the latter as a result of having borrowed it for the purpose of carrying an Indian servant to gather tierra blanca. Settled in favor of Sisneros, as the Indian boy was killed by Apaches on the other side of the river by the road to Pecos, and the mule lost.')

Our knowledge of the uses and occupation of lands south of the Santa Fe River, in the newly settled Villa de Santa Fe, rests solely on mention of the extant chapel dedicated to San Miguel, in 1628. How much earlier that structure, and the Mexican Indian residences of the *barrio de Analco* existed, is not known. Not until August of 1680 do documents refer to the "*milpas*" (agricultural fields) of San Miguel, although it can be inferred that they had been under cultivation at least as early as the erection of the church (Hackett and Shelby 1942:13; Kubler 1937). We are, nevertheless, ignorant of the extent of those fields and residences, either of Indians or of Spanish villagers, prior to the Revolt of 1680. The account cited above, however, suggests that the area up river, and south and east of the Analco, generally was not safe for some years following the resettlement of Santa Fe in 1693.

A nearby and readily accessible source of lime, or of white calcareous clay (*yeso*), for use on interior walls by the Villa's residents, must surely have been known, however, by its pre-Revolt inhabitants. Moreover, there is no reason to believe that the "road to Pecos" identified in the civil claim, also was not in use by the 17th century citizens. The hill, and the nearby road are among the defining features for examination of the early history of the Camino de Monte Sol District. Subsequent documents pertaining to activities in the vicinity, from the early 18th century, also mention a *fundición* (or furnace), acequias, agricultural fields, and established residences. The arroyo today called "Tierra Blanca," coursing northward down the east side of Camino del Monte Sol, no doubt recalls the fate of the Indian and the borrowed mule.

22. National or State Register:
Is this property individually listed on a historic register? __ Unknown X No Yes
yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? X No Yes
Why? Lack of stylistic integrity due to alterations.

23. National or State Historic District: NO
Is this property in a historic district? __ Unknown No X Yes
If yes: __ Contributing X Non-contributing __ Unknown
If 'yes', what is the name of the district? Santa Fe Historic Review District National

24. Supplemental Forms:
__ None X HCPI Detail Form (FORM 2) X Continuation Sheets, X Exhibits (p. 12) # pages: 24 total (HCPI1, HCPI2, Continuation)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No. District No. NRHP SRCP Criteria A B C D

1. Name of property:	2. Location:	3. Local Reference Number: 051600223 (H1869)
none	907 Don Miguel Place Santa Fe, NM	4. County Santa Fe County, NM.
		5. Date of Survey: 07-20-06

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X Adobe __ Brick Composition X Concrete: Block

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

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

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

X Stucco __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

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

X Wood: ROOF JOISTS VISIBLE ON EAST ELEVATION, PORTAL ON WEST ELEVATION
Other:

7. Number of Stories: __ N/A
Number: X 1 11/2 __ 2
__ 21/2 Other:

8. Foundation: __ N/A
X Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other:
Notes:

9. Roof: __ N/A
Shape: X Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None X Low
__ Medium __ Steep
Features: __ Eave X Parapet (low)
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
X Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation Material Glazing Number 6

Notes: west elevation window is interior metal casement sliding with exterior wood casement .

11. Doors __ N/A

Type single leaf Style Material Number 2

Notes:

12. Chimneys none

13. Porches 1

Type: Entry X Partial-Width (overhang)
__ Full-Width __ Wrap

14. Other Significant Features: Post-1958 concrete block stem wall attached to south elevation. Area enclosed by stem wall (610 square feet) is approximately equal to the dwelling area (640 square feet).

15. Modifications: __ No known modifications

#1. Concrete block stem wall (25.6 x 25.8 feet) Date: pre-1983. X Known Estimated__ Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#2. Portal (4 x 4 feet) on conrete pad on front door, west elevation. Date: pre--1983. X Known __ Estimated__ Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#3. west elevation metal casement window replacement. Date: post 1960s ___ Known X Estimated__ Source: window composition

#4. south elevation window removal without replacement (plaster covered). Date: Not known ___ Known ___ Estimated __ Source:

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations

City of Santa Fe
1983 NM HCBI Form
1989 Historic Districts Handbook. City of Santa Fe Planning Division.
1992 NM HCBI Form

Hudspeth City Directories
1949 Frey Angelica Library

Martin, Hernando
1697 SANM II:64a Roll 3, frames 10-49. New Mexico State Library Spanish Archives (SANM).

McAlester, Virgina and Lee McAlester
2005 A Field Guide to American Houses. Alfred A. Knopf, New York.

McIntosh, Thomas I. and David H. Snow
2004 Rural to Suburban East Side Transition,834 El Caminito, Santa Fe, New Mexico,NMCRIS 89557.City of Santa Fe Planning Division.

NM DOT
1958 Aerial Photograph of 11-10-1958. On file at NM DOT, Santa Fe.

Stoner, J. J.
1882 Bird's Eye View of the City of Santa Fe, NM 1882. City of Santa Fe Planning Division.

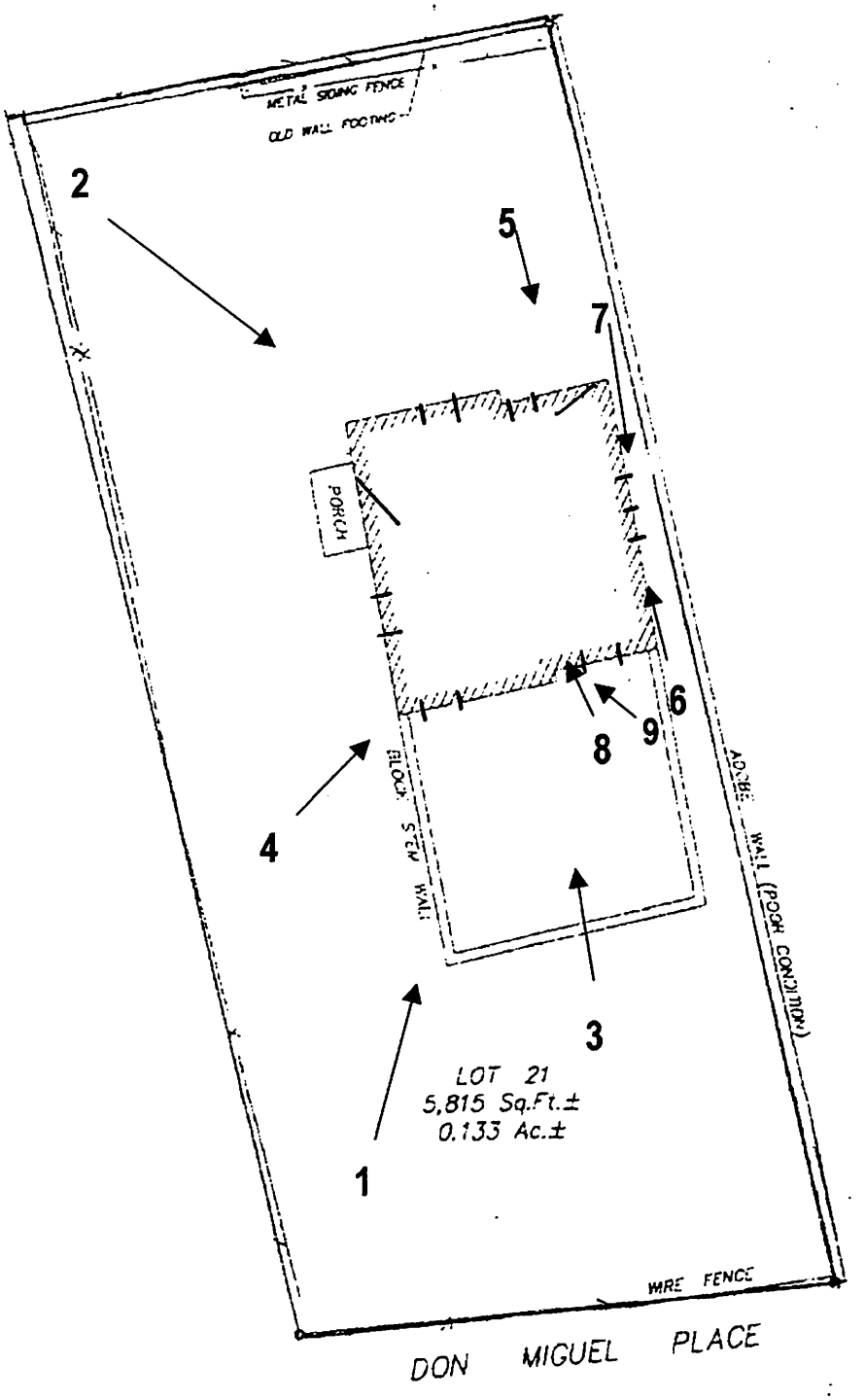
Sze, Corrine P. and Beverly Spears
1988 Santa Fe Historic Neighborhood Study. City of Santa Fe Planning Division.

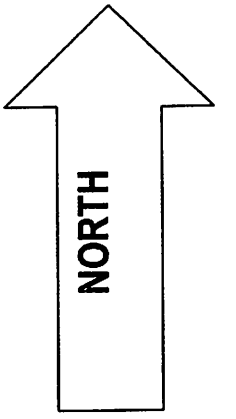
UNM EDAC
2006 UNM Earth Data Analysis Center, Albuquerque.

SITE:

18. Attached or Associated Properties: no **Are associated properties eligible for listing? no**

19.Site Plan:





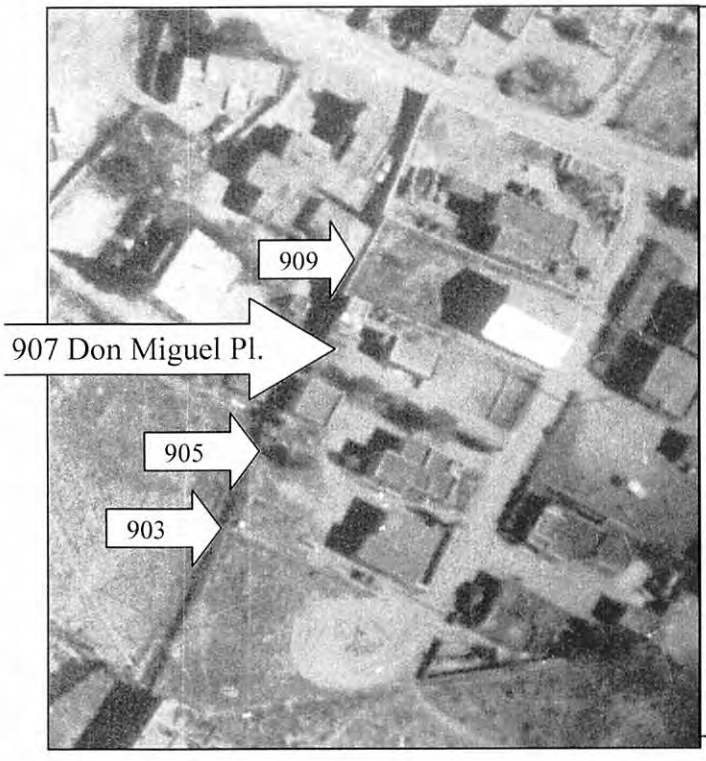
14.8'

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

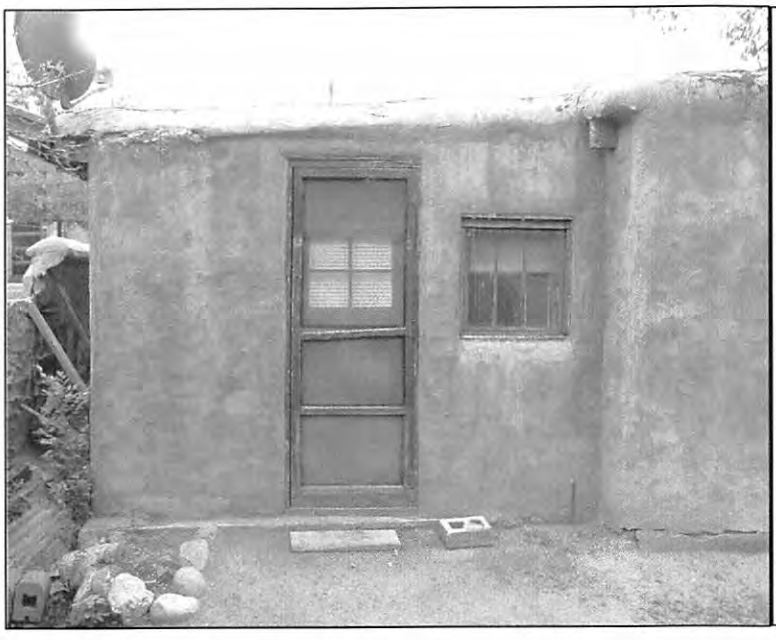
For HPD Office use only: HCPI No._____ District No._____		
1. **Name of property:** (historic and/or current name for property) none	2. Location: 907 Don Miguel Place Santa Fe, NM.	3. Local Reference Number: 051600223 (H1869 4. County Santa Fe County, NM 5. Date of Survey 07-20-2006

3. View north of south elevation. One window was removed and plastered over at an unknown date. Shadow of plastered window is visible between two existing windows on south elevation (ArcCom 07-20-06).



1958 NMDOT Aerial Photograph shows the absence of concrete block stem wall alteration (NM DOT 11-10-58).

4. View northeast of south elevation. Concrete block stem wall is a structural, post-1958 alteration . Elevation at southwest corner measures 2.5 meters (8.2 feet), (ArcCom 07-20-06).

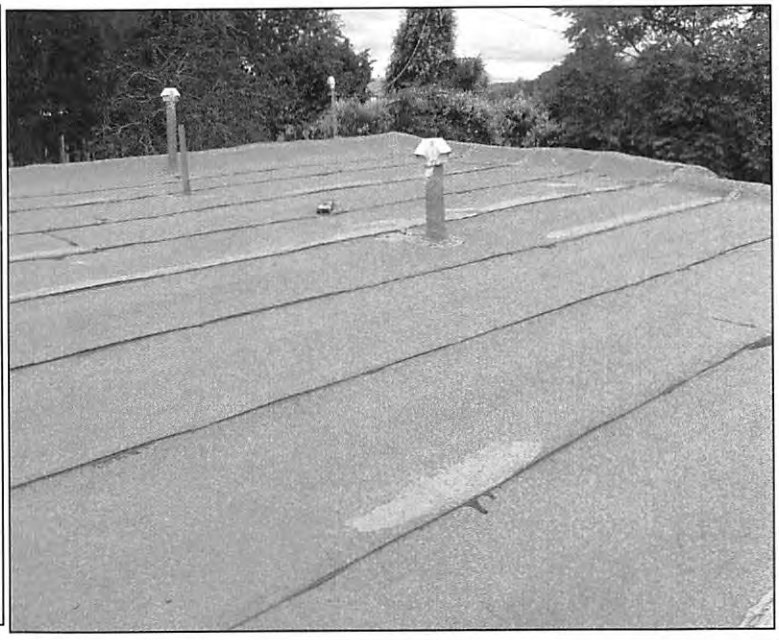


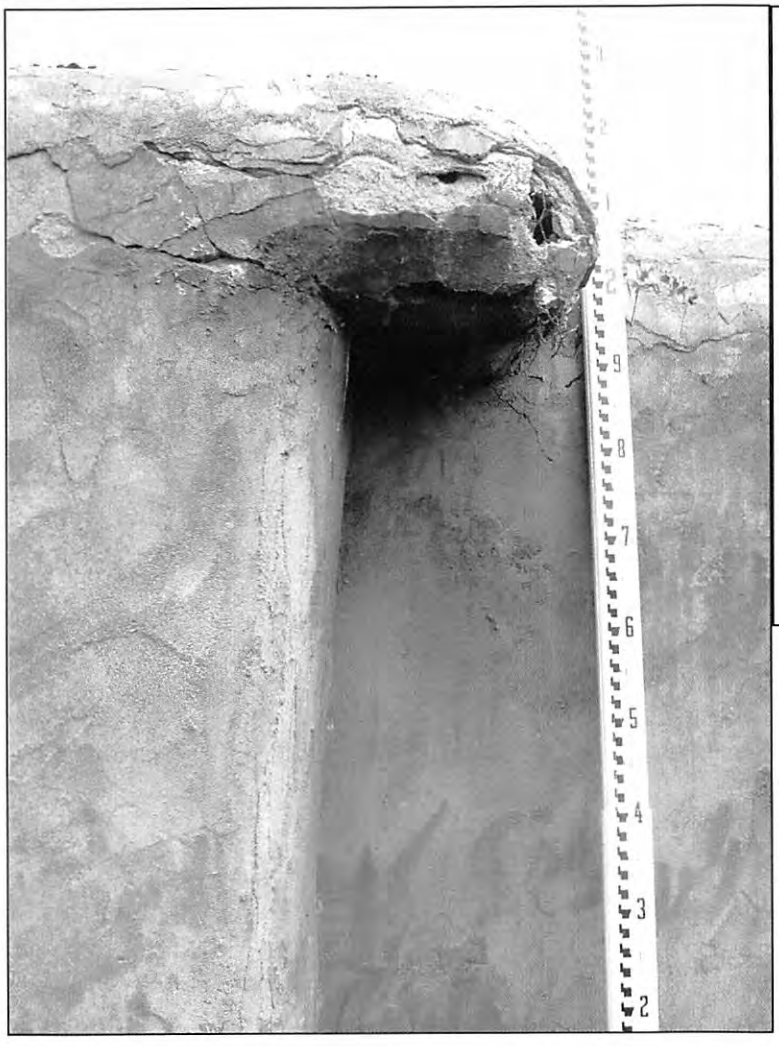
5. View south of northeast half of north elevation. Door and window appear to be unaltered (ArcCom 07-20-06).

6. View north of portion of east elevation. Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).

7. View south of portion of east elevation (same windows as in previous photo 6). Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).

8. View northwest of rolled composition roof (ArcCom 07-20-06).





9. View north of roof-wall joint indicates adobe, mesh wire, and plaster construction. A near mid-point on the south elevation, rood measures 2.1 meters (6 feet 7 inches), (ArcCom 07-20-06).

EXHIBITS

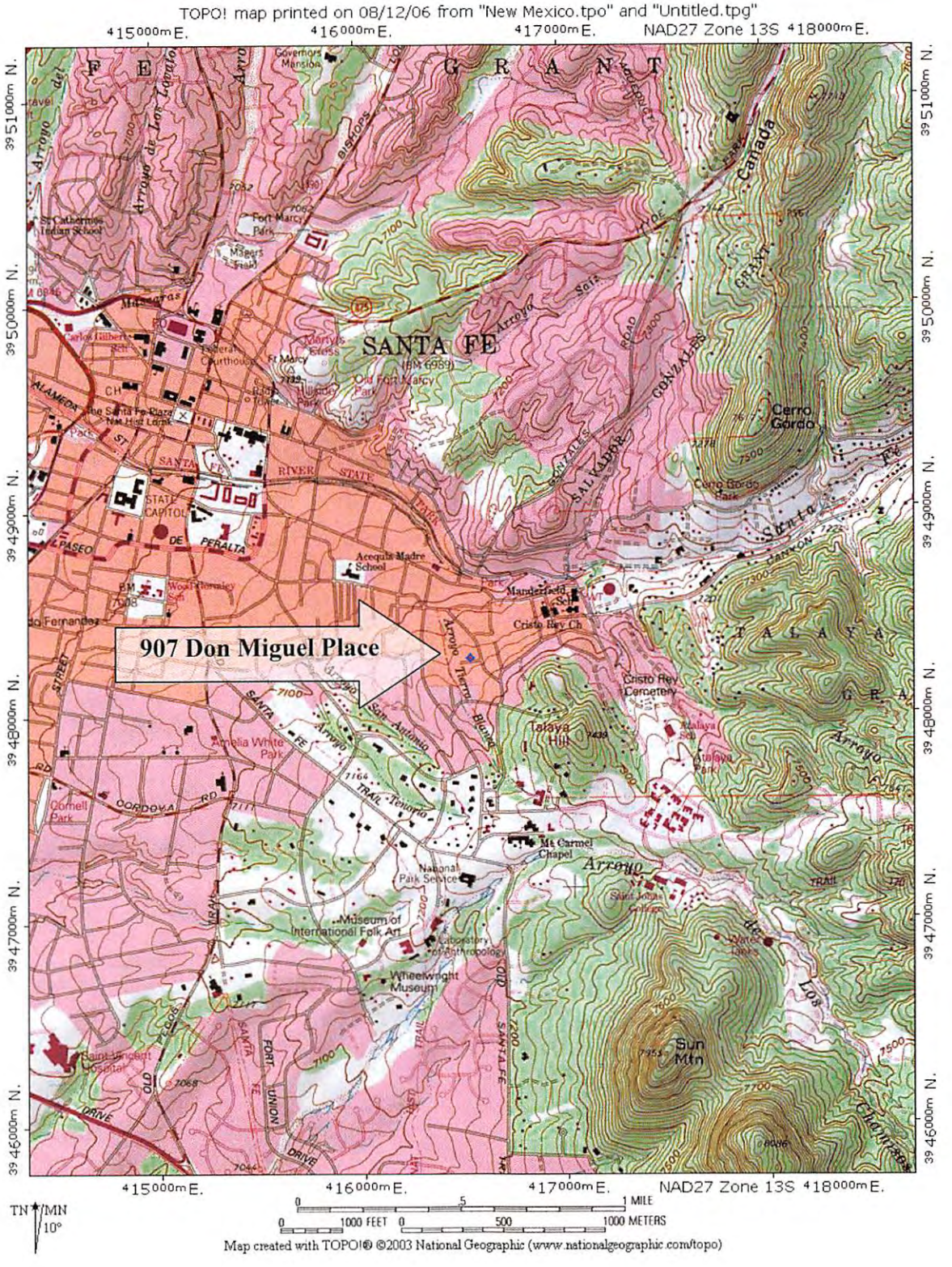
A. Maps
   1. 1:24,000 Topographic Locational 12-13
   2. National Register of Historic Places and State Register of Cultural Properties 14
   3. Eastside Historic District 15
   4. J. J. Stoner 1882: Bird's Eye View of the City of Santa Fe, NM 16

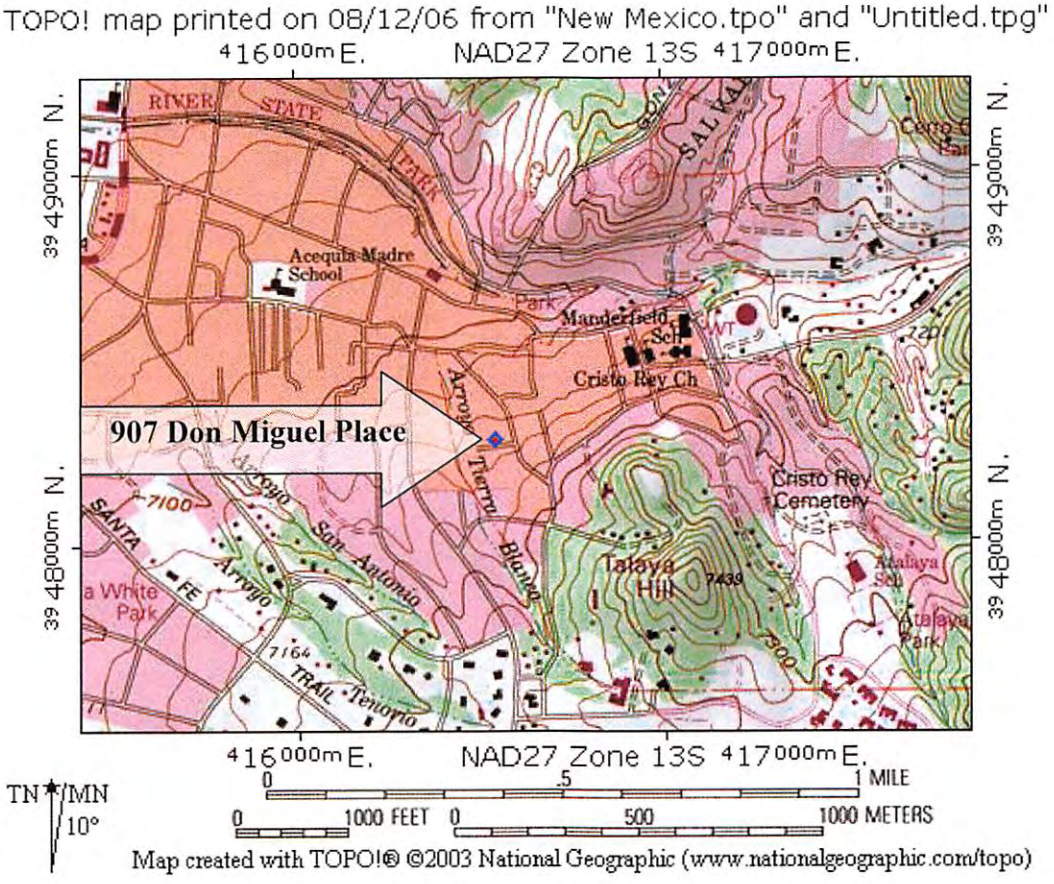
B. Aerial Photographs
   1. 1935 Soil Conservation Service 17
   2. 1954 Army Map Service Project 120 18
   3. 2005 Middle Rio Grande Council of Governments 19

C. Neighborhood Photographs 20

D. Previous HCPI Survey Forms
   1. 1992 21
   2. 1983 23

EXHIBIT A. Maps.
1. 1:24,000 (National Geographic TOPO 2003).

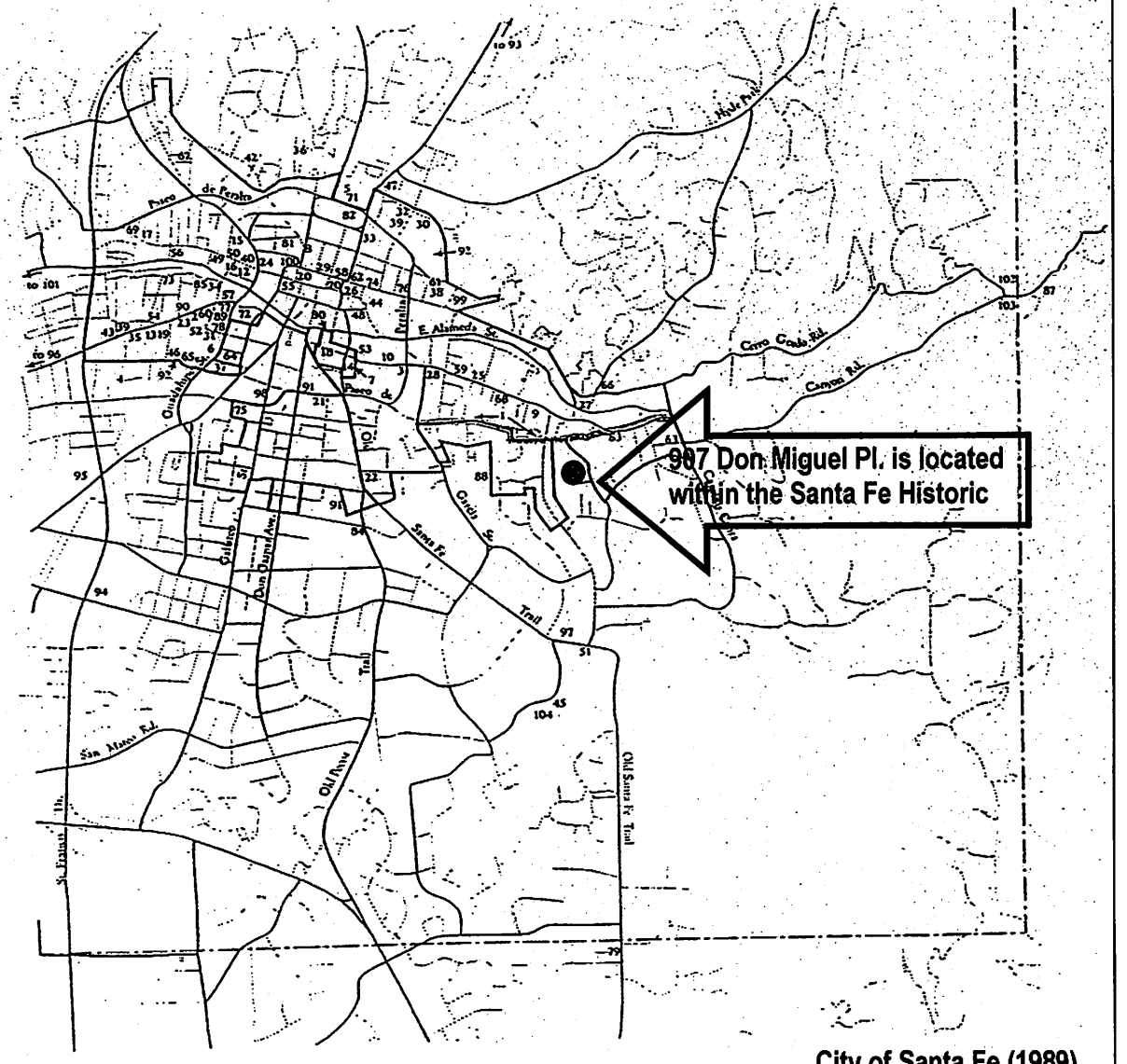



TOPO! map printed on 08/12/06 from "New Mexico.tpo" and "Untitled.tpg"
416000m E.
NAD27 Zone 13S
417000m E.
39 49000m N.
39 48000m N.
907 Don Miguel Place
Acequia Madre School
Manderfield Sch
Cristo Rey Ch
Cristo Rey Cemetery
Talaya Hill
7439
Talaya Park
Talaya Sch
Arroyo Tierra Blanca
San Antonio Arroyo
Arroyo Tenorio
TRAIL
SANTA FE
7100
7164
7900
RIVER
STATE
PARK
Park
TN 10°/MN
0 .5 1 MILE
0 1000 FEET 0 500 1000 METERS
Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

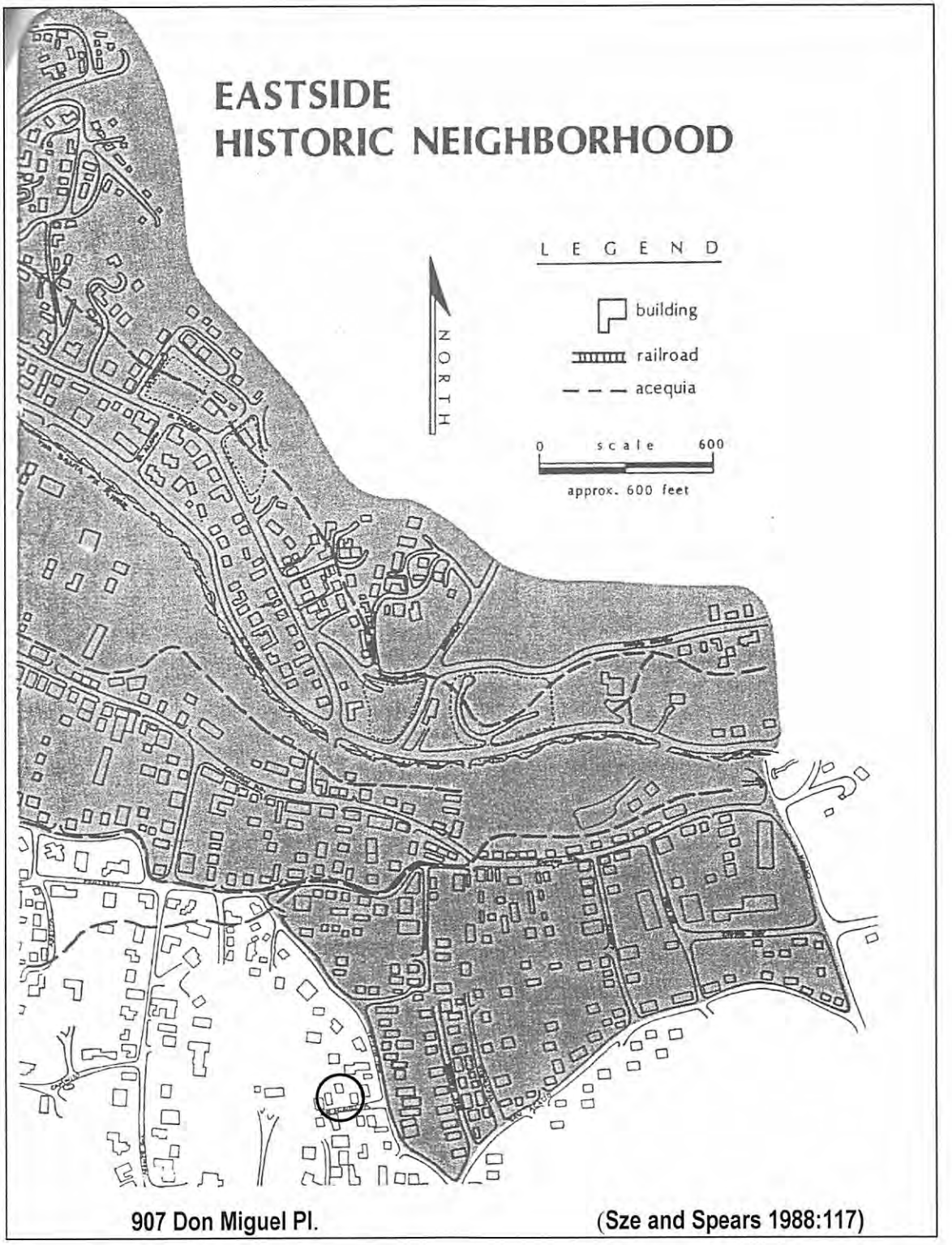
2. Map of National Register of Historic Propertuies and NM Registered Cultural Properties (City of Santa Fe 1989).

MAP: NATIONAL REGISTER OF HISTORIC PLACES & STATE REGISTER OF CULTURAL PROPERTIES

MAPA DEL REGISTRO NACIONAL DE LUGARES HISTORICOS Y REGISTRO ESTATAL DE PROPIEDADES CULTURALES

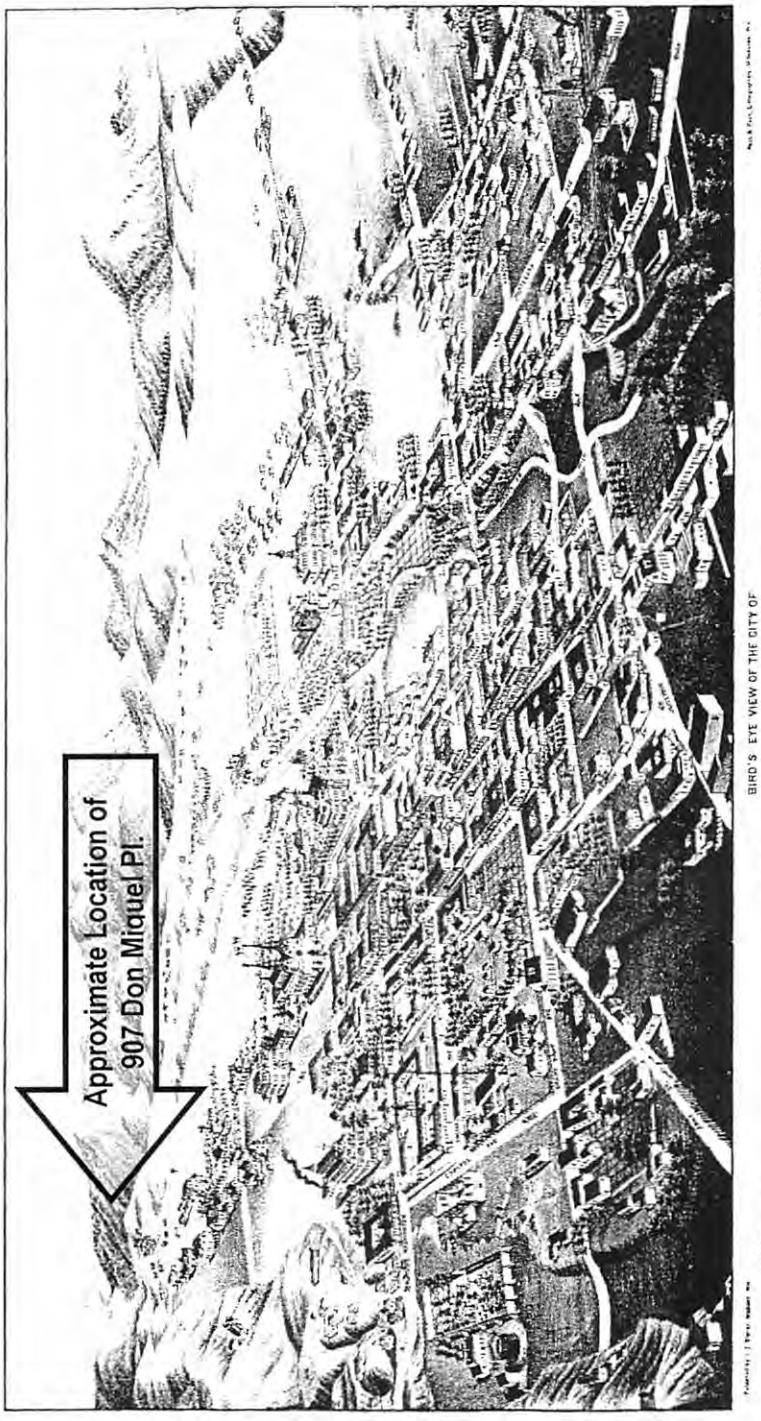


3. Map of Eastside Historic Neighborhood and 907 Don Miguel Place encircled (Sze and Spears 1988:117).



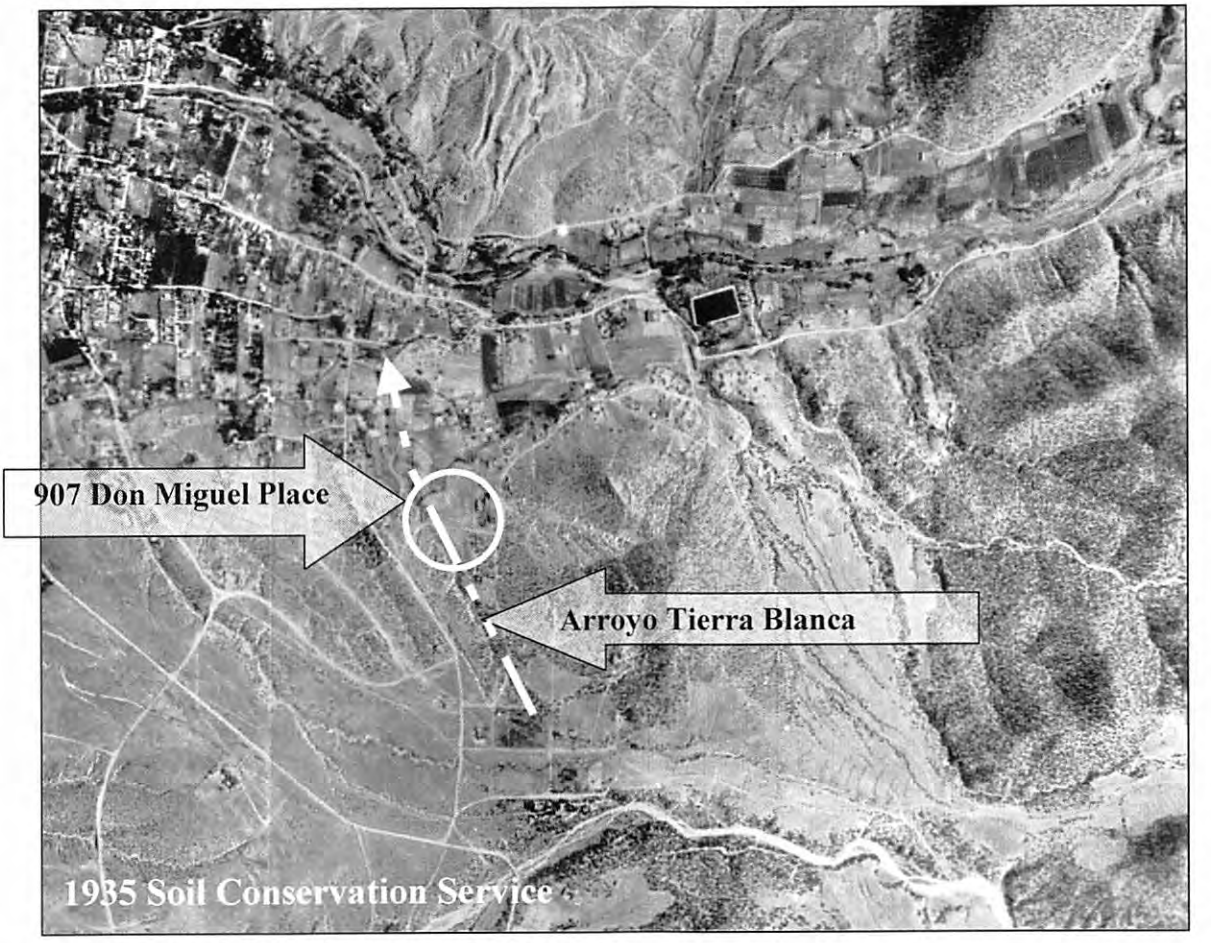
907 Don Miguel Pl. (Sze and Spears 1988:117)

4. Map: 1882 J. J. Stoner Birdseye View of the City of Santa Fe, NM (Sze and Spears 1988:147).

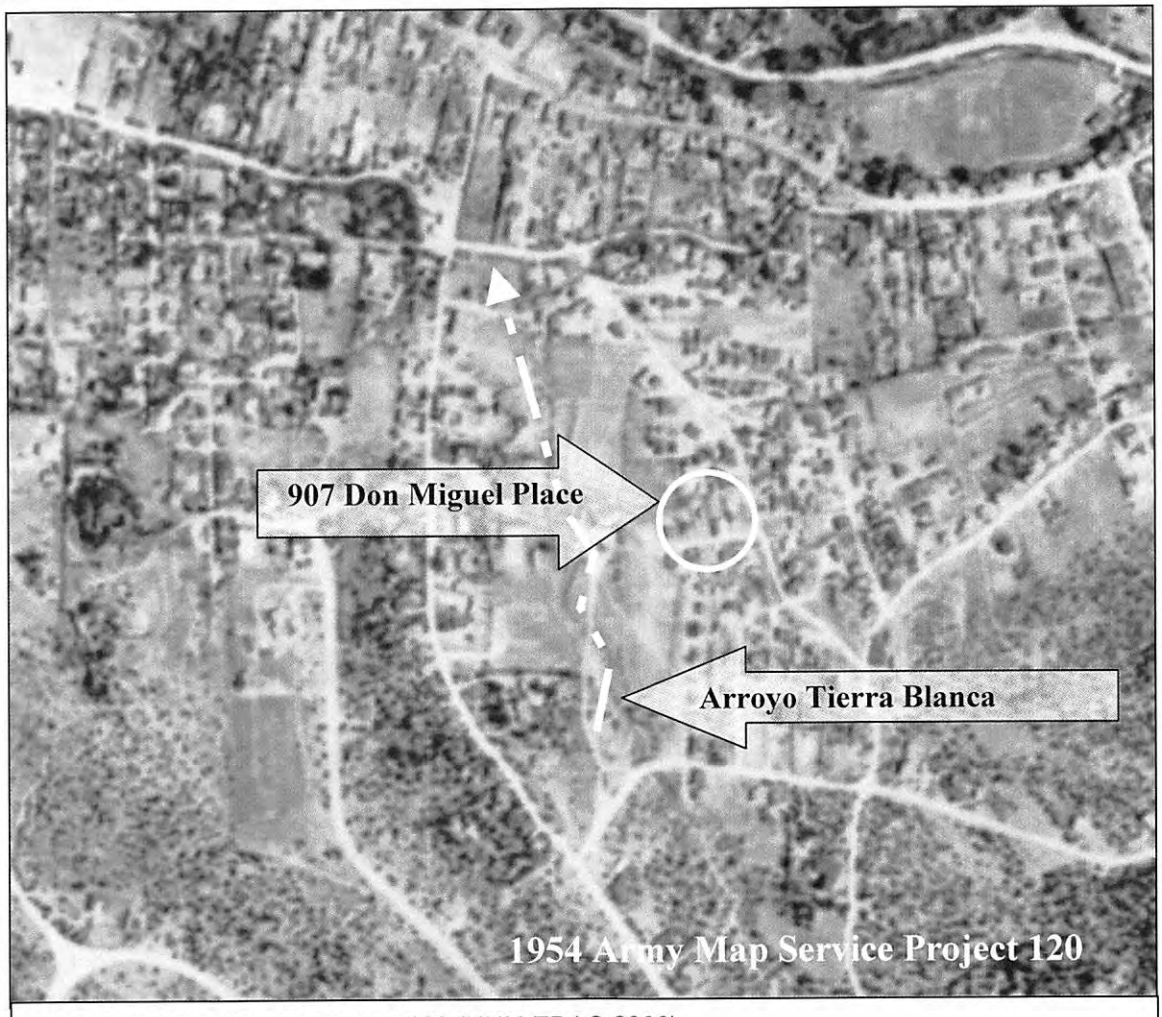


STONER MAP 1882 (Sze and Spears 1988:147)

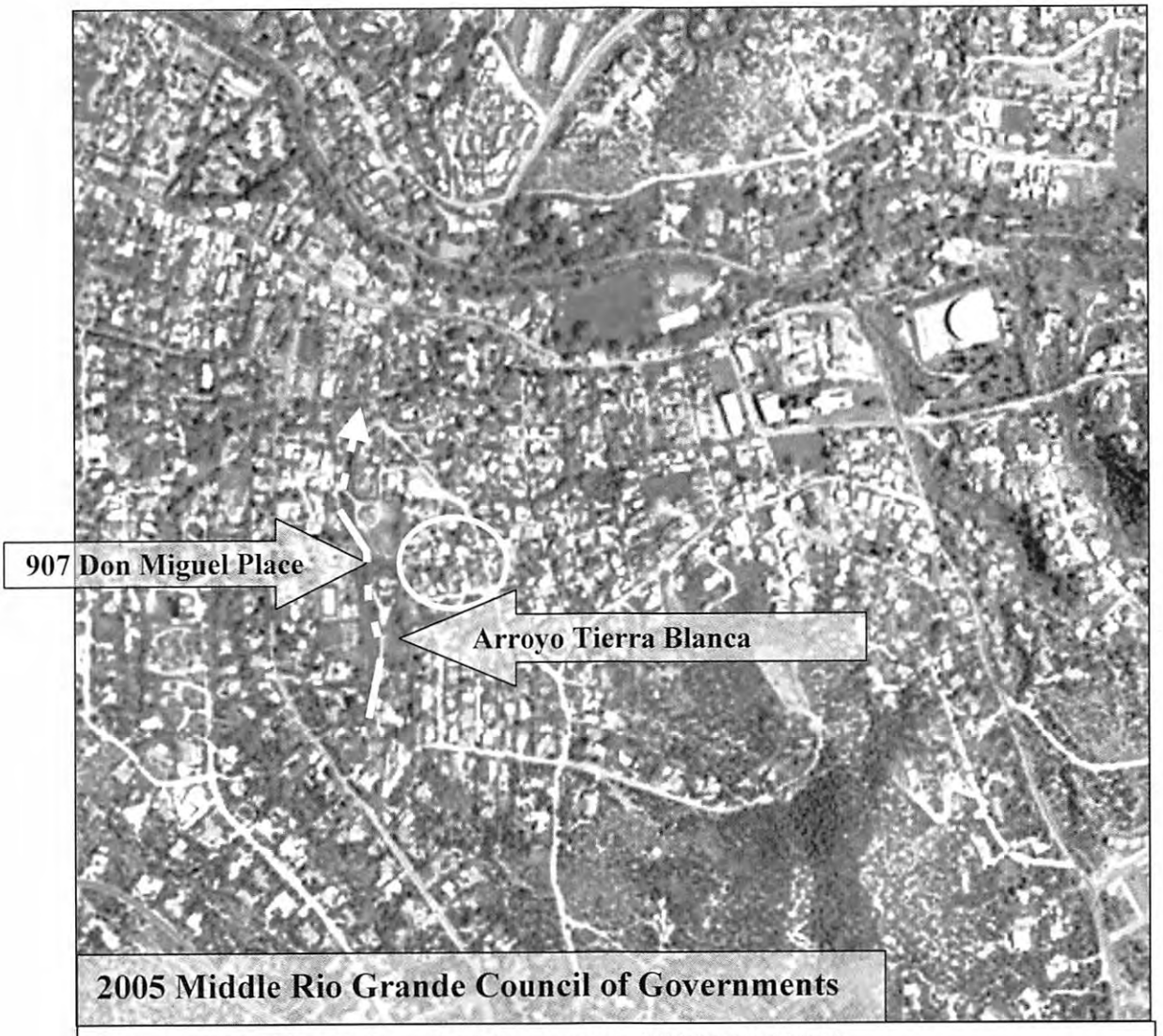
EXHIBIT B. Aerial Photographs: 1935, 1954, 2005.



1935 Soil Conservation Service (UNM EDAC 2006).



1954 Army Map Service Project 120 (UNM EDAC 2006).



2005 Middle Rio Grande Council of Governments (UNM EDAC 2006).

EXHIBIT C. Neighboring Properties

1. View west of Don Miguel Place shows the house of Cruz and Matilda Rios at 909 Don Miguel Place immediately east of 907 Don Miguel Place. Cruz Rios states that his house, built in the 1940s, predates the house on 907 Don Miguel Place (ArcCom 07-20-06).

2. View northwest of vernacular dwelling at 903 Don Miguel Place predates 1958, and is immediately west of 907 Don Miguel Place (ArcCom 07-20-06).

3. View northwest of pueblo-revival dwelling at 901 Don Miguel Place post dates 1958 and is two lots west of 907 Don Miguel Place (ArcCom 07-20-06).

EXHIBIT D. Previous HCPI Survey Reports: 1992, 1983

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992 #1869

IDENTIFICATION

ADDRESS: 907 DON MIGUEL PLACE
DIONICIO CHAVEZ OWNER 1949

ID NUMBER: 051600223

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
____ ESTIMATE 1949 ACTUAL
SOURCE(S) CITY DIRECTORY

BUILDING DATA

ARCHITECTURAL STYLE:
S.F. PUEBLO VERNACULAR

USE:
HISTORIC: (residential)
OTHER ____
PRESENT: (residential)
OTHER ____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
____ YES X NO
WHAT TYPE?
IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:
X MINOR ____ MODERATE
____ MAJOR
EXPLAIN: FOUNDATION VISIBLE ON SOUTH

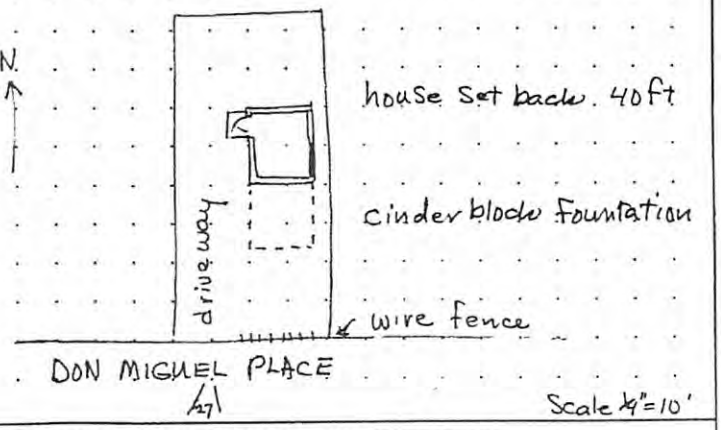
OVERALL CONDITION:
____ EXCELLENT X GOOD
____ FAIR ____ DETERIORATED

BUILDING THREATENED?
____ YES X NO

PHOTO

#5-27 SW CORNER

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
____ YES X NO ____ ELIGIBLE
____ CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
____ YES X NO ____ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT
____ SIGNIFICANT ____ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # Ac 5 NEG # 27 TO ____

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BROWN STUCCO	BLD IS IN GOOD CONDITION
FOUNDATIONS	NOT VISIBLE	
DOORS	NOT VISIBLE	
WINDOWS	WOOD CASEMENT BLUE TRIM	
PORTALES		
CANALES		
PORCHES	SMALL WOODEN PORCH AT DOORWAY	
BALCONIES		
ROOFS	FLAT WITH PARAPETS	PARAPETS UNEVEN & IRREGULAR
COURTYARDS		
FENCES/WALLS	WIRE FENCE SOUTH SIDE	
ARCH. DETAILS	CINDER BLOCK FOUNDATION SOUTH SIDE	
OTHER	PROBABLY OWNER BUILT	PROBABLY BUILT IN SECTIONS

COMMENTS THIS SMALL UNASSUMING BLD. IS TYPICAL OF SIMPLE OWNER BUILT DWELLINGS & MAY BE CONSIDERED CONTRIBUTING IF NOT CHANGED.

ADDITIONAL PHOTOGRAPHS

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 16-6-83 by mb	county Santa Fe	ID no. 051600223
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description

907 don Miguel Place

city/town Santa Fe

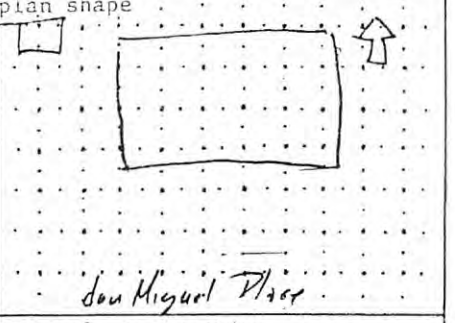
land grant/reservation

building name

legal description tnsp 17 N S range 10 E W sec 30 NW¼ SE¼

film roll by mb no. 12	negative nos. 18, 14	loc. of neg. (IPB)

plan shape



date of construction
In 1982 estimate _____ actual

source
1982 directory

use
present residential
other _____
historic residential
other _____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings
Residential

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

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

associated buildings? ✓ yes
what type?
Metal shed
if inventoried, list ID nos.

see back? ___ yes

style Pueblo Revival

foundation material
Not vis

wall material/surface
Stucco

architectural features

Windows - 2 & 3 lite steel casement, blue trim, metal awnings
Shed roof - slope to E w overhang
3 metal flues

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
2 cegula

Streetscape

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 2-21-2025

Property Owner of Record: STEVE BARDWELL & SARAH KENNINGTON

Applicant/Agent Name: JEFF SERES

Contact Person Phone Number: (505) 982-7191, 239-8577

Site Address: 907 DON MIGUEL PL.

Proposed Construction Description: ALTERATIONS TO 640 S.F. EAST RESIDENCE - RAISE PARAPETS, NEW DOORS + WINDOWS, NEW INSULATION & STUCCO. NEW PORTALS, STORAGE & CARPORT, & YARD WALL

TOTAL ROOF AREA: 1385 S.F.

Zoning District: R-1

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☒ Other: DOWNTOWN & EASTSIDE HISTORIC DISTRICT

Submittals Reviewed with PZR:

☒ Legal Lot of Record ☐ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☐ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes N/A

Lot Coverage : 24 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 35'-6" Minimum: 7'-0"
2nd Front? N/A
Proposed Rear: 15'-0" Minimum: 15'-0"
Proposed Sides: L 5'-0" R 30'-0" & 27'-9" Minimum: 5'-0"

Height: Proposed 9'-6"
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

Bicycle Parking:**
Proposed: 0 Minimum: 0
** 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.

JEFFREY SERES [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 2-21-2025

To Be Completed By City Staff:

2025-010139-PAR

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

Notes: _____

Zoning Approval:

☒ **Preliminary Approval ☐with conditions ☐ Rejected**

Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 03/20/25

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: 2024-009376-HDRB, 907 Don Miguel Place, 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.

CASE NUMBER: 2024-009376--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 907 DON MIGUEL PL
Santa Fe, NM 87505

CONTACTS:	Applicant	JEFFREY SERES	122 LORENZO RD Santa Fe, NM 87501
	Property Owner	Steve and Sarah Bardwell and Kennington	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the contributing status of the main house with the west façade designated as primary and to designate the shed as non-contributing, on the main house exclude the portal and non-historic materials.

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.**

May 8, 2025

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

Re: 907 Don Miguel Place, Santa Fe, NM –
Proposal for alterations to existing contributing residence and new carport, storage, 2 portals & yard wall.

Dear Board Members,

With the establishment of primary façade and contributing status of our humble adobe having been confirmed at the November 26, 2024 hearing of this body, we are making the following proposal for work at the property.

Per the Historic Cultural Properties Inventory prepared nearly 20 years ago (attached), this vernacular 640 sf adobe was first listed in the City directories in 1949. Subsequent to that time, there have been very few alterations to the property consisting only of several minor window revisions, the addition of a small, covered portal at the entry, and the installation of a concrete block stem wall between the residence and Don Miguel Place.

The attached window assessment of December 9, 2024, by Scott Ernst finds that the windows and doors have been changed over time and there is little-to-no indication of what may have been installed originally. The condition and quality of installation of the windows and doors is quite poor, and the windows have been painted shut making them inoperable. With the extremely poor quality and condition of the cobbled-together windows, Mr. Ernst has dubbed them 'Frankenstein' windows!

The residence is a relic of a bygone era before the effects of our changing and warming climate have become apparent. The existing residence contains no insulation in the roof, walls or floor and the existing ill-fitting single-glazed windows and doors provide very little protection from the elements. The existing heating system consists of gas heaters designed to compensate for the lack of insulation through massive expenditures of BTUs! Turn up the thermostat!

The scale and placement of this 640 sf structure on the approximately 5,800 sf lot, is an anomaly within the neighborhood. With a nearly 60-foot front yard setback and the residence set below street level and encroaching into the eastern side yard setback, this property gives the appearance of a very small house on a large lot.

With its small rooms and an average interior ceiling height of less than 7'-0, we lovingly refer to our house as Casa Pequeña!

After considering the many constraints for altering and adding onto the existing we are proposing to maintain the footprint and character of the existing structure by re-configuring the interior to accommodate our needs, while bringing the residence up to current energy codes. We propose to more effectively utilize the property for indoor outdoor-living by constructing portals and incorporating xeriscape principles in landscaping emphasizing native plantings.

We propose to replace, and add new metal-clad, Sierra Pacific Tan 043 color, dual-glazed true divided light windows and re-stucco the entire house with integral color cement stucco, La Habra – Sahara 135 color. The existing non-standard height front door would be replaced with a new custom, painted wood door, Bone White color, of the same size with dual glazed window (see detailed description below).

We propose to add insulation to the existing exterior walls. Given the constraints of the small interior area, (with the exception of the Primary Façade), the insulation would be sprayed onto the existing plastered adobe with new cement plaster applied over. Spraying the insulation will add to the appearance of thickened walls and provide an irregular surface in keeping with the existing handmade vernacular style. New insulation would be added to the interior of the western wall to limit changes to this Primary Façade.

Utilizing the prescribed method for establishing the building height as being the height of the building above grade measured at the center of the street-facing façade, the building is a mere 7'-3" in height. The existing exterior grade on the street façade has been raised over time to be above the interior floor level creating a water control problem while 'reducing' the building height.

We propose to add rigid insulation over the existing roof sheathing to improve energy efficiency rather than adding insulation on the interior which would reduce the already non-conforming 6'-9"average ceiling height. We propose to increase the height of the residence by both lowering the exterior grade level on the street facing façade, and by raising the existing parapet to conceal/accommodate the proposed roof insulation and new 22-1/2" x 46-1/2" dark-bronze color flat-glass skylight. With these proposed revisions, the building height will be raised to approximately 9'-0" measured at the center of the street-facing façade, well below the allowed maximum height of 14'-9". The proposed overall height of the structure will maintain the diminutive scale and character of the existing.

While honoring and respecting the scale, character and heritage of our home, it is our intention to alter the residence that it may continue its life well into the future of our warming climate.

Following is a detailed description of the proposed alterations to the residence:

1. **West** – Primary Façade: Remove/relocate the electric meter and panel. Demolish the existing portal. Lower existing exterior grade at the southwest corner to be at/below the interior floor level. Raise the existing parapet by approximately 1'-4" bringing the parapet height to 9'-6" overall. Remove and replace the existing window into the new living area with a new metal clad, Sierra Pacific Tan 043 color, dual-glazed casement window of same size and location. Replace the existing +/-76" high painted wood front door with a new painted wood door, Bone White color, of same size with a dual glazed window. Provide new integral color cement stucco over the entire wall, La Habra – Sahara 135 color
2. **South** – Street facing: Lower existing exterior grade level by +/- 1'-6" to be below interior floor elevation. Increase the height of the existing sloping parapet by +/- 12" to match the height (9'-6") of the proposed parapet on the west elevation. Remove existing window at the new living area and install new metal clad, Sierra Pacific Tan 043 color, 6'-3" x 4'-5" dual-glazed true divided-light casement/fixed/casement window (see plan & elevation). Remove and replace existing window at new bathroom with a new metal clad, Summer Sage color, dual-glazed true divided-light casement window of the same size. Remove existing surface-mounted electrical conduit. Add new integral color cement stucco over 2" sprayed insulation, La Habra – Sahara 135 color.

3. **East** – Side Yard: Lower existing exterior grade level to be below interior floor elevation. Existing roof eave to remain at existing height. Re-paint roof fascia and eave, Bone White color. Replace gutter with new metal gutter white color. Add new roof insulation over existing roof sheathing and cover with new single ply roof material (additional thickness of insulation would be concealed by raised parapets on the west, south and north elevations). Remove and replace existing windows with new metal clad, Sierra Pacific Tan 043 color, dual-glazed true divided-light awning windows of same size as existing. Add new integral color cement stucco over 2" sprayed insulation, La Habra – Sahara 135 color.

4. **North** – Rear yard: Construct new plastered chase to align with existing eave at wall break between kitchen and bedroom areas to conceal mini-split refrigerant lines. Raise the existing sloping parapet (by +/- 1'-4") to match height of proposed west wall parapet (9'-6"). Remove existing window at new kitchen area and install new metal clad, Sierra Pacific Tan 043e color, dual-glazed true divided-light casement window. Remove existing exterior door at new bedroom area and install new metal clad, Summer Sage color, dual-glazed true divided-light casement egress window. Remove existing window mounted air conditioner and close wall opening. Add new integral

color cement stucco over 2” sprayed insulation, La Habra – Sahara 135 color.

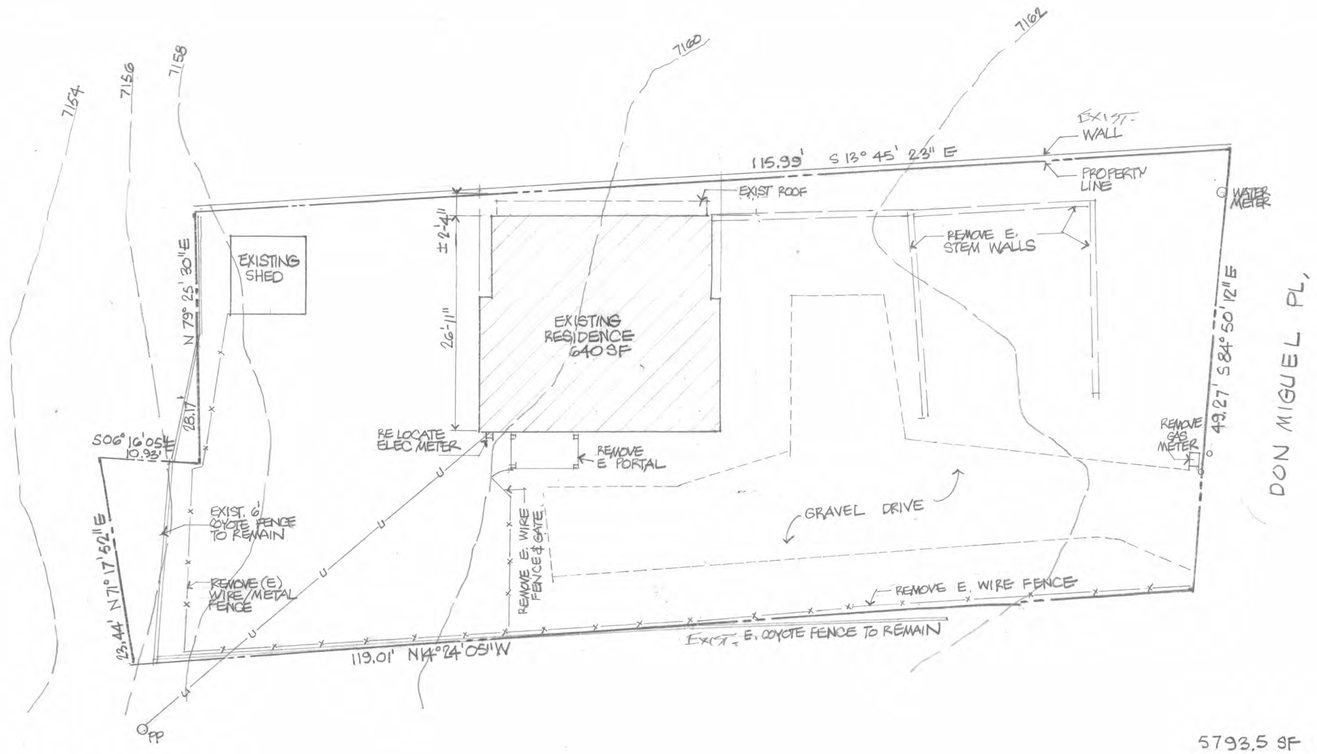
In addition to altering the existing residence, we propose to construct the following additional improvements:

1. Add a new 48 square foot (sf) 7’-6”- high stained Cabot Dark Gray color, wood beamed entry portal to replace the existing rickety-non-contributing portal. This new portal will be separated from the existing house by +/-1/4“so as not to alter the Primary Façade.
2. Add a new 118 sf integral color cement stucco La Habra – Sahara 135 color, storage room with an attached 181 sf-stained wood - Cabot Dark Gray color, portal with vigas. The room will have a new metal clad, Sierra Pacific Tan 043 color, dual-glazed true divided-light casement window. The south façade will have a wood door with divided lights painted, Bone White color. This structure would be 9’-6” high above existing house kitchen floor level and match the height of the proposed elevated parapet on the house. This new portal will be separated from the existing house by +/- 5‘- 0“.
3. Add a new 185 sf integral color cement stucco La Habra – Sahara 135 color, 9’-4” high ‘Carportal’ with stucco walls facing the street, hinged wood with divided lights stained doors - Cabot Dark Gray color, on the east façade opening to the driveway, and a 2’-8” x 2’-8” stained wood, - Cabot Dark Gray color, window the south façade, and a stained wood - Cabot Dark Gray color viga-beamed roof . This new Carportal will be separated from the existing house by 5‘- 0“.
4. Add a new 6’-0” maximum height wall adjoining the proposed ‘Carportal’ to conceal trash and utility functions. Wall to be integral color cement stucco La Habra – Sahara 135 color.
5. Add a new 5’-0” tall, stained wood - Cabot Dark Gray color, entry gate and fence leading from front yard into the courtyard between the existing house and new carport.
6. Relocate/replace existing electrical meter with a new pedestal-mounted electric meter in the rear/side yard area with underground electrical service to the house and portals.

The modest form, height, and proportion of the adobe are its charm that we strive to maintain while bringing the property into the 21st century. We are looking forward to making ‘Casa Pequeña’ our home and joining the neighborhood of this special community.

Thank you for your consideration.

Sarah Kennington & Steve Bardwell
sarah@infinityranch.net; steve@infinityranch.net
cell: 818/ 216-2138; 818/ 516-1437



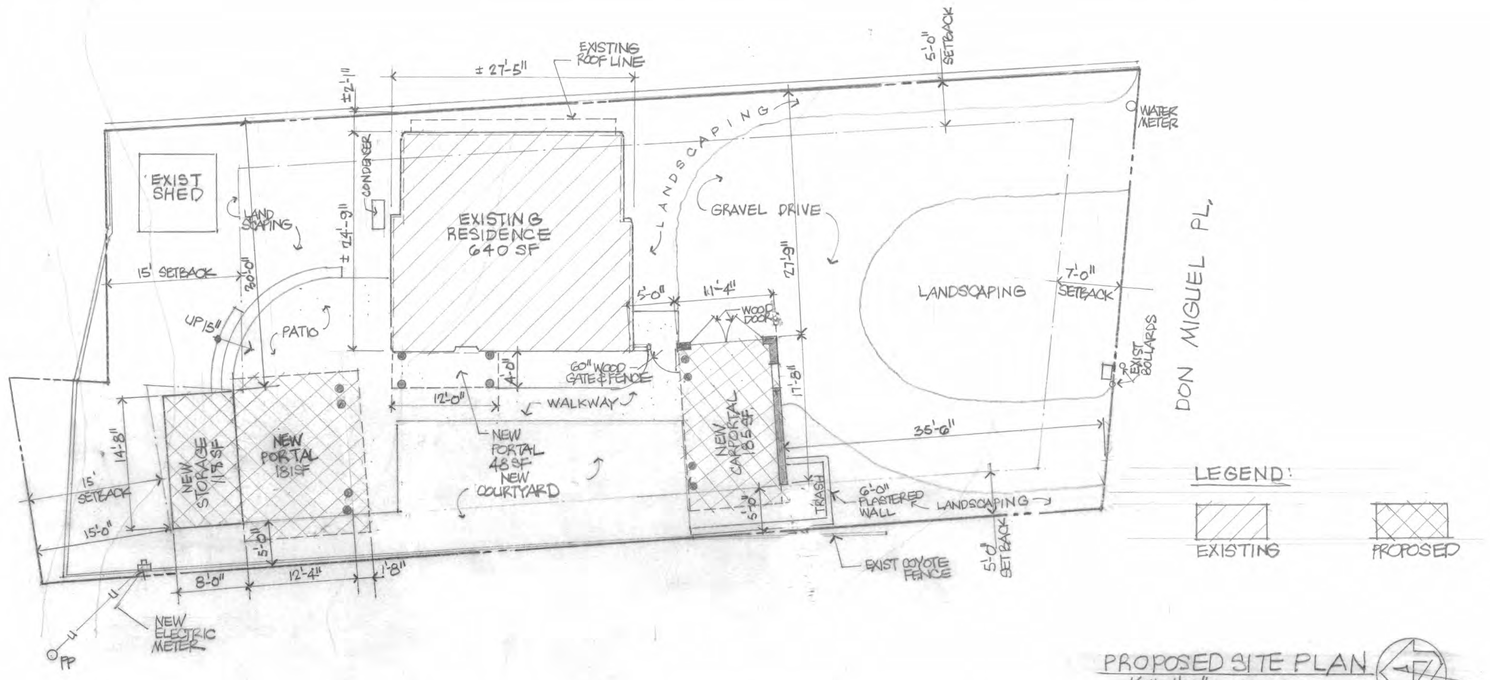
5793.5 SF .133 Ac

EXISTING SITE PLAN

1/8" = 1'-0"

0 2 4 6 8 10

TRUE NORTH



PROPOSED SITE PLAN

1/8" = 1'-0"

0 2 4 6 8 10

TRUE NORTH

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2021 Seres architecture, LLC Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect | Engineer

BARDWELL KENNINGTON RESIDENCE
907 DON MIGUEL PL
Santa Fe, NM

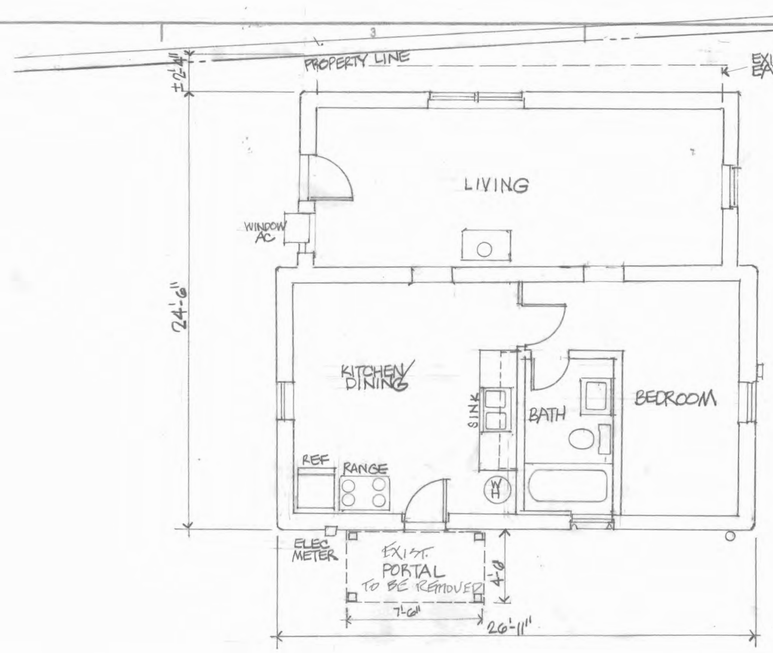
Key Plan
NTS

No	Date	Description
Revision Schedule		

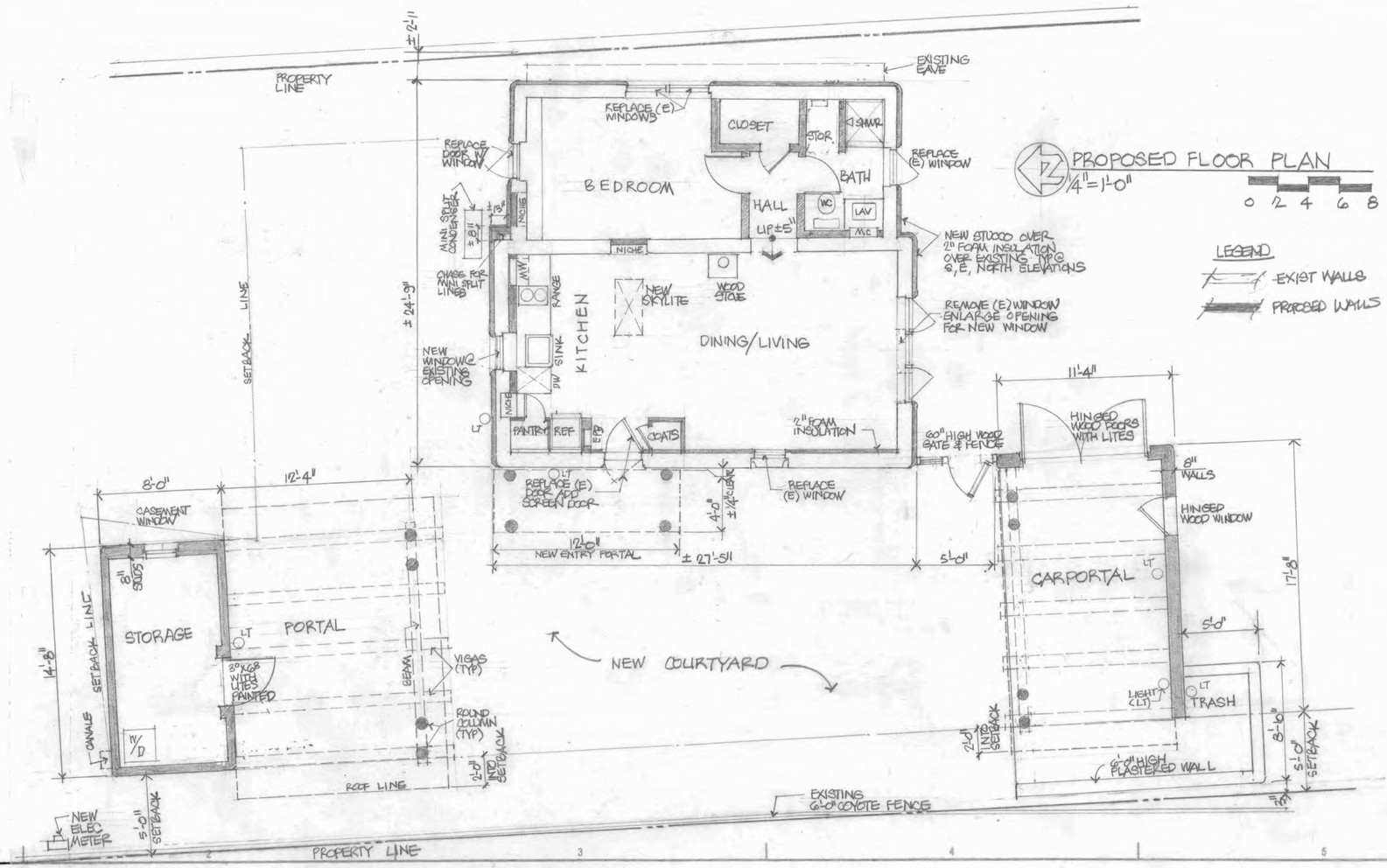
ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: SB
CHECKED BY: JJS
DATE: APRIL 16, 2025

SHEET TITLE
SITE PLAN

1



EXISTING FLOOR PLAN
1/4"=1'-0"
0 2 4 6 8



PROPOSED FLOOR PLAN
1/4"=1'-0"
0 2 4 6 8

LEGEND
EXIST WALLS
PROPOSED WALLS

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2024 Seres architecture, LLC Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON RESIDENCE

907 DON MIGUEL PL
SANTA FE, NM
87505

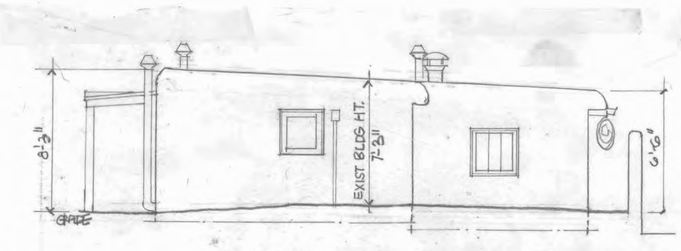
Key Plan
NTS

No	Date	Description
Revision Schedule		

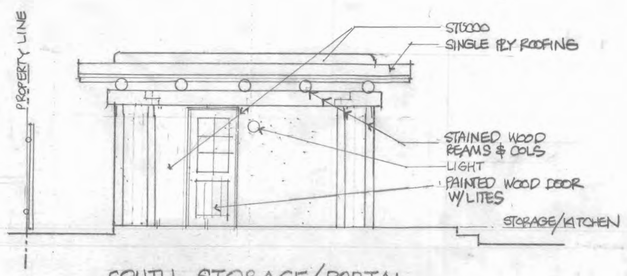
ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: SB
CHECKED BY: JJS
DATE: APRIL 16, 12025

SHEET TITLE
FLOOR PLAN

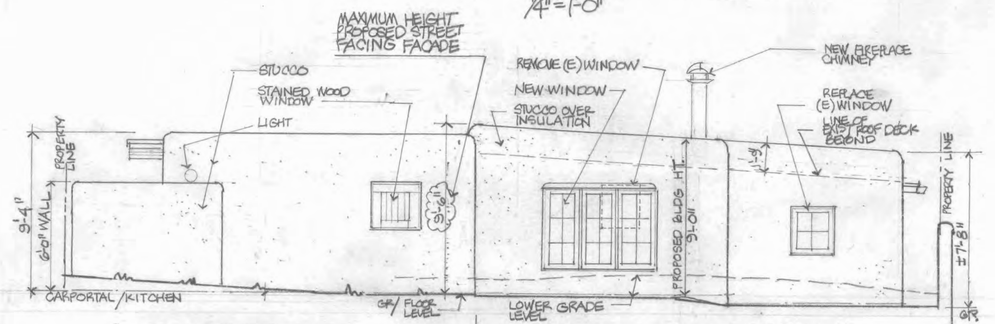
2



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



SOUTH STORAGE/PORTAL
ELEVATION (BEYOND CARPORTAL)
IN COURTYARD



SOUTH CARPORTAL

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

0 2 4 6 8

PROPOSED ◁ ▷ EXISTING

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2024 Seres architecture, LLC. Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON RESIDENCE

907 DON MIGUEL PL
SANTA FE, NM
87505

Key Plan
NTS

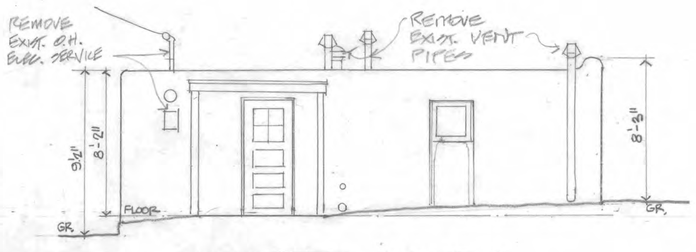
No	Date	Description
Revision Schedule		

ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: SB
CHECKED BY: JJS
DATE: APRIL 10, 2025

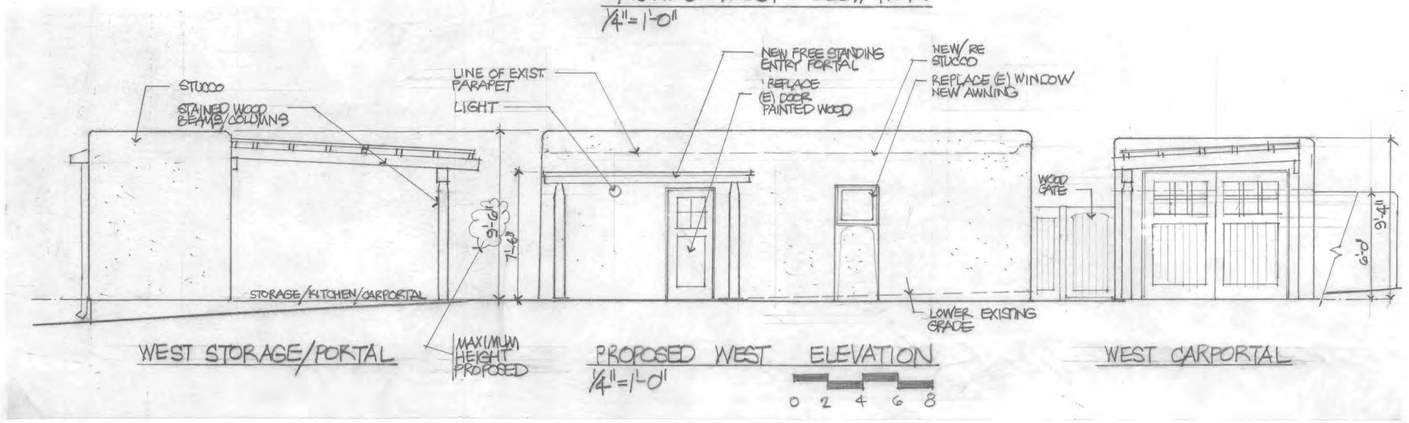
SHEET TITLE
SOUTH ELEVATION

BARDWELL KENNINGTON RESIDENCE
907 DON MIGUEL PL SANTA FE, NM

3



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



WEST STORAGE/PORTAL

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

0 2 4 6 8

WEST CARPORTAL

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2024 Seres architecture, LLC Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON RESIDENCE

907 DON MIGUEL PL
SANTA FE, NM
87505

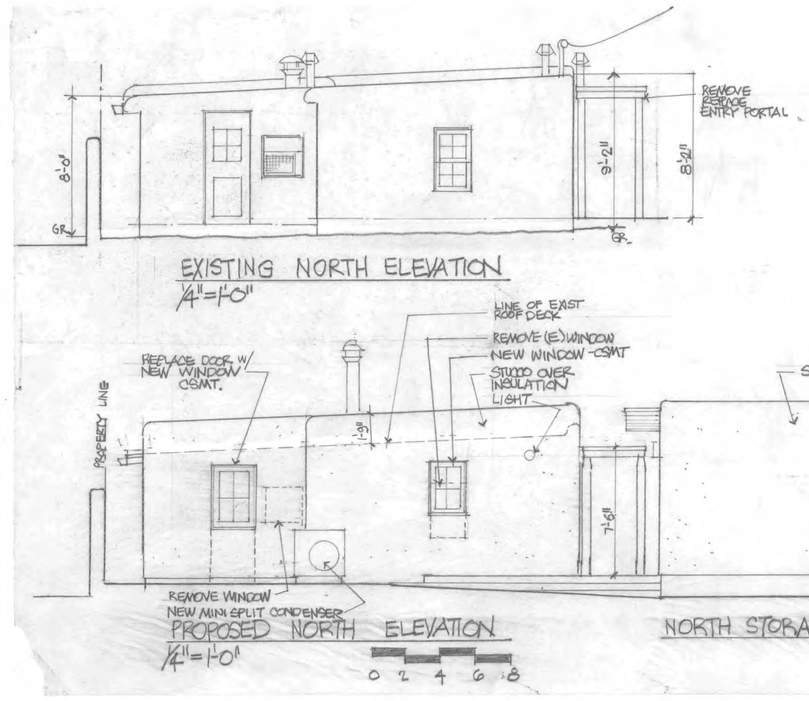
Key Plan
NTS

No	Date	Description
Revision Schedule		

ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: SB
CHECKED BY: JJS
DATE: APRIL 16, 2025

SHEET TITLE
WEST ELEVATION

4



SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2024 Seres architecture, LLC Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

BARDWELL KENNINGTON RESIDENCE

907 DON MIGUEL PL
SANTA FE, NM
87505

Key Plan

NTS

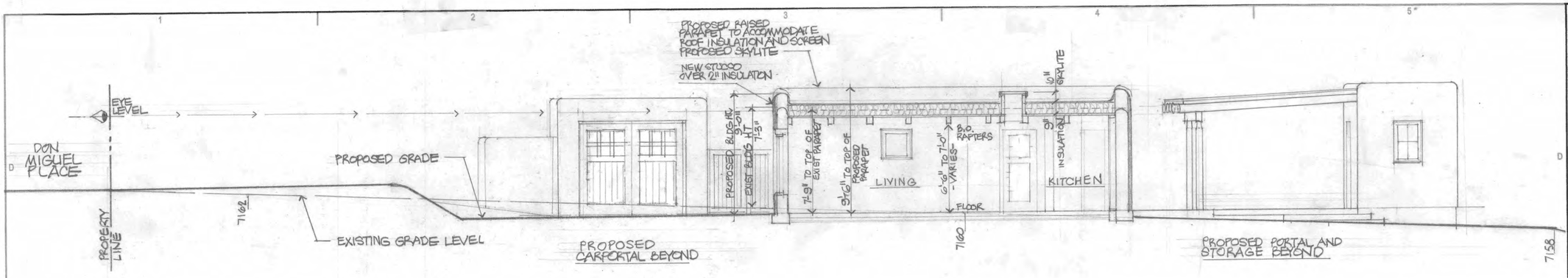
No	Date	Description
Revision Schedule		

ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: BB
CHECKED BY: JJS
DATE: APRIL 16, 2025

SHEET TITLE

NORTH ELEVATION

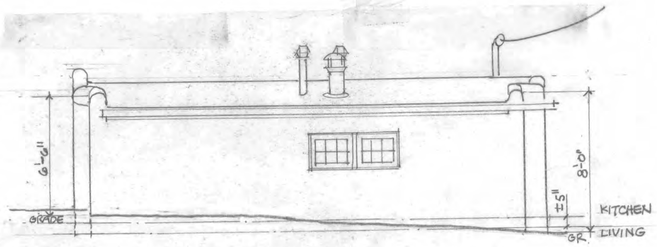
5



EXISTING AND PROPOSED SITE SECTION

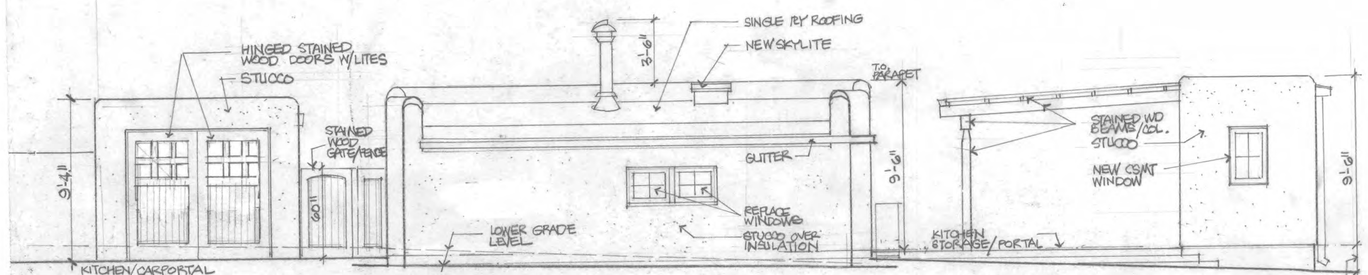
1/4"=1'-0"

0 2 4 6 8



EXISTING EAST ELEVATION

1/4"=1'0"



EAST CARPORTAL

PROPOSED EAST ELEVATION

1/4"=1'-0"

0 2 4 6 8

EAST STORAGE/PORTAL

SERES
architecture llc
122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyseres@gmail.com

© 2024-Seres architecture, LLC Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect | Engineer

BARDWELL KENNINGTON RESIDENCE

307 DON MIGUEL PL
SANTA FE, NM
87505

Key Plan

NTS

No	Date	Description
Revision Schedule		

ISSUE:
PROJECT NUMBER:
FILE:
DRAWN BY: GD
CHECKED BY: JJS
DATE: APRIL 16, 2025

SHEET TITLE

EAST ELEVATION & SITE SECTION

PAPER WORK SUBMISSION
6
SANTA FE, NM

May 19, 2025

Historic Design Review Board
City of Santa Fe, New Mexico

Re: case # 2025-010350-HDRB: property at 907 Don Miguel Place,
Downtown and Eastside H.D.

To the Historic Design Review Board Members:

I fully support the proposed alterations to the property at 907 Don Miguel Place.

Since 1978 I have lived across the street and west of the subject site, at 906 Don Miguel Place. In this neighborhood, there are very few examples left of properties retaining the straight-forward simplicity of this house built by Porfirio Chavez probably in the 1940s. A few still exist at the ends of dead-end lanes.

The Bardwell/Kennington proposal manages to preserve the simplicity of the original structure while adding new outdoor spaces. There aren't the Spanish Pueblo Style details to preserve in the existing building. The proposed portals introduce some restrained appropriate detailing. The yard walls add needed useful spaces without introducing height, or inappropriate materials. The gravel drive way and landscaping at the south are a welcome addition to the streetscape of this short lane.

Sincerely,

Catherine Colby

Catherine Colby
906 Don Miguel Pl
Santa Fe NM 87505

907 Don Miguel Pl

Window Condition Assessment

Prepared by:
Scott Ernst
12/9/2024

South Window #1

1 Lite fixed sash

22” x 26”

Condition

This is a barn sash that has been mounted in a rough buck with applied stop. The paint is peeling but neither the sash or the buck appears to have any rot. There is screen stapled to the exterior of the of the buck.

South Window #2

Fixed 3 lite sash

28” x 28”

Condition

This appears to be a reused upper sash from a double hung window. It is mounted in the opening inside out and is held with applied stop. The paint is peeling and the joints are open and loose.

West Window #1

Awning window
23” x 23”

Condition

This is another barn sash that has been installed in the opening. It is small for the opening, suggesting that it is a poorly done replacement. It was first hinged as a casement and then rehinged to be an awning window. This opening looks like it was probably a door at some point, so neither the sash or the opening as a window would’ve been original.

West door #1

29” x 70”

Condition

This door looks to have been repurposed from somewhere else. It’s bottom rail has been cut down to make it fit into the 70” opening and it still has a vintage knob in a location that would’ve been appropriate in it’s original location, but is now too low. Another knob has been installed above it

North door #1

28” x 70”

Condition

This door also seems to have been repurposed from another site. It is hung upside down and has had it’s former top rail cut down to make it fit into the 70” opening.

North Window #1

24” x 24”

Condition

Whatever was in this opening originally has been replaced with an AC unit.

North Window #2

Double hung

24” x 42”

Condition

This is a real Frankenstein of a window. The sashes are both parts of bigger sashes that have been cut off at a muntin and had a new stile added next to the muntin. The gap between the muntin and stile is filled with caulk. Both sashes are sideways and the opening has been packed out to fill in the space that the sashes wouldn’t fill.

East Window #1

Fixed

28” x 24”

Condition

The sashes in this opening are hung upside down and are held in with random stop. The paint is peeling, the glazing compound is shot and they have had some random repairs done to them.

Conclusions

Without taking all of the stop off that has been added over the years and removing the current sashes from the openings it is hard to get any clues as to what might have been here originally, but I suspect that none of what is here now is it. Everything points to a story line that doesn't include many skills or much money.

It seems like all of the openings have been patched up as best as was possible as what was original fell apart and had to be replaced. Some of the current sashes may have been picked up at the lumber yard while others were repurposed from other buildings.

If historic photos can be found they may show what this building had looked like and what might be an appropriate look to restore back to.

Dunn Edwards
Bone White
Cabot
Dark Gray
La Habra
Sarah 135
Sierra Pacific
Tan 043
907 Don Miguel Place-Bardwell-Kennington Residence
May 8, 2025

South Side – Residence Front Elevation

West Side - Residence Elevation

North Side – Residence Rear Elevation

East Side - Residence Elevation

Don Miguel Place – Looking North East

Don Miguel Place – Looking East

Don Miguel Place – Looking West

Don Miguel Place – Looking North West

Existing Detached Portal – West Side Elevation

Existing Window - South Front Elevation