Agenda **Regular Meeting of the Historic Districts Review Board**
June 10, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

Join on Zoom: https://santafenm-gov.zoom.us/j/88997447973

By Phone: 301 715 8592

Webinar ID: 889 9744 7973

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

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

   a. 2025-010494-HDRB, 206 McKenzie St., Downtown & Eastside Historic District, Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance. (Paul Duran, paduran@santafenm.gov)

b. 2025-010488-HDRB, 140 Romero St., Westside-Guadalupe Historic District, non-contributing, Camilla Kennedy, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and a yard wall. (Lani McCulley, LJMcCulley@santafenm.gov)

c. 2025-010506-HDRB, 626 Canyon Rd., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Santa Elena Properties, LLC, owner, requests status review and primary façade designation. (alromero@santafenm.gov Amanda L. Romero)

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

e. 2025-010492-HDRB, 964 Acequia Madre, Downtown & Eastside Historic District, Contributing, Manuel Mendoza, agent for Anjani Thomas, owner, requests status review with primary façade(s) designation if applicable. (Paul Duran)

f. 2025-010508-HDRB, 511 E. Palace Ave, Downtown & Eastside Historic District, Contributing, Betty Holmes, owner, requests replacement of vehicular and pedestrian gates. (Amanda L. Romero)

g. 2025-010490-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct a 2,204 sq. ft. freestanding residence to the maximum allowable height of 14'-5" and a 6'-0" high yard wall with 8' high gate enclosures where the maximum allowable height is 4'-6". An exception is requested to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall. (Lani McCulley)

h. 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Contributing, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage and breezeway to a height of 10'-3" where the max allowable is 14'. (Paul Duran)

i. 2025-010510-HDRB, 911 Old Santa Fe Trail, Downtown & Eastside Historic District, Frank Morrison, Agent, agent for Arthur & Susan Cordova, owners, proposes to construct a new 4,781 sq.ft. residence, including a garage and exterior portals, to a maximum height of 15'-6" where the maximum allowable is 15'-10". (Amanda L. Romero)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. June 24, 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.

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010494-HDRB, 206 McKenzie St., Downtown and Eastside Historic District, Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents and Primary Façade Diagram

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and the exception criteria have been met for all exception requests except for the request for the addition and increase in height to the primary south elevation facade. The applicant should find other design options for that addition including lowering the parapet to be subservient to the adjacent historic parapet.

Sample motions:

a. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street.
b. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street subject to conditions.
c. Approve or deny the exception to 14-5.2(D)(1)(a) for the removal of historic material to replace all the doors and windows at 206 McKenzie Street.
d. Approve or deny the exception to 14-5.2(D)(E) Downtown and Eastside Design Standards to construct a steel carport for 16 cars.
e. Approve or deny the exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from the primary façade for raising the parapet on the north primary façade.
f. Approve or deny Case #2025-010494 to allow those alterations to 206 McKenzie Street that do not require an 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.

BACKGROUND & SUMMARY:

The mixed-use commercial and multi-family complex at 206 McKenzie Street is listed as contributing to the Downtown and Eastside Historic District with the north, east, and partial southern and western facades designated as primary. The original structure has been identified in the 2005 Historic Cultural Properties Inventory (HCPI) survey form to have been constructed pre-1766 to 1846 with several changes from the 1930s and 1940s into the present. The unique eclectic nature of the structure and location on the Grant Avenue and McKenzie Street streetscape has made this structure a stand-alone complex unmirrored by anything seen in the Downtown and Eastside Historic District.

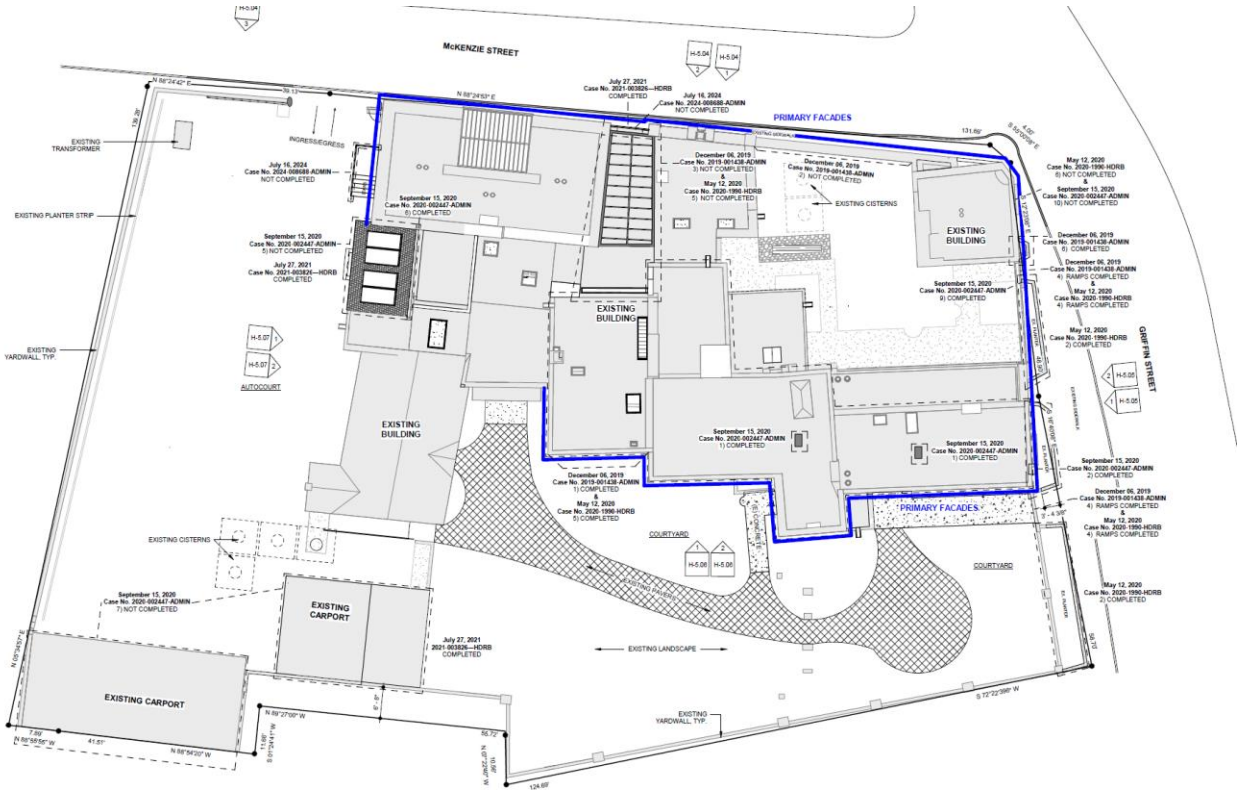


Figure 1. Primary Facade Diagram,

As part of the application materials, Mr. Bradyn Furry (architect/agent) has put together a detailed and thorough summarization of previously approved Historic Districts Review Board (Board) and administratively approved (ADMIN) work at 206 McKenzie Street for which staff is greatly appreciative. Please see below:

> *The building located at 206 McKenzie Street, also known as "The White Building", has been undergoing a renovation for the past six years. The initial renovation was started in 2019 and, due to the negligence of the original architect and problems with the work of the original contractor, the building has had extensive work done on it in recent years to remedy many issues that stem from that negligence and lack of craftsmanship, including removing and reconstructing work done during the original effort. During its long renovation process, the building has had several Historic approvals issued. The earliest approvals for the ongoing renovation date back to September of 2019 and have been received as late as July of 2024. The following is a list of approvals and whether the work was completed or not. Copies of the approvals are included at the end of this letter.*

Approval History

September 27, 2019
Case No. 2019-000989-ADMIN

Approved Scope of Work: Remove, repair, and reinstall large [divided-lite or undivided-lite?] window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window in order to restore operability.

This work was completed as approved.

December 06, 2019
Case No. 2019-001438-ADMIN

Approved Scope of Work:

1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south façade). This is a test to see if the color will be compliant with Downtown and Eastside standards. This sample was installed and approved, and the stucco color was applied to the building as a whole.

2) Install a mural on the north courtyard wall, provided it will not be publicly visible. This mural has not been installed at this time.

3) Install ADA ramps at the two entrances on Griffin Street. This will require removal of existing concrete steps and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.

The ADA ramps have been installed but the doors have not been modified at this time.

4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block pattern to match existing. Heights and configurations to remain the same. The replacement planters have been constructed and remain in place.

5) Replace a small portion of sloped roof at the McKenzie Street frontage with grey/zinc standing seam metal. This roof had not been installed during the renovation process.

6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

The planter has been constructed and remains in place.

This approval also includes a drawing showing the location of the primary facades for the building included in this packet.

May 12, 2020
Case No. 2020-1990-HDRB

Approved Scope of Work:

1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.

This work was completed as approved.

2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

The replacement planters have been constructed and remain in place.

3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.

This roof had not been installed during the renovation process.

4) Install small ADA ramps at two Griffin Street gates and install white steel gate kick plates at these locations.

The ADA ramps have been installed but the doors have not been modified at this time.

5) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property in the courtyard as a test to facilitate determination as to whether this treatment will meet district design standards.

This sample was installed and approved and the stucco color was applied to the building as a whole.

6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

The video display was not installed, nor is a plan in place to include it in the new construction.

September 15, 2020
Case No. 2020-002447-ADMIN

Approved Scope of Work:
Amend a previous HRDB and Administrative approvals as follows:

1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible.

The hives have been installed.
2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted.

The lamps have been installed at the Griffin St. entrance but have not been installed at the McKenzie St. entrance.

3) Enlarge window opening on the west (interior parking side) façade to its original opening dimensions, and install a new 3/3 divided light window, as submitted.

The new window has been installed and is requesting approval at this time.

5) Modify sloped roof of west façade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted.

The roof had not been installed, instead the structure was removed.

6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted.

The screen is currently framed and awaiting the stucco finish.

7) Re-affirm the use of solar shingles on sloped roof of west façade above garage and storage, as previously approved.

The solar shingles were not installed.

8) Remove existing wire screens from windows on the McKenzie St elevation and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind).

The wire screens have been removed and the windows to the left of the pedestrian entrance were replaced, though they do not match the existing windows in-kind.

9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved.

The sconces have been installed.

10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation for a period of up to 90 days only. Permanent installation requires HDRB approval.

The video display was not installed, nor is a plan in place to include it in the new construction.

November 06, 2020
Case No. 2020-002835-ADMIN

Approved Scope of Work:
1) Install a roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.

The solar array was not installed, nor is it structurally feasible to do so on the roof of the main building.

July 27, 2021
2021-003826—HDRB

Approved Scope of Work:

Construct a new carport, green house, and parapet and install window grates on a contributing structure.

Exceptions to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D) (2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status.

For reference, the following is taken from the Proposal Letter for this submittal:

Exterior Window Protection

We are asking for approval to install a total of four window grates on the exterior of the building, all located on the McKenzie Street elevation. Each will be designed to match the existing window grates which are installed on the Griffin Street elevation. Because of the difference in sizes of the windows, each grate will be scaled to be proportionate to the window they are protecting. The company's internal security requirements dictate the need for this protection since highly valuable equipment used for the daily operation of the company is located behind these windows.

New Parapet Over Main Entry

We would like to install a new parapet over the main entry to the building on the McKenzie Street elevation. This new entry will hide the roof and its appurtenances from public view. Also, the parapet will aid in the drainage of the roof behind, directing the flow of water to an internal downspout, under the sidewalk and out into the street. Without the parapet, the water draining from the roof will sheet flow directly over the main door and offer no protection from precipitation for those visiting the building nor walking by on the sidewalk.

The design of the new parapet will be influenced by the adjacent parapet in a simplified manner. This will give importance to the front entry, act as a wayfinding element to the entry and help reinforce the design of the adjacent façade design.

New Carport to Replace Existing

In place of the existing carport, we are proposing to build a new one in the same location. The previous carport was condemned and removed for the sake of physical safety to the public. Both of the original carports were not deemed Historic structures and were built previously with Board approval. We are wanting to use those materials from the original structure which were able to be salvaged to rebuild the new one to the furthest extent possible. These materials will be used on the front façade facing the parking lot. This will visually tie the new carport together with the carport to remain which is built with a similar design.

The original carport had enclosed storage which we would like to continue within the new structure. This portion of the building will be enclosed with painted CMU which matches the construction and finish of the surrounding yard-walls and carport. The roof of the carport will be pitched to match the adjacent carport but will be pitched in two directions – both east and west. This keeps the roof height at the top of the ridge within the surrounding yard-wall and not extend above. Visually, the front of the carport will look virtually identical in construction to the remaining one adjacent.

New Greenhouse

At the location of the existing greenhouse, we are proposing to construct a new greenhouse within the same footprint. The previous greenhouse was also condemned and removed for the sake of physical safety to the public and was not deemed a Historic structure. The new greenhouse will be modern in design in terms of performance regarding energy efficiency and function. The design draws from the existing window and skylight combination found around the corner, on the north elevation of the building. Designing the greenhouse in this way will reinforce the design of both and keep the window and skylight combination from being a complete anomaly. Informal interviews and unsolicited comments from the general public show that community members find the windows aesthetically pleasing and a point of unique interest. Currently, the old greenhouse has been removed and the new greenhouse has been constructed.

July 16, 2024
Case No. 2024-008688-ADMIN

Approved Scope of Work:

1) Install a 5’ 11” wide by 2’ 9” tall metal security grill painted to match the existing security grills on the north façade.

The security grill has not yet been installed pending repair to the exterior stucco.

2) Construct a 3’ 6” tall by 9’ long metal hand rail on the west façade.

The handrail has not yet been installed pending repair to the exterior stairs.

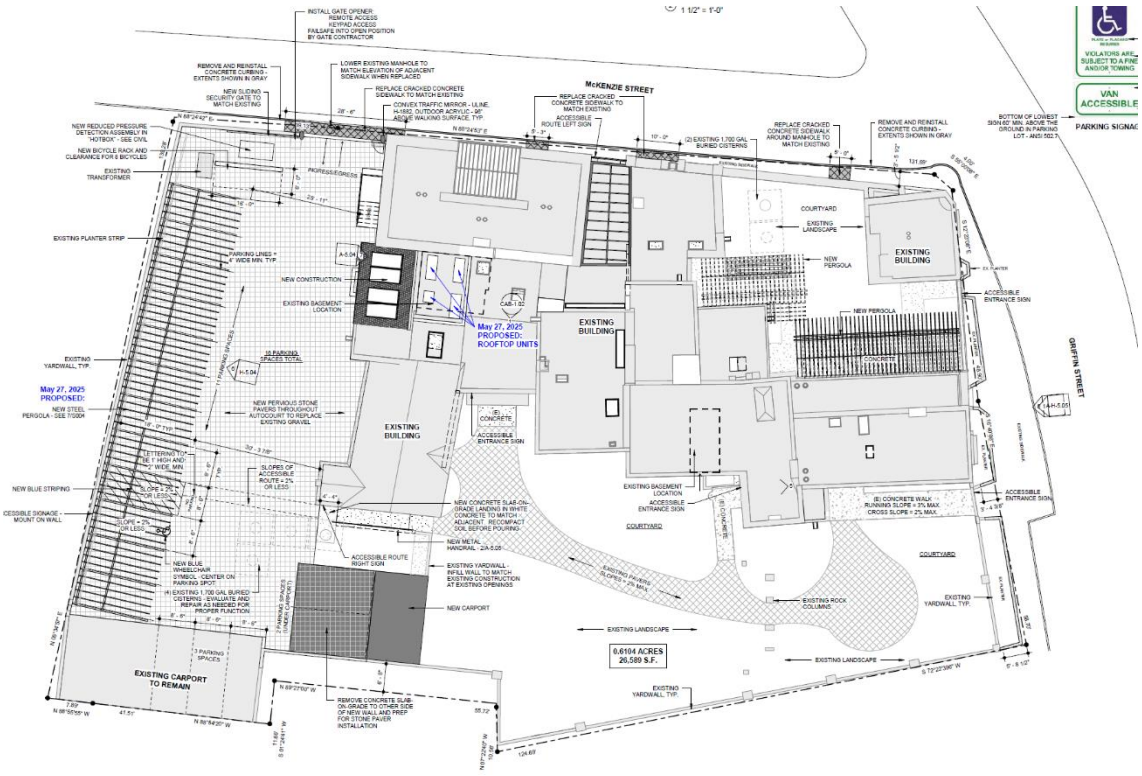


Figure 2. Proposed Site Plan.

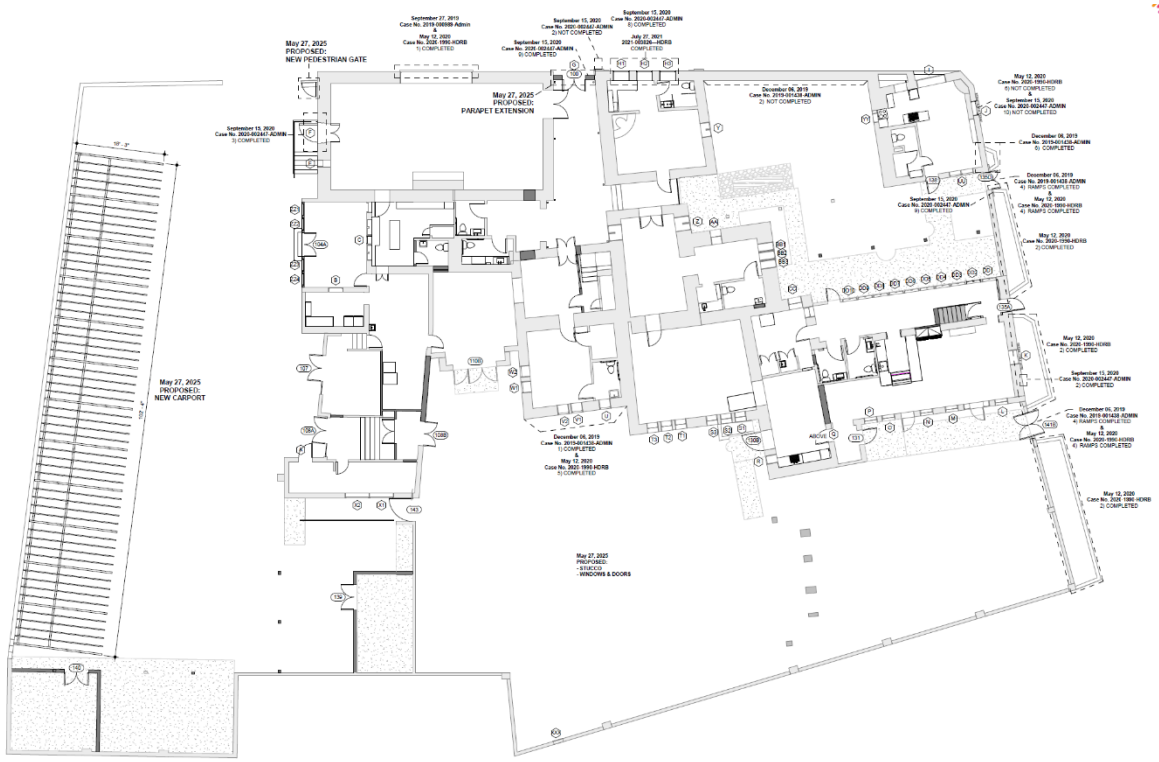


Figure 3. Proposed Floor Plan.

206 McKenzie Street
McKenzie Street / North Elevation

206 McKenzie Street
Griffin Street / East Elevation

(Left side of South Elevation)

206 McKenzie St.
South Elevation

206 McKenzie Street
Parking / West Elevation

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Replace all the doors and windows for which an exception is requested to 14-5.2(D)(1)(a) for the removal of historic material.
2) Construct a new steel carport within the existing autocourt for which an exception is requested to 14-5.2(E) to permit the use of metal for the structure in the Downtown & Eastside Historic District.
3) Change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St for which an exception is requested to 14-5.2(D)(2)(c) [state the reason].
4) Roof mounted HVAC units.
5) Construct a new pedestrian gate on the McKenzie St. façade.
6) Re-stucco the exterior of the structure with a new one to match the existing.

Staff has concern regarding the proposed increase to the parapet height on the south elevation. The height was raised without HDRB approval. What was previously approved was intentionally lower than the adjacent parapet to allow for the distinctive historic roofline to be the dominant feature.

Figure 4. North Primary Facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: Staff requests an exception to remove historic doors and windows on primary facades of the contributing structure.

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

Applicant Response: The design of the doors and windows on the existing building replicate structures and accessories which are currently present, on the building. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The historic architect has noted that many of the historic doors and windows are inoperable and unrepairable. Given the historic architectural assessment and maintaining the district standards with regard to the integrity and best preservation practices in protecting the structure, new doors and windows will provide aesthetic continuity within the structure and protection from outside inclement weather exposure.

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

Applicant Response: If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvable. If the units are removed, the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster are showing signs of deterioration from water intrusion around the existing jambs due to the lack of flashing and moisture from condensation due to the quantity and size of the single glazed windows.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criteria has been met. Given the current condition of the structure, the request for new doors and windows would provide protection measures that will preserve the overall integrity and status of the structure for the future.

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

Applicant Response: The application of these modifications do not affect the ability for residents to continue to reside within this historic district and area and does not change the overall look of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The applicant is proposing on installing new doors and windows that replicate the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations on the structure. The new doors and windows will accentuate what is currently on the structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E) metal carport: Staff request an exception to construct a metal carport which is not an approved material in the Downtown and Eastside Design Standards.

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

Applicant Response: The proposed carport will be hidden from view within the existing perimeter yardwalls which will be raised in places which have an inconsistent height. The overall height of the yardwall will be adjusted to fully screen the carport from public view. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences, so yardwall heights can be easily adjusted for full screening from the public.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. Generally, metal gates and other metal structural elements need Board approval with an exception that will be publicly visible. The applicant proposes the metal carport will not be publicly visible from Griffin Street, Grant Avenue, or McKenzie Street, which is acceptable.

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

Applicant Response: Because the auto-court within the perimeter yard-walls is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A wood structure, which would typically be proposed for this area, with columns at the corners and at the extents of the structure, would limit the maneuverability of the cars accessing the parking spaces below, making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The auto-court area is limited in space and maneuverability and to provide parking for those who live and work at 206 McKenzie Street, the metal carport will provide the structural infrastructure needed to maximize the parking availability.

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

Applicant Response: The intent of the new carport installation is that it serves the needs of the applicant and users of the building while its existence is virtually unknown and invisible to the public view.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The applicant has stated they would have come before the Board with a different design if it were possible but due to the dimensions of the structure a wooden carport would not be structurally sound so a metal carport is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to14-5.2(D)(2)(c) additions are not permitted to primary facades : Staff requests an exception to raise the parapet on the north primary façade 3'-3" higher than the original façade from 14'-1" to 17'-3" high.

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

Applicant Response: The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the parapet.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The previously approved design had a lower parapet so as to not overwhelm the adjacent distinctive parapet which is part of defining the building's contributing status. The current request of raising the parapet is not consistent with what the Board has previously approved. Furthermore, the decorative feature on the parapet is not sufficiently distinguished from the historic feature on the adjacent parapet.

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

Applicant Response: Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced, and the design was modified to more reflect the adjacent facades and the overall aesthetic of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The current condition of the adjacent wall (to the west) is compromised by inclement weather. The proposed design does adversely impact the primary façade as it overwhelms the existing historic parapet. Other design options should be considered to protect the wall from potential weather impacts.

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

Applicant Response: Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massing's, it further enhances the significance of the original portions of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The proposed design and raising of the parapet adversely impacts the primary façade of the structure and other design options should be considered in order to maintain the distinctive historic character of the building.

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).

(5) Exceptions

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

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant*

shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

(D) **General Design Standards for All H Districts**

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

(1) General

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

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

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

History of the Building:

GENERAL PROPERTY INFORMATION

Legal Description

The property is legally described on a survey plat entitled "Plat of Boundary Survey for Christopher C. Hill, White Buffalo Ltd., a Texas Limited Partnership."

A copy of the latest survey plat is provided under Historic Documents.

Zoning and Status

The subject property is located in the McKenzie sub-district of the Business Capitol District, as designated by the Santa Fe Zoning Office. The City of Santa Fe Historic Structures Survey Map, compiled from 1983 through 1995, lists the adobe structures on the property as a Contributing structure. The current Status established in 2005 is listed as CONTRIBUTING except for a parking shed and storage shed at the south west end of the property.

It must be noted that at one time the status was "suggested" by the 2005 Surveyor as "possibly significant" due to its association with (unnamed) historic persons and not due to architectural cohesiveness or unique design or perfection. The structure that is most associated with Historic figures and this property was 142 Griffen Street which was torn down in 1951.

Property Description

The property is located at 206 McKenzie Street in the City of Santa Fe, Santa Fe County, New Mexico. It is designated on King's Official Map of Santa Fe (circa1912), as lying within lots 1, 2 and the eastern end of lot 12 in block 18.

(Ref:Sanborn Maps & King's Map). The property currently consists of approximately 0.6104 acres of developed land.

The property is currently comprised of several interconnecting one- and two-floor structures with yard walls that are constructed of adobe, hallow masonry tile (pen-tile 1902-1945) and concrete masonry units (pumice block). The overall footprint of the building is approximately 8500 s.f., that was forged over a period from 1886 to the 1970's.

The remainder of the property is occupied by courtyards that lie between the remnants of former structures and in gardens along the south side where an historic structure (142 Griffin Street) once occupied a prominent place on the streetscape.

A parking area along the west side of the property was once occupied by a 1920s brick residence (212 McKenzie Street) and several adobe structures.

The architectural design and detailing of the property is a true combination of early Pueblo Revival style adobe buildings that have been fitted with adaptations of Spanish Baroque detailing on some windows and gates and an impressive espadana (bell tower like) facade over a room that faces McKenzie Street.

Territorial coping, iron window grille work and other details were applied in the 1930s and major demolitions and second story additions executed in brick and pen tile were accomplished in the 1940s. No major changes have taken place on the exterior primary facades since 1958.

Through the 1960s and 1970s interior modifications were accomplished to create apartments and commercial offices within the structure. CMU storage units, parking sheds, aluminum windows, garage doors and a few infill projects were inflicted upon the exterior of the property during the same period of time, however; most of it was applied to non-primary facades and what can be considered as noncontributing structures.

Boundaries

The property is bounded on the north by McKenzie Street. The address 206 McKenzie Street has slowly become the address of choice for the entire complex. The McKenzie Street elevation can be considered one of two primary facades.

The east boundary of the property is on Griffin Street. (Formerly Griffin Avenue). The access to courtyards and parts of the commercial occupancies are located on Griffin, but these are not the primary access points. These gates were primary access to portions of the complex that once carried the addresses of 146 and 142 Griffin. It is noted that a street realignment, subsequent to 1960, removed a large section of sidewalk and promenade along the east boundary of the complex. CMU planters that now define the streetscape along the east boundary are not historic fabric associated with the original buildings.

The boundary to the South - Southeast is partially on Grant Avenue, however; the historic structure once located on the edge of the property carried an address of 142 Griffin. Walls were raised to a height, generally 10 feet above grade during the 1940s to create an effective visual screen to assure privacy for the religious sect that owned the building complex during the 1940s and 1950s.

The south boundary is created by a high CMU wall that segregates the 206 McKenzie property from the "Hovey House" (once designated as the Historic Tully house). The 136 Griffin Street building, now called the "Hovey House" was restored by the Historic Santa Fe Foundation in the early 1970s and remains one of the flagship historic properties for that foundation. The history of the subject property was tied to the Historic Santa Fe Foundation property in the early development of the streetscape.

The Hovey House has been re-purposed over the years as attorney offices, galleries and, most recently, as an antique retail establishment but none the less remains a significant property.

The west boundary of the subject property is defined by the continuation of the white painted, CMU block that shows up as early as 1958 on survey maps. The white painted wall that surrounds the parking lot and some non contributing parking sheds. It should be noted that the grade in the parking lot has been raised approximately 1-9" higher than the original grade and thus may mask some historic walls or foundations in that area. An archaeologist has been engaged to study the unseen aspects of the site.

History

This document will study the building design and persons associated therewith in a manner that hopefully brings into clear focus the history and significance of the property.

It is clear that a building was located on this site as early as 1846 as found on the historic Gilmer map of that date. Although it appears that the 2005 surveyor inappropriately attributed portions of the Historic Santa Fe Foundation "Hovey House" at 136 Griffin Street as part of the current 206 McKenzie property.

Other maps have been presented that indicate that there was a possible structure in this vicinity on the 1766 Urritia map. It is almost impossible to determine if the structures represented on those maps actually represent this particular complex.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

It is important to point out that the property at 206 McKenzie is associated with several other addresses as follows:

142 Griffin Street- (now torn down)

146 -148 Griffin Street

206 McKenzie

210 -212 McKenzie

Ms. Cleofus Jaramillo was associated with the building at 142 Griffin Street, which is identified on the Sanborn Fire Insurance maps as an adobe one-story structure located set back from Griffin Street in what is now a large courtyard; that structure was demolished sometime soon after 1948 by Bullard. Thus the portions of the complex associated most with C. Jaramillo were destroyed.

210 McKenzie Street was a 1920 -1930 era residence that was associated with a J.C. Martinez as late as 1930 according to the City directories. It is not known if that J.C. Martinez was related to the original Martinez-Jaramillo ownership; and that house, too, was razed as early as 1934 to make room for the two-story studio that was constructed under the supervision of Hazel Hyde.

It is interesting to note that Hazel Hyde built the studio for her husband George Blodgett, a sculptor artist, but he left her and the studio soon after it was constructed according to some resources.

The location of the 212 McKenzie Street house and several adobe structures south of this house were located where the existing parking is to the west of the main structures.

It is also apparent by the measuring and documentation that has been accomplished by the current team of professionals; that the parking lot area has been raised with imported fill, approximately 1-9" over its entire area.

An archeological study is being accomplished to further document historic "events" on this property. The results of that study have not been completed as of this report.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

The earliest Fire Insurance maps that show the property indicate that it was developed for residential use at least since 1898. The building configuration on this and succeeding maps indicate that the core of some of the existing adobe structures may date from this era, although the historic structures survey indicates that the structures date from 1931 to 1945. At some time between 1931 and 1948, the Fire Insurance map made in 1948 shows the addition of Pen Tile structures along the west side of the existing adobe buildings. The map also shows that Pen Tile upper floors were added to some of the existing adobe buildings (Note: Pen Tile refers to the brick masonry units manufactured at the New Mexico State Penitentiary, formerly located in the Cordova Road area in Santa Fe; many buildings in Santa Fe dating from these years are constructed from Pen Tile which date from 1902 to the late 1940s).

What is important is the "nature" of this building and the associated structures adjacent to this building has been a nature of "change". Major change has been the characterization from every surveyor who has been assigned to assess the structure for historic character. If there are components or remnants of the structure that date back to the earliest maps of "urbanized" Santa Fe, it can be said that those building remnants have lost their intrinsic character and significance to the current form and nature of the current structure.

Association with People

The deeds to the structure reveal a somewhat clear path of ownership and a glimpse into the sequence of development of the property.

The original post contact property ownership was associated with a grant to Antonio Lucero de Godoy in 1693. He came to New Mexico with Don Diego De Vargas and after the Revolt of 1680 returned in 1690 to claim land and be part of the New Spain.

The grant was hewn down through purchase and inheritance to a property that was purchased by a family named Escudero in the late 1800's. Some historic references to the Escudero property have been found but need further study to resolve a chain of title. It appears that there was a structure on the site as early as 1851.

The more "modern" day events from the 1890s to the property as it has evolved in 1960s begins with a plat that is described in the 1884 Gilmore map as the Oliver P Hovey estate. The Hovey estate encompassed a large area that was bounded by a property line of almost 250 feet along Griffin and Grant Streets and almost 300 feet along what is now known as McKenzie Street.

Most of the property to the west along what is now McKenzie Street was vacant and used for agricultural purposes. There was an unnamed acequia that ran though US Military parade fields to the east of this property and down what would later be called McKenzie Street. In the 1920s, formal development of the areas north and west of the Hovey Estate resulted in several small brick houses being built that show up on the 1930 maps.

James Conklin's son in law named Pickney Tully acquired the 136 Griffin Street in 1857 but only lived there for a few years .The property was acquired and restored by the Historic Santa Fe Foundation in 1974-1978

It is important the "significant" Owners of the 206 McKenzie Street properties made significant changes to the property, then moved on. They were not associated with the property for more than 10 or 12 years.

Cleofus Jaramillo

The property at 206 McKenzie is most associated with Col. V. Jaramillo, a member of the Governor Otero staff and a resident of Arroyo Hondo, who died an untimely death in early 1921. After his death, his wife, the beautiful (see historic picture) Cleofus Jaramillo came to Santa Fe from her home in El Rito and assumed ownership of the property.

Mrs. Jaramillo inherited the property from her father, J.A. Martinez of Taos and Arroyo Hondo,NM. Mr. Martinez purchased the property from Hovey who was another James Conklin son-in-law. Cleofus Jaramillo occupied a portion of 142 Griffin Street from 1923 through the early 1930s. In 1931, her adult daughter was murdered in one of the front apartments of 142 Griffin Street. Her association with the property ended at that time.

Ms. Jaramillo is known for the formation of the La Sociedad de Folklorico of Santa Fe in 1935 and writing of a simple cookbook in 1942. Her autobiography "The Romance of a Little Village Girl" was published by Sunstone press in 1955, one year before her death in 1956.

Her association with the 206 property postdated these accomplishments, but the building seemed to carry an association with Ms. Jaramillo for several years after her departure from the building. This is noted in some historic photos captured by Harmon Parhurst, a well-known Santa Fe Photographer who attributed the photos as Mrs. Jaramillo's house even though it was owned at the time by Hazel Hyde, a real estate agent and entrepreneur.

Hazel Hyde

Hazel Hyde is associated with the property as the owner of the property starting in the early 1930s. She is also shown to occupy several apartments within the various structures and is credited with several major additions and alterations of the building complex. She also is shown as owner and operator of a "dining room" called El Cercado, which occupied one of the front apartments at 146 Griffin Street and used the courtyard on the north side of the complex as a patio with a gate that opened onto McKenzie Street.

Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light tough that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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: (historic and/or current name for property)

Escudero House

(Escudero tr. Sp. 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.

1. Location:

206 McKenzie Street

3. Local Reference Number:
051610071 (H2258)

4. County
Santa Fe County, NM.

5. Property Type:
X_ Building __ Structure
__ Site __ Object

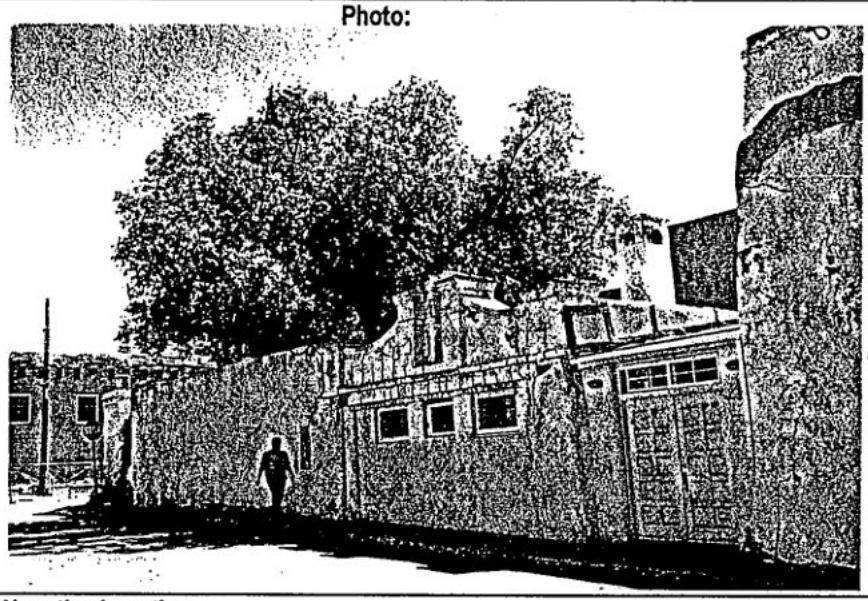
6. Date of Survey:
09-15-2005

7. Previous Survey Date(s):
October 12 , 1984
July, 1995

8. Name of Project:
City Contract 22720.510300

9. UTM NAD 27
Zone: 13
Easting: 414933
Northing: 3949748

Photo:



1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).

10. Photo Information
Digital 09-15-2005

Negative Location:
ArcCom PO Box 89 Santa Fe, NM 87504.

11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.

12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.

13. Construction Date:
Date: pre-1846 X Known ___ Estimated Source: Gilmer map (p. 17).

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

15. Relationship to Surroundings: X Similar _____Dissimilar

Comments: primarily Territorial

HCPI Base Form (FORM 1)

(Continued from other side)

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

2. South Elevation fronting Griffin Street (TMc 09-15- 2005).

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:

19. Is Property Endangered? X Unknown __ No ___ Yes How?

20. Significance to Current Community: X Unknown __ None ___ Low __ Moderate ___ High

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown X No __ Yes
If yes: __ State __ National

If 'no' or unknown, do you think this property is eligible for listing? ___No X Yes
Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No X Yes
If yes: X Contributing ___Non-contributing __ Unknown

If 'yes', what is the name of the district? Santa Fe Historic District X State (HPD 260) X National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

__None X HCPI Detail Form (FORM 2) X 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

2. Name of property: (historic and/or current name for property)
Escudero Property

1. Location:
206 McKenzie Street

3. Local Reference Number:
051610071 (H2258)

4. County
Santa Fe County, NM.

5. Date of Survey: 09-15-2005

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

X Adobe	X Brick	__ Composition	X Concrete: Block
__ Concrete: Cast Stone	X Concrete: Poured	__ Earth Plaster	__ Masonry: Simulated
X Metal: Corrugated	X Metal: Structural Siding	__ Metal: V-Crimp	__ Stone: Random Ashlar
Stone: __ Random Coursed	__ Stone: River Rock	__ Stone: Rusticated	X Stone: Tabular
X Stucco	__ Tile: Clay	__ Vinyl Siding	__ Wood: Board and Batten
Wood: __ Horizontal Siding	__ Wood: Jacal	Wood: Log	__ Wood: Shingle
___ Wood:).	Other:		

7. Number of Stories: __ N/A
Number: X 1 ___11/2 X 2
__ 21/2 Other:_____

8. Foundation: __ N/A
X Not visible __ None
__ At Grade __ Raised
Materials: __ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A
Shape: X Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave X Parapet
Materials: __ Asphalt __ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A

Operation	Material	Glazing	Number

Notes: Not Known. Access to courtyards not granted.

11. Doors __ N/A

Type	Style	Material	Number

Notes: Not Known. Access to courtyards not granted.

12. Chimneys

Not Known. Access to courtyards not granted.

13. Porches

Type: Not Known. Access to courtyards not granted.
__ Full-Width __ Wrap

14. Other Significant Features:

15. Modifications: __ No known modifications

#1 addition of 2-story studio Date: 1930s X Known ___Estimated__ Source: local informant.

#2_____ Date:_____Known __ Estimated__ Source:

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

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

Notes: Other:

17. Documents Available and Their Locations
Historic Maps (City Planning GIS)
Sanborn maps (Frey Angelica Library)
City Directories (Frey Angelica Library)
NM HBI Form 12/20/1984 No. 05160071 (H2258) City of Santa Fe Planning.

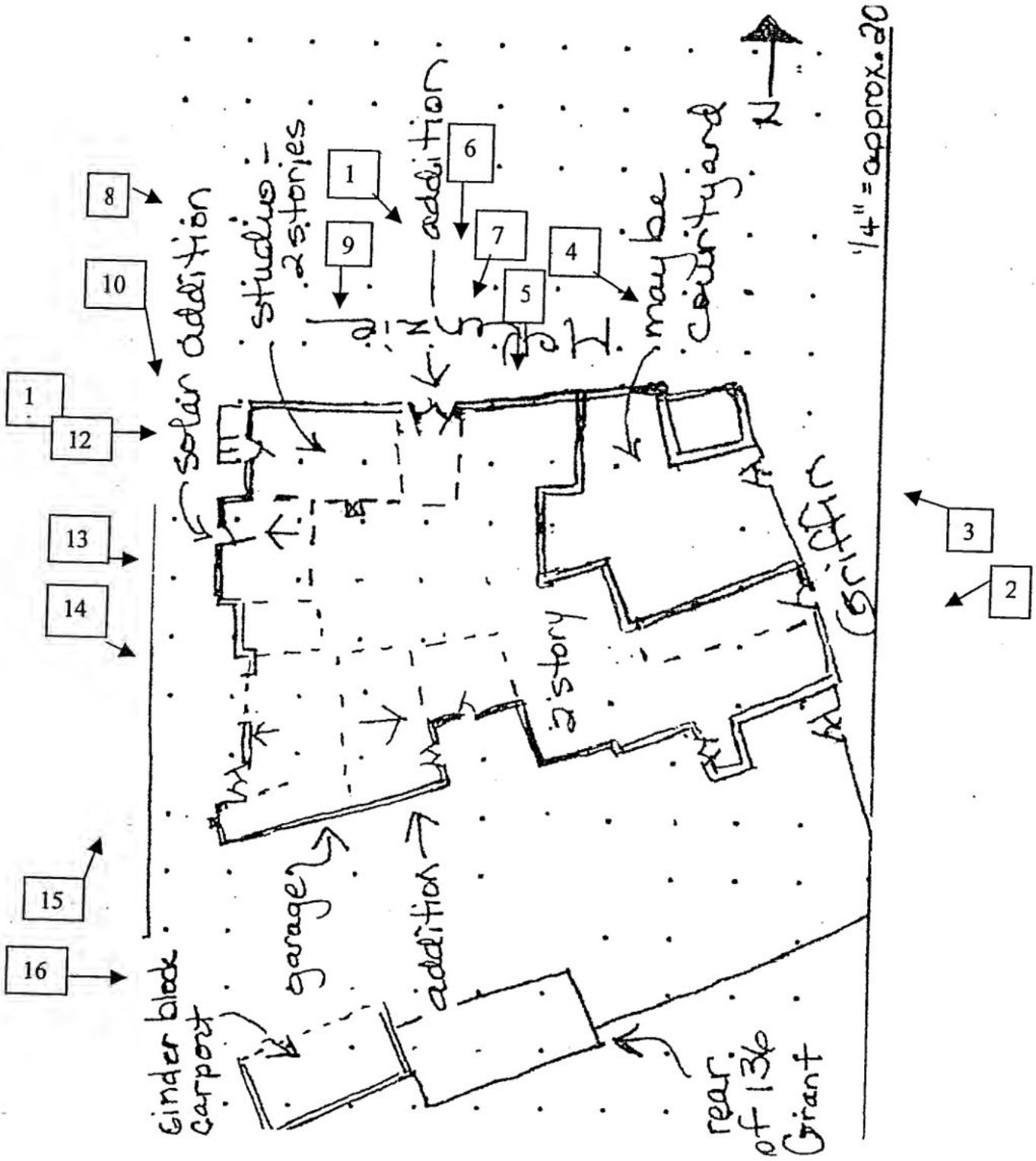
Velazquez, Miariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

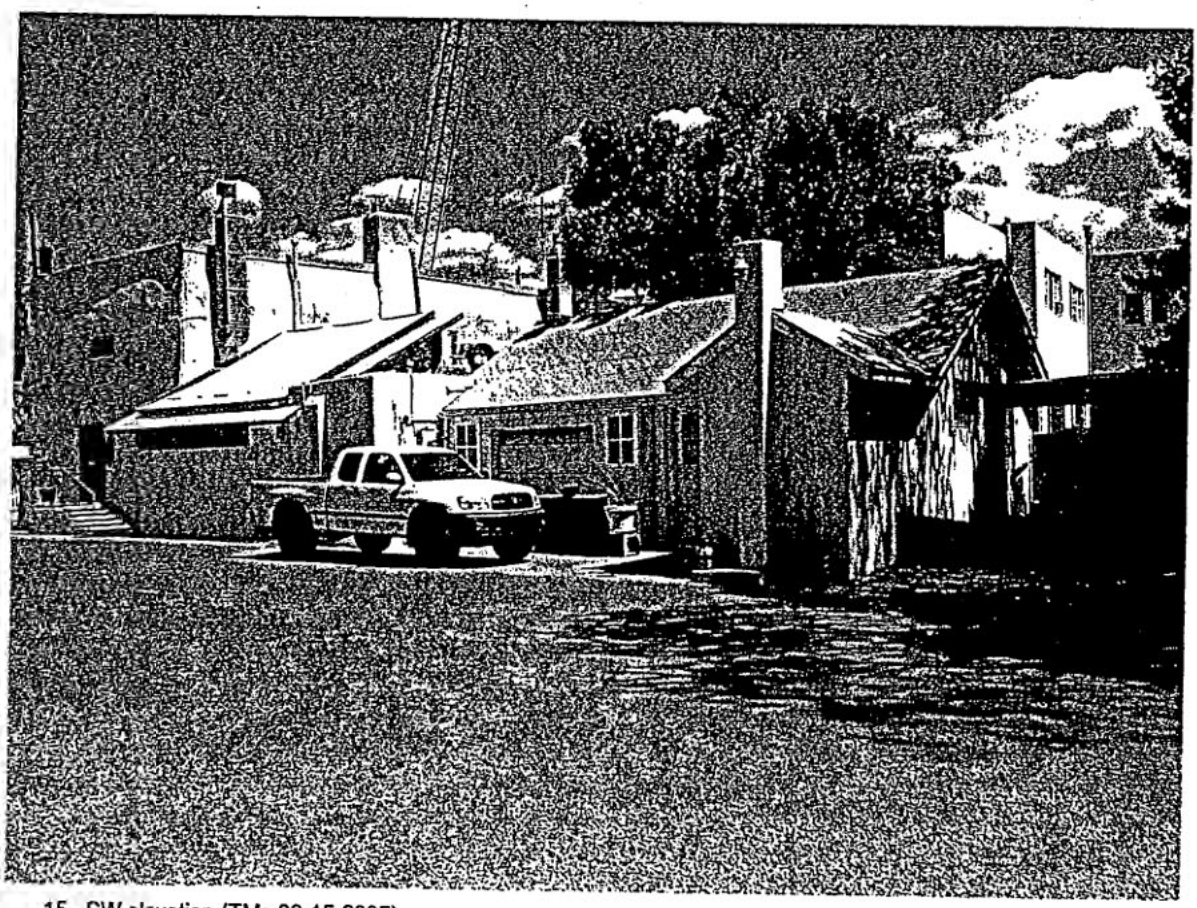
SITE:

18. Attached or Associated Properties: 206 McKenzie is attached to and historically associated with 146 Griffin.
Are associated properties eligible for listing? Unknown

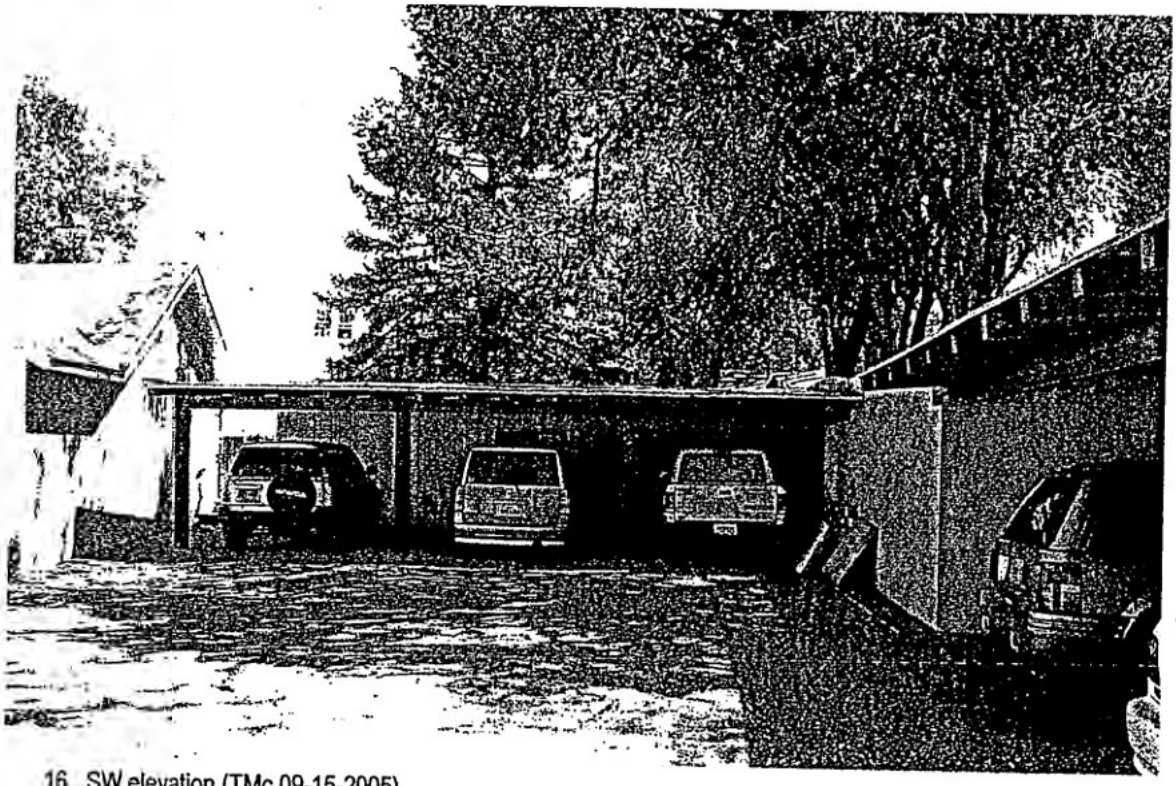
19.Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

Photographic Reconciliation (from 1995 HBI H2258 planview).

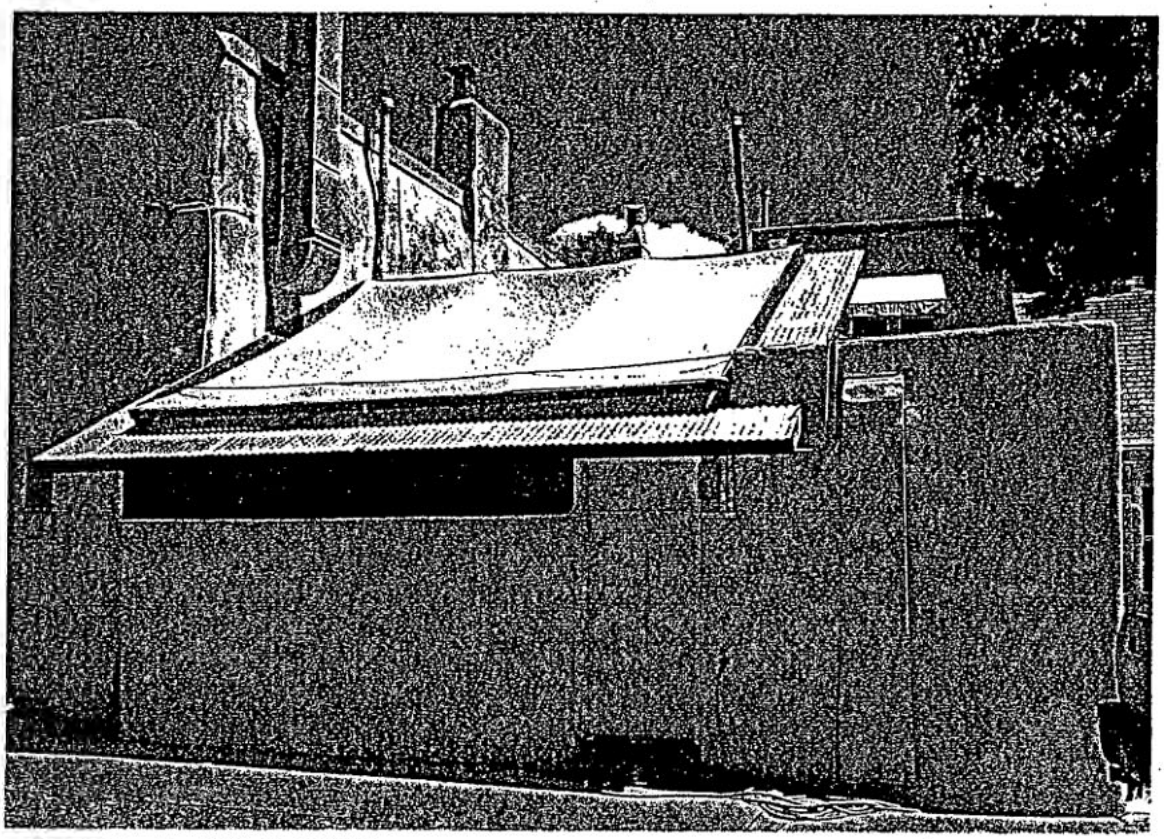




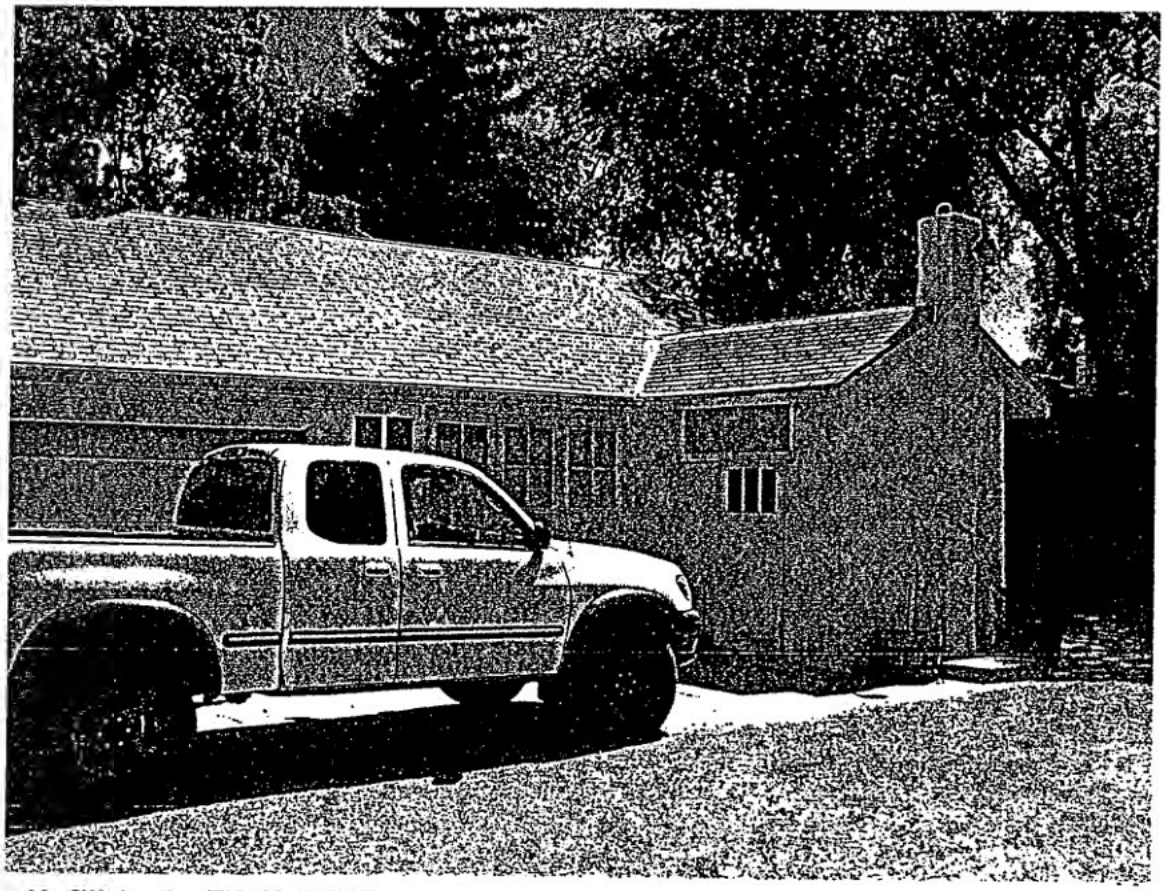
15. SW elevation (TMc 09-15-2005).

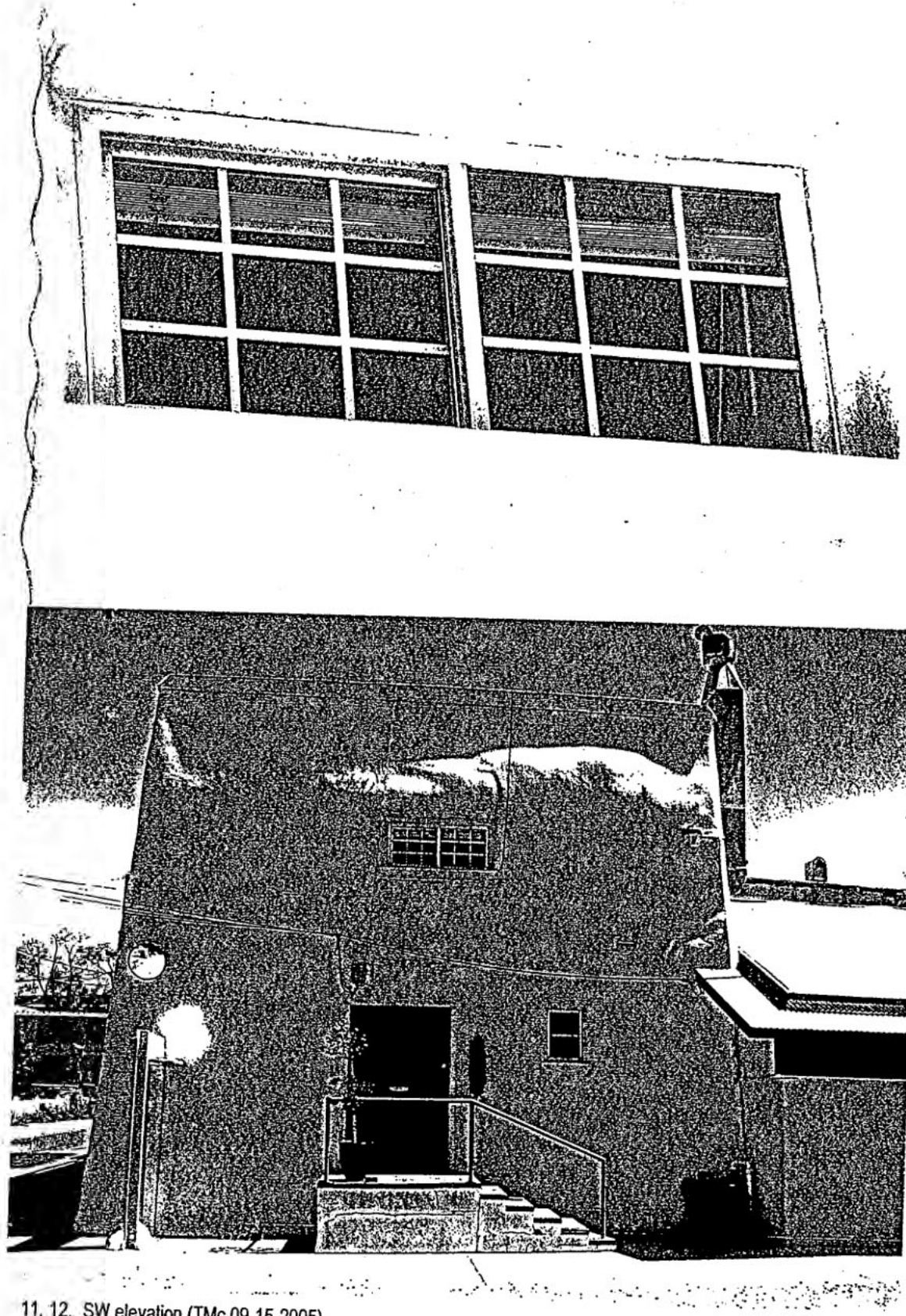


16. SW elevation (TMc 09-15-2005).

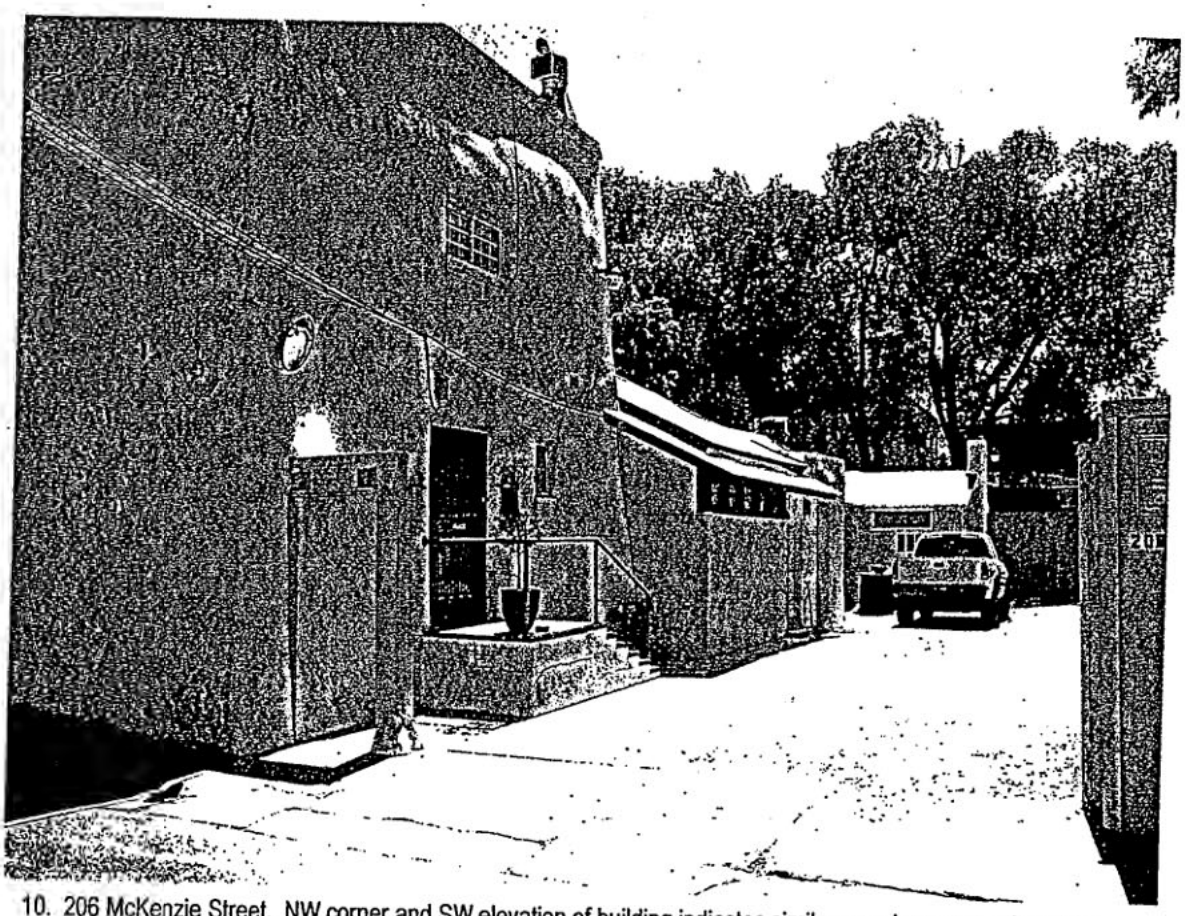


13. NW elevation (TMc 09-15-2005).

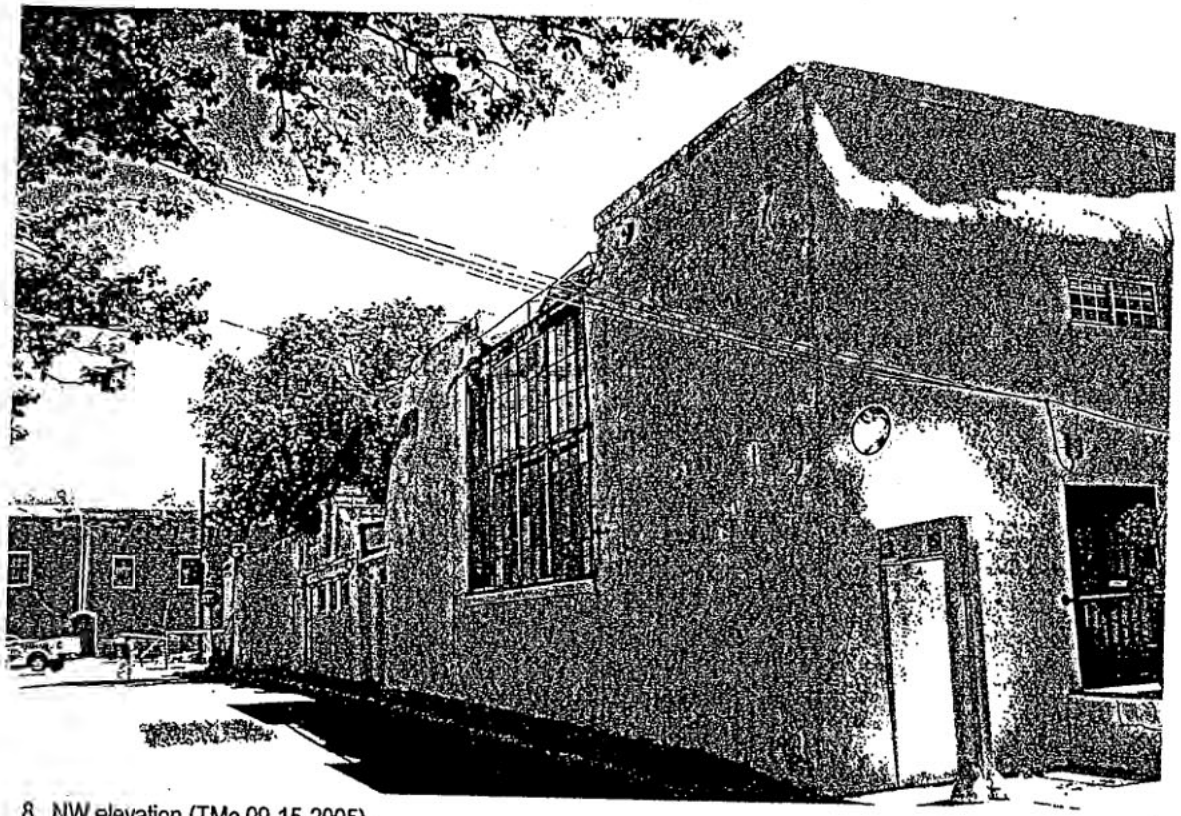




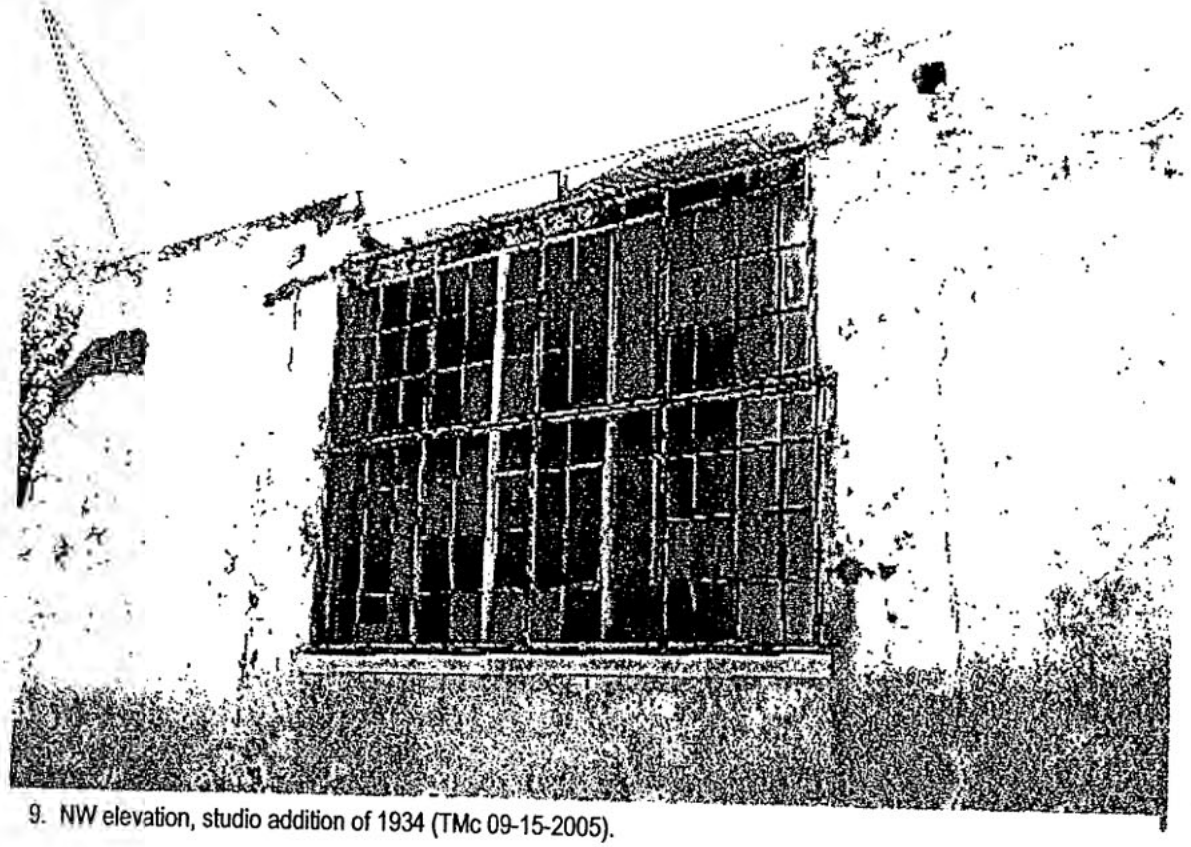
11, 12. SW elevation (TMc 09-15-2005).



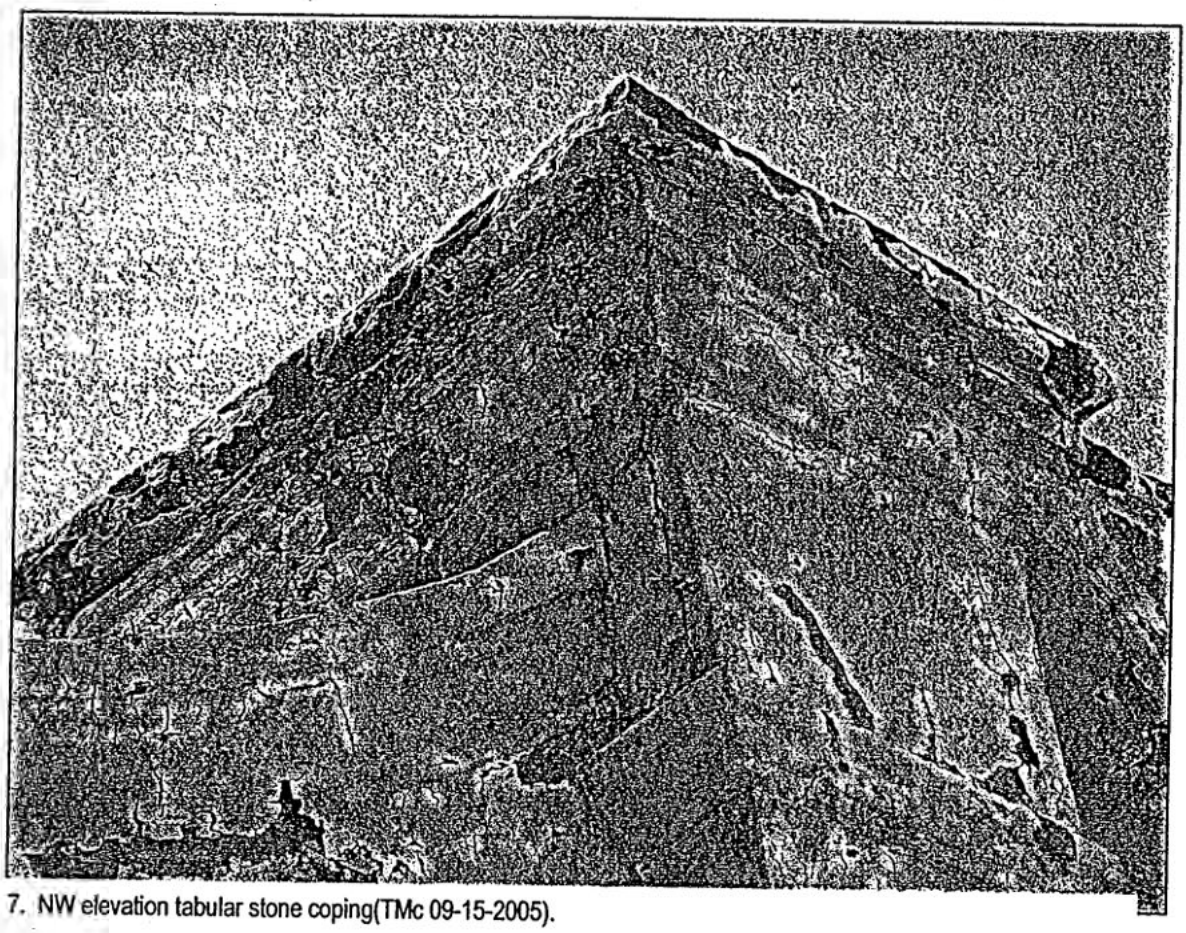
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



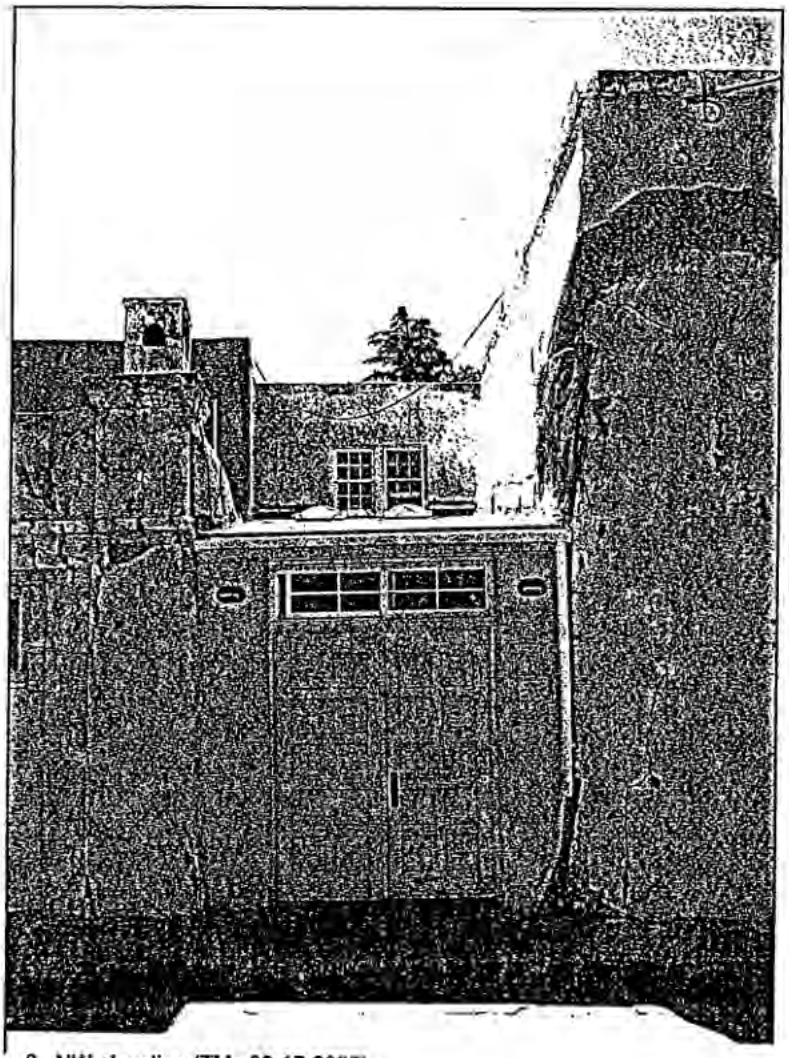
8. NW elevation (TMc 09-15-2005).



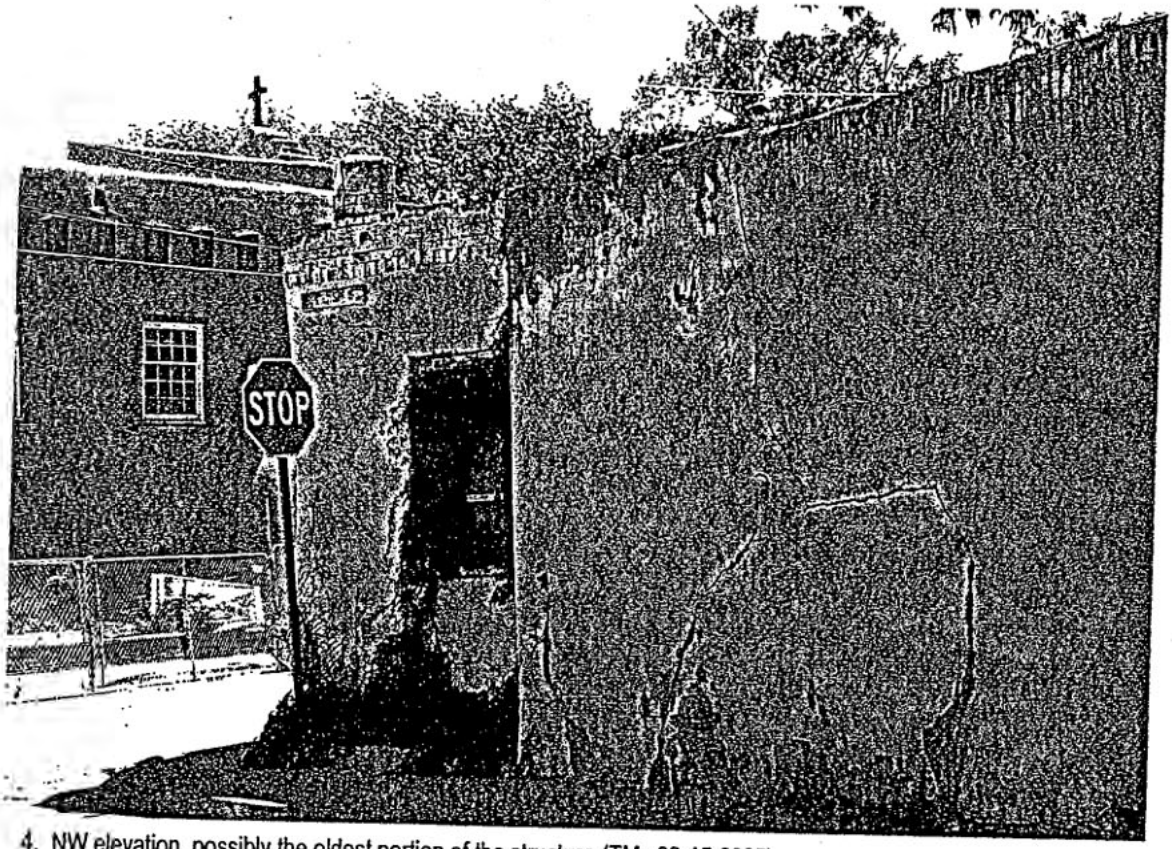
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



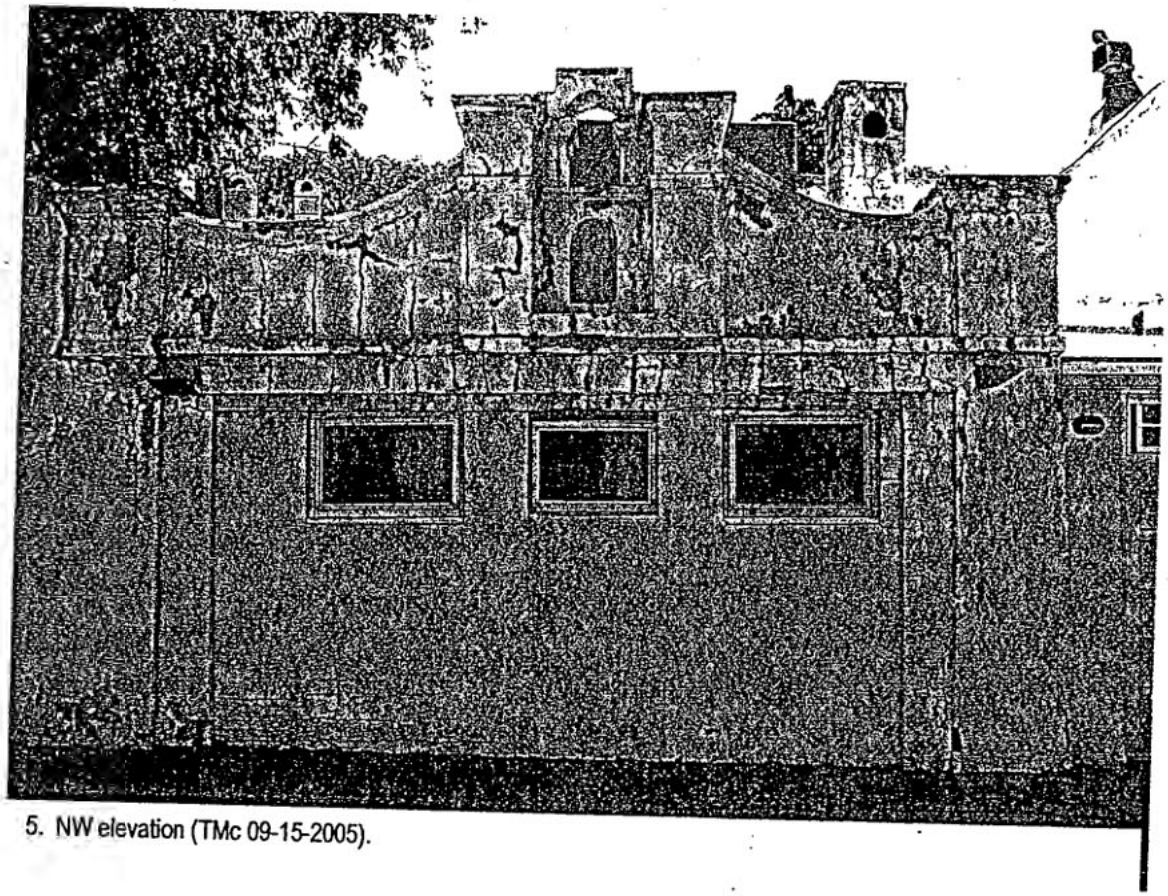
7. NW elevation tabular stone coping(TMc 09-15-2005).



6. NW elevation (TMc 09-15-2005).



4. NW elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



5. NW elevation (TMc 09-15-2005).

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 0516100711

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2258

TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

BUILDING DATA

DATE OF CONSTRUCTION:
_____ ESTIMATE 1890 (portion by) ACTUAL
SOURCE(S) Sanborn map

ARCHITECTURAL STYLE: Territorial/Ran. Rev./Mission Rev./Industrial/Cottage

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER apartments & studio

SURROUNDINGS: residential, commercial, religious, government

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? carport (intrusive)

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR ___ MODERATE

X MAJOR additions, raising of courtyard walls, demolition of 142

EXPLAIN:

OVERALL CONDITION:

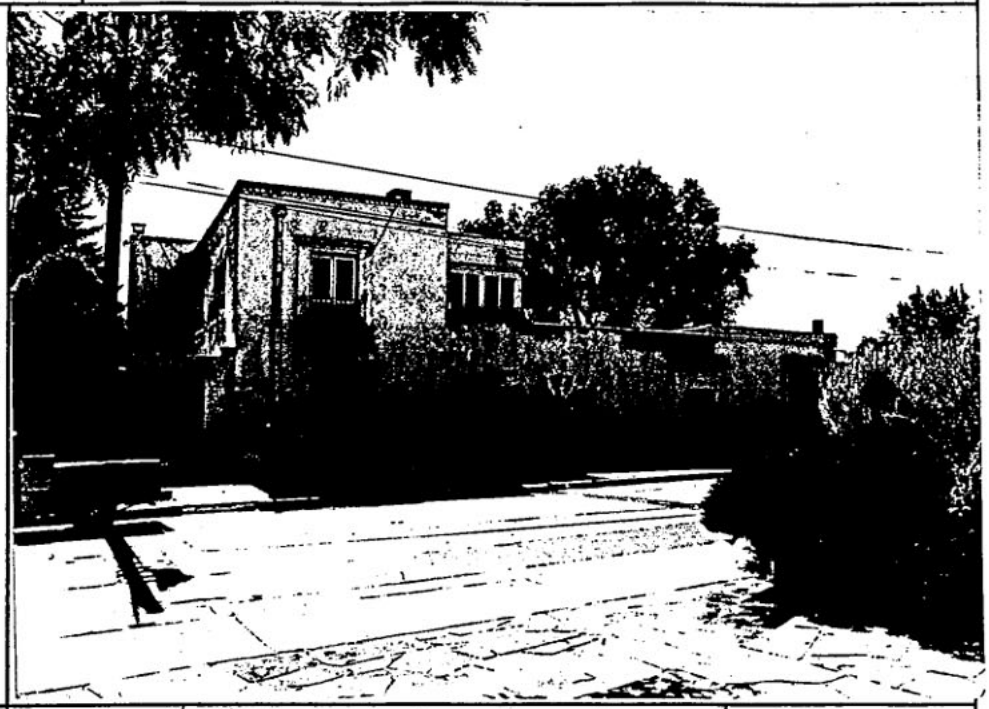
___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

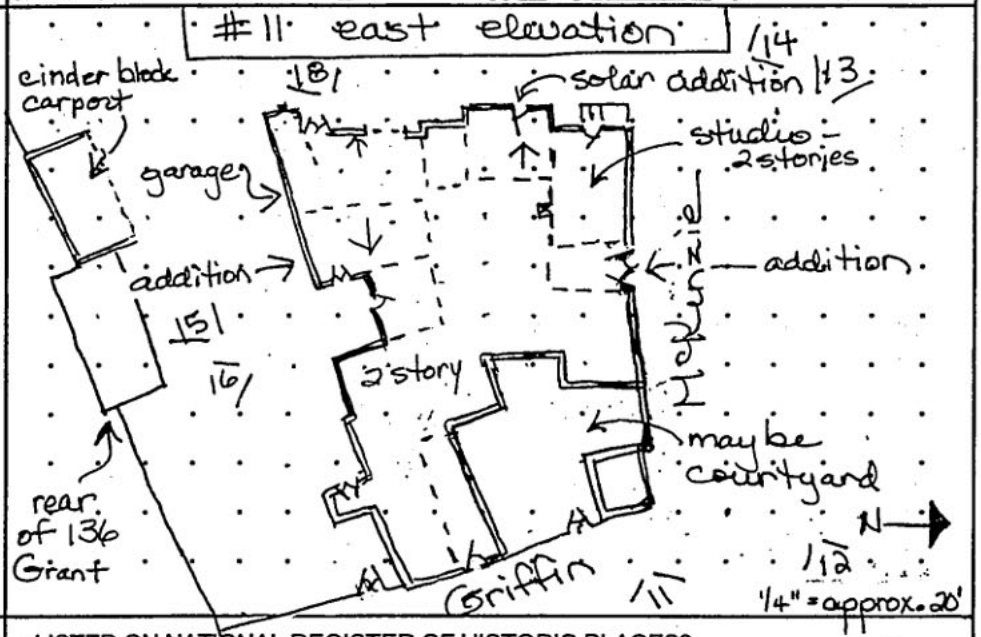
BUILDING THREATENED?

X YES ___ NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

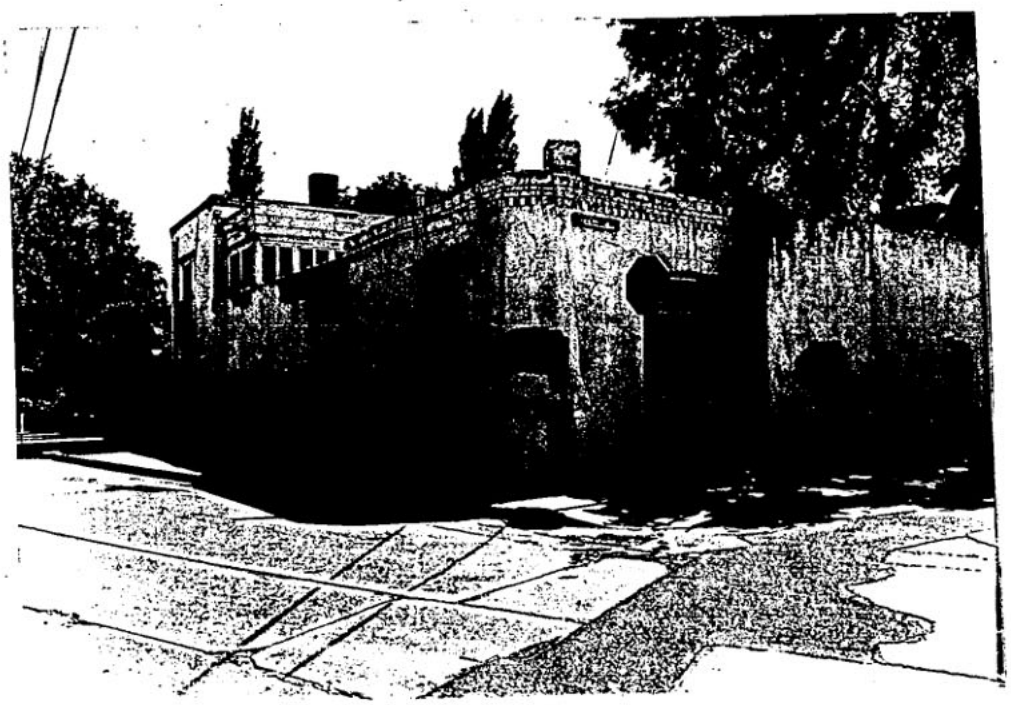
SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14
DB11 # 15-16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with undulating parapet on E, brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting gable on garage SW, N center has mixtilinear parapet w/ some brick coping
BUILDING WALLS	walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E block planters, E; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS: 146 Griffin & 206 McKenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H 2258

SURVEYED/RESEARCHED DATE 7/95 BY DB

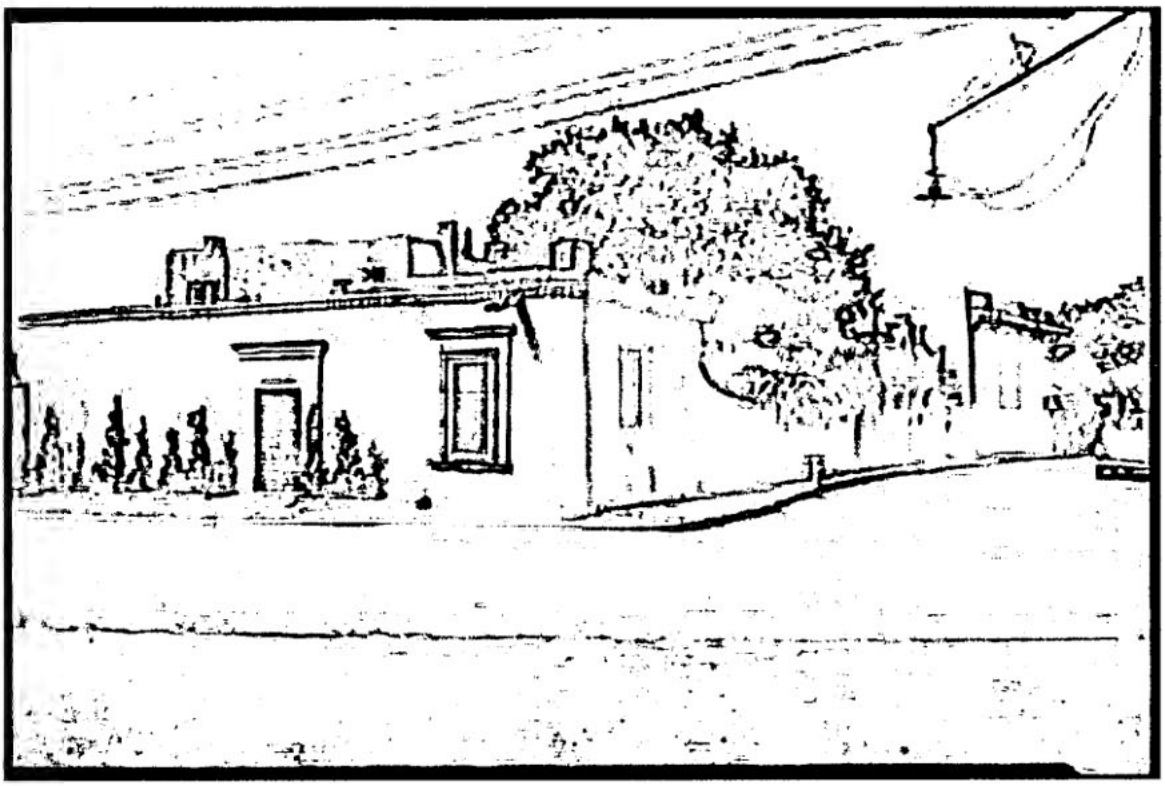
The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorico and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

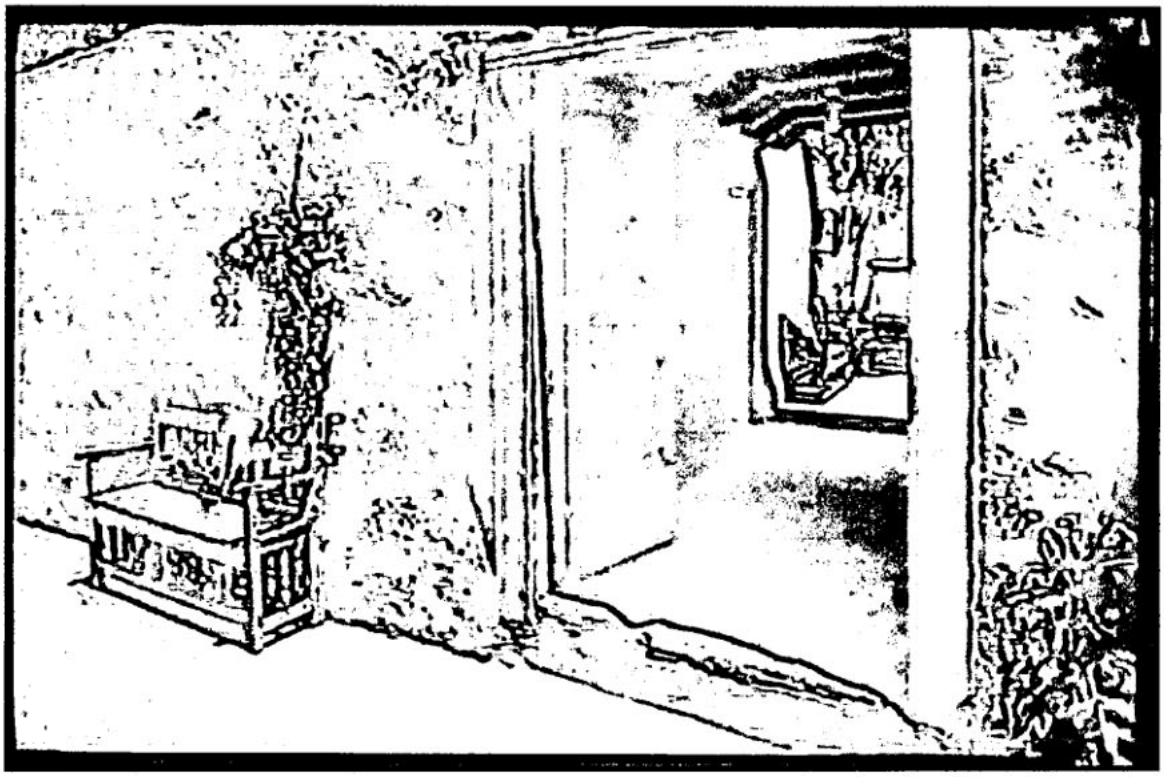
Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)



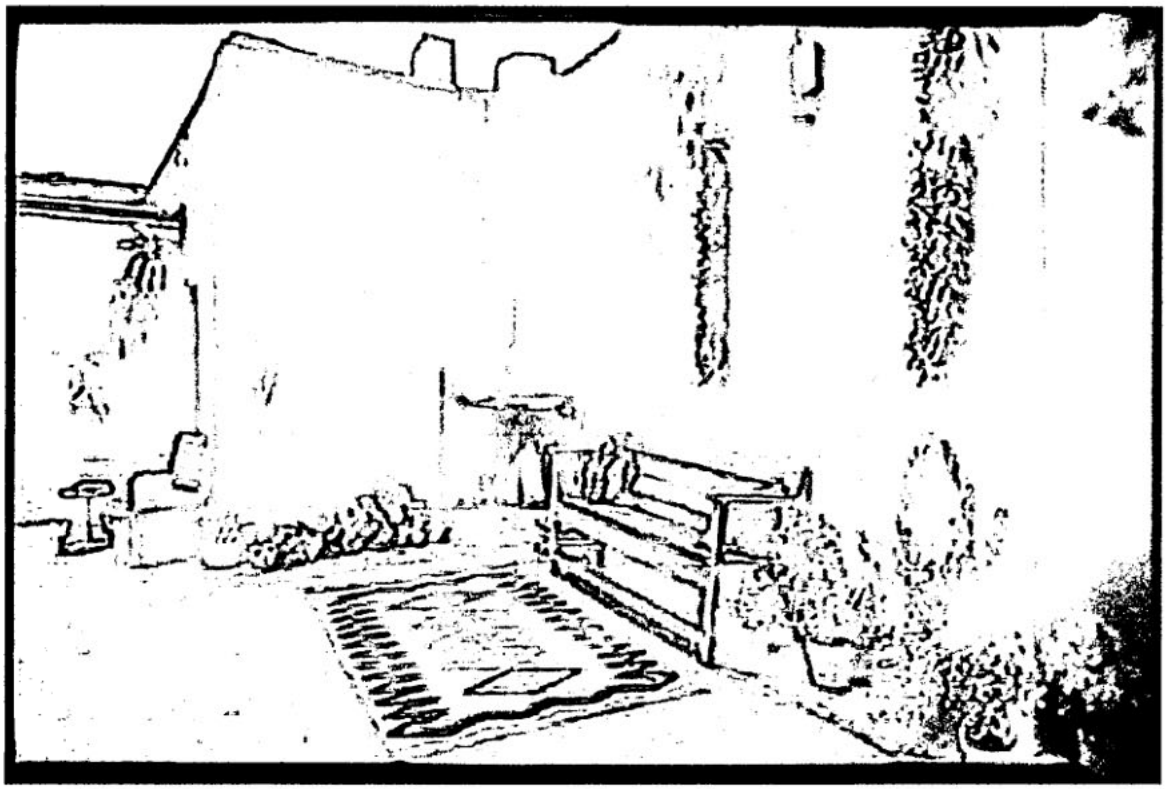
NORTH EAST CORNER
206 McKENZIE
CIRCA 1938
PARKHURST PHOTO



GATE AT 142 GRIFFEN ST.
VIEW TO WEST THROUGH ZAGUAN
BUILDINGS AND ZAGUAN REMOVED BY 1950.
BY EDNA BALLARD, "I AM" RELIGIOUS SECT.

CIRCA 1939

PARKHURST PHOTO.



NORTH PATIO
VIEW TO EXTERIOR FIREPLACE ON SOUTH WALL
146 GRIFFEN STREET.

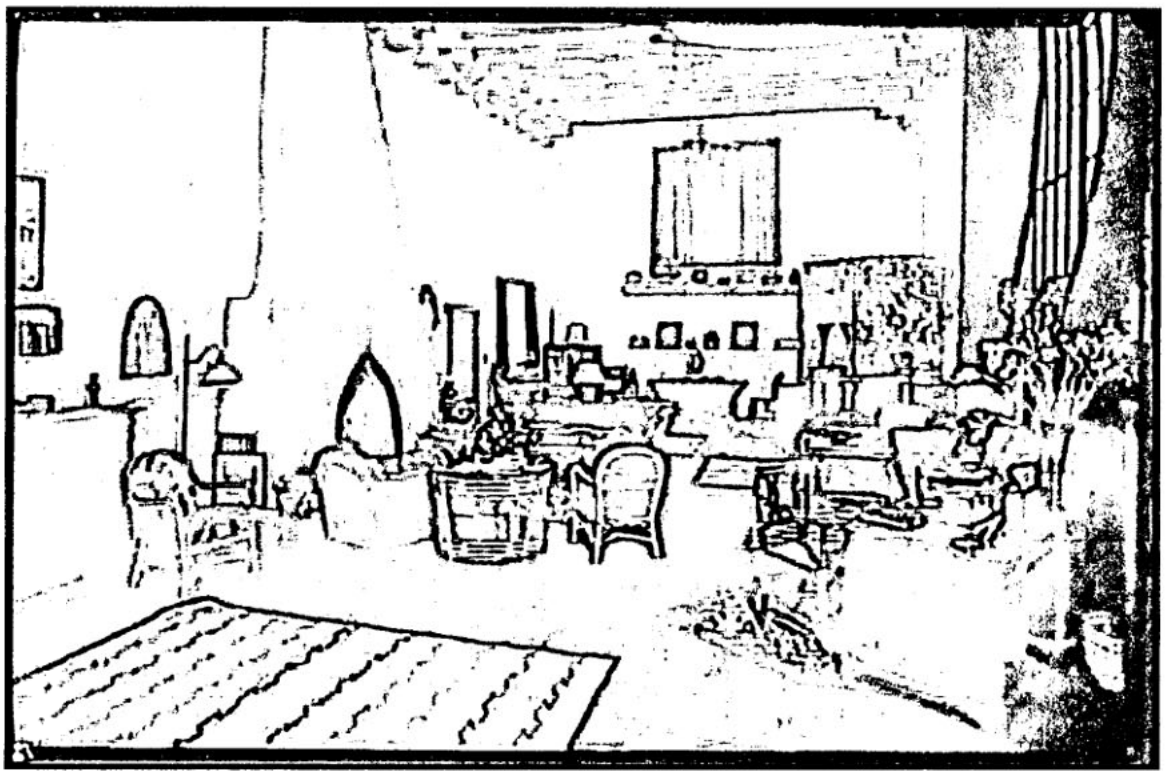
PARKHURST PHOTO

NORTH PATIO
206-200 MCKENZIE ST / 146 GRIFFEN ST.
VIEW TO WEST.

NOTE: GATE TO NORTH AT MCKENZIE ST.
OPEN AIR ZAGUAN BETWEEN THE STRUCTURES AND STUDIO FARTHER WEST.

PARKHURST PHOTO

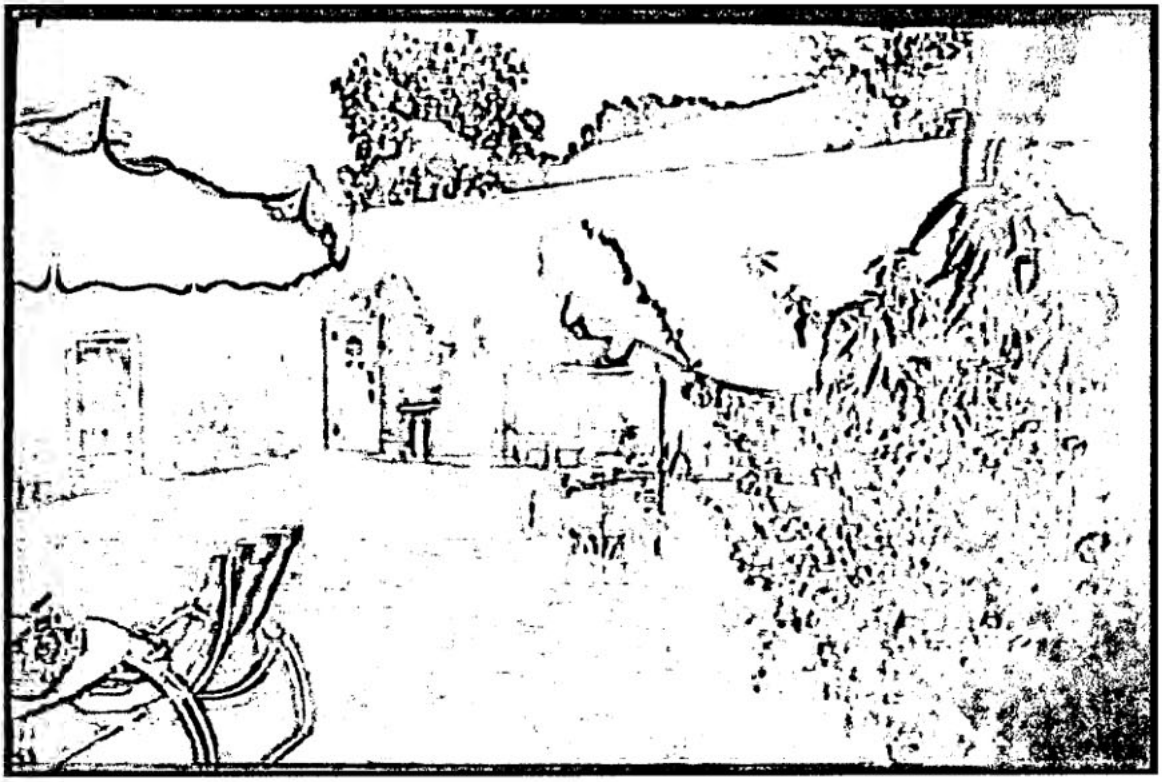
SOUTH PATIO
142 GRIFFEN STREET
"CIRCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



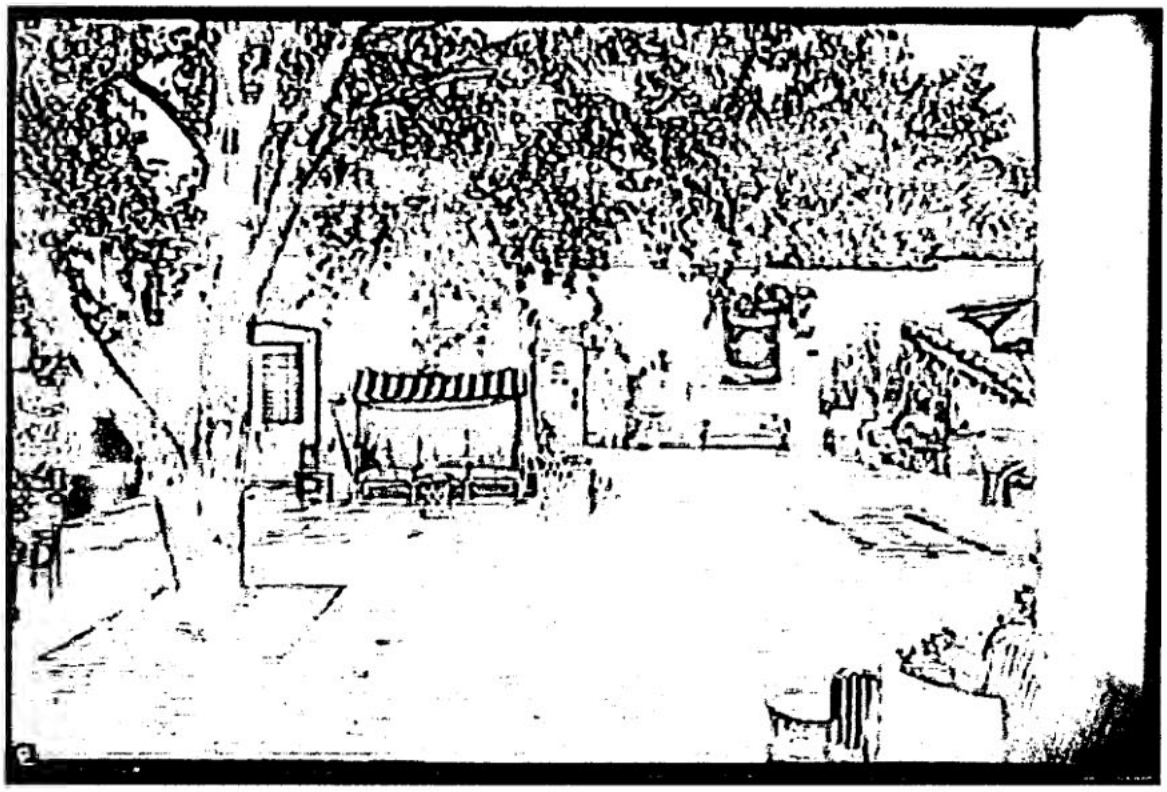
HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BLODGETT
VIEW LOOKING WEST

NOTE : WEST DOOR MISSING

PARKHURST PHOTO.

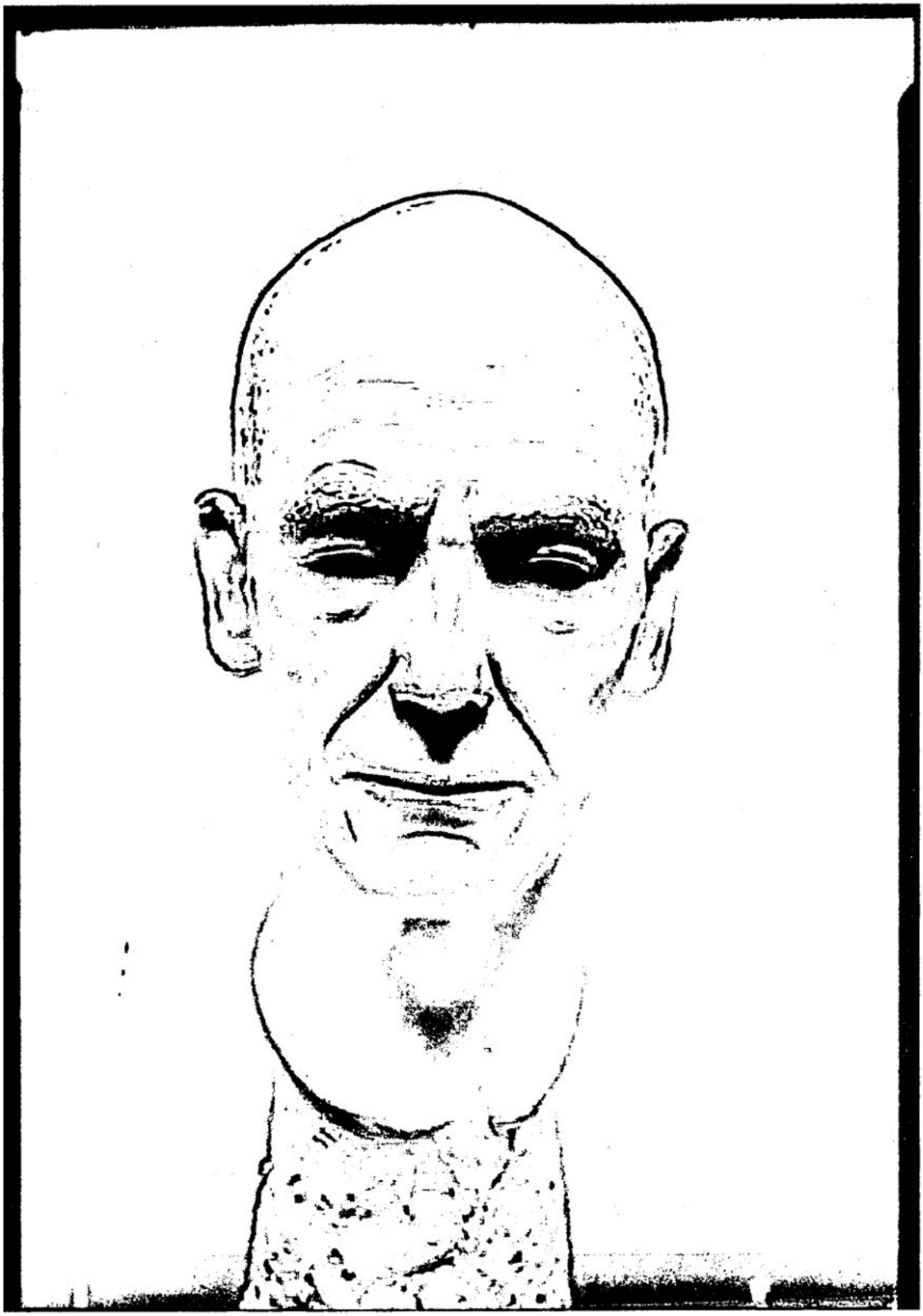


NORTH COURTYARD VIEW TO NORTH-EAST
GATE GOES TO GRIFFEN STREET.
BUILDING BEYOND WALL IS PRESBYTERIAN CHURCH
PRIOR TO BEING REMODELLED TO PUEBLO REVIVAL
CIRCA 1938
PARKHURST PHOTO



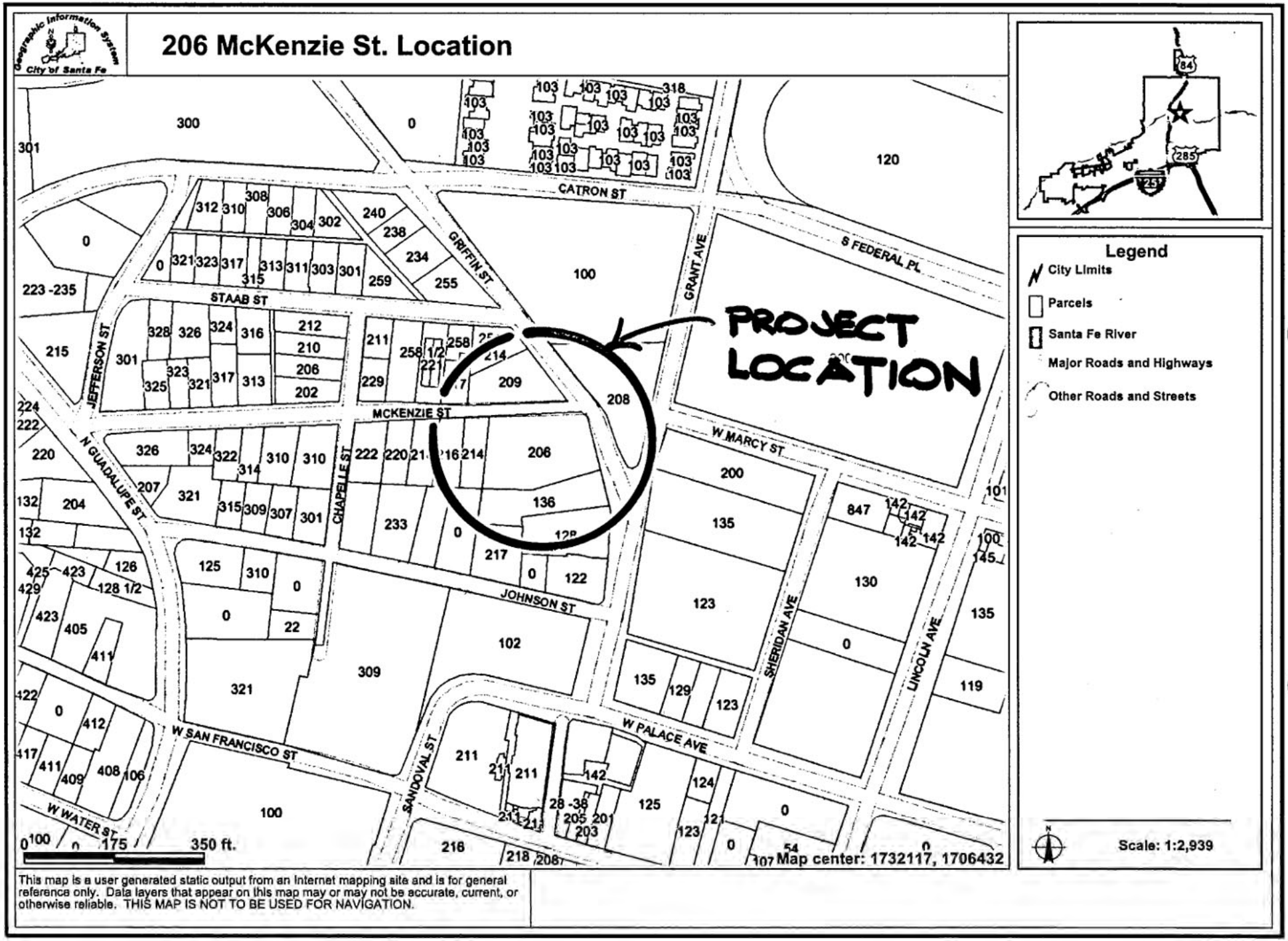
NORTH COURTYARD VIEW TO EAST.
146 GRIFFEN ST.
CIRCA 1938
PARKHURST PHOTO

CLEOFUS JARAMILLO
1901 PHOTO
AGE 23

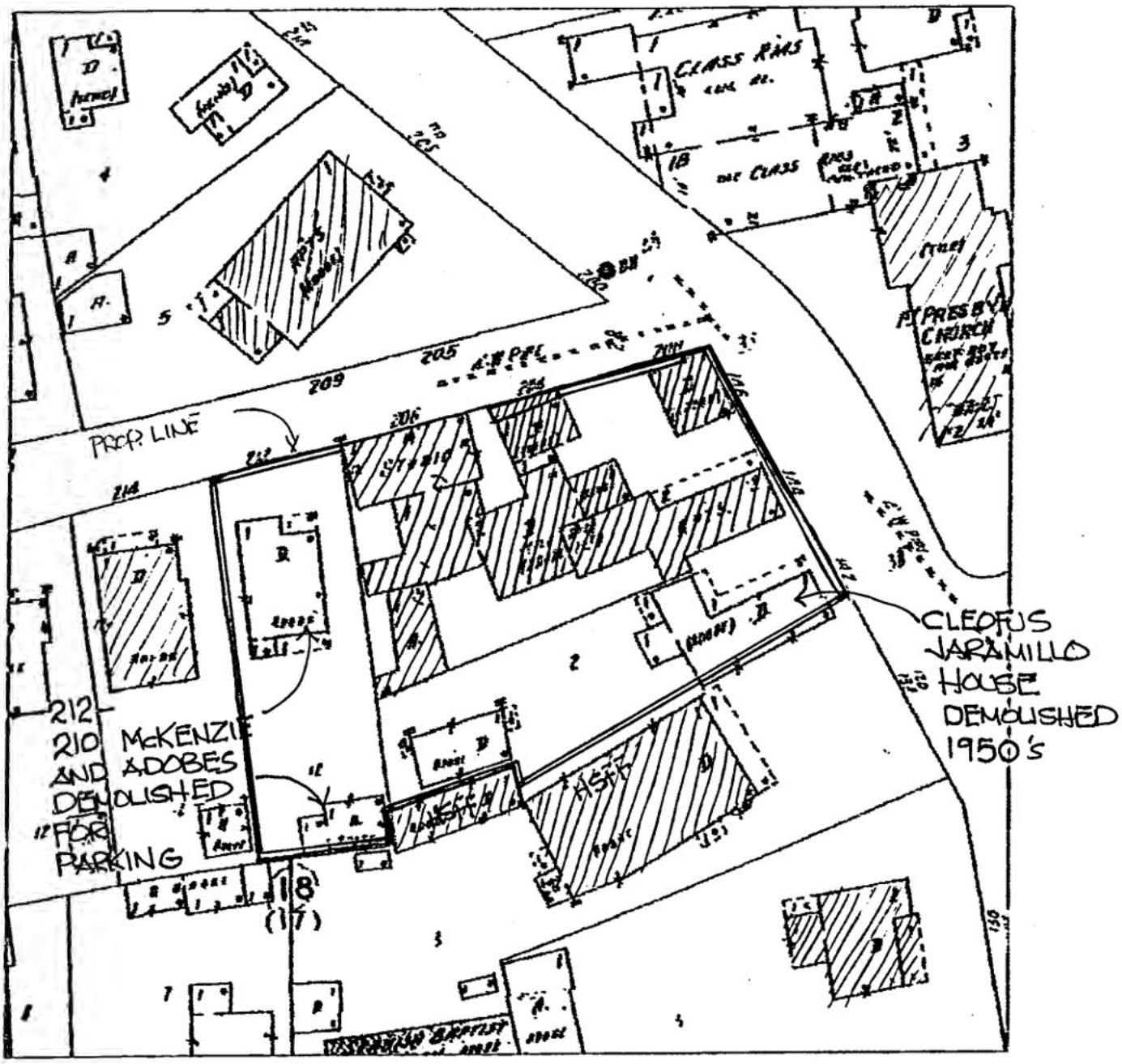


BUST OF KEN CHAPMAN
BY GEORGE BLODGETT
AGE UNKNOWN.

Historic Maps and Documents


Geographic Information System
City of Santa Fe
206 McKenzie St. Location
PROJECT LOCATION
CATRON ST
STAAB ST
MCKENZIE ST
JOHNSON ST
W MARCY ST
W SAN FRANCISCO ST
W PALACE AVE
W WATER ST
JEFFERSON ST
N GUADALUPE ST
CHAPELLE ST
GRIFFIN ST
GRANT AVE
S FEDERAL PL
SHERIDAN AVE
LINCOLN AVE
SANDOVAL ST
Legend
City Limits
Parcels
Santa Fe River
Major Roads and Highways
Other Roads and Streets
0 100 175 350 ft.
Scale: 1:2,939
Map center: 1732117, 1706432
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

GERI ENVIRONMENTAL CONSULTANTS
A Division of CERI, Inc.
1823 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87502 Phone (505) 988-4143 FAX (505) 982-6759
E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1948

CERL ENVIRONMENTAL CONSULTANTS
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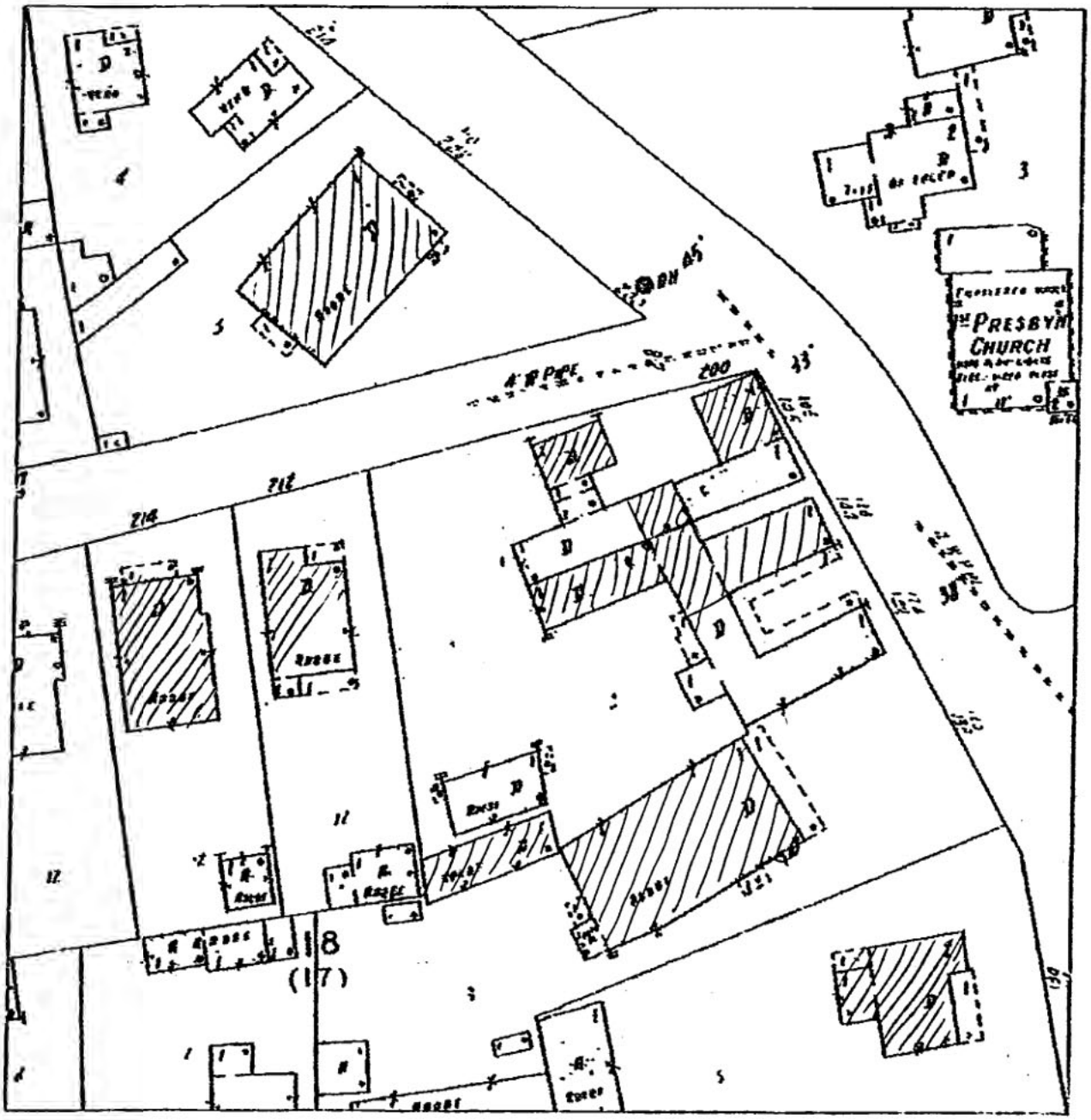
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1930

HATCHED AREAS INDICATE PORTIONS OF EXISTING STRUCTURES THAT MAY REMAIN FROM PREVIOUS COMPLEX

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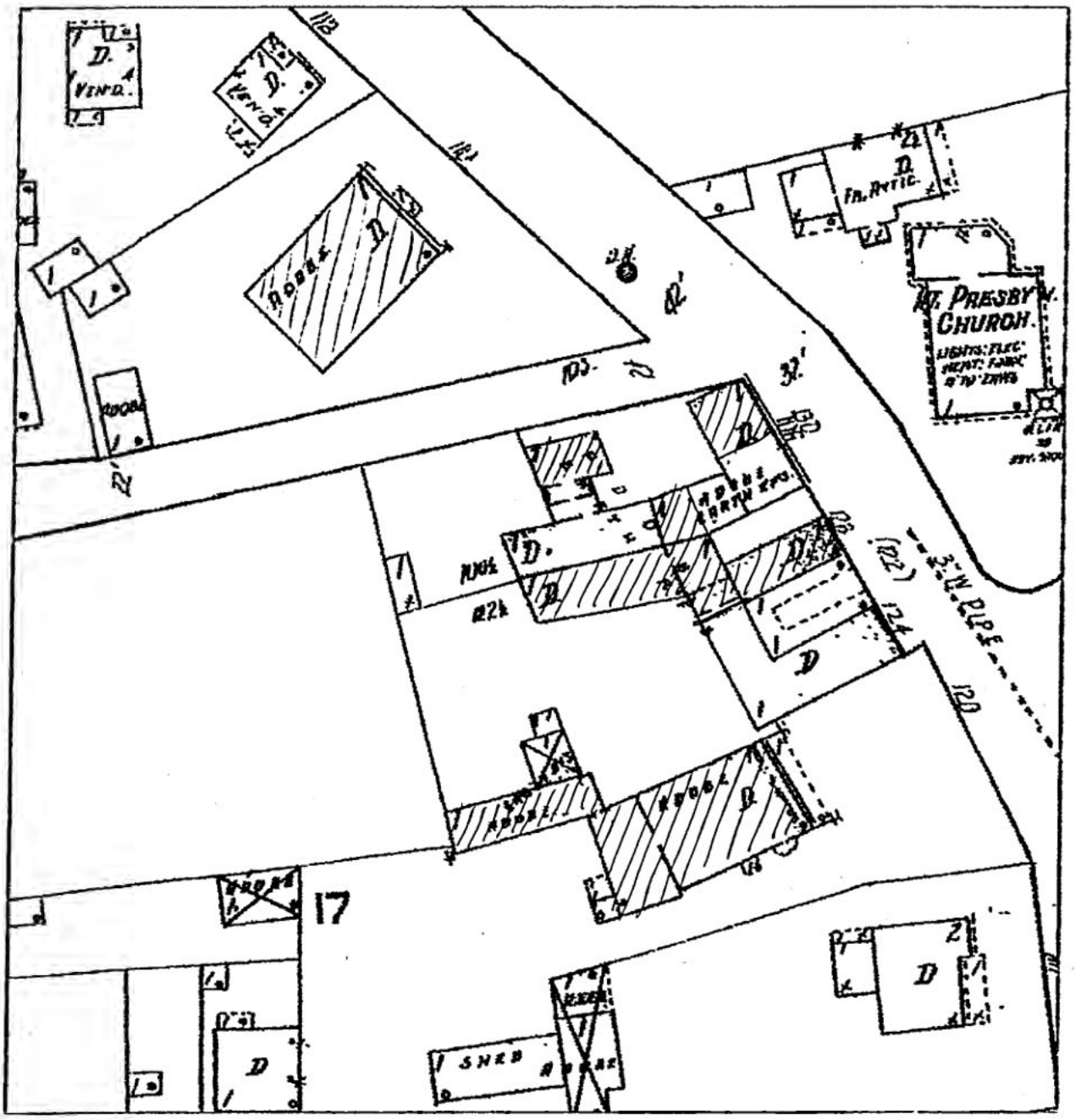
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com


D.
VEN'D.
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FR. ATTIC.
ST. PRESBY'N.
CHURCH.
LIGHTS: ELEC.
HEAT: FURN.
& W. ZINC
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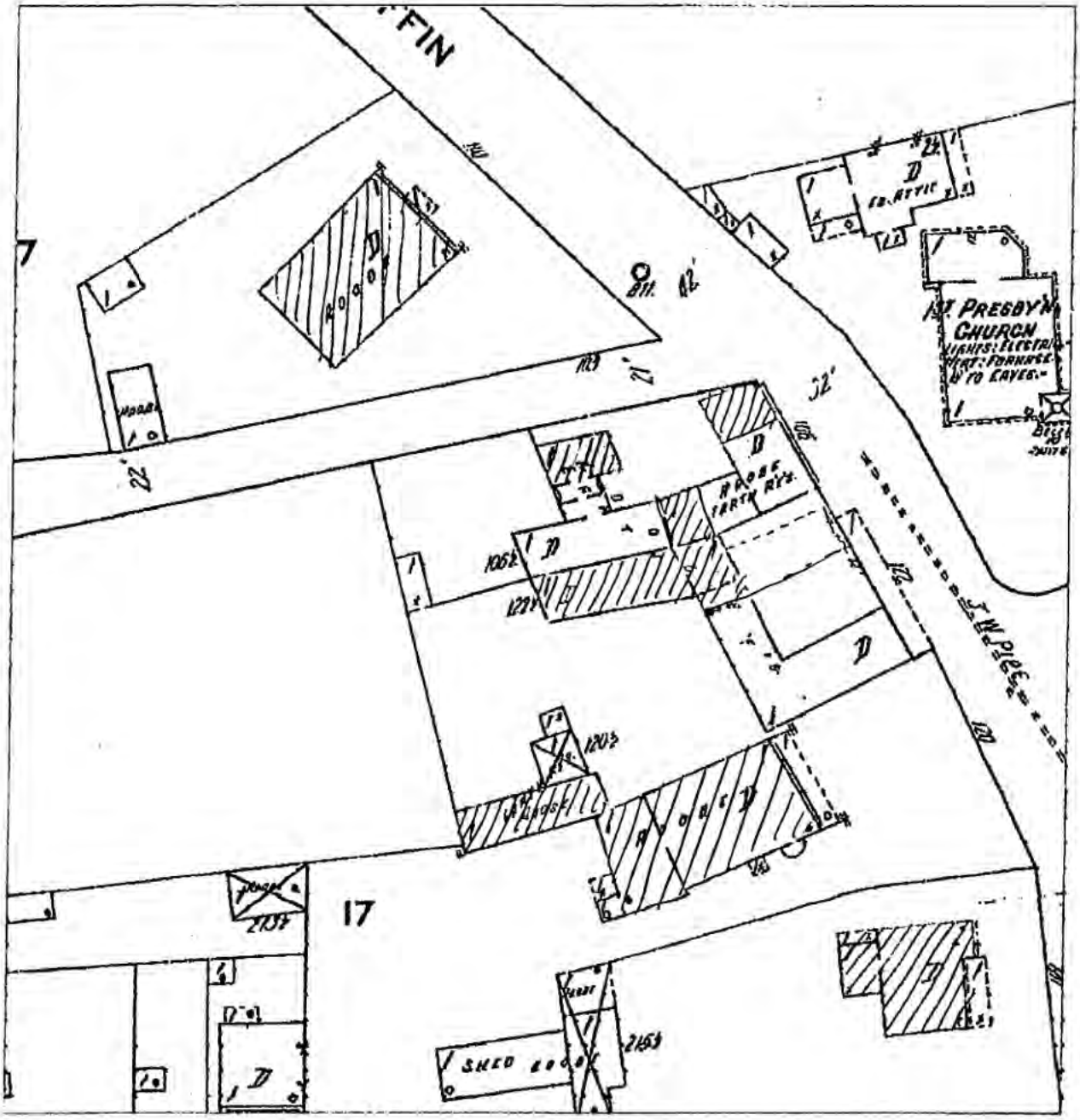
E-Mail: cerl@cerl-fst.com Internet: www.cerl-fst.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1913

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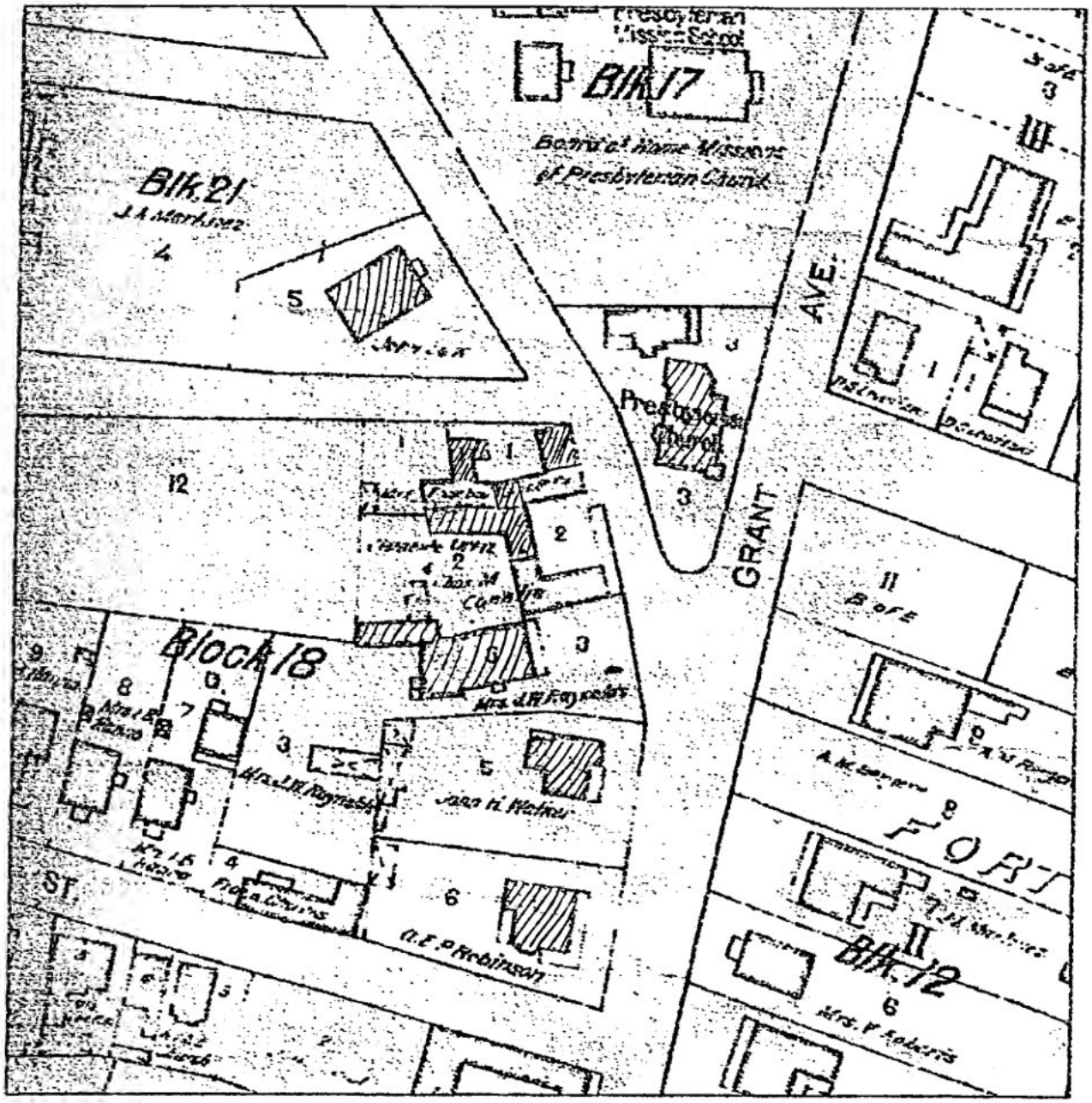
1503 Second St, Suite C P.O. Box 4573 Santa Fe, NM 87502 Phone (505) 982-4143 FAX (505) 982-8759
E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

King's Official Map of Santa Fe, 1912
Block 18, Lots 1 - 2

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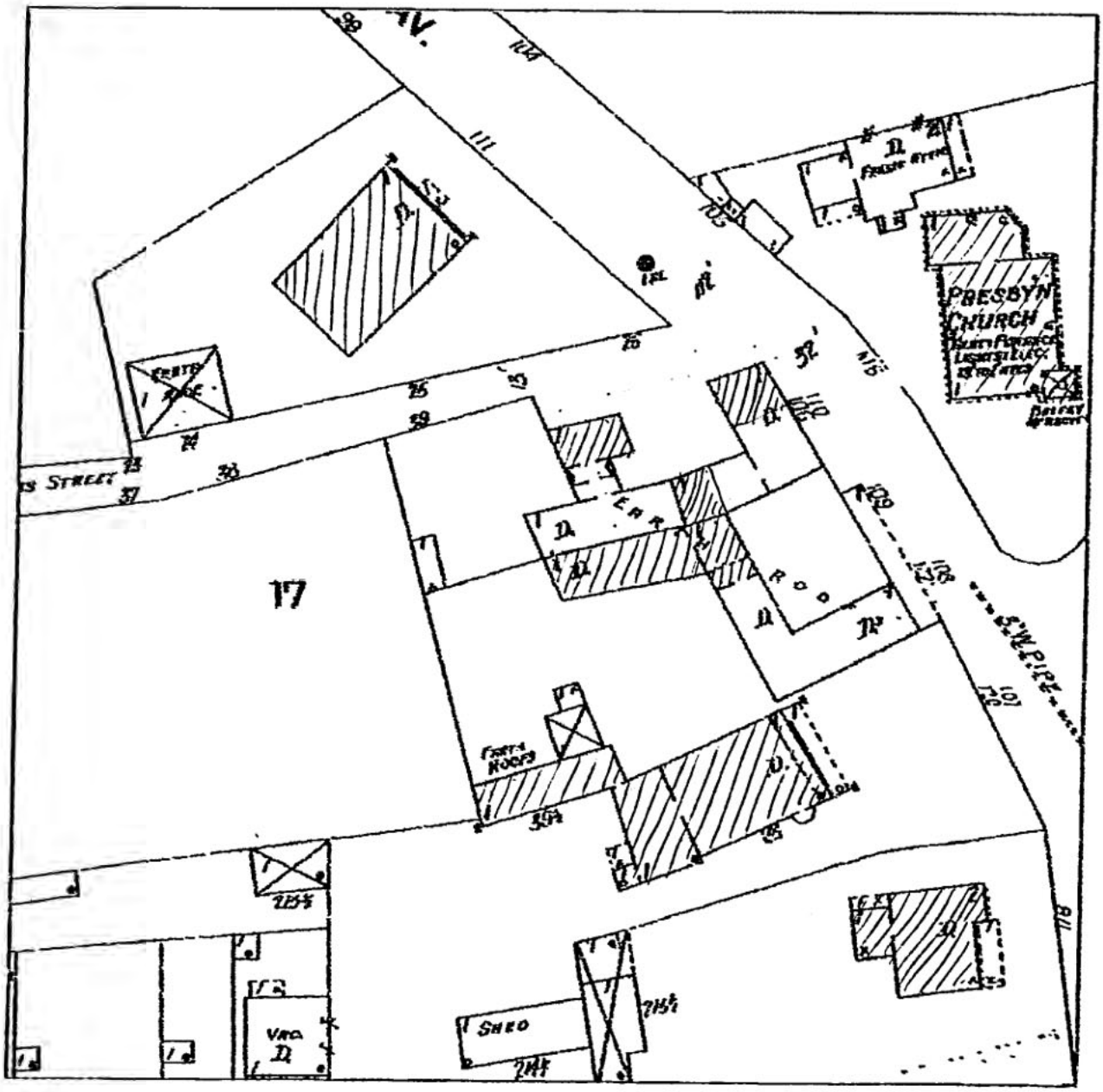
E-Mail: cerl@cerl-fsl.com Internet: www.cerl-fsl.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

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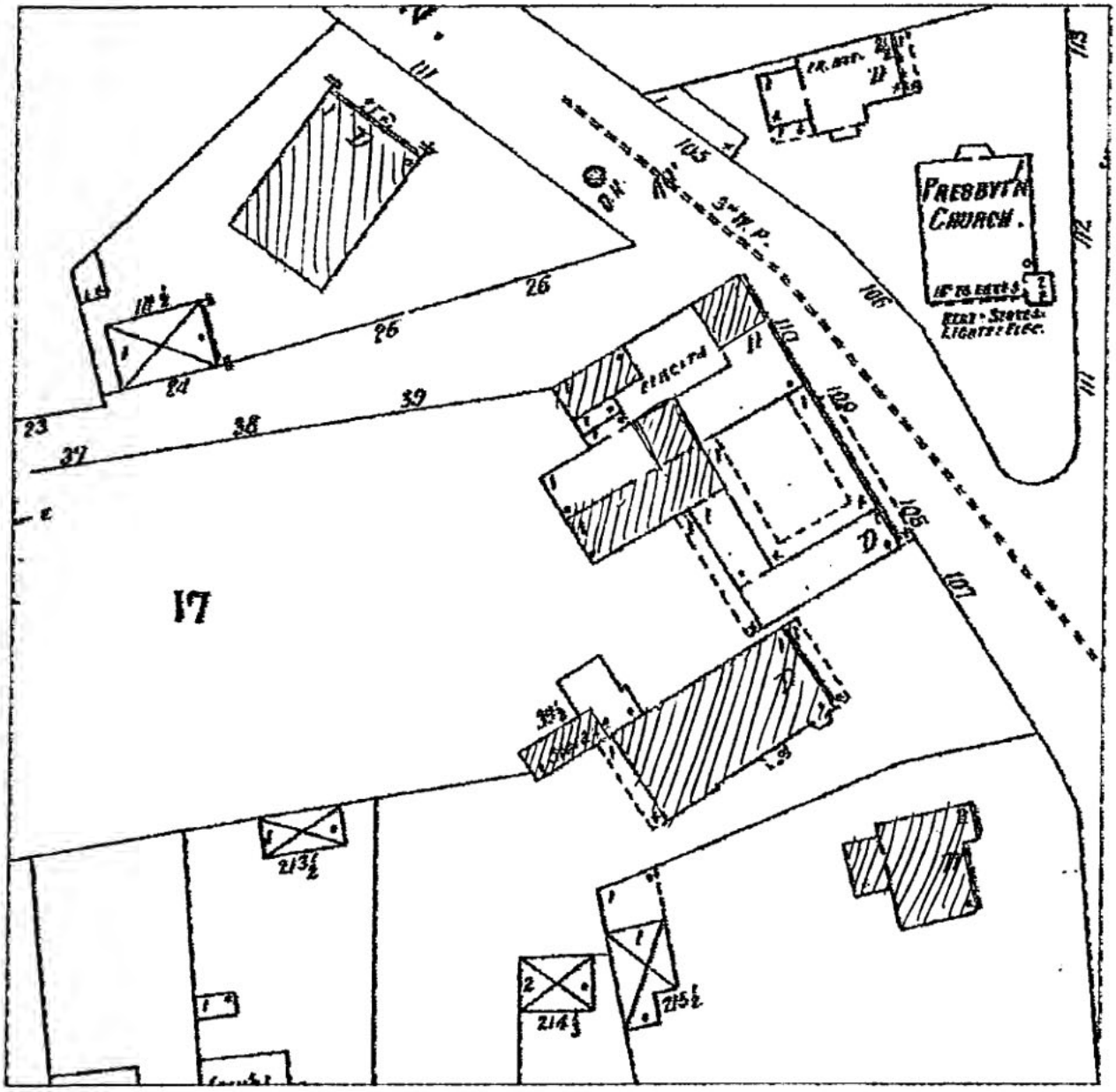
E-Mail: gerl@gerl-fsi.com Internet: www.gerl-fsi.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1902

GERL ENVIRONMENTAL CONSULTANTS
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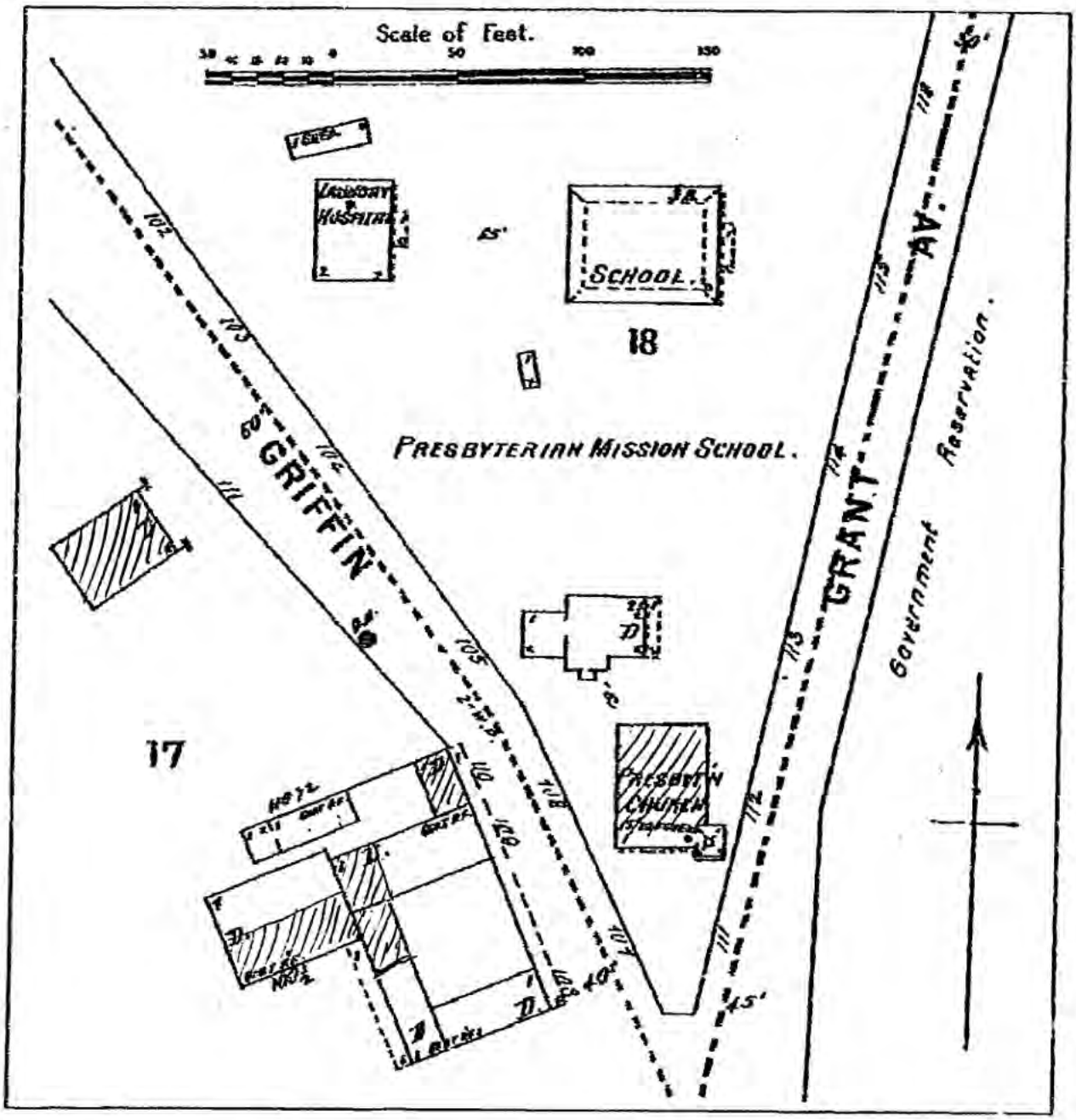
E-Mail: gerl@gerl-tsi.com Internet: www.gerl-tsi.com



Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1898

206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

Inquiry Number: 3474538.3
December 11, 2012

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

12/11/12

Site Name:
206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

EDR Inquiry # 3474538.3

Client Name:
M & E Engineering Inc
1222 Luisa Street
Santa Fe, NM 87505

Contact: Ann Quarles

EDR® Environmental Data Resources Inc

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by M & E Engineering Inc were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, State, Zip: Santa Fe, NM 87501
Cross Street:
P.O. # Prj. No. #12152
Project: McKenzie St. Phase I
Certification # 1241-4786-B2F5

Sanborn® Library search results
Certification # 1241-4786-B2F5

Maps Provided:

1970	1902
1948	1898
1930	
1921	
1913	
1908	

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1970 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 6

Volume 1, Sheet 7

1948 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 6

Volume 1, Sheet 7

1930 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 6

Volume 1, Sheet 7

1921 Source Sheets

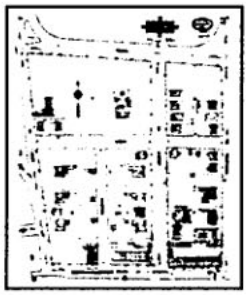
Volume 1, Sheet 2

Volume 1, Sheet 3

Volume 1, Sheet 5

1913 Source Sheets

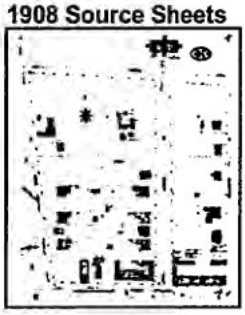
Volume 1, Sheet 2



Volume 1, Sheet 3

Volume 1, Sheet 5

1908 Source Sheets



Volume 1, Sheet 5

Volume 1, Sheet 7

Volume 1, Sheet 8

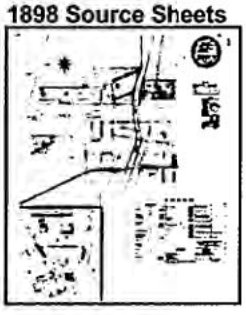
1902 Source Sheets

Volume 1, Sheet 4

Volume 1, Sheet 7

Volume 1, Sheet 8

1898 Source Sheets

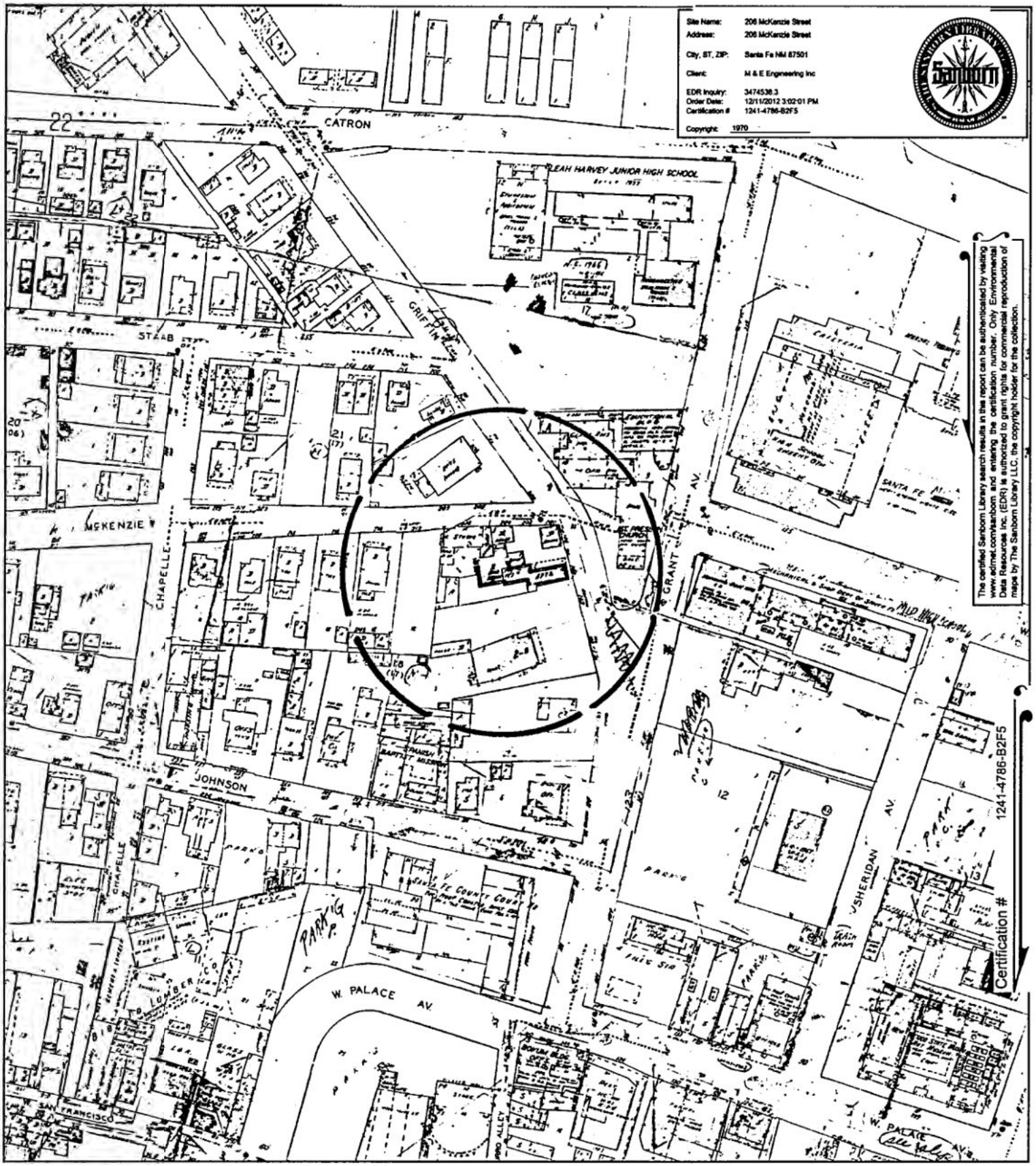


Volume 1, Sheet Keymap/Sheet1

Volume 1, Sheet 4

Volume 1, Sheet 5

1970 Certified Sanborn Map



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Outlined areas indicate map sheets within the collection.

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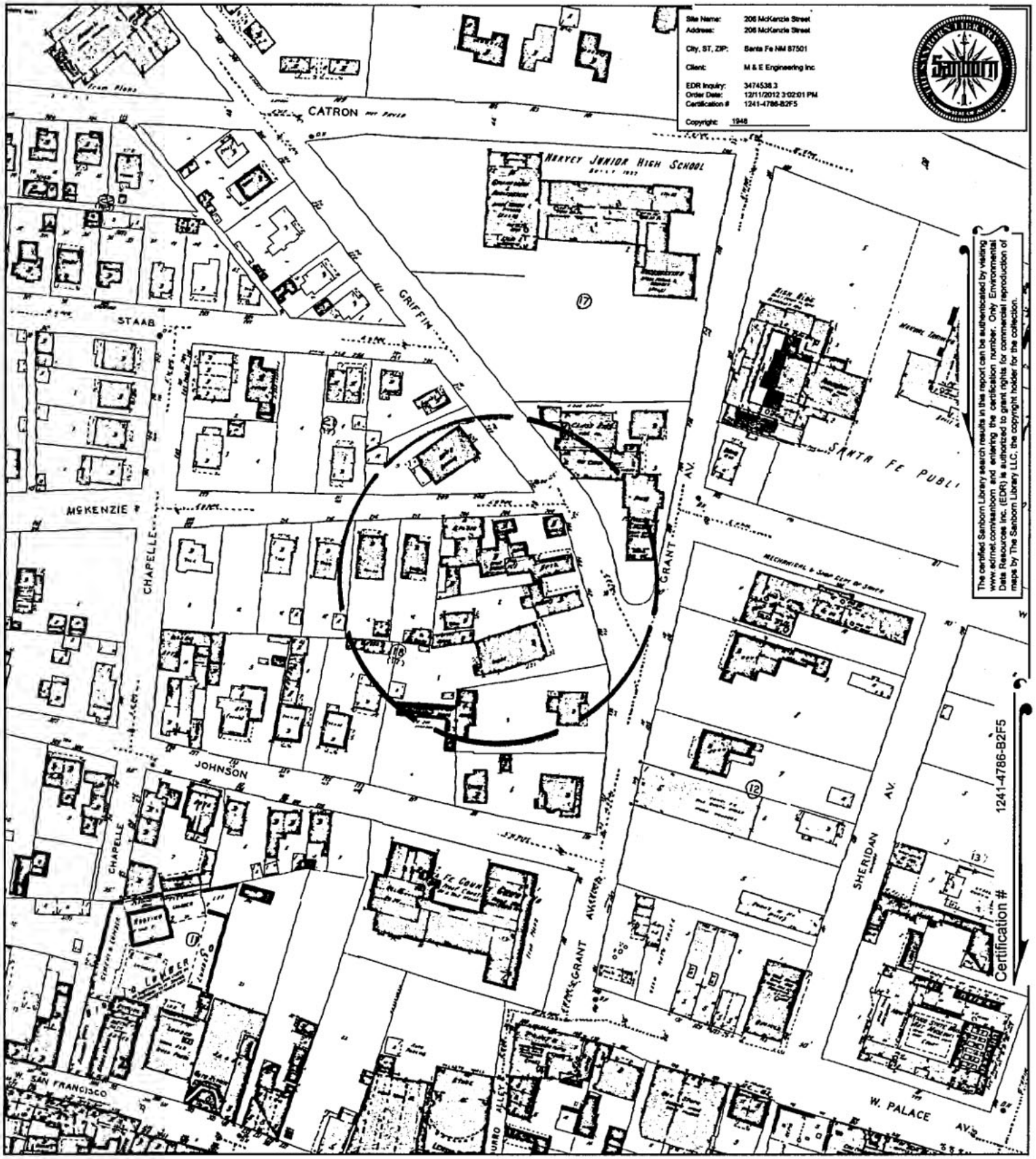
Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1948 Certified Sanborn Map



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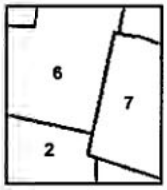
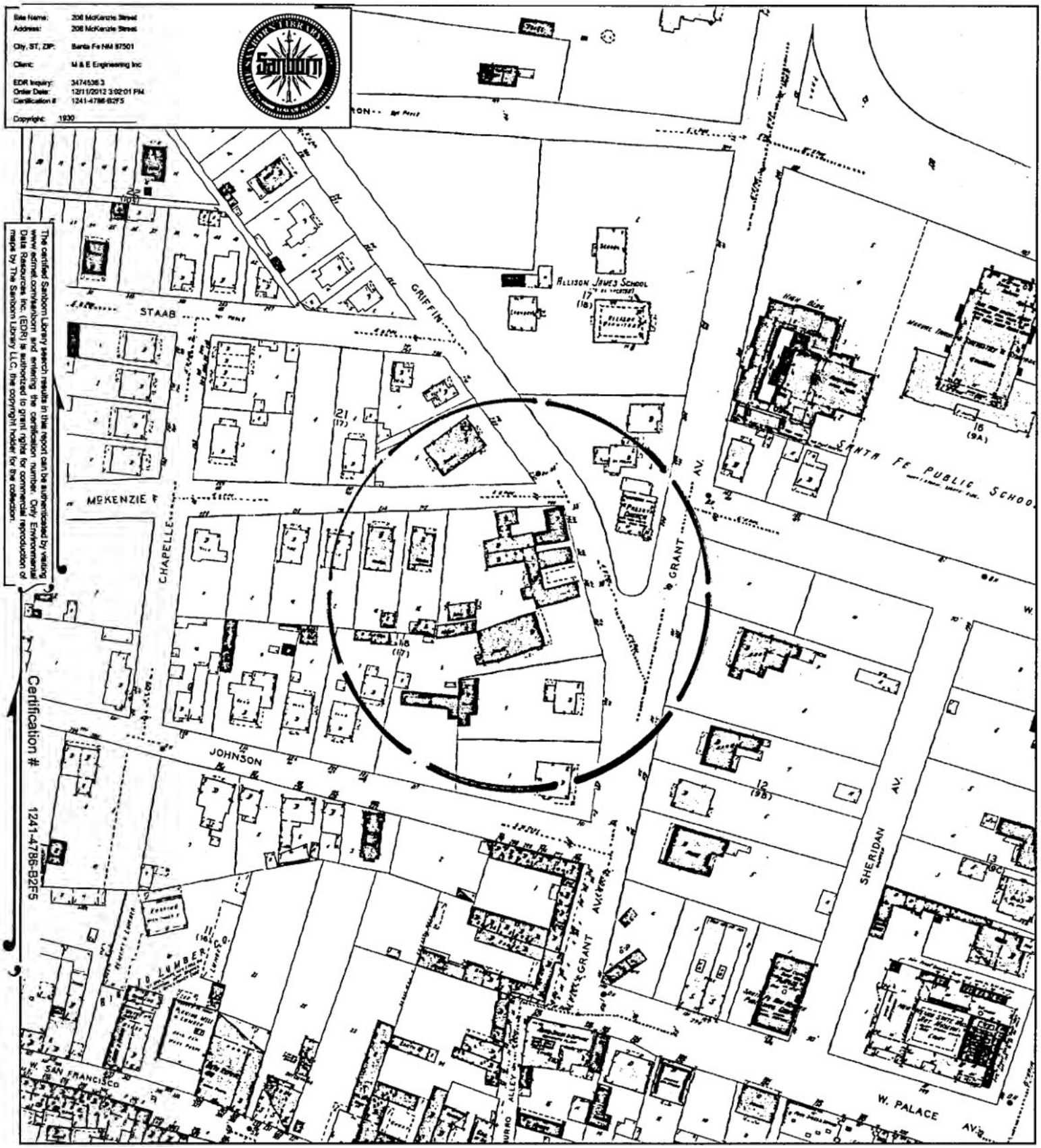


Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1930 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-82F5
Copyright: 1930



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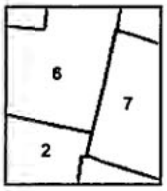
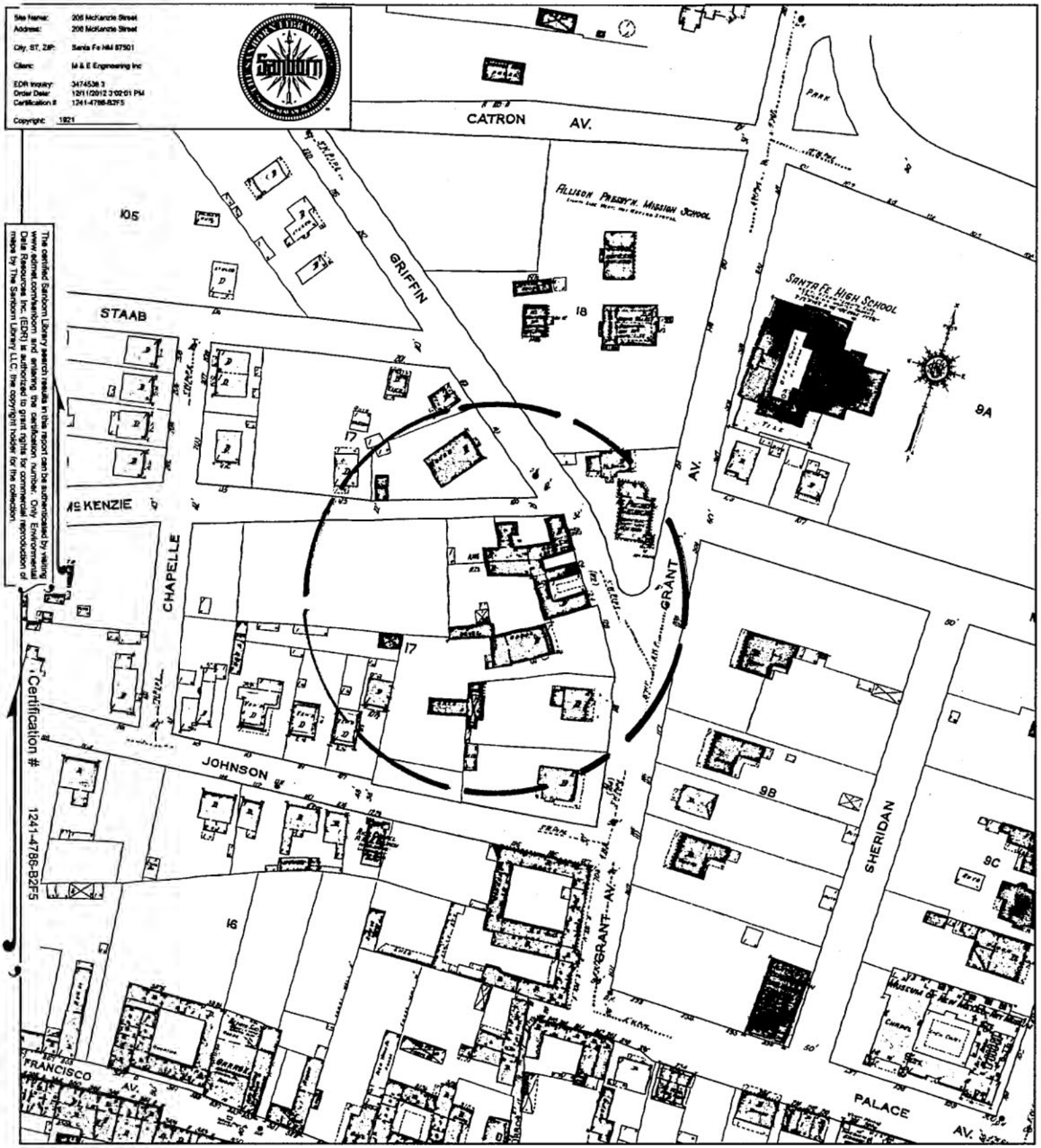


Volume 1, Sheet 2
Volume 1, Sheet 6
Volume 1, Sheet 7

N

1921 Certified Sanborn Map



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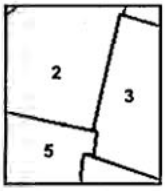

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

N

1913 Certified Sanborn Map

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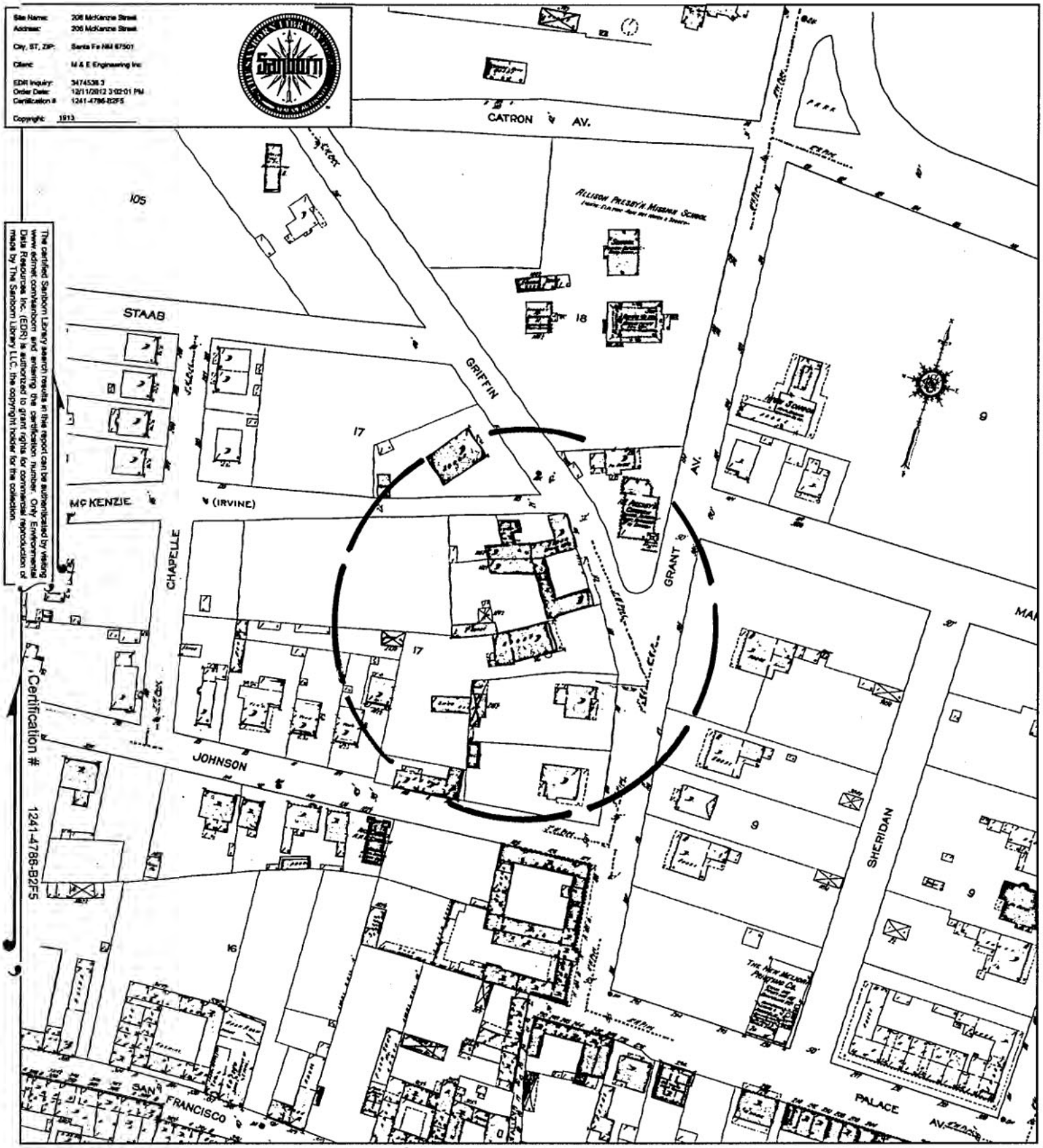
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
Copyright: 1913



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Certification # 1241-4786-B2F5

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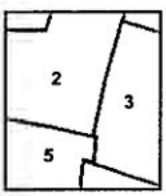

Volume 1, Sheet 2
Volume 1, Sheet 3
Volume 1, Sheet 5

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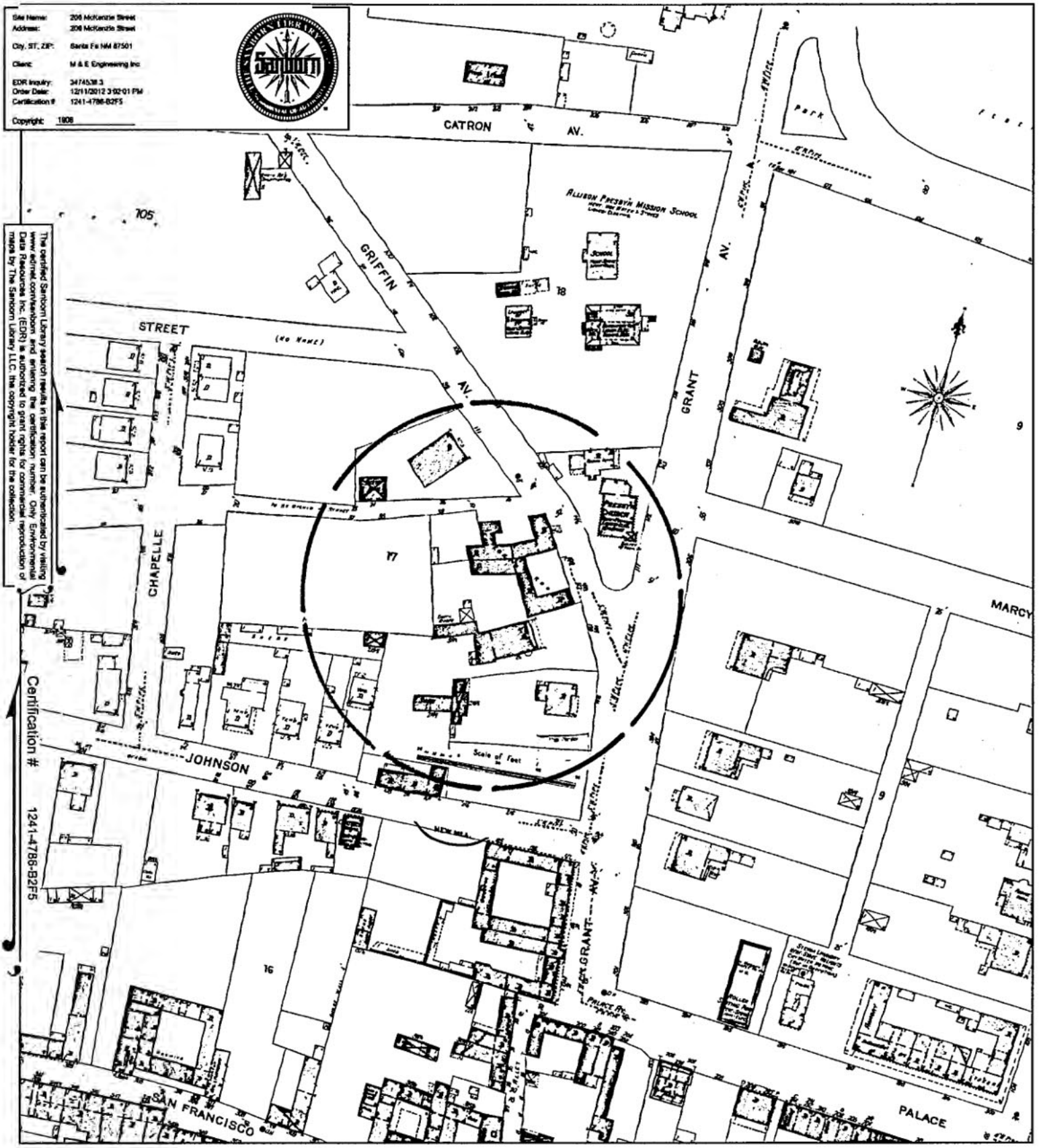
1908 Certified Sanborn Map



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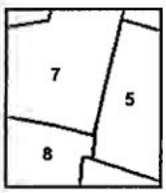
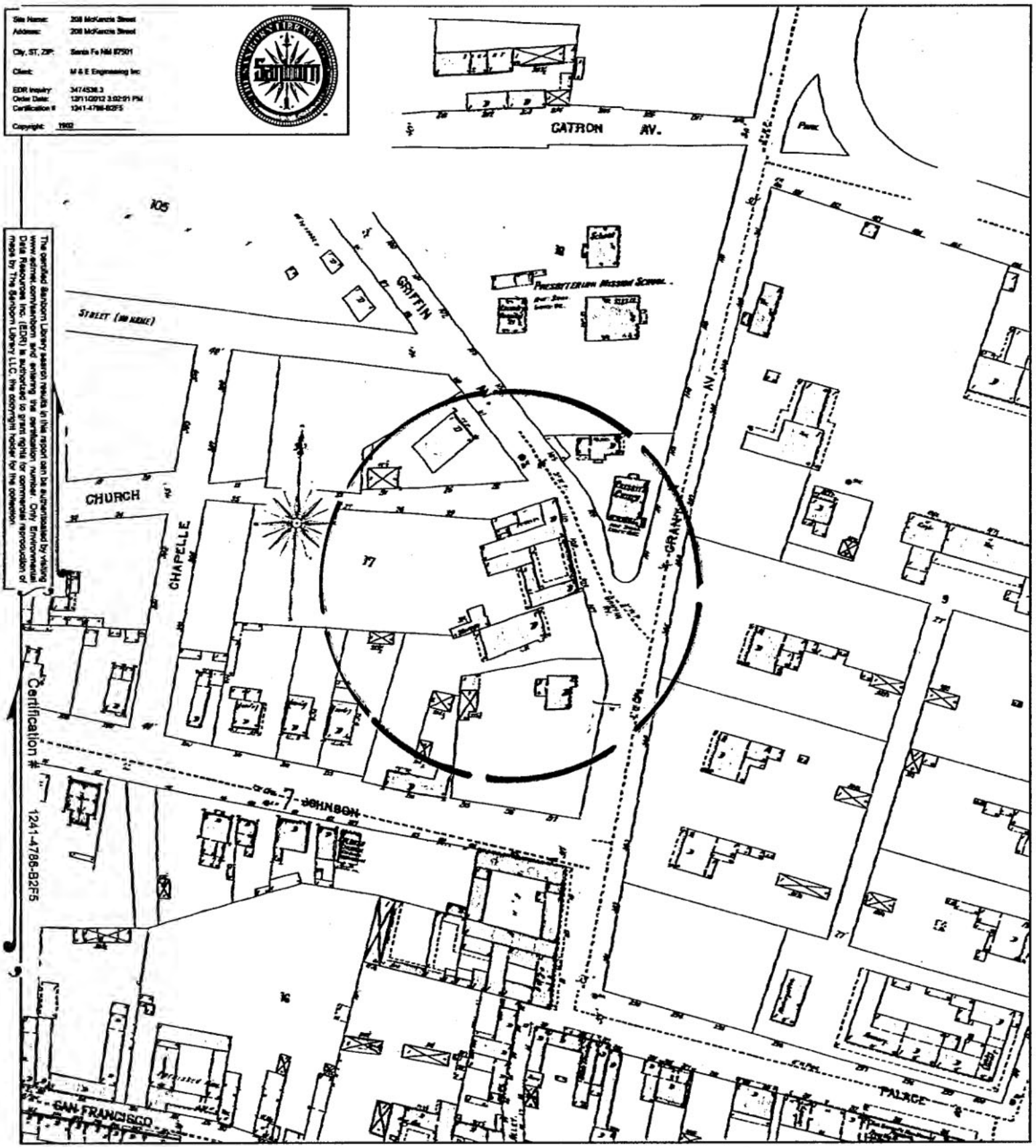


Volume 1, Sheet 5
Volume 1, Sheet 7
Volume 1, Sheet 8

N

1902 Certified Sanborn Map



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Vpnan f 12-ITi f f u9

N

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1898 Certified Sanborn Map

Site Name: 208 McKenzie Street
Address: 208 McKenzie Street
City, ST, ZIP: Santa Fe NM 87501
Client: M & E Engineering Inc
EDR Inquiry: 3474538.3
Order Date: 12/11/2012 3:02:01 PM
Certification #: 1241-4786-B2F5
Copyright: 1898

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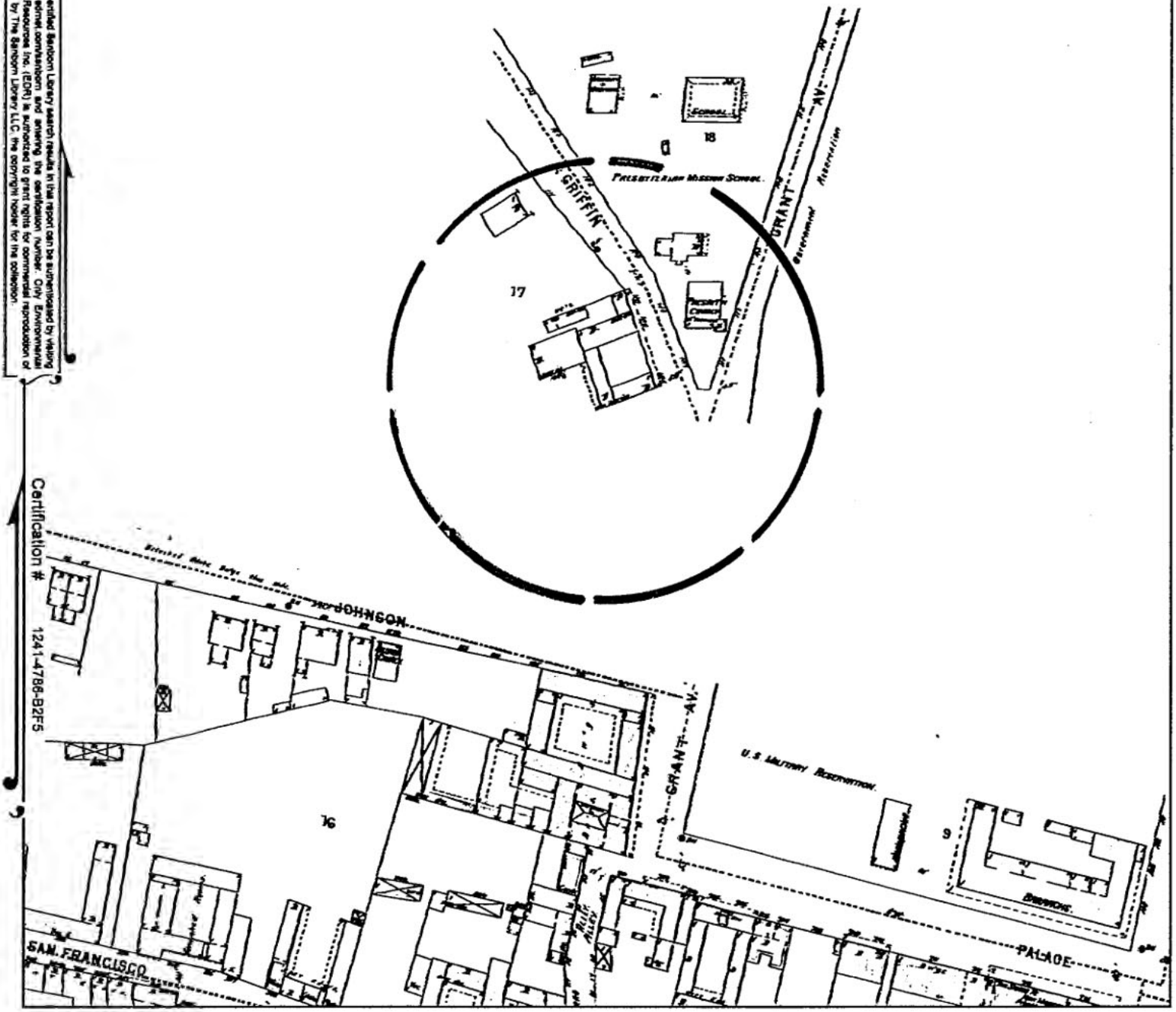
Certification # 1241-4786-B2F5



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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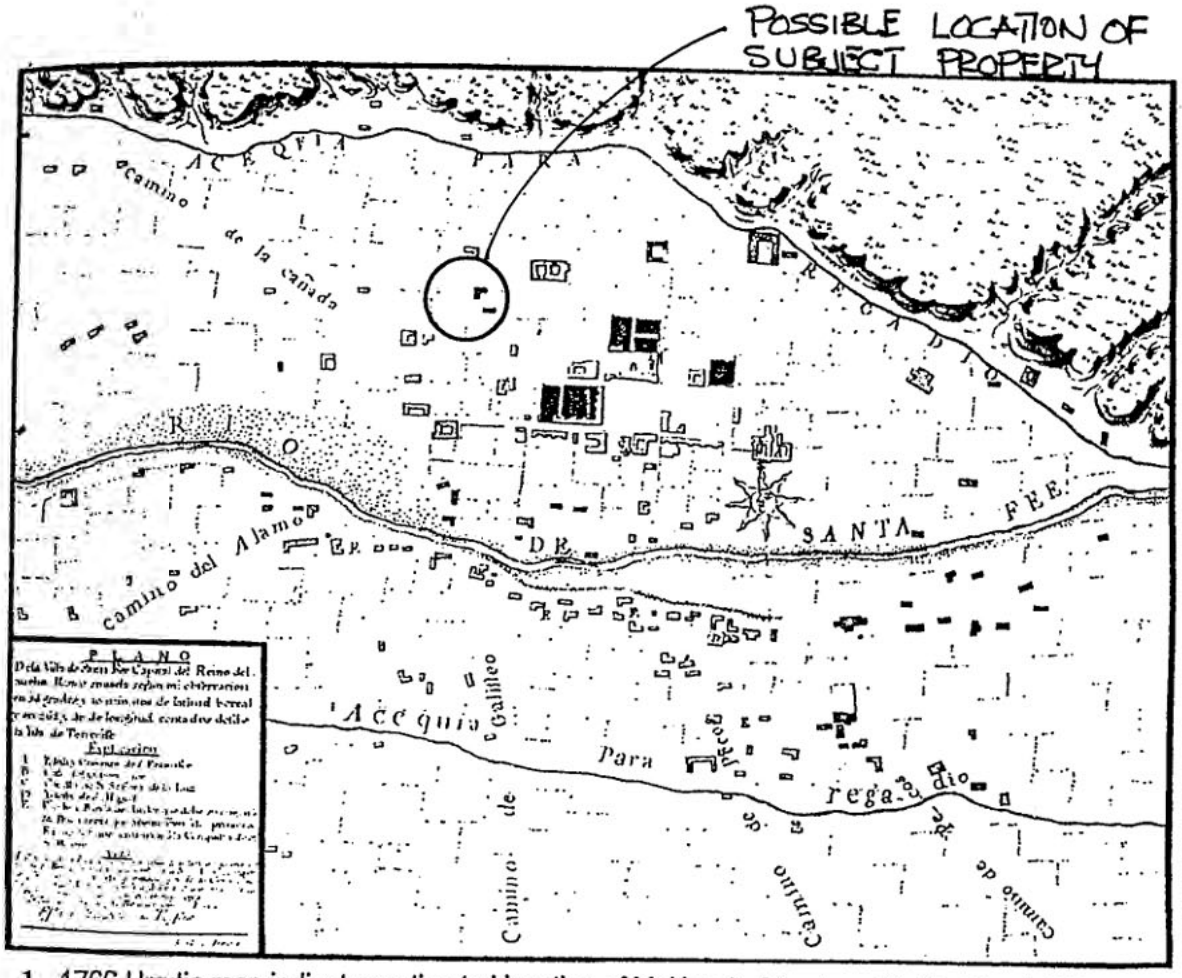
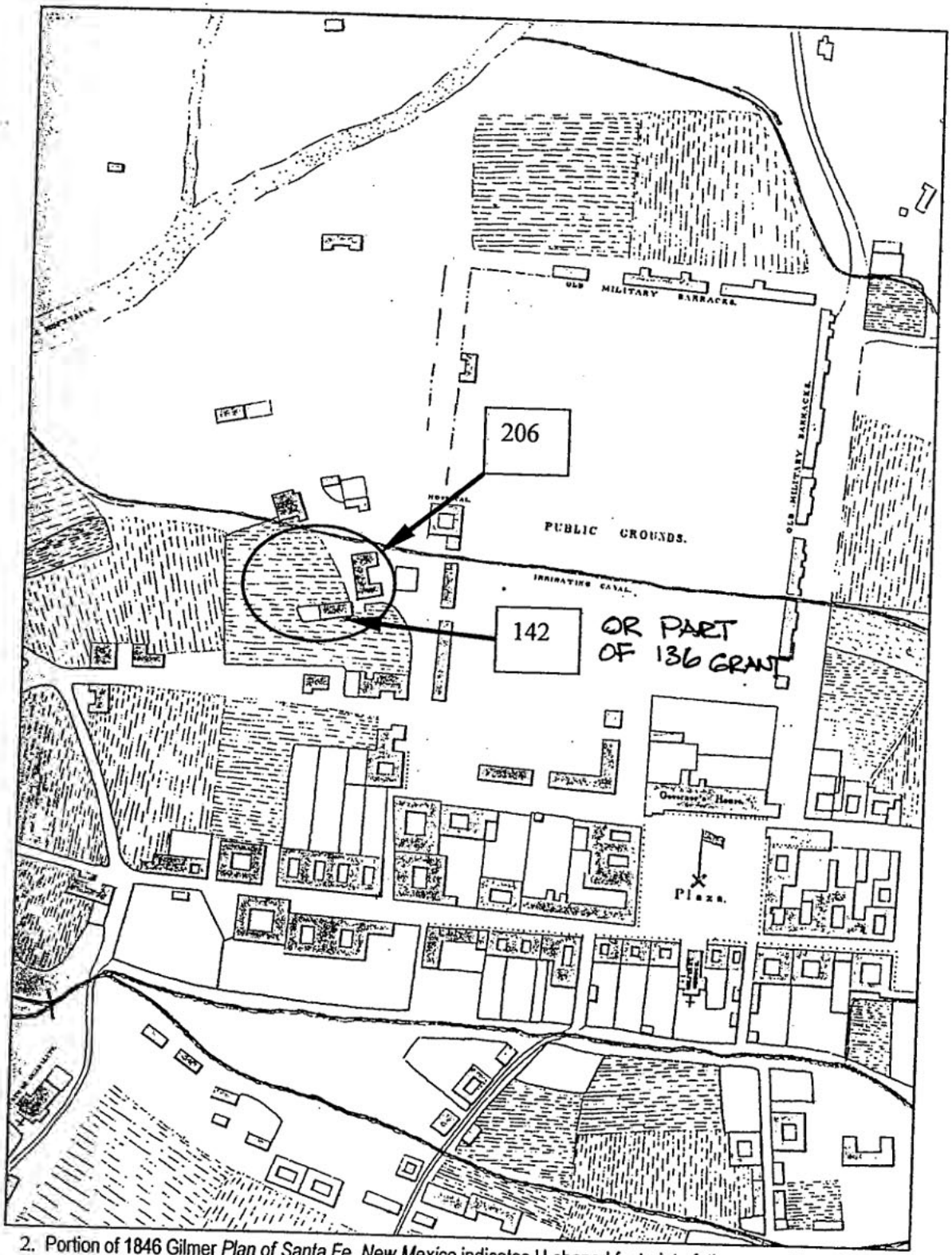
Volume 1, Sheet Keymap/Sheet1
Volume 1, Sheet 4
Volume 1, Sheet 5

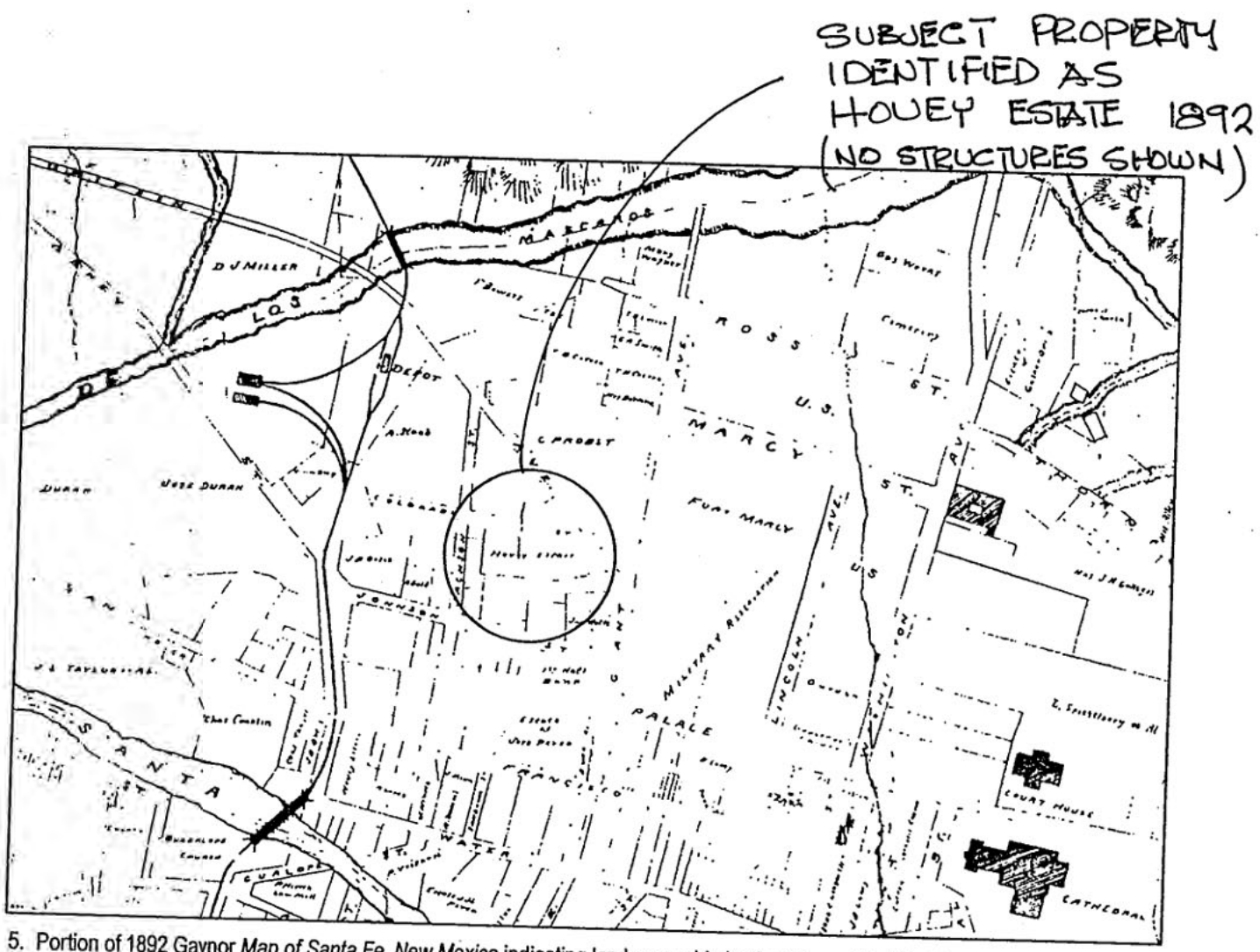
N



1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



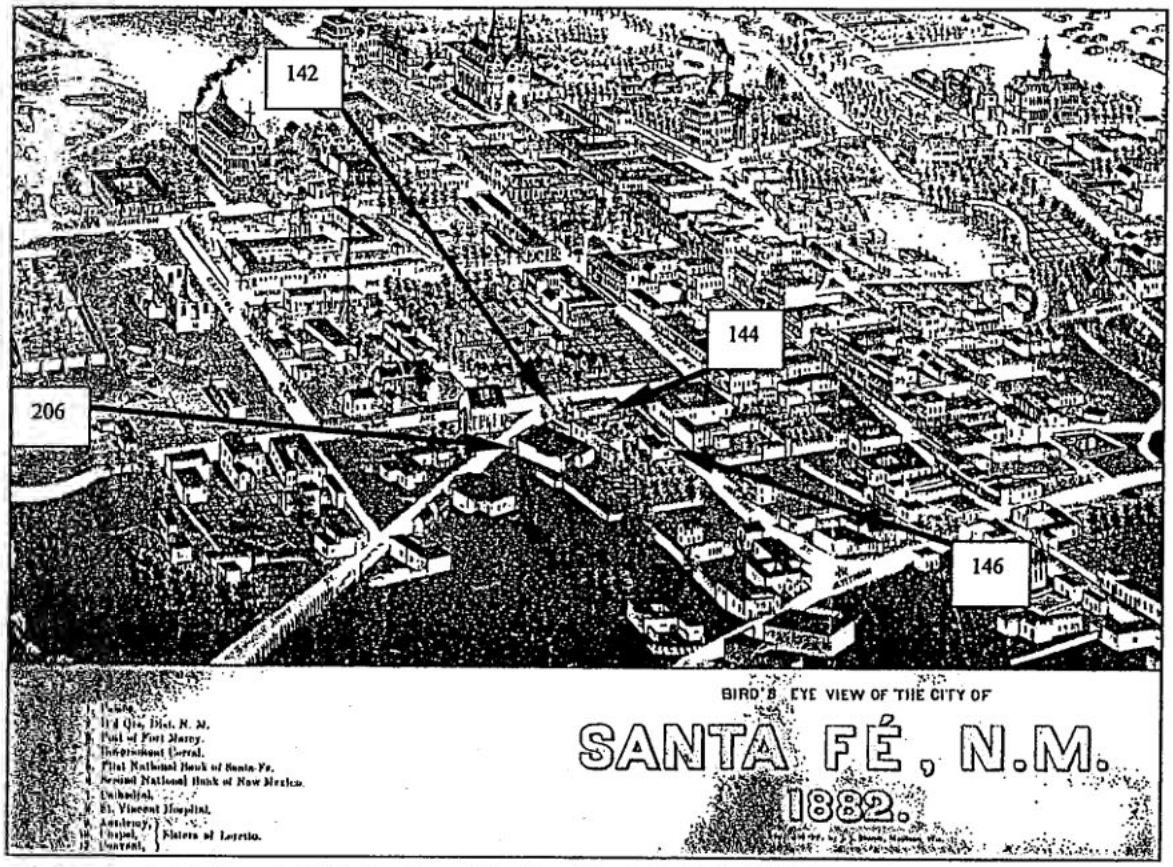
2. Portion of 1846 Gilmer *Plan of Santa Fe, New Mexico* indicates U-shaped footprint of the present location of 142 Griffin Street and 206 McKenzie Street and unnamed 17th Century acequia (City Planning HPD 2005).



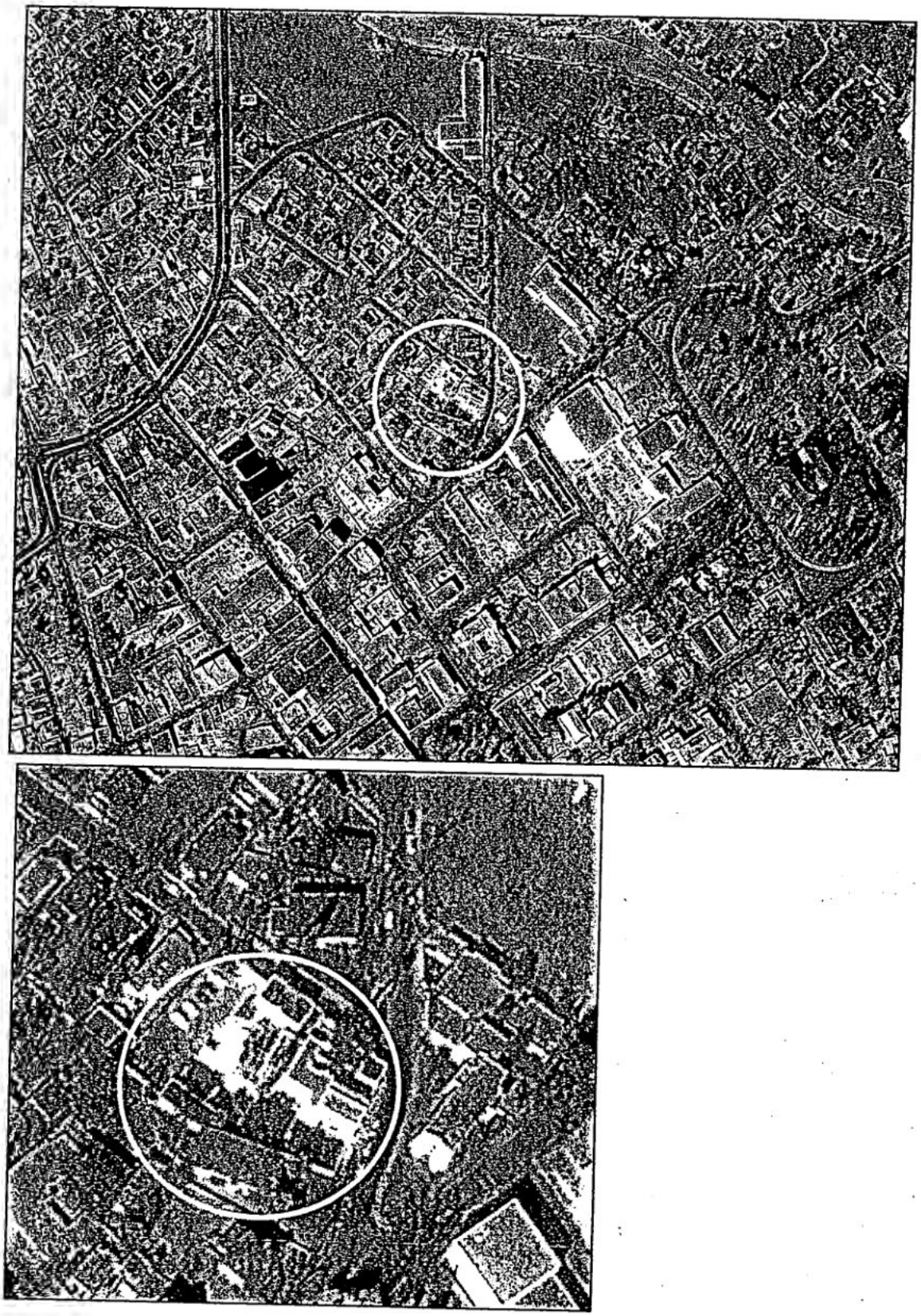
5. Portion of 1892 Gaynor *Map of Santa Fe, New Mexico* indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).

HOULY ESTATE WITH STRUCTURES SHOWN.

3. Portion of 1884-1886 Hartmann *Map of the City of Santa Fe, N. M.* indicates a similar configuration of buildings as is observed on the 1846 Gilmer map at the present location of 146 Griffin Street/206 McKenzie street (City Planning HPD 2005).



4. Portion of J. J. Stoner's *Bird's Eye View of the City of Santa Fe, N.M. 1882* indicates the presence of structures at the present location of 206 McKenzie Street , 142 Griffin Street (Arny Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



9. 1958 NM DOT aerial photograph indicates absence of structure at 142 Griffin

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E-Mail: ceri@ceri-fsi.com Internet: www.ceri-fsi.com

206 McKenzie Street, Santa Fe, NM
Chain of Title
5/6/2011

Ownership of the property for the last 50 years was investigated as an aid in determining past property use.

1. Assumption Warranty Deed, Christopher C. Hill, Gallagher Headquarters Ranch Development Ltd., White Buffalo Ltd. to 206 McKenzie Ltd., 6/14/2006, Instrument # 1437895.

2. Warranty Deed, Arturo "Arthur" Rodriguez to Christopher C. Hill, 5/17/2006, Instrument # 1433710.

Note: For items 1 and 2, the deeds reference a survey entitled "Plat of Boundary Survey for Christopher C. Hill *et. al.*," registered 5/17/2006 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 623, page 48.

3. Personal Representative Deed, Edna Wyatt for the Estate of Walter O. Ingram to Arturo "Arthur" Rodriguez , 5/3/2001, Book 1900, Page 73.

4. Deed, St. Germain Foundation to Walter O. Ingram, 3/20/1973, Book 299, Page 456. CONSISTENT W/ ORAL HISTORY

Note: Items 3 and 4 reference "A Survey for Saint Germain Foundation, Santa Fe, Santa Fe County, New Mexico," registered 2/19/1954 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 5, page 258. The St. Germain Foundation is a religious sect which, at the time of this investigation, still maintains a church at 510 Old Taos Highway in the City of Santa Fe, New Mexico. 54

5. Warranty Deed, Mrs. S.W. Ballard to St. Germain Foundation , 7/15/1955, Book 117, Page 347.

Note: Item 5 references the 1912 King's Official Map of Santa Fe.

2001
1973
28 yrs

From: dfzinn <dfzinn@aol.com>
FEB fzinn <dfzinn@aol.com>
C 4 un, Dec 23, 2012 1:30 pm

1951 - The Flaming Sword of Saint Germain

On January 5, 1951, the Santa Fe New Mexican front page carried a banner headline: " 'I Am' Leader Sued Here." The story involved Hepzibah Powell, a 75 year-old woman bedridden at St. Vincent Hospital, who filed a suit against Edna Ballard, leader of the controversial religious sect known as the Mighty I Am. Mrs. Powell, through her lawyer, Donnan Stephenson, claimed that Ballard had promised to take care of all of Powell's earthly needs and to protect Powell's interests in the next world. In return, Powell gave Ballard $9,000 in cash and $3,000 in jewels. But Ballard had refused to pay her hospital bills. Powell, in her lawsuit, asked for her $12,000 back plus $50,000 in punitive damages.

For her part, Ballard issued a statement to the United Press that the lawsuit was nothing more than a smear campaign.The $12,000 was simply a donation to her ministry and she had no obligation to return it. Ballard, who identified herself as president of the St. Germain Foundation, sniffed, "If she (Powell) had brought as much love and blessing into the world as I have, she wouldn't be in this shape."

The New Mexican story went on to remind readers that the federal government had indicted Ballard which led to a series of sensational trials during the war years. But the story actually began much earlier.

→ Sometime in 1930, Edna Ballard learned that her husband, Guy Ballard, was the reincarnation of Jesus. And Moses, Frances Bacon, Buddha, George Washington and nearly every illustrious personage of the last four thousand years of human history. In this life, Guy Ballard was a rather less colorful mining engineer from Newton, Kansas who had married, in 1916, a charming concert harpist named Edna Wheeler. Both shared a deep interest in theosophy, a rather elaborate belief that a group of immortals that had transcended the cycle of reincarnation were guiding human destiny from above. This philosophy was a large and generous one, easily accommodating theories concerning the occult, magic potions, astrology and the lost continents of Atlantis and Lemuria.

As Guy Ballard tells it, he was climbing California's Mount Shasta when he became thirsty. He felt a presence behind him and there, on the mountain top, Ballard encountered Le Comte de Saint Germain. The count was a mysterious occultist and magician who took his name from the French village, Saint Germain, in which he resided. The Count was fabulously wealthy, loved jewels and was reputed to converse with the spirits. And he had died in 1784. To Ballard in 1930, however, Saint Germain appeared to be none the worse for it.

Saint Germain offered Ballard a creamy drink which Ballard found wonderfully exhilarating, then he told Ballard an amazing tale. Saint Germain was a member of an elite group of humans known as the Great White Brotherhood, each of whom had undergone multiple reincarnations so successfully that they had "ascended" to become Masters to guide human history. Saint Germain himself had been tasked with leading the human race through the Aryan age of Aquarius, a Seventh Plane of existence, into the light of the Violet Flame. There might also have been something about Atlantis as well. At any rate, Saint Germain required someone to speak for him on earth and so appointed Guy Ballard, his wife Edna (herself the reincarnation of Joan of Arc and Benjamin Franklin) and his son Donald as "Accredited Messengers" of the Ascended Masters.

Ballard began to spread the teachings of Saint Germain first in Chicago, then in Los Angeles through an organization he called the Mighty I AM. (The name is taken from a verse in Exodus which describes Moses encountering a burning bush calling his name. When Moses inquires who it is, the voice of God responds by saying, "I am who I am. This is what you are to say to the Israelites: 'I am has sent me to you.'")

By 1938, Ballard had gathered, some say, more than a million followers who devoured the "decrees" of Saint Germain as revealed to him. These decrees resembled high speed chanting. This constituted the I Am Activity, an amalgamation of Theosophist ideas and various occult notions which proved very popular in California. Eager

followers bought books, pamphlets, posters, rings – even a New Age Cold Cream – and otherwise showered the Ballards with "love offerings" in the neighborhood of $3 million (in Depression-era America!), enabling the Accredited Messengers to live a decidedly luxurious lifestyle.

Then, in 1939, Guy Ballard died of heart failure. This was inconvenient as he had often declared his body physically indestructible and preached that he would someday ascend, body and soul, to become a Master himself. His quick-thinking widow, Edna, had the body cremated and told the followers that Ballard had indeed "ascended," leaving her in charge. As principal Accredited Messenger, Edna Ballard took the name Lotus Ray King

Barely weeks after Guy Ballard's death, the United States government indicted Edna Ballard and her son, Donald, with mail fraud. Simply put, the Ballards were charged with manufacturing a bogus religion and using it to separate money from the gullible.

The Ballards were convicted in spite of, or perhaps because of Edna's invocations of the Ascended Masters and the Violet Flame. Donald's defense fared no better: he claimed that he could make himself invisible at will and that, using his psychic powers, he had sunk several German U-Boats during the war. The conviction was appealed, resulting in a historic Supreme Court decision holding that the truth of a religious belief may not be examined under our Constitution although the sincerity of that belief may be put before a jury. United States v. Ballard, 322 US 78 (1944). Because the trial court allowed inquiry outside the constitutional bounds, the Ballards' conviction was fatally flawed.

It was a close decision, 5-4, with Justice Robert Jackson's dissent the most often quoted. Excerpts follow:

> I should say the defendants have done just that for which they are indicted. If I might agree to their conviction without creating a precedent, I cheerfully would do so. I can see in their teachings nothing but humbug, untainted by any trace of truth. But that does not dispose of the constitutional question whether misrepresentation of religious experience or belief is prosecutable; it rather emphasizes the danger of such prosecutions....
>
> In the first place, as a matter of either practice or philosophy I do not see how we can separate an issue as to what is believed from considerations as to what is believable. The most convincing proof that one believes his statements is to show that they have been true in his experience. Likewise, that one knowingly falsified is best proved by showing that what he said happened never did happen.
>
> How can the Government prove these persons knew something to be false which it cannot prove to be false? If we try religious sincerity severed from religious verity, we isolate the dispute from the very considerations which in common experience provide its most reliable answer . . .
>
> Some who profess belief in the Bible read literally what others read as allegory or metaphor, as they read Aesop's fables. Religious symbolism is even used by some with the same mental reservations one has in teaching of Santa Claus or Uncle Sam or Easter bunnies or dispassionate judges. It is hard in matters so mystical to say how literally one is bound to believe the doctrine he teaches and even more difficult to say how far it is reliance upon a teacher's literal belief which induces followers to give him money....
>
> If the members of the ["I Am"] sect get comfort from the celestial guidance of their "Saint Germain," however doubtful it seems to me, it is hard to say that they do not get what they pay for. Scores of sects flourish in this country by teaching what to me are queer notions. It is plain that there is wide variety in American religious taste. The Ballards are not alone in catering to it with a pretty dubious product.
>
> The chief wrong which false prophets do to their following is not financial. The collections aggregate a tempting total, but individual payments are not ruinous. I doubt if the vigilance of the law is equal to making money stick by over-credulous people.
>
> But the real harm is on the mental and spiritual plane. There are those who hunger and thirst after

> higher values which they feel wa[illegible]ng in their humdrum lives. They live in [illegible]ental confusion or moral anarchy and seek vaguely for truth and beauty and moral support. When they are deluded and then disillusioned, cynicism and confusion follow.
>
> The wrong of these things, as I see it, is not in the money the victims part with half so much as in the mental and spiritual poison they get. But that is precisely the thing the Constitution put beyond the reach of the prosecutor, for the price of freedom of religion or of speech or of the press is that we must put up with, and even pay for, a good deal of rubbish.
>
> Prosecutions of this character easily could degenerate into religious persecution. I do not doubt that religious leaders may be convicted of fraud for making false representations on matters other than faith or experience, as for example if one represents that funds are being used to construct a church when in fact they are being used for personal purposes. But that is not this case, which reaches into wholly dangerous ground.
>
> When does less than full belief in a professed credo become actionable fraud if one is soliciting gifts or legacies? Such inquiries may discomfort orthodox as well as unconventional religious teachers, for even the most regular of them are sometimes accused of taking their orthodoxy with a grain of salt. I would dismiss the indictment and have done with this business of judicially examining other people's faiths.

On re-trial, the Ballards were again convicted and the matter went up on appeal in 1946. The Supreme Court overturned the conviction again, this time on the sole basis that women had been unconstitutionally excluded from the jury, never reaching the merits. The government took no further court action but, through its administrative agencies, successfully denied the I Am Activity access to the mails and tax exemption on religious grounds for nearly a decade.

It was in the midst of these troubled times, in March of 1942, that Edna Ballard purchased a large house in Santa Fe at 510 Old Taos Highway, moved the Saint Germain Press there and opened an I Am school. By 1951, the members of the I Am sect, usually wearing colorful clothes, were a familiar part of the Santa Fe scene. (The sect members wore different colors for each day of the week; Saturday, for example, was a day for violet or purple colors. The colors red and black, however, were evil and never worn.)

In January of 1951, the I Am School was hosting some 600 students from around the nation who had come to hear Edna Ballard's "dictations" from Saint Germain and otherwise receive the blessings of the Messenger, Lotus Ray King.Then came the headline in the New Mexican on January 5, 1951, opening old wounds and inflicting fresh ones.

The following day, about 40 I Am students -- almost all women -- crashed through the front door of the New Mexicanoffices on Marcy Street, demanding to speak to the editors. A few were led to meet with editors Will Harrison and John Mickey McGuire where they delivered an ultimatum to the stunned newspapermen. Mrs. Ballard, they told the editors, demanded the right to review and approve any article regarding the Powell lawsuit before publication or else the newspaper faced a citywide boycott of its advertisers. Other students spread out through the plant, condemning secretaries and printers with strange incantations. The police were called to escort wandering I AM students to the more public areas of the building. Things appeared peaceful if somewhat noisy.

Then, in the midst of debate, a "portly woman in a fur trimmed coat" slapped the paper's managing editor, John Mickey McGuire, in the face. Another unidentified student slapped editor Will Harrison. Even Calla Hay, the society editor, injured a finger attempting to avoid a roundhouse from an I Am student. Someone broke an antique table in the editor's conference room. The newspaper was threatened variously with death by a Divine Hand, a $10 million libel suit, bankruptcy, a boycott of advertisers and, worst of all, the "flaming sword of Saint Germain." Police removed four male I Am students who were threatening employees with fists but the majority of the students simply planted themselves in the building and refused to move.

In less than an hour, the police – armed with a restraining order issued by a District Judge David Chavez – escorted the I Am students out of the building. Though closed for five hours, the newspaper brought out the Saturday edition on time with this headline: "Angry 'I Am' Mob Lays Siege to New Mexican on Suit Tale." The somewhat defiant editor of

the New Mexican issued this editorial:

No Thank You, Mrs. Ballard

Mrs. Edna Ballard, president of the I Am activity, has threatened the New Mexico with boycott and rioting, unless she is permitted to read and approve before publication articles relating to a suit filed in district court Friday by an I AM student accusing the I AM president of fraud.

The proposal to call off the boycott, which Mrs. Ballard said had been arranged among merchants of the city, and to keep mobs out of The New Mexican building came after five hours of siege Saturday morning in which throngs who said they were Mrs. Ballard's followers crowded through the newspaper building, slapping three employees, breaking a piece of furniture and engaging in verbal abuse.

It is a disturbing situation in a little town where we have all been living together in mutual respect and happiness, and we trust it will soon pass.

But more disturbing is the demand to print or not print news under threat of financial ruin. It is the first time, we think, that anything like this has been presented to the New Mexican in its 101 year history of publication.

Of course we cannot comply. If Mrs. Ballard or her representatives want space in the New Mexican to present their views, they may have it. But they may not determine the nature of the news that we are to publish.

We trust this threat was a hasty one and made in excitement. We hope it was because it would not be good to have among us a group that would censor the public information given to a community of 30,000.

Meanwhile (with cheek still tingling) the New Mexican wishes for its neighbors an early settlement of the difficulties that have risen among them and a return to the happy days.

A few days later, attorneys for Ballard and the I AM group arrived in Santa Fe, ostensibly to investigate the Powell matter but they also appeared for Mrs. Ballard in the scheduled January 12, 1951 hearing on the restraining order before Judge Chavez. But there was no hearing. Instead, the lawyers for the New Mexican and for Mrs. Ballard arrived at a settlement in which the injunction action against Ballard was dismissed and Mrs. Ballard issued this statement:

It is a matter of regret if any students of the "I Am" Religious Activity created a public disturbance at the office of the New Mexican the 6th of January last. It was not and never has been my intention that for any of our people to create any public disturbance, and I sincerely regret that any violence occurred. In making any protest they had in mind, it should have been done peacefully and with dignity.

President and publisher of the New Mexican, Robert McKinney, reiterated the newspaper's policy of printing the news as they saw fit and graciously accepted Ballard's statement which the newspaper generously called an "apology."There was no further action arising of this curious incident. No personal injury suits were filed by Harrison, McGuire or Hay; no property damages were sought and, despite front page photographs as graphic evidence, no criminal charges for assault or battery were lodged. It was as if it had never happened. More interestingly, the Hepzibah Powell case was never again mentioned in the pages of the Santa Fe New Mexican.

Eventually, Ballard and most of the school left Santa Fe to settle in Schaumberg, Illinois where Ballard died in 1971. Today, the numbers of the faithful have dwindled considerably. After Edna's 1961 death (or "transition" as it is called within the organization), a board of directors now passes along Saint Germain's messages while Donald Ballard long ago left the movement to run a manufacturing plant. The Mighty I Am is still based in Chicago but maintains about 300 activity "centers" throughout the United States, including a "Sanctuary" in the house off Old Taos Highway in Santa Fe, New Mexico.

I find myself thoroughly puzzled by the whole affair. The New Mexican, victim of an astonishing outrage, responded by yapping like a chihuahua about censorship yet seeking harmonious relations with a patently deranged bag of nuts. Back to "the happy days," indeed. Its only legal action – a simple injunction – was dumped when la presidente Ballard uttered a mealy-mouthed statement of general regret without even the scent of personal responsibility, a statemen which only the deluded could call an apology. Most tellingly, the newspaper made sure never to offend the Ascended Masters by not mentioning Ballard or the I Am group again.

Perhaps the lesson, if there is one, is this: While the pen may be mightier than the sword, it isn't mightier than the flaming sword of Saint Germain.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 9:20 am

QUICK FACTS AND KEYWORDS for George Blodgett

Birth/Death	Lived/Active	Often Known For
- 1888 (Northfield, Minnesota) - 1958 (Santa Fe, New Mexico)	New Mexico/Oregon	sculptor-native American portrait

Artist Colony
* Santa Fe Artist Colony

Noted Gallery Representation, Pre 21st Century
* Grand Central Art Galleries, New York City

Methods
* Sculpture, Sculptor

Media
* Bronze

Styles
* Realism, Representation, Realist, Naturalist

Subjects
* Indian, Native American Figure, Genre, Portrait, Symbolism
* Portrait
* Portrait Bust Sculpture

Geography/Places Lived and/or Worked
* New Mexico Before 1940

Some Exhibitions
* Brooklyn Museum of Art

Schools
* Academie Julian, Student

Chronology
* Early 20th Century Before 1950

The above Keywords are derived from what AskART has identified from our research for this artist and are intended as an additional tool for information. Sources include books, periodicals, auction records, family members, friends, and professional researchers. AskART has derived Quick Facts as a brief overview; it is not a complete list rather it is a list that is most frequently cited.

Sent from my iPad

NOT ASSOCIATED WITH PROPERTY AFTER 1937.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 5:19 pm

EARLY PRINT BY NEW MEXICO ARTIST NORMA VAN SWERINGEN
ABOUT THE PRINT: Norma Van Sweringen is the rare "native born" New Mexican artist who arrived in the Land of Enchantment well before it was "discovered" by the other well-known artists from back east. When she illustrated scenes such as this, she tells a story. This one depicts a woman dressed in a "rebosa" – the native dress of Hispanic women of the day – having just passed through the entry gate, walking back toward her home. The two "family" burros, standing side by side, seem to be transfixed by the laundry, freshly hung, flapping in the breeze. Van Sweringen doesn't miss a thing – including a tree in the corral to provide afternoon shade for the burros during the long, hot summer days and an old pick-up bed that's been converted to a water trough. The simple lines of the mountains in the distance place the location somewhere in northern New Mexico. It is all brought together by the deft hand of Van Sweringen.
SIZE: The image area measures 9-3/4 x 12-1/8 inches and sheet size is 10-1/8 x 13-1/8 inches.
CONDITION: This very large linocut print is in very good to excellent condition, is unsigned and has limited margins (a common issue with some early prints and printmakers). A small piece of paper tape remains along the top edge of the verso, there's a tear on the deckled edge, a bend on two corners (one slightly in the image – bottom left) and a small spot near one of the burro's rump. This spot appears to be a paper defect and nothing more. Please note: Our photos appear to be a little pink in nature, in reality, this print has been printed on a light yellow stock. It's a great print and undoubtedly from a very low edition. We've only seen two prints by this rare and listed woman artist in our 30+ years of collecting and the other one we sold last year.
ABOUT THE ARTIST: Norma Van Sweringen or Van Swearingen was known as a painter and illustrator. Born in San Marcial, New Mexico on September 2, 1888, she died October 4, 1953 in Santa Fe, New Mexico. – Source: An Encyclopedia of Woman Artists of the American West by Phil Kovinick and Marian Yoshiki-Kovinick. In my copy of Artists of the Canyons & Caminos: Santa Fe: Early Twentieth Century By Edna Robertson and Sarah Nestor, she's listed as an active participant with a "who's who" of 1930's artists.
Here's an excerpt: "Meanwhile, the Art Museum (Museum of New Mexico), under the direction of Mrs. R, Van Stone, continued its open-door policy. An Article in El Palacio, on August 1930, told of plans for the Annual Exhibition of Artists and Sculptors of the Southwest, which was to coincide with the Fiesta:
Plans for the annual exhibition are far advanced. Mrs. Mary R. Van Stone, curator of the art gallery, has mailed invitations to 73 artists asking them to participate. Each artist now working in the southwest is assured of representation, and more than one work of each will be exhibited if space permits. For this reason, paintings over 12 square feet in area will be submitted to a jury. These invitations were mailed to the following artists: Santa Fe – Frank C. Applegate, George W. Blodgett, Jozef Bakos, Henry Balink Gustave Baumann, Harry Behn, Gerald Cassidy, Howard Coluzzi, Mrs. Fayette Curtis, Russell Cowles, Catherine C. Critcher, May Connell, Randall Davey, Andrew Dasburg, Allison Sommerville Dodge, Claire Dieman, John Dorman, Fremont Ellis, O.S. Emblem, William Penhallow Henderson, Raymond Jonson, Dorothy Kent, Cyril Kay Scott, Datus Myers, Alice Clark Myers, Evaline Myers, Gladys Milligan, Willard Nash, Helen Needham, B.J.O. Nordfelt, Guyrah Newkirk, Howard Ashman Patterson, Sheldon Parsons, Olive Rush, Charles S. Rawles, Warren E. Rollins, Albert H. Schmidt, Will Shuster, John Sloan, Norma Van Swearingen , Theodore Van Soelen, Dorothy Stewart, Eugenie Shonnard, Beulah Stevenson, Beulah Sutherland, Carlos Vierra, Dr. Charles Winchester, and Mrs. West.
She was also the illustrator for CABALLEROS The Romance of Santa Fe and the Southwest By Ruth Laughlin
---

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 03/05/2025

Property Owner of Record: FC3 Ltd. Co.

Applicant/Agent Name: Bradyn Furry

Contact Person Phone Number: 505-709-0306

Site Address: 206 McKenzie St.

Proposed Construction Description: Replacing all windows and doors, rooftop units, pedestrian gate, steel carport, parapet extension, new railing, stucco replacement

TOTAL ROOF AREA:

Zoning District: BCD

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: Office

Terrain: □ 30% slopes_____

Lot Coverage : 40 %
□Open Space Required:_____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: >15 Minimum: 15
Proposed Sides: L5'-2" R___ Minimum: 5'

Height: Proposed _____
Maximum Height: _____ or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 16 Accessible 1
Minimum:_____

Bicycle Parking:**
Proposed: 6 Minimum: 6
** 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.

Bradyn Furry [□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 03/05/2025 DATE

To Be Completed By City Staff:

2025-010226--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: Claudia Kath **DATE:** 03/26/2025

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

Revised 20 November 2020

City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION

ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 9/27/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager: LR (STAFF INITIALS)

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Date Submitted: 9/24/2019

Contact Name: Tom Easterson-Bond

Preferred Contact Info: build@woodmetalconcrete.com

Project Address: 206 McKenzie Street
Case Number: 2019-000989-Admin
Description of Proposed Work:

Remove, repair, and reinstall large window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window in order to restore operability.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☑ Yes	☐ No	PERMIT or PERMIT REVISION REQUIRED LR
☐ Yes	☑ No	ROUTE TO HISTORIC DIVISION LR
☐ Yes	☑ No	INTERIM HISTORIC INSPECTION LR
☑ Yes	☐ No	FINAL HISTORIC INSPECTION LR

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: December 06, 2019

To: Building Permit Division

From: Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2019-001438--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430 **Email:** build@woodmetalconcrete.com

Approved Scope of Work: *Perform the following maintenance and repair items:*

1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south facade). This is a test to see if the color will be compliant with Downtown and Eastside standards.

2) Install a mural on the north courtyard wall, provided it will not be publicly visible.

3) Install ADA ramps at the two entrances on Griffin Street. This will require removeal of existing concrete step and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.

4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block patter to match existing. Heights and configurations to remain the same.

5) Replace a small portion of sloped roof at the McKenzie street frontage with grey/zinc standing seam metal.

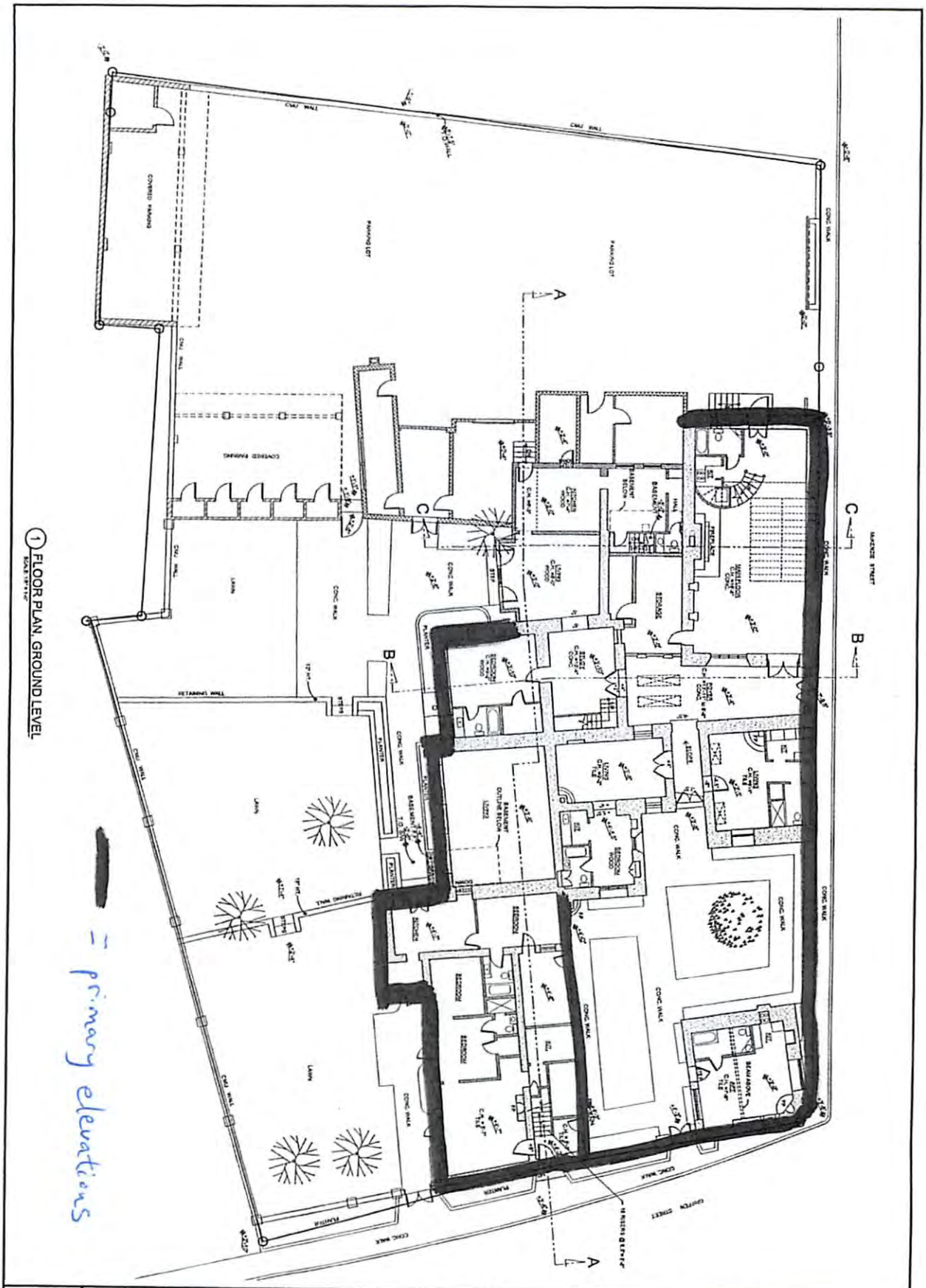
6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

FINAL HISTORIC INSPECTION

Copies



1 FLOOR PLAN, GROUND LEVEL

= primary elevations

A1 SHEET	APPROVED: DATE: INITIAL:	DATE: 12/07/12 DRAWN BY: LA CHECKED: D.Z. 206 McKENZIE-01.DWG	FLOOR PLAN GROUND LEVEL AS-BUILT	206 McKENZIE STREET SANTA FE COUNTY SANTA FE, NEW MEXICO	Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 Fax (505) 424-9737 DFZinn@aol.com

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ITEM # 20-0277

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

Case # 2020-1990-HDRB
Address – 206 McKenzie Street
Agent's Name – Wood Metal Concrete Architecture
Owner/Applicant's Name – FC3 LTD CO

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on May 12, 2020.

BACKGROUND

206 McKenzie Street, known presently as "The White Building" and historically as the "Escudero House," was constructed in a vernacular manner in 1898 and possibly earlier. The building underwent numerous changes historically, including alterations to architectural style that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century, significant changes occurred, including a 1930s two-story addition at the northwest corner, another second story addition at the southeast corner in the 1940s, and additions at the southwest corner which were present by 1958, including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage's westernmost massing occurred, and two free-standing carports were constructed. The property has a long and interesting history, with numerous stories to tell of its occupants. More on the history of the property can be found in the attached HCPI documentation (updated in 2005) as well as a supplemental building history prepared in 2014 by architect Dale Zinn.

In 2013 (case H-13-003), the HDRB reviewed the historic status of the property and designated the main structure as contributing and both carports as non-contributing to the Downtown and Eastside Historic District. Primary façades were also designated at that time, and can be seen in the attached Primary Façade Diagram. In 2015 (also case H-13-003), the HDRB again reviewed historic status, this time focusing on the yardwalls and planters at the property. The prominent yardwalls along the street frontages of Griffin Street and McKenzie Street are constructed of CMU at 8 to 15 feet tall and are painted white. These walls were constructed in the 1940s in association with the ownership of the property by the I-Am religions sect. The walls that front the large courtyard at the northeast corner of the property were included in primary façade designation for the main structure in 2013. The remaining north and east yardwalls, gates and planters, were designated as non-contributing structures in 2015, with the exception of a small portion of the east yardwall that contains a carved wooden bileaf gate.

Since September 2019, staff has worked with the new owners of the property and their agent to approve administratively a series of maintenance, repair, and restoration tasks, including the following:

1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.
2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

Witness: Thomas Easterson-Bond
Exhibit
37
Kristine Kaczor, CCR# 545
Nov 22, 2024

3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.

4) Install small ADA ramps at the two Griffin Street gates, and install white steel gate kick plates at these locations.

5) Prepare a stucco sample in the color treatment proposed here on one of the walls that are interior to the property as a test to facilitate determination as to whether this treatment will meet district design standards.

6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

At this hearing, the Applicant proposed the following exterior alterations, which require further review and approval by the Board:

1) Repair of historic windows throughout the structure, replacement in-kind of wire window screens where present, and replacement in-kind of windows on the south elevation and some windows at the north elevation in the northeast courtyard which have deteriorated beyond repair. Proposed replacements are wood divided light units to match the existing dimensions and light pattern and painted white. In addition, the applicant proposes to strip the existing iron window grates and railings, where present, to their original charcoal grey color.

2) Replacement of five existing non-historic brown plastic windows at a non-primary west façade with larger undivided window white aluminum clad units. Windows are not considered publicly visible in this location.

3) Restucco the structure using a custom white fade of cementitious stucco. A photo of the sample wall is provided in the packet for demonstration of the fade effect, which is meant to replicate the faded white of the existing structure.

4) Replace the existing roof over the main pedestrian entrance on the north/McKenzie Street façade with grey standing seam metal, featuring a slight curve to echo the curve of the adjacent ornate detailing and the interior brick vault in this area.

5) Re-roof all structures, and replace grey asphalt shingled and corrugated plastic pitched roofs on the west non-primary garage structures, and installation of Tesla solar shingles here. Proposed shingles are low-profile and lay flat against the roof surface. These shingles will be visible over the yard walls and vehicular gate from the northwest but not visible from any primary façade.

6) Restore vehicular gate at the north elevation / McKenzie Street entrance.

7) Replacement of existing rotted wooden railing at a second floor deck on the east and north elevations with a simple metal railing. Finish color to be specified by applicant.

8) Installation of a white metal tube trellis to support the preservation of existing plantings at the interior north courtyard.

9) Installation of new metal screen wall at a non-publicly visible location on the west elevation to shield new mechanical units. Finish to be specified by applicant.

10) Installation of permanent video display at the northeast corner in a presently boarded up window opening that faces Griffin Street. Opening dimensions are not proposed to be altered. Presently, the Applicant has received administrative approval via the authority of the Land Use Director to temporarily install a video display in this location to serve as a temporary construction sign. The proposed permanent installation would be considered a public art

installation (not promotional business signage) and would feature video art associated with artists that are working in collaboration with the owners of the building.

11) Installation of new exterior lighting set into recessed nichos, as depicted on the elevation drawings.

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 City 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 requirements of the following sections of the SFCC:
    - Section 14-5.2(D), General Design Standards; and
    - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. Staff determined that no exceptions would be required for approval of the Application, and the Applicant did not request any exceptions.
7. At the hearing, individual members of the Board expressed various questions and concerns about the video display proposed as Item 10. The Applicant volunteered to withdraw this portion of the proposal and to prepare a mock-up on site for the Board's consideration and discussion at a future meeting.
8. Under SFCC Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Application and provided in testimony and evidence 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 and recommended by Staff.
3. The Board postpones a decision on Item 10.

IT IS SO ORDERED ON THIS 26th DAY OF MAY 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Ruiz
Chairperson

6/12/2020
Date:

FILED:

Yolanda Y. Vigil
City Clerk

6/19/20
Date:

APPROVED AS TO FORM:

Sally A. Paez
Assistant City Attorney

May 26, 2020
Date

Full Scale

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 15, 2020

To: Building Permit Division

From: Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002447--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430 **Email:** build@woodmetalconcrete.com

Approved Scope of Work: *Amend a previous HDRB and Administrative approvals as follows: 1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible; 2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted; 3) Enlarge window opening on the west (interior parking side) facade to its original opening dimensions, and install a new 3/3 divided light window, as submitted; 5) Modify sloped roof of west facade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted; 6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted; 7) Re-affirm the use of solar shingles on sloped roof of west facade above garage and storage, as previously approved; 8) Remove existing wire screens from windows on the McKenzie St elevation, and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind); 9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved; 10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation, for a period of up to 90 days only. Permanent installation requires HDRB approval.*

FURTHER ACTIONS REQUIRED:

- PERMIT or PERMIT REVISION
- ROUTE TO HISTORIC DIVISION
- INTERIM HISTORIC INSPECTION
- FINAL HISTORIC INSPECTION

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 06, 2020

To: Building Permit Division

From: Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002835--ADMIN

Contact Name: SARAH BLAKE

Phone Number: 505-424-1112 **Email:** sfpm@positiveenergysolar.com

Approved Scope of Work: *Install roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.*

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

FINAL HISTORIC INSPECTION

City of Santa Fe

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

PROJECT DESC: # □ □ □ □

Case 2021-003826-HDRB. 206 McKenzie Street. Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

CASE NUMBER: 2021-003826--HDRB

PROJECT TYPE: New Construction

LOCATION: 206 MCKENZIE ST 4
Santa Fe, NM 87501

CONTACTS:

Property Owner	FC3 LTD CO	PO Box 2083 Santa Fe, NM 87504-2083

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

CONTACTS: Agent Bradyn Furry

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to approve the application as submitted, finding that the exception criteria had been met.

For further information please call 505-955-6605.

Sincerely,

Daniel Schwab

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

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 16, 2024

To: Building Permit Division

From: Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2024-008688--ADMIN

Contact Name: Bradyn Fury

Phone Number: 505-709-0306 **Email:**

Approved Scope of Work: *1) Install a 5' 11" wide by 2' 9" tall metal security grill painted to match the existing security grills on the north façade.*
2) Construct a 3' 6" tall by 9' long metal hand rail on the west façade.

Conditions of Approval: *1) No other work is approved at this time.*

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

FINAL HISTORIC INSPECTION

ARCHAEO
architects

05/13/2025

Historic Review

RE: 206 McKenzie St.

The building located at 206 McKenzie Street, also known as “The White Building”, has been undergoing a renovation for the past six years. The initial renovation was started in 2019 and, due to the negligence of the original architect and problems with the work of the original contractor, the building has had extensive work done on it in recent years to remedy many issues that stem from that negligence and lack of craftsmanship, including removing and reconstructing work done during the original effort. During its long renovation process, the building has had several Historic approvals issued. The earliest approvals for the ongoing renovation date back to September of 2019 and have been received as late as July of 2024. The following is a list of approvals and whether the work was completed or not. Copies of the approvals are included at the end of this letter.

September 27, 2019
Case No. 2019-000989-Admin

Approved Scope of Work:

Remove, repair, and reinstall large window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window I order to restore operability.

This work was completed as approved.

December 06, 2019
Case No. 2019-001438-ADMIN

Approved Scope of Work:

1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south façade). This is a test to see if the color will be compliant with Downtown and Eastside standards.

This sample was installed and approved, and the stucco color was applied to the building as a whole.

2) Install a mural on the north courtyard wall, provided it will not be publicly visible.

This mural has not been installed at this time.

3) Install ADA ramps at the two entrances on Griffin Street. This will require removal of existing concrete steps and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.

The ADA ramps have been installed but the doors have not been modified at this time.

4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block pattern to match existing. Heights and configurations to remain the same.

The replacement planters have been constructed and remain in place.

5) Replace a small portion of sloped roof at the McKenzie Street frontage with grey/zinc standing seam metal.

This roof had not been installed during the renovation process.

6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.

The planter has been constructed and remains in place.

*This approval also includes a drawing showing the location of the primary facades for the building included in this packet.

May 12, 2020
Case No. 2020-1990-HDRB

Approved Scope of Work:
1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.

This work was completed as approved.

2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

The replacement planters have been constructed and remain in place.

3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.

This roof had not been installed during the renovation process.

4) Install small ADA ramps at two Griffin Street gates, and install white steel gate kick plates at these locations.

The ADA ramps have been installed but the doors have not been modified at this time.

5) Prepare a stucco sample in the color treatment proposed here on one of the walls that are interior to the property as a test to facilitate determination as to whether this treatment will meet district design standards.

This sample was installed and approved and the stucco color was applied to the building as a whole.

6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

The video display was not installed, nor is a plan in place to include it in the new construction.

September 15, 2020
Case No. 2020-002447-ADMIN

Approved Scope of Work:
Amend a previous HRDB and Administrative approvals as follows:
1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible;

The hives have been installed.

2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted;

The lamps have been installed at the Griffin St. entrance but have not been installed at the McKenzie St. entrance.

3) Enlarge window opening on the west (interior parking side) façade to its original opening dimensions, and install a new 3/3 divided light window, as submitted;

The new window has been installed.

4) NOT INCLUDED
5) Modify sloped roof of west façade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted;

The roof had not been installed, instead the structure was removed.

6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted;

The screen is currently framed and awaiting the stucco finish.

7) Re-affirm the use of solar shingles on sloped roof of west façade above garage and storage, as previously approved;

The solar shingles were not installed.

8) Remove existing wire screens from windows on the McKenzie St elevation, and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind);

The wire screen have been removed and the windows to the left of the pedestrian entrance were replaced, though they do not match the existing windows in-kind.

9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved;

The sconces have been installed.

10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation for a period of up to 90 days only. Permanent installation requires HDRB approval.

The video display was not installed, nor is a plan in place to include it in the new construction.

November 06, 2020
Case No. 2020-002835-ADMIN

Approved Scope of Work:
1) Install a roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.

The solar array was not installed, nor is it feasible to do so on the roof of the main building.

July 27, 2021
2021-003826—HDRB

Approved Scope of Work:
Construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status.

For reference, the following is taken from the Proposal Letter for this submittal:

Exterior Window Protection
We are asking for approval to install a total of four window grates on the exterior of the building, all located on the McKenzie Street elevation. Each will be designed to match the existing window grates which are installed on the Griffin Street elevation. Because of the difference in sizes of the windows, each grate will be scaled to be proportionate to the window they are protecting. The company's internal security requirements dictate the need for this protection since highly valuable equipment used for the daily operation of the company is located behind these windows.

New Parapet Over Main Entry
We would like to install a new parapet over the main entry to the building on the McKenzie Street elevation. This new entry will hide the roof and its appurtenances from public view. Also, the parapet will aid in the drainage of the roof behind, directing the flow of water to an internal downspout, under the sidewalk and out into the street. Without the parapet, the water draining from the roof will sheet flow directly over the main door and offer no protection from precipitation for those visiting the building nor walking by on the sidewalk.

The design of the new parapet will be influenced by the adjacent parapet in a simplified manner. This will give importance to the front entry, act as a wayfinding element to the entry and help reinforce the design of the adjacent façade design.

New Carport to Replace Existing
In place of the existing carport, we are proposing to build a new one in the same location. The previous carport was condemned and removed for the sake of physical safety to the public. Both of the original carports were not deemed Historic structures. We are wanting to use those materials from the original structure which were able to be salvaged to rebuild the new one to the furthest extent possible. These materials will be used on the front

façade facing the parking lot. This will visually tie the new carport together with the carport to remain which is built with a similar design.

The original carport had enclosed storage which we would like to continue within the new structure. This portion of the building will be enclosed with painted CMU which matches the construction and finish of the surrounding yardwalls and carport. The roof of the carport will be pitched to match the adjacent carport but will be pitched in two directions – both east and west. This keeps the roof height at the top of the ridge within the surrounding yardwall and not extend above. Visually, the front of the carport will look virtually identical in construction to the remaining one adjacent.

New Greenhouse
At the location of the existing greenhouse, we are proposing to construct a new greenhouse within the same footprint. The previous greenhouse was also condemned and removed for the sake of physical safety to the public and was not deemed a Historic structure. The new greenhouse will be modern in design in terms of performance regarding energy efficiency and function. The design draws from the existing window and skylight combination found around the corner, on the north elevation of the building. Designing the greenhouse in this way will reinforce the design of both and keep the window and skylight combination from being a complete anomaly. Informal interviews and unsolicited comments from the general public show that community members find the windows aesthetically pleasing and a point of unique interest.

July 16, 2024
Case No. 2024-008688-ADMIN

Approved Scope of Work:

1) Install a 5’ 11” wide by 2’ 9” tall metal security grill painted to match the existing security grills on the north façade.

The security grill has not yet been installed pending repair to the exterior stucco.

2) Construct a 3’ 6” tall by 9’ long metal hand rail on the west façade.

The handrail has not yet been installed pending repair to the exterior stairs.

For the current application, we are requesting several additional changes to the design of the building which include: Replacing all the doors and windows; approval of Roof Top Units; a new pedestrian gate on the McKenzie St. façade; a new steel carport within the existing autocourt; a change to the overall height of a previously approved parapet on the McKenzie St. façade; and replacing the exterior stucco system with a new one to match the existing. Also, the attached Site Plan details the locations of the primary facades of the building. Please see below for further explanation of each submittal item.

Replacing all doors and windows:

We are asking for approval for the replacement of all the doors and windows throughout the building. The current doors and windows are in complete disrepair, missing in some places, and broken beyond repair in others. A majority of the doors and windows that had historic status have already been removed and replaced throughout the building's history. In addition, those that are still of historic status have been destroyed, rendered inoperable, or incorrectly sealed and flashed during the previous remodel. If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvable.

Because of their condition, we would like to replace all the doors and windows with new ones that are both energy-efficient and look exactly like they did when we started the current remodel project. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations. We have had a Historic Assessment performed by RPA & Associates, LLC., the resulting report included with this submission. The new windows and doors will be Marvin, Ultimate Clad in the color Stone White. All are labeled on the attached plans to correspond to the designations in the Historic Assessment report. The Historic Assessment report also identifies those windows which had previously carried a historic status.

New doors and windows would also contribute to the energy efficiency of the building. The overall renovation includes many exercises to increase efficiency, doors and windows being a huge contributor to energy loss.

Rooftop Units

As part of the recent remodeling project and the current one, Rooftop Units are required for the heating and cooling system. The units are located on the west side of the building, beyond the extents of the primary façade and behind a screening wall previously approved by the Historic Review Board. The units will not be visible from any public areas.

New Pedestrian Gate

On the north, McKenzie St. façade, we are asking to replace an existing metal gate accessing the autocourt from the sidewalk. The historic gate has already been replaced with a new steel gate made from steel angle and square livestock fencing. We are proposing a new gate that has an aesthetic which keeps with the existing steel security grates found on the exterior of the building and which is in line with the original aesthetic of the building. The current gate is very utilitarian and does not reflect the look and feel of the building's history.

New Steel Carport

Within the existing perimeter yardwalls that enclose the autocourt, we are proposing a new steel carport that both provides shade for the parked cars for users of the building and provides a structure for photovoltaic panels which will supplement power to the building. Investigating the feasibility of placing the panels on the

various roofs, the distance between the solar panels, the location of the main service disconnect and transformer, and the required cabling to connect the panels on different roofs, it is not conducive to an installation on the existing building. The solution for providing the most solar power generation is to provide an alternate structure on which to install the panels. That structure is a new steel carport.

The proposed carport will be hidden from view within the existing perimeter yardwalls. However, the existing heights of the wall are inconsistent and are below the height of the new structure with solar panels in several locations, which would expose the construction. CMU courses will be added to the wall to bring its overall height to a consistent elevation which will hide the carport. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences.

Because the autocourt is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A typical wood structure with columns at the corners and at the extents of the structure would limit the maneuverability of the cars accessing the parking spaces below making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

The owners of the property are trying to add as much photovoltaic power feasible for the building to be as environmentally conscious as possible. The preapproved carport locations do not provide enough power, and the only way to add more solar power would be to add a structure to the property.

Parapet Extension

On the McKenzie façade, a parapet design was previously approved by the Historic Board to screen a set of skylights beyond. As the design of the skylights was refined, we realized they needed to be installed at a greater slope which requires a higher parapet in front to fully screen them from public view. We are proposing an increase of just over three feet to the front parapet. The design of the parapet will remain the same, with only an increase to the overall height.

Stucco

The existing stucco is failing by delaminating from the structure of the building and needs to be replaced. The replacement stucco will be a three-coat cementitious system of the same white color that was previously applied. The color will be Parex, Colonial White, a sample of which is located at the jobsite.

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

14-5.2(D)(1)(a) removal of historic material: Doors and Windows

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.

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

Response:
The design of the doors and windows on the existing building replicate structures and accessories which are currently present, on the building. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations.

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

Response:
If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvable. If the units are removed, the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster are showing signs of deterioration from water intrusion around the existing jambs due to the lack of flashing and moisture from condensation due to the quantity and size of the single glazed windows.

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

Response:
The application of these modifications do not affect the ability for residents to continue to reside within this historic district and area and does not change the overall look of the building.

14-5.2(D)(E) Downtown and Eastside Design Standards: Metal Carport

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

Response:
The proposed carport will be hidden from view within the existing perimeter yardwalls which will be raised in places which have an inconsistent height. The overall height of the yardwall will be adjusted to fully screen the carport from public view. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences, so yardwall heights can be easily adjusted for full screening from the public.

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

Response:
Because the autocourt within the perimeter yardwalls is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A wood structure, which would typically be proposed for this area, with columns at the corners and at the extents of the structure, would limit the maneuverability of the cars accessing the parking spaces below, making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

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

Response:
The intent of the new carport installation is that it serves the needs of the applicant and users of the building while its existence is virtually unknown and invisible to the public view.

14-5.2(D)(2)(c) additions are not permitted to primary facades.

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

Response:
The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the parapet.

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

Response:
Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced, and the design was modified to more reflect the adjacent facades and the overall aesthetic of the building.

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

Response:
Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massings, it further enhances the significance of the original portions of the building.

14-5.2(D)(5)(b) architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced.

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

Response:
The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the previously approved parapet.

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

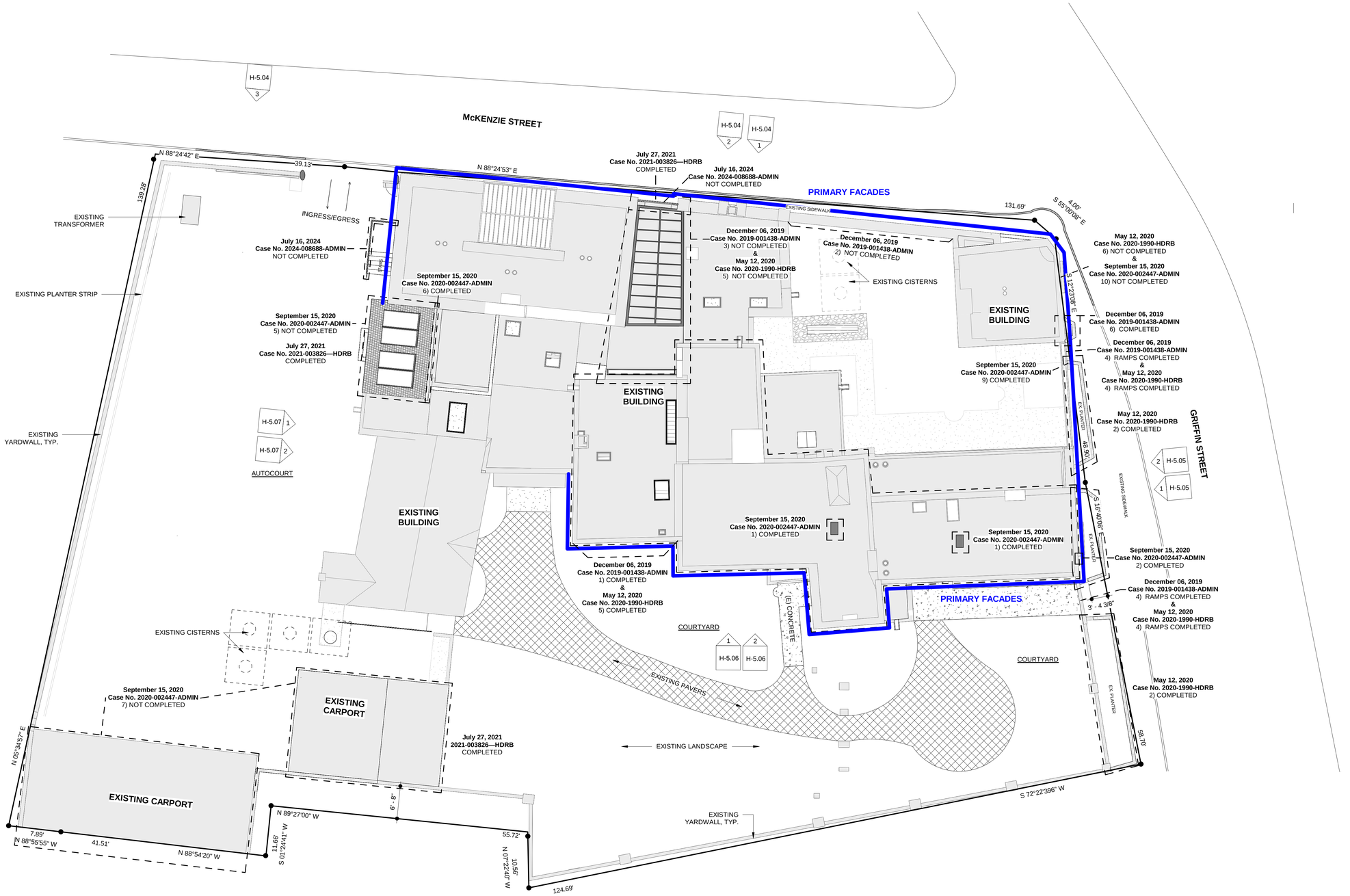
Response:
Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced as it was no longer safe and would compromise the ability for this portion of the building to continue to be used. The design was modified to more reflect the adjacent facades and the overall aesthetic of the building and will be built in the authentic adobe construction associated with Santa Fe's history.

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

Response:
Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massings, it further enhances the significance of the original portions of the building.

Thank you,

Bradyn Furry
505.709.0306



FALLING COLORS

ARCHAEO
architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number :	2109
Scale :	1" = 10'-0"
Date :	04/28/2025

Drawing Title :

EXISTING SITE PLAN

Sheet Number :

H-5.01

ACCESSIBLE ROUTE RIGHT

ACCESSIBLE ROUTE LEFT

ACCESSIBLE ENTRANCE

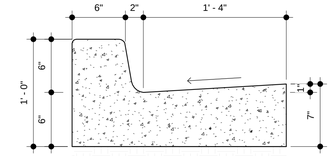
1. FOR CONCRETE CURB AND GUTTER CONSTRUCT TRANSVERSE JOINTS AS FOLLOWS:

-TOOLED CONTRACTION JOINTS AT 5' INTERVALS

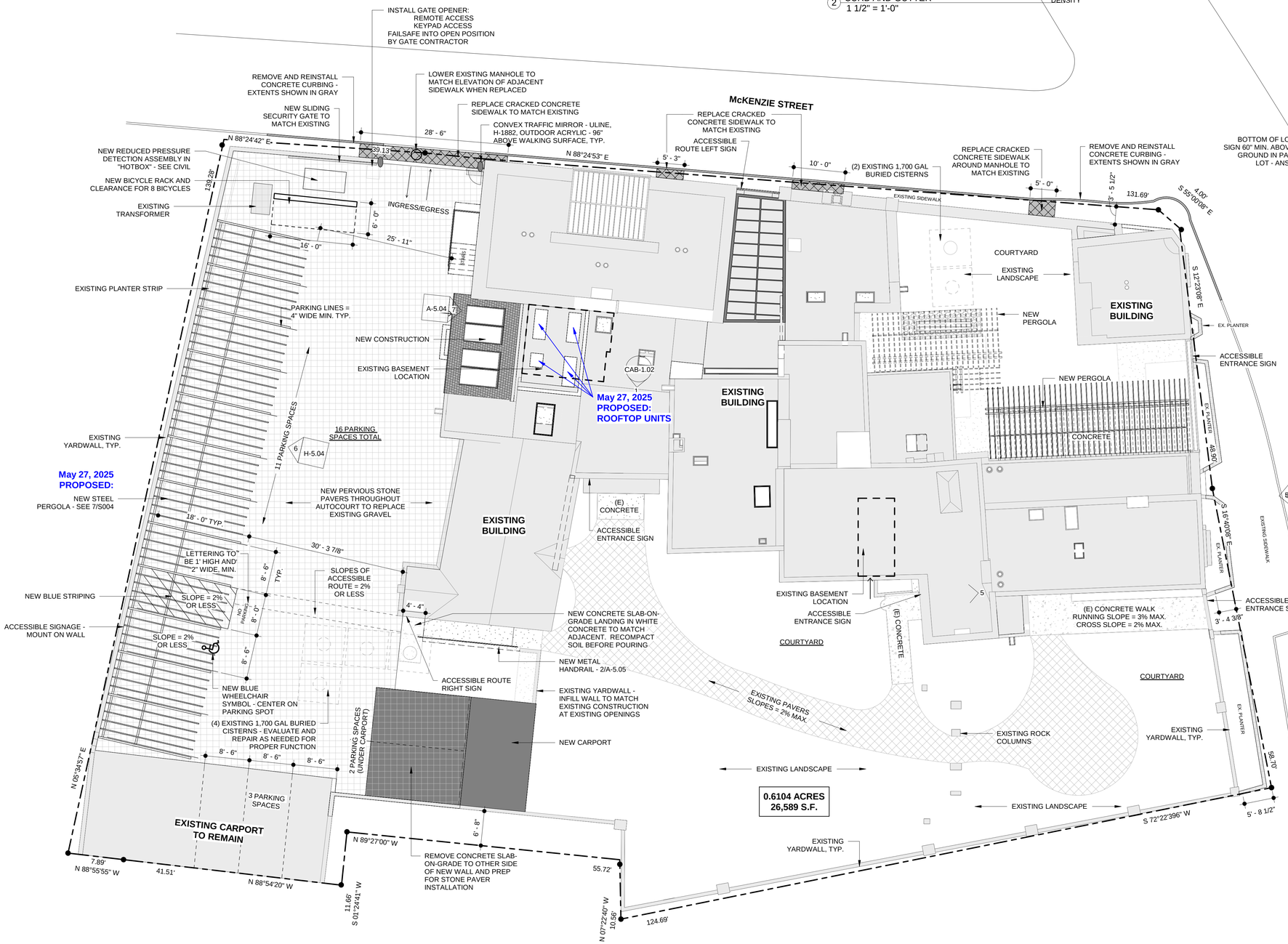
-1/2" PRE-MOLDED BITUMINOUS EXPANSION JOINTS AT 30' INTERVALS UNLESS DIRECTLY ABUTTING THE SIDWAK THEN 15' INTERVALS ARE REQUIRED

2. DIMENSIONS AT ROUNDED CORNERS MEASURED TO INSTERSECTION OF STRAIGHT LINES

3. LIP OF GUTTER SHALL BE EVEN WITH THE ADJACENT ASPHALT, BUT IN NO CASE SHALL IT EXCEED 1/4".



2 CURB AND GUTTER
1 1/2" = 1'-0"



SIGN TYPE R7-8 (12"X18")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING
-WHITE ON BLUE BACKGROUND
INTERNATIONAL SYMBOL OF ACCESSIBILITY

OPTIONAL LANGUAGE

REQUIRED LANGUAGE PER NMSA 197866-7-352.4C

SIGN TYPE R7-8A (6"X12")
-WHITE SIGN FIELD
-GREEN BORDER AND LETTERING

REQUIRED LANGUAGE (VAN ACCESSIBLE SPACE)
ANSI 502.7

BOTTOM OF LOWEST SIGN 60" MIN. ABOVE THE GROUND IN PARKING LOT - ANSI 502.7

PARKING SIGNAGE

PARKING STRIPE DETAIL

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

PARKING REQUIREMENTS

CITY OF SANTA FE CODES, TABLE 14-8.6-1

COMMERCIAL
OFFICE (NON-MEDICAL)
1/500 s.f. net leasable (BCD DISTRICT REDUCTION)
= 5,960/500 s.f. = 12
RESTAURANT (CAFE) & GALLERY
1/350 s.f. net leasable (BCD DISTRICT REDUCTION)
= 1,477/350 = 5
TOTAL REQUIRED = 17

PARKING SPACES PROVIDED = 16
*DUE TO THE SPACE LIMITATIONS OF THE EXISTING PROPERTY, THE MAXIMUM POSSIBLE SPACES OF 16 HAVE BEEN PROVIDED. PREAPPROVED WITH CITY PERSONNEL.

ADA PARKING REQUIREMENTS

2015 IBC, TABLE 1106.1 ACCESSIBLE PARKING SPACES

1 TO 25 SPACES = 1 ACCESSIBLE SPACE
PARKING SPACES PROVIDED = 1

BICYCLE PARKING REQUIREMENTS

14-8.6-3 GENERAL OFF-STREET BICYCLE PARKING

16-50 SPACES = 8 SPACE REQUIRED
* 8 SPACES PROVIDED

ZONING:

BUSINESS CAPITAL DISTRICT (BCD)

USE:

COMMERICAL OFFICE SPACE

FALLING COLORS

ARCHAEO architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 8312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

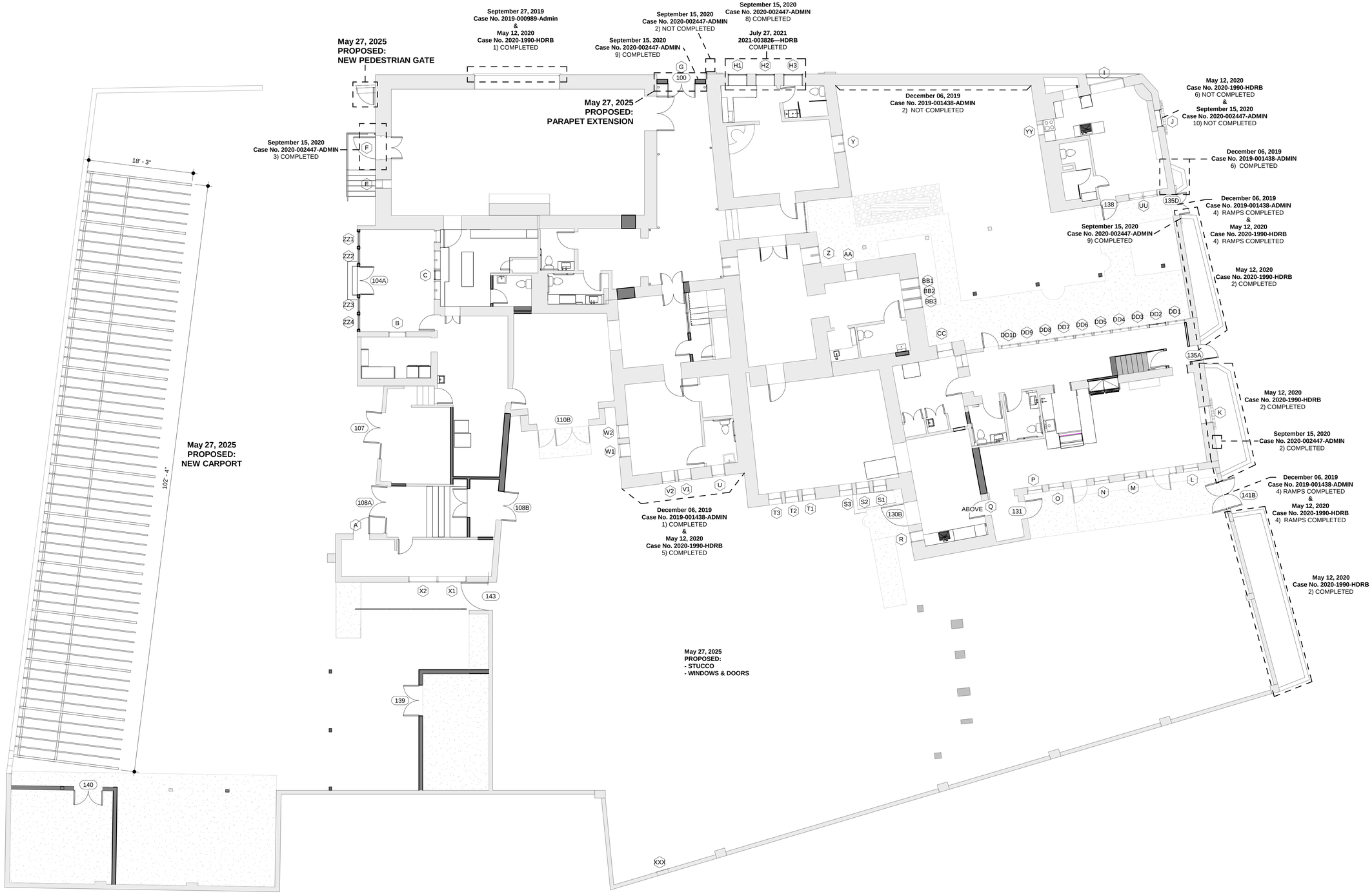
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

Drawing Title :

SITE PLAN

Sheet Number :

A-1.01



FALLING COLORS

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architects

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

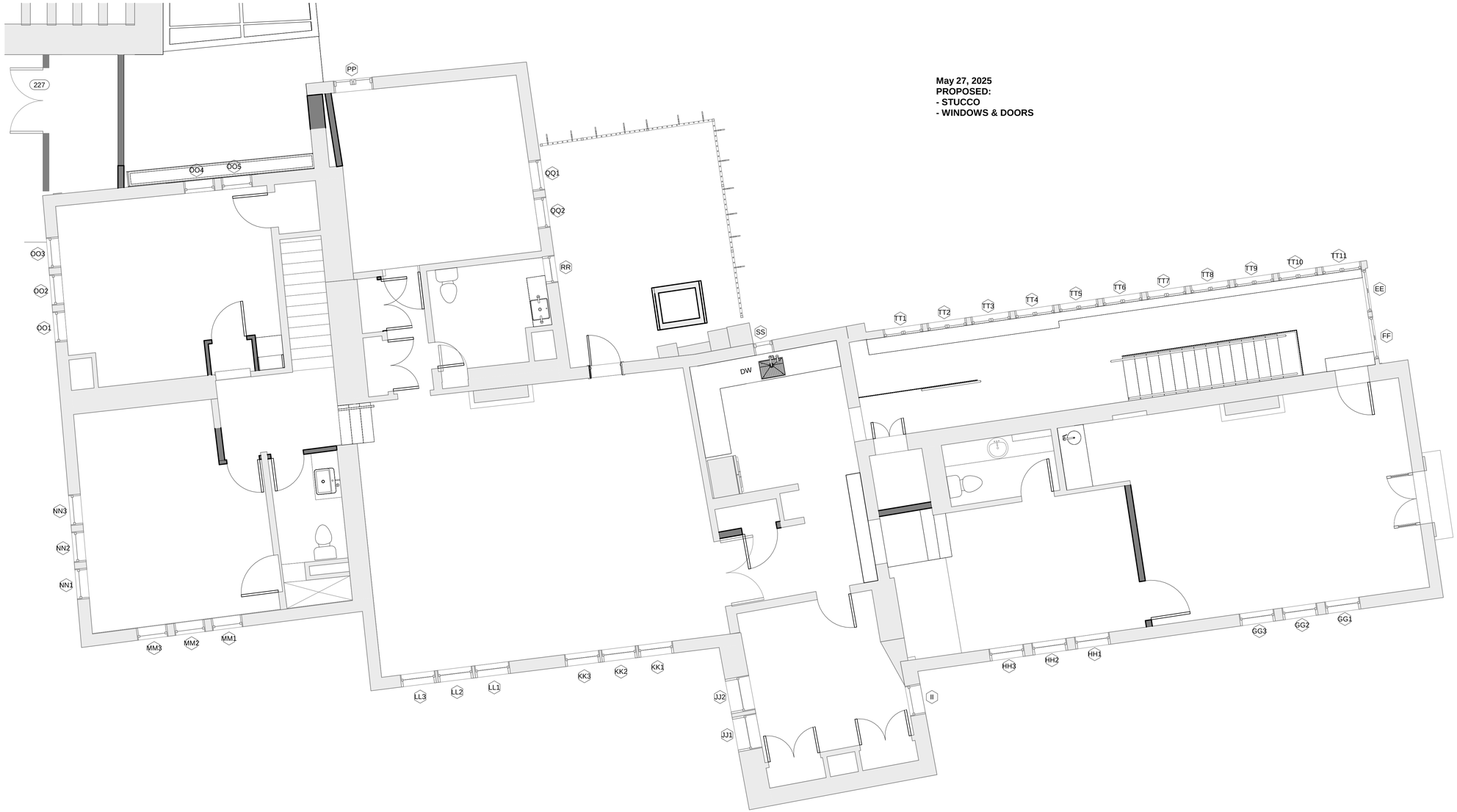
Date : 04/28/2025

Drawing Title :

FIRST FLOOR PLAN

Sheet Number :

H-5.02



May 27, 2025
PROPOSED:
- STUCCO
- WINDOWS & DOORS

FALLING COLORS

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STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

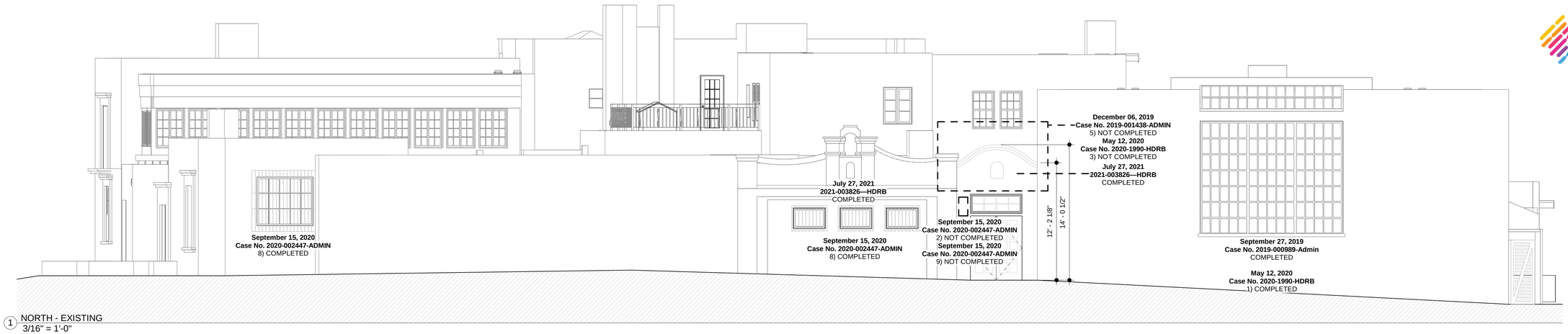
Date : 04/28/2025

Drawing Title :

SECOND FLOOR PLAN

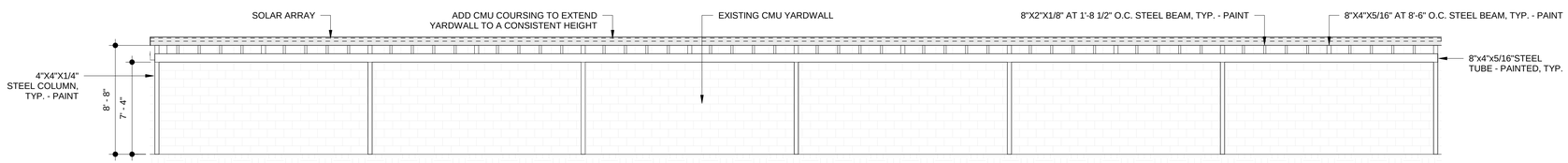
Sheet Number :

H-5.03

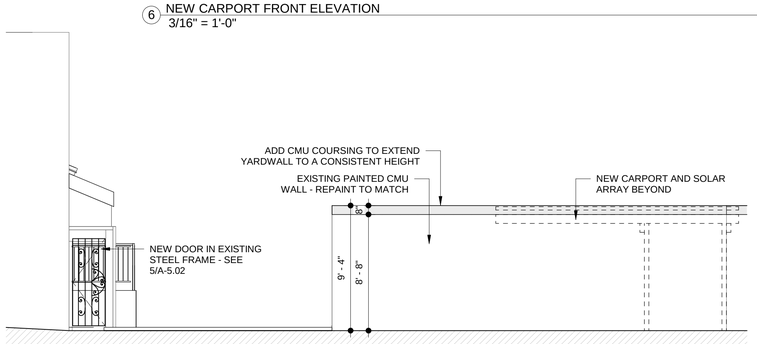


1 NORTH - EXISTING
3/16" = 1'-0"

2 NORTH - NEW
3/16" = 1'-0"

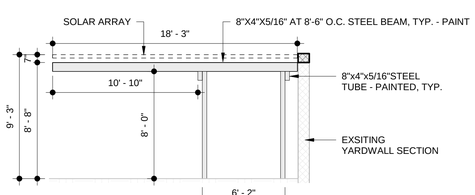


6 NEW CARPORT FRONT ELEVATION
3/16" = 1'-0"

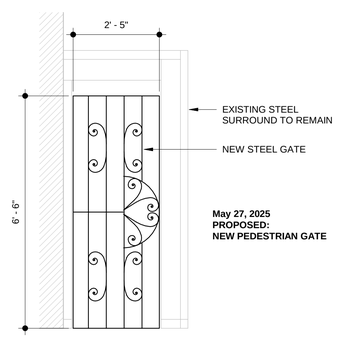


3 NORTH - NEW WEST
3/16" = 1'-0"

May 27, 2025
PROPOSED:
STEEL CARPORT



4 NEW CARPORT SIDE ELEVATION
3/16" = 1'-0"



5 NEW PEDESTRIAN GATE
1/2" = 1'-0"

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FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

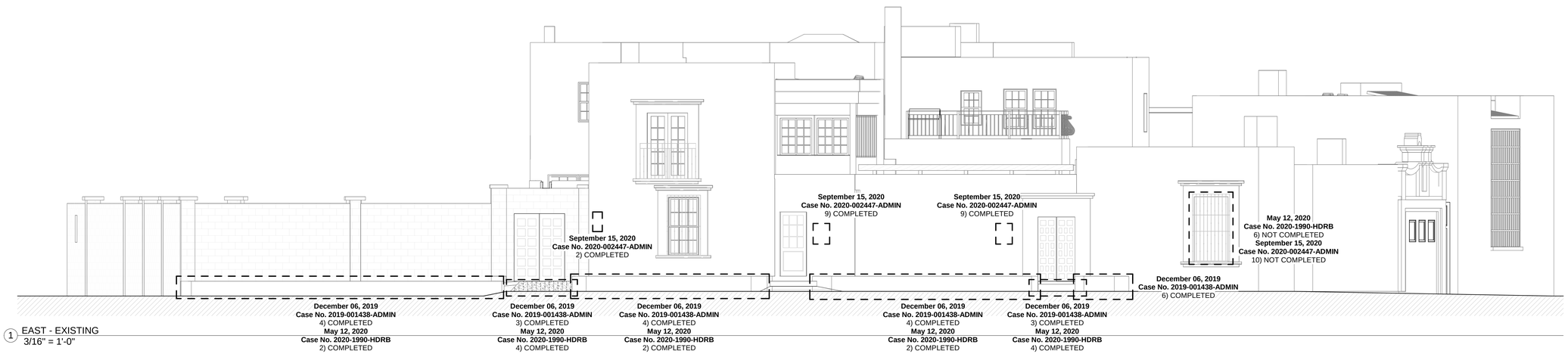
Project Number :	2109
Scale :	As indicated
Date :	04/28/2025

Drawing Title :

EXTERIOR ELEVATIONS

Sheet Number :

H-5.04



1 EAST - EXISTING
3/16" = 1'-0"

May 27, 2025
PROPOSED:
- STUCCO
- WINDOWS & DOORS

2 EAST - NEW
3/16" = 1'-0"

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FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

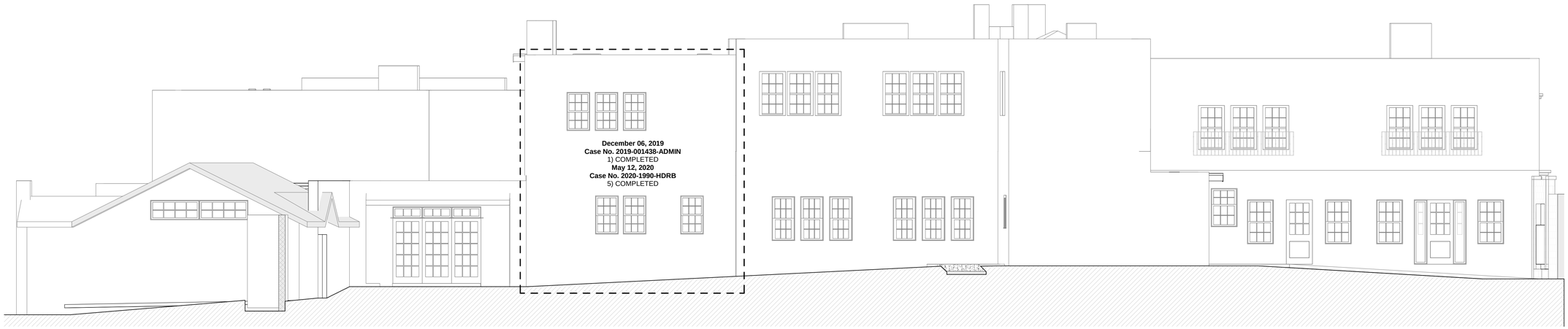
Date : 04/28/2025

Drawing Title :

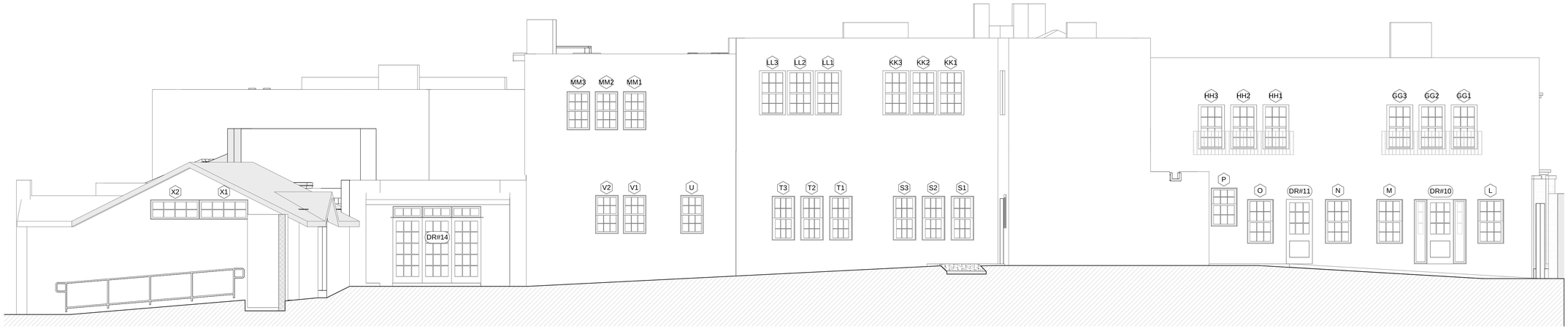
EXTERIOR ELEVATIONS

Sheet Number :

H-5.05



1 SOUTH - EXISTING
3/16" = 1'-0"



2 SOUTH - NEW
3/16" = 1'-0"

May 27, 2025
PROPOSED:
- STUCCO
- WINDOWS & DOORS

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FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

Date : 04/28/2025

Drawing Title :

EXTERIOR ELEVATIONS

Sheet Number :

H-5.06

1 WEST - EXISTING
3/16" = 1'-0"

2 WEST - NEW
3/16" = 1'-0"

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FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

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

Date : 04/28/2025

Drawing Title :

EXTERIOR ELEVATIONS

Sheet Number :

H-5.07

206 McKenzie Street
McKenzie Street / North Elevation

206 McKenzie Street
Griffin Street / East Elevation

(Left side of South Elevation)

206 McKenzie St.
South Elevation

DOOR SCHEDULE

DOOR NO.	ROOM NUMBER & NAME	ELEV TYPE	WIDTH	HEIGHT	HINGES	HARDWARE GROUP	ACCESS CONTROL	NOTES
10	10 - BASEMENT	A	2' - 8"	6' - 4"	1.5 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle	-	NEW
100	100 - ENTRY	P	4' - 9"	6' - 10"	EXISTING TO BE REUSED	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW DOORS TO MATCH EXISTING DESIGN
101A	101 - GALLERY	-	6' - 0"	7' - 10"	EXISTING TO BE REUSED	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully Dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Door Sweep	OSCI - Assa Alba, Electric Strike, HES 1006	EXISTING DOORS TO BE REUSED
101B	101 - GALLERY	Q	3' - 9 1/2"	6' - 6"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Active: RMH, Lever x Lever Handle passage w/ 8859 Mortise Lock RH OSCI - Dummy: RMH, Lever x Lever Fully Dummy set LH OSCI - Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Door Sweep	OSCI - Assa Alba, Electric Strike, HES 1006	DOOR DESIGN TO MATCH 101A
101C	101 - GALLERY	R	3' - 9 1/2"	6' - 6"	1.5 PR: 3.5" X 3.5", square corner	RMH: Cylinder Classroom, Leverhandle	-	NEW SCREEN DOOR ON EXTERIOR
102A	102 - HALL	-	1' - 7"	6' - 5"	EXISTING TO BE REUSED	RMH: Cylinder Classroom, Leverhandle	-	EXISTING WOOD DOOR
102B	102 - HALL	N	3' - 1 1/2"	6' - 3"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 9159 Mortise Lock, Color: Silicon Bronze Dark (BD)	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
102C	102 - HALL	M	2' - 7 1/2"	2' - 6"	2 PR: Deltana, Double Action Hinges, Color: Oil Rubbed Bronze	Ashley Norton, Push Plate 13" x 3"	-	NEW DOUBLE-SWING, DOUBLE ACTION
103B	103 - RESTROOM	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle passage w/ 9159 Mortise Lock, Color: Silicon Bronze Dark (BD)	OSCI - Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
104A	104 - GREENHOUSE	E	4' - 10 3/4"	7' - 0"	3 PR: 3.5" X 3.5", square corner	RMH: Exterior Mortise Lockset, Color: Silicon Bronze Dark (BD) Astragal Coordinator Weatherstripping		NEW
104B	104 - GREENHOUSE	F	2' - 8"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
106A	106 - KITCHEN	F	2' - 8"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
107	107 - FOYER	D	8' - 0"¾"	7' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
108A	108 - FOYER	D	8' - 0"¾"	7' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
108B	108 - FOYER	G	5' - 0"	6' - 6"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Active: RMH, Lever x Lever Handle passage w/ 9159 Mortise Lock RH Dummy: RMH, Lever x Lever Full dummy set LH Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
108C	108 - FOYER	S	5' - 0"	6' - 6"	3 PR: 3.5" X 3.5", square corner	Active: RMH, Lever x Lever Handle passage w/ 9159 Mortise Lock RH Dummy: RMH, Lever x Lever Full dummy set LH Surface Bolts: (2) RMH 12" w/ SB2MS Mortise Strikes	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
109A	109 - GARAGE	C	2' - 10"	6' - 4"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
109B	109 - GARAGE	K	2' - 6"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
110A	110 - CONFERENCE	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Dummy: RMH, Lever x Lever Fully Dummy set	OSCI - Assa Alba, Electric Strike, HES 1006 Assa Alba, Electric Strike, HES 4500C	OSCI - LINCOLN
110B	110 - CONFERENCE	J	9' - 0"	8' - 2"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH, Lever x Lever Handle Single Cylinder Mortise Entry Set w/ NO Turnpiece Weatherstripping	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
111	111 - RESTROOM	-	3' - 0"	6' - 8"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt OSCI - Ashley Norton, passage set w/ Lever Handle	-	OSCI - LINCOLN
112	112 - RESTROOM	-	3' - 0"	6' - 8"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt Ashley Norton, Passage Set w/ Lever handle	-	OSCI - LINCOLN
114B	114 - RECEPTION	-	2' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	EXISTING WOOD DOOR
114C	114 - RECEPTION	L	2' - 6"	6' - 0"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
114D	114 - RECEPTION	S	3' - 9 1/2"	6' - 10"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			NEW
115	115 - OFFICE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle passage w/ 9159 Mortis Lock	OSCI - Assa Alba, Electric Strike, HES 1006	MATCH DOOR 100A
116	116 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
117	117 - AV	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set w/ NO Turnpiece	OSCI - Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
118	118 - CONFERENCE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	RMH: Fully Dummy Set w/ Lever Handle, 8859 Mortise Lock	OSCI - (2) Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
119	119 - OFFICE	I	4' - 8 1/2"	6' - 2"	OSCI - RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Passage set w/ 8859 Mortise Lock	OSCI - Assa Alba, Electric Strike, HES 1006	NEW
121	121 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt OSCI - Ashley Norton, Passage Set w/ Lever Handle		OSCI - LINCOLN
123	123 - HALL	I	5' - 0"	7' - 0"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage w/ 9059 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
124	124 - OFFICE	H	2' - 8 1/2"	6' - 5"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW
126	126 - RESTROOM	-	2' - 6"	6' - 8"	RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Ashley Norton, Privacy Bolt	-	NEW
127	127 - HALL	N	2' - 9"	6' - 5"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle classroom	-	NEW
128	128 - CLOSET	-	3' - 4"	6' - 6"	EXISTING TO BE REUSED	Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	EXISTING WOOD PAIR DOORS
129	129 - JANITOR	-	3' - 4"	6' - 6"	EXISTING TO BE REUSED	Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	EXISTING WOOD PAIR DOORS
130A	130 - BREAKOUT	-	2' - 8"	6' - 8"	EXISTING TO BE REUSED	RMH: Fully Dummy Set w/ Lever Handle, 8859 Mortise Lock	Assa Alba, Electric Strike, HES 1006 Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
130B	130 - BREAKOUT	H	4' - 0"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW
131	131 - ENTRY	F	3' - 0"	6' - 6"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
132A	132 - CAFE	F	2' - 8"	6' - 7"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	-		NEW
132B	132 - CAFE	F	2' - 8"	6' - 7"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	-		NEW
133	133 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING	Inox, Privacy Bolt w/ Indicator OSCI - Ashley Norton, Passage Set w/ Lever Handle	-	OSCI - LINCOLN

LEGEND:

OSCI - OWNER SUPPLIED, CONTRACTOR INSTALLED

LINCOLN = REINSTALL OWNER-PROVIDED DOOR FROM PREVIOUS OFFICE. CUT TO FIT OPENING

LINCOLN GLASS - REINSTALL OWNER-PROVIDED DOOR WITH GLASS LITE FROM PREVIOUS OFFICE. CUT TO FIT OPENING

METAL GRATE = ADD METAL SECURITY GRATE OVER GLAZING TO MATCH EXISTING GRATES

RMH = ROCKY MOUNTAIN HARDWARE

FALLING COLORS

ARCHAEO
architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

Date : 04/28/2025

Drawing Title :

DOOR SCHEDULE

Sheet Number :

A-10.01

DOOR SCHEDULE 2

DOOR NO.	ROOM NUMBER & NAME	ELEV TYPE	WIDTH	HEIGHT	HINGES	HARDWARE GROUP	ACCESS CONTROL	NOTES
134	134 - RESTROOM	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Inox, Privacy Bolt w/ Indicator	-	OSCI - LINCOLN
135A	135 - HALL	F	2' - 8"	6' - 4"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Single Cylinder Mortise Entry Set Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW W/ SHATTERPROOF GLASS
135B	135 - HALL	F	2' - 7 1/2"	6' - 6"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage w/ 8759 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW
135C	135 - HALL	-	2' - 8"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)			OSCI - LINCOLN GLASS
135D	CY3	U	3' - 8"	7' - 4"	3 PR: 3.5" X 3.5", square corner	RMH: PR 12" Surface Bolts w/ SB2MS Mortise Strikes	Assa Alba, Electric Strike, HES 1006	REUSE DECORATIVE PANELS
137	137 - RESTROOM	-	2' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt, Color: Dark Bronze	-	EXISTING WOOD DOOR
138	138 - OFFICE	O	2' - 8"	6' - 7"	1.5 PR: 3.5" X 3.5", square corner	RMH: Lever x Lever Handle Passage w/ 9159 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW DOORS TO MATCH EXISTING DESIGN
139	139 - STORAGE	B	5' - 4"	7' - 0"	3 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle Astragal Weatherstripping	-	NEW
140	140 - STORAGE	B	5' - 0"	6' - 8"	3 PR: 3.5" X 3.5", square corner	Cylinder Classroom, Leverhandle	-	NEW
141B	CY2	P	5' - 0"	7' - 8"	3 PR: 3.5" X 3.5", square corner	RMH: Cylinder Classroom, Leverhandle	-	NEW DOORS TO MATCH EXISTING DESIGN
141C	CY2	S	5' - 0"	7' - 8"	3 PR: 3.5" X 3.5", square corner			NEW - NO SCREEN
143	CY1	R	4' - 10"	7' - 0"	3 PR: 3.5" X 3.5", square corner	RMH: Lever x Lever Handle Passage set w/ 8859 Mortise Lock	Assa Alba, Electric Strike, HES 1006	NEW - NO SCREEN
200	200 - RESTROOM	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Restroom Privacy Pocket Door	-	OSCI - LINCOLN
202A	202 - OFFICE	-	2' - 6"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
202B	202 - OFFICE	-	2' - 10"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOOR - SWITCH SWING
203	203 - OFFICE	-	2' - 8"	7' - 0"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
204	204 - CLOSET	-	2' - 8"	6' - 8"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOOR
205	205 - OFFICE	-	2' - 10"	6' - 9"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
206	206 - CLOSET	T	3' - 11"	6' - 8"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Full Dummy set BOTH SIDES Deltana: Ball Catch, Color: Oil Rubbed Bronze	-	NEW
207	207 - CLOSET	T	3' - 11"	6' - 8"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle Passage set w/ 8759 Mortise Lock OSCI - RMH: Single dummy Set w/ Lever Handle OSCI - RMH: PR Mini Surface Bolts	Assa Alba, Electric Strike, HES 1006	NEW
209A	209 - RESTROOM	-	2' - 0"	6' - 0"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt	-	OSCI - LINCOLN
209B	209 - RESTROOM	-	2' - 0"	6' - 0"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	EXISTING WOOD DOOR
211	211 - CONFERENCE	H	2' - 4"	6' - 2"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	RMH: Lever x Lever Handle passage Set w/ 8759 Mortise Lock Weatherstripping	Assa Alba, Electric Strike, HES 1006	NEW - SEE 9/A-9.01 FOR FLASHING
213	213 - ELEC	K	2' - 8"	6' - 8"	OSCI - RMH: 1.5 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	Ashley Norton, Passage Set w/ Knob	-	NEW
216	216 - HALL	-	5' - 0"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, 2 PR Single Dummy Set w/ Knob Handle OSCI - PR Deltana Ball Catch	-	EXISTING WOOD PAIR DOORS
217	217 - OFFICE	-	2' - 7"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	OSCI - LINCOLN
218	218 - CLOSET	-	4' - 0"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOORS
219	219 - CLOSET	-	4' - 0"	6' - 6"	EXISTING TO BE REUSED	EXISTING	-	EXISTING WOOD DOORS
222	222 - PANTRY	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob Weatherstripping	-	EXISTING WOOD PAIR DOORS FROM HALL 208-RELOCATED
224	224 - RESTROOM	-	2' - 6"	6' - 6"	EXISTING TO BE REUSED	Ashley Norton, Privacy Bolt	-	OSCI - LINCOLN
226A	226 - OFFICE	-	3' - 0"	7' - 0"	EXISTING TO BE REUSED	Ashley Norton, Passage Set w/ Knob	-	OSCI - LINCOLN GLASS
226B	226 - OFFICE	-	2' - 6"	6' - 4"	EXISTING TO BE REUSED	RMH: Lever x Lever Handle Passage set w/ 8759 Mortise Lock	Assa Alba, Electric Strike, HES 1006	OSCI - LINCOLN
226C	226 - OFFICE	I	4' - 0"	6' - 6"	RMH: 3 PR: 3.5" X 3.5", concealed bearing butt, Silicon Bronze Dark (BD)	EXISTING	-	NEW
227	227 - MECHANICAL	-	5' - 0"	6' - 6"	EXISTING	ACTIVE: Cylinder Classroom, Leverhandle RHR DUMMY: Dummy Lever Handle, Both Sides	-	EXISTING STEEL PAIR DOORS

LEGEND:

OSCI - OWNER SUPPLIED, CONTRACTOR INSTALLED

LINCOLN = REINSTALL OWNER-PROVIDED DOOR FROM PREVIOUS OFFICE. CUT TO FIT OPENING

LINCOLN GLASS - REINSTALL OWNER-PROVIDED DOOR WITH GLASS LITE FROM PREVIOUS OFFICE. CUT TO FIT OPENING

METAL GRATE = ADD METAL SECURITY GRATE OVER GLAZING TO MATCH EXISTING GRATES

FALLING COLORS

ARCHAEO architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

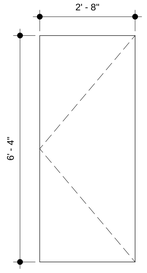
Date : 04/28/2025

Drawing Title :

DOOR SCHEDULE

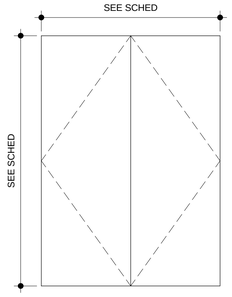
Sheet Number :

A-10.02



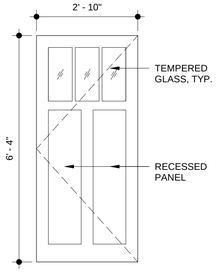
TYPE A
INSULATED METAL
FLUSH PANEL

DOOR: 10



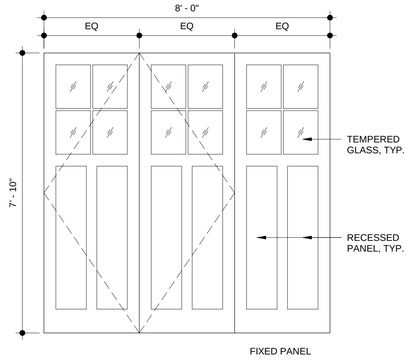
TYPE B
INSULATED METAL
DOUBLE FLUSH PANEL

DOORS: 139, 140, 227



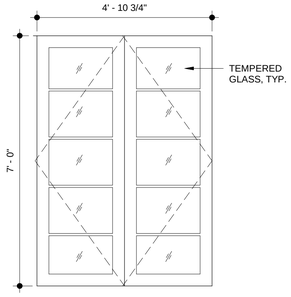
TYPE C
WOOD

DOOR: 109A



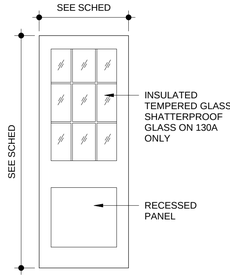
TYPE D
WOOD

DOORS: 107, 108A



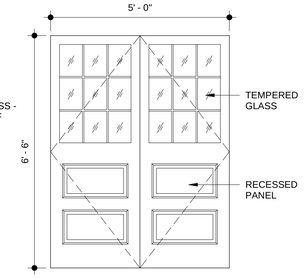
TYPE E
WOOD

DOOR: 104A



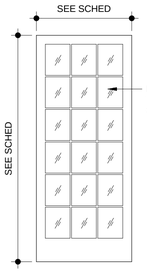
TYPE F
WOOD

DOORS: 104B, 106A, 131, 132A, 135A, 135B



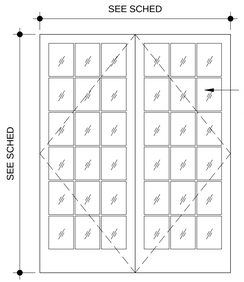
TYPE G
DOUBLE WOOD

DOORS: 108B



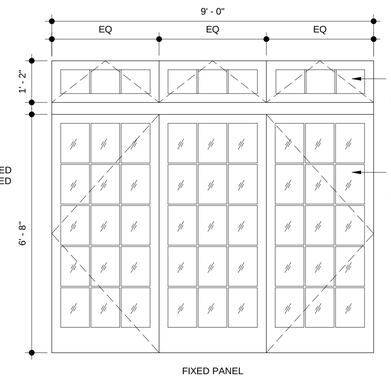
TYPE H
WOOD

DOORS: 124, 130B, 211



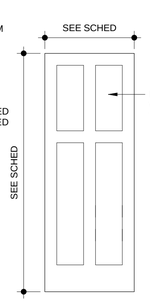
TYPE I
DOUBLE WOOD

DOORS: 123, 119



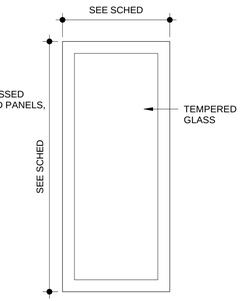
TYPE J
WOOD

DOORS: 110B



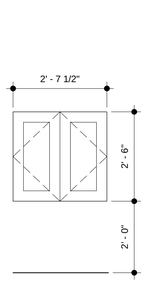
TYPE K
WOOD

DOORS: 109B, 213



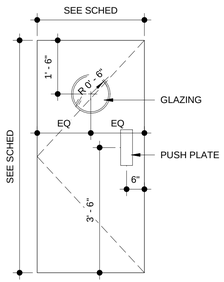
TYPE L
WOOD

DOORS: 114C, 135C



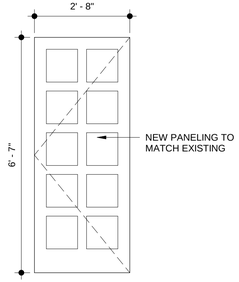
TYPE M
DOUBLE WOOD

DOORS: 102C



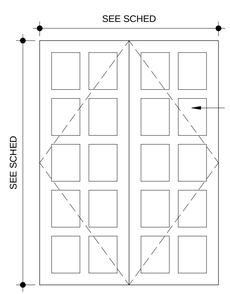
TYPE N
WOOD

DOORS: 102B, 127



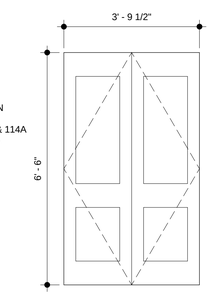
TYPE O
WOOD

DOOR: 138



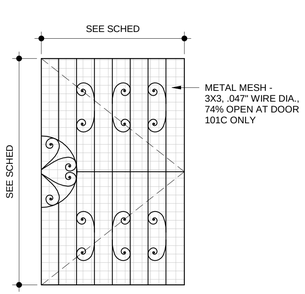
TYPE P
DOUBLE WOOD

DOOR: 100, 114A, 141A



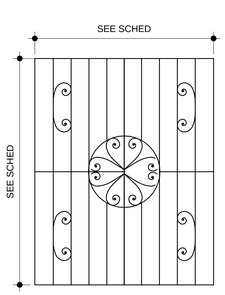
TYPE Q
DOUBLE WOOD

DOOR: 101B



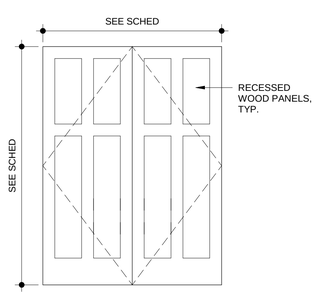
TYPE R
SINGLE METAL GATE

DOOR: 101C, 143



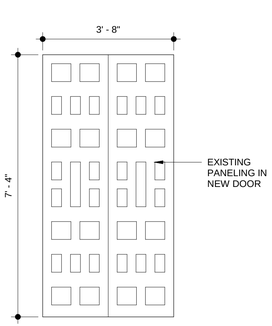
TYPE S
DOUBLE METAL GATE

DOOR: 108C, 114D, 141A



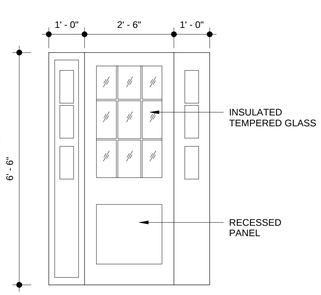
TYPE T
DOUBLE WOOD

DOOR: 206, 207



TYPE U

DOOR: 142



TYPE V
WOOD

DOOR: 132B

FALLING COLORS

ARCHAEO
architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : 1/2" = 1'-0"

Date : 04/28/2025

Drawing Title :

DOOR TYPES

Sheet Number :

A-10.03

WINDOW SCHEDULE

WINDOW NO.	WINDOW				NOTES
	ELEV TYPE	ROOM NO. & NAME	WIDTH	HEIGHT	
1SL		104 - GREENHOUSE	3' - 4"	7' - 10"	SKYLIGHT - VENTED / FIXED
2SL		104 - GREENHOUSE	3' - 4"	7' - 10"	SKYLIGHT - VENTED / FIXED
4SL		200 - RESTROOM	3' - 0"	3' - 0"	SKYLIGHT - FIXED
5SL		201 - HALL	2' - 0"	9' - 0"	SKYLIGHT - FIXED
6SL		100 - ENTRY	1' - 0"	14' - 6"	SKYLIGHT - OPERABLE
A	A	109 - GARAGE	5' - 0"	2' - 0"	
AA	I	122 - OFFICE	2' - 4"	4' - 6"	
B	B	105 - PANTRY	3' - 1"	2' - 11"	
BB1	P	122 - OFFICE	1' - 8"	2' - 2"	
BB2	P	122 - OFFICE	1' - 8"	2' - 2"	
BB3	P	122 - OFFICE	1' - 8"	2' - 2"	
C	C	102 - HALL	8' - 7"	2' - 4"	
CC	I	127 - HALL	2' - 10"	4' - 6"	
DD1	M	135 - HALL	3' - 0"	4' - 1"	
DD2	M	135 - HALL	3' - 0"	4' - 1"	
DD3	M	135 - HALL	3' - 0"	4' - 1"	
DD4	M	135 - HALL	3' - 0"	4' - 1"	
DD5	M	135 - HALL	3' - 0"	4' - 1"	
DD6	M	135 - HALL	3' - 0"	4' - 1"	
DD7	M	135 - HALL	3' - 0"	4' - 1"	
DD8	M	135 - HALL	3' - 0"	4' - 1"	
DD9	M	135 - HALL	3' - 0"	4' - 1"	
DD10	M	135 - HALL	3' - 0"	4' - 1"	
E	D	101 - GALLERY	1' - 7"	2' - 2"	
EE	M	223 - HALL	3' - 3"	3' - 9"	
F	E	101 - GALLERY	5' - 0"	5' - 0"	
FF	M	223 - HALL	3' - 3"	3' - 9"	
G	F	100 - ENTRY	4' - 9"	2' - 6"	
GG1	I	226 - CONFERENCE	2' - 8"	4' - 6"	
GG2	I	226 - CONFERENCE	2' - 8"	4' - 6"	
GG3	I	226 - CONFERENCE	2' - 8"	4' - 6"	
H1	G	125 -KITCHEN	3' - 4"	2' - 2"	
H2	G	124 - OFFICE	3' - 4"	2' - 2"	
H3	G	126 - RESTROOM	3' - 4"	2' - 2"	
HH1	I	225 - OFFICE	2' - 8"	4' - 6"	
HH2	I	225 - OFFICE	2' - 8"	4' - 6"	
HH3	I	225 - OFFICE	2' - 8"	4' - 6"	
I	H	138 - OFFICE	6' - 0"	5' - 1"	
II	I	217 - OFFICE	2' - 4"	3' - 11"	
J	I	138 - OFFICE	3' - 0"	5' - 9"	
JJ1	I	217 - OFFICE	2' - 8"	4' - 6"	
JJ2	I	217 - OFFICE	2' - 8"	4' - 6"	
K	I	132 - CAFE	3' - 0"	5' - 9"	
KK1	I	211 - CONFERENCE	2' - 8"	4' - 6"	
KK2	I	211 - CONFERENCE	2' - 8"	4' - 6"	
KK3	I	211 - CONFERENCE	2' - 8"	4' - 6"	
L	I	132 - CAFE	2' - 8"	4' - 6"	
LL1	I	211 - CONFERENCE	2' - 8"	4' - 6"	
LL2	I	211 - CONFERENCE	2' - 8"	4' - 6"	
LL3	I	211 - CONFERENCE	2' - 8"	4' - 6"	
M	I	132 - CAFE	2' - 8"	4' - 6"	
MM1	I	202 - OFFICE	2' - 4"	3' - 11"	
MM2	I	202 - OFFICE	2' - 4"	3' - 11"	

WINDOW SCHEDULE

WINDOW NO.	WINDOW				NOTES
	ELEV TYPE	ROOM NO. & NAME	WIDTH	HEIGHT	
MM3	I	202 - OFFICE	2' - 4"	3' - 11"	
N	I	132 - CAFE	2' - 8"	4' - 6"	
NN1	I	202 - OFFICE	2' - 4"	3' - 11"	
NN2	I	202 - OFFICE	2' - 4"	3' - 11"	
NN3	I	202 - OFFICE	2' - 4"	3' - 11"	
O	I	132 - CAFE	2' - 8"	4' - 6"	
OO1	I	203 - OFFICE	2' - 4"	3' - 11"	
OO2	I	203 - OFFICE	2' - 4"	3' - 11"	
OO3	I	203 - OFFICE	2' - 4"	3' - 11"	
OO4	I	203 - OFFICE	2' - 4"	3' - 11"	
OO5	I	203 - OFFICE	2' - 4"	3' - 11"	
P	I	132 - CAFE	2' - 8"	3' - 11"	
PP	N	205 - OFFICE	3' - 0"	3' - 10"	
Q	J	130 - BREAKOUT	6' - 0"	1' - 8"	
QQ1	I	205 - OFFICE	2' - 4"	3' - 11"	
QQ2	I	205 - OFFICE	2' - 4"	3' - 11"	
R	I	130 - BREAKOUT	1' - 9"	3' - 2"	
RR	I	209 - RESTROOM	2' - 1"	3' - 5"	
S1	I	118 - CONFERENCE	2' - 4"	4' - 6"	
S2	I	118 - CONFERENCE	2' - 4"	4' - 6"	
S3	I	118 - CONFERENCE	2' - 4"	4' - 6"	
SS	D	212 - BREAKROOM	1' - 6"	2' - 0"	
T1	I	118 - CONFERENCE	2' - 4"	4' - 6"	
T2	I	118 - CONFERENCE	2' - 4"	4' - 6"	
T3	I	118 - CONFERENCE	2' - 4"	4' - 6"	
TT1	M	223 - HALL	3' - 0"	4' - 1"	
TT2	M	223 - HALL	3' - 0"	4' - 1"	
TT3	M	223 - HALL	3' - 0"	4' - 1"	
TT4	M	223 - HALL	3' - 0"	4' - 1"	
TT5	M	223 - HALL	3' - 0"	4' - 1"	
TT6	M	223 - HALL	3' - 0"	4' - 1"	
TT7	M	223 - HALL	3' - 0"	4' - 1"	
TT8	M	223 - HALL	3' - 0"	4' - 1"	
TT9	M	223 - HALL	3' - 0"	4' - 1"	
TT10	M	223 - HALL	3' - 0"	4' - 1"	
TT11	M	223 - HALL	3' - 0"	4' - 1"	
U	I	116 - RESTROOM	2' - 4"	3' - 11"	
UU	I	138 - OFFICE	5' - 0"	3' - 6"	
V1	I	115 - OFFICE	2' - 4"	3' - 11"	
V2	I	115 - OFFICE	2' - 4"	3' - 11"	
VV	O	138 - OFFICE	5' - 0"	2' - 0"	
W1	I	115 - OFFICE	2' - 4"	3' - 11"	
W2	I	115 - OFFICE	2' - 4"	3' - 11"	
WW	G	138 - OFFICE	2' - 6"	2' - 0"	
X1	A	109 - GARAGE	5' - 0"	2' - 0"	
X2	A	109 - GARAGE	5' - 0"	2' - 0"	
Y	I	124 - OFFICE	3' - 0"	3' - 10"	
YY	Q	138 - OFFICE			
Z	I	119 - OFFICE	3' - 0"	3' - 10"	
ZZ1	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ2	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ3	B	104 - GREENHOUSE	2' - 7"	4' - 0"	
ZZ4	B	104 - GREENHOUSE	2' - 7"	4' - 0"	

FALLING COLORS

ARCHAEO
architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

10/4/2023

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale :

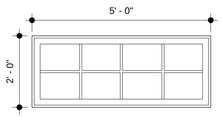
Date : 04/28/2025

Drawing Title :

WINDOW SCHEDULE

Sheet Number :

A-11.01



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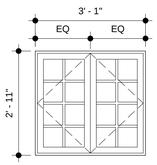

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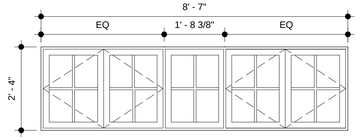

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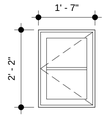

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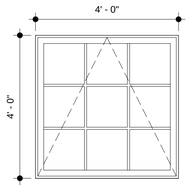

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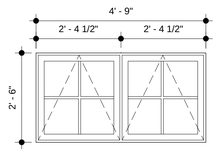
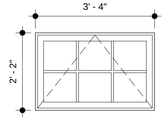


TYPE F



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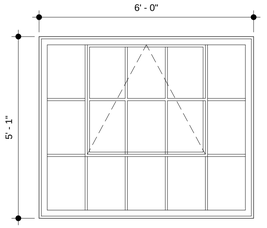

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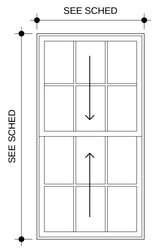

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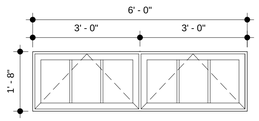

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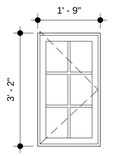

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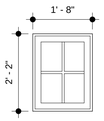

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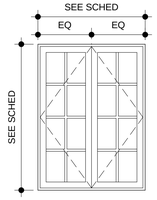

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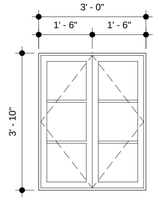

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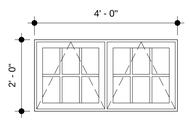

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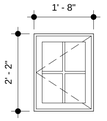

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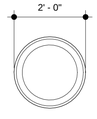


TYPE Q

FALLING COLORS

ARCHAEO
architects

STATE OF NEW MEXICO
BRADYN W. FURRY
NO. 6312
LICENSED ARCHITECT

FALLING COLORS

FOR CONSTRUCTION

206 McKenzie St. Santa Fe, NM 87501

Project Number : 2109

Scale : 1/2" = 1'-0"

Date : 04/28/2025

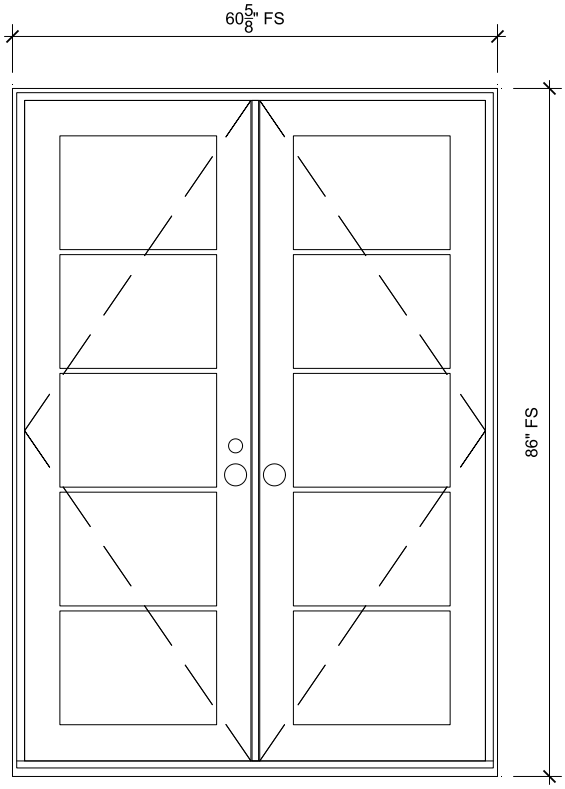
Drawing Title :

WINDOW TYPES

Sheet Number :

A-11.02

206 McKenzie Street
Parking / West Elevation

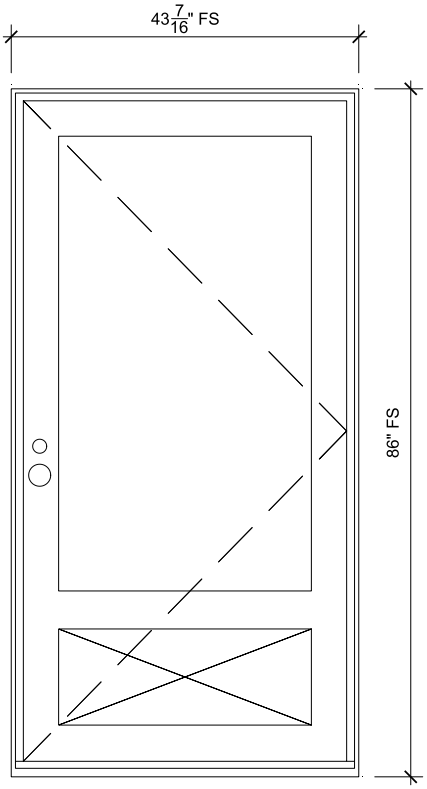


104A - (E) GREENHOUSE

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

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: 104A - (E) GREENHOUSE
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 60 5/8" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, XX, Left Hand
Call Number: CN5070
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

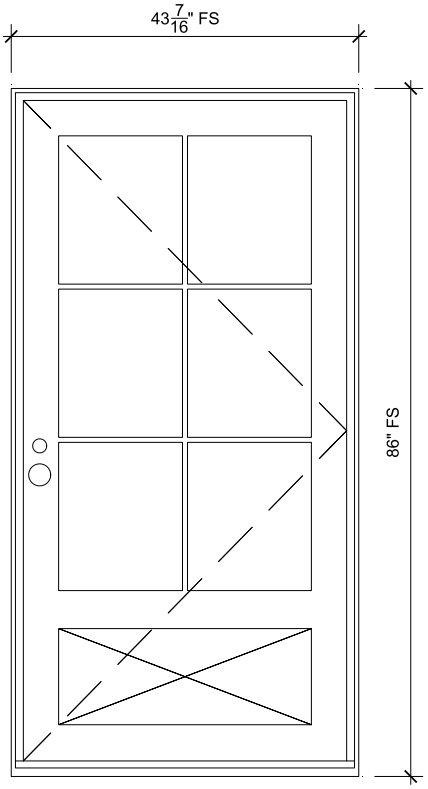


104B - (F) KITCHEN

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

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: 104B - (F) KITCHEN
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 43 7/16" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, X, Right Hand
Call Number: CN3670
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinInswingFrenchG2 (A1) - MAKE BOTTOM FLAT PANEL PER DRAWING IN NOTES & ATTACHMENTS
DividedLite (A1) - NEED THIS DOOR AS OUTSWING?
Hardware (A1) - NOT YET PRICED FOR HARDWARE PREP, RMH. HARDWARE BY OTHERS

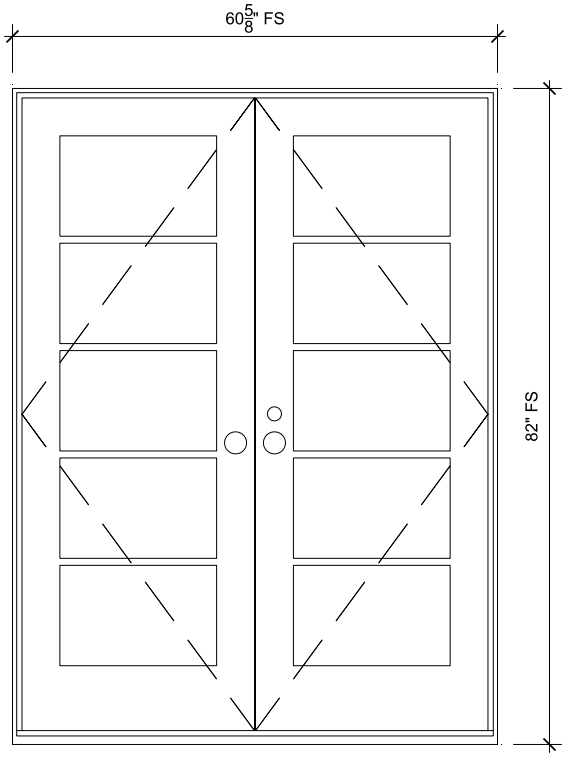


106A - (F) KITCHEN

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

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: 106A - (F) KITCHEN
Product Line: Ultimate
Unit Description: Inswing French Door G2
Frame Size: 43 7/16" X 86"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Inswing French Door G2, X, Right Hand
Call Number: CN3670
Glass Information: Tempered Low E2, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinInswingFrenchG2 (A1) - MAKE BOTTOM FLAT PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - NOT YET PRICED FOR HARDWARE PREP, RMH. HARDWARE BY OTHERS

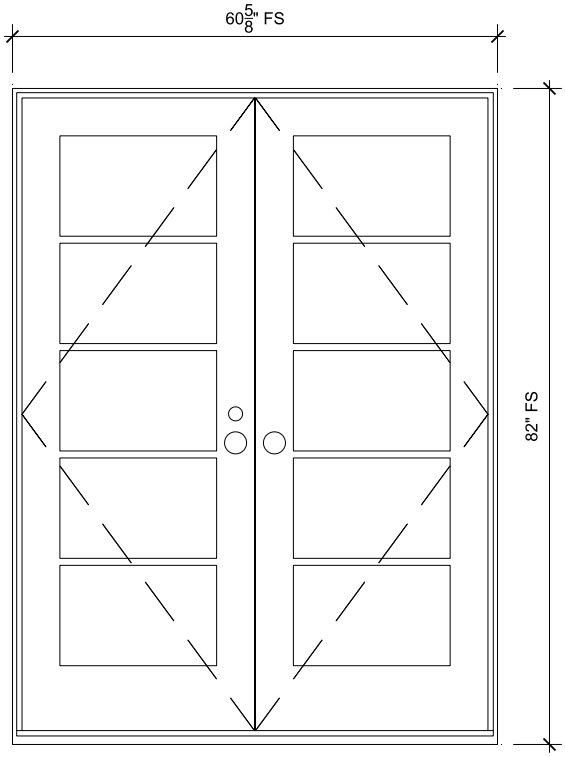


108B - (F) FOYER

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

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: 108B - (F) FOYER
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 60 5/8" X 82"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XX, Left Hand
Call Number: CN5068
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Matte Black
Screen Surround Color: None
Jamb Depth: 4 9/16"

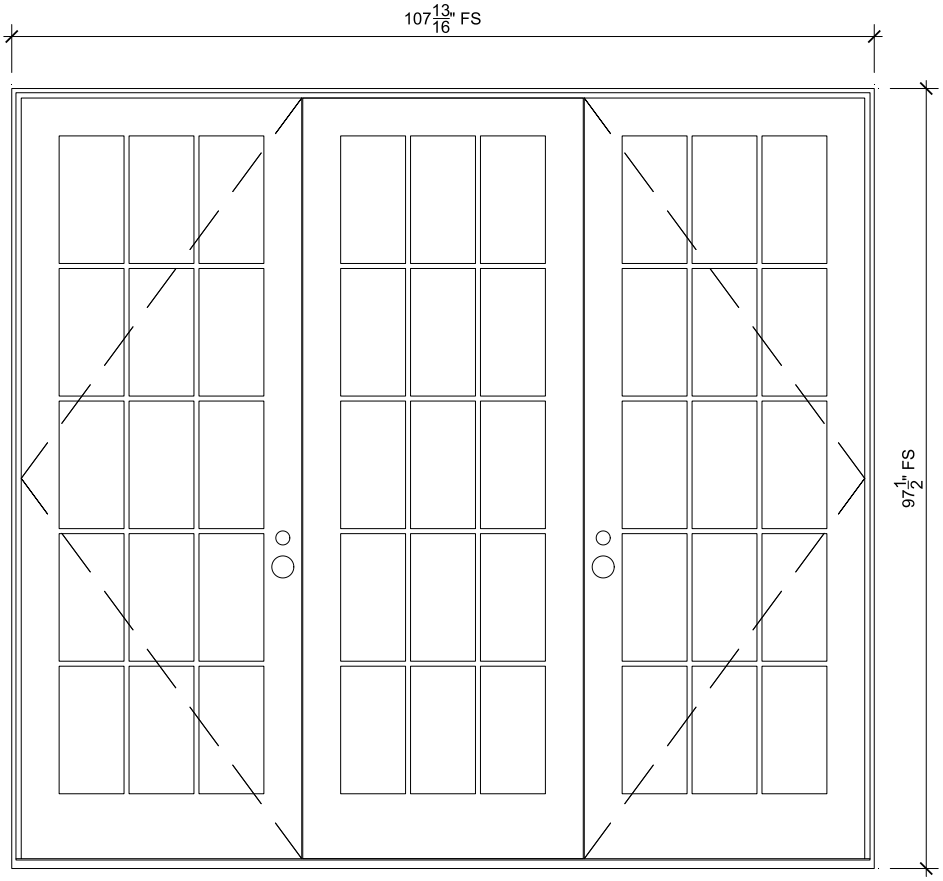


108C - FOYER

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

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: 108C - FOYER
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 60 5/8" X 82"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XX, Right Hand
Call Number: CN5068
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Matte Black
Screen Surround Color: None
Jamb Depth: 4 9/16"

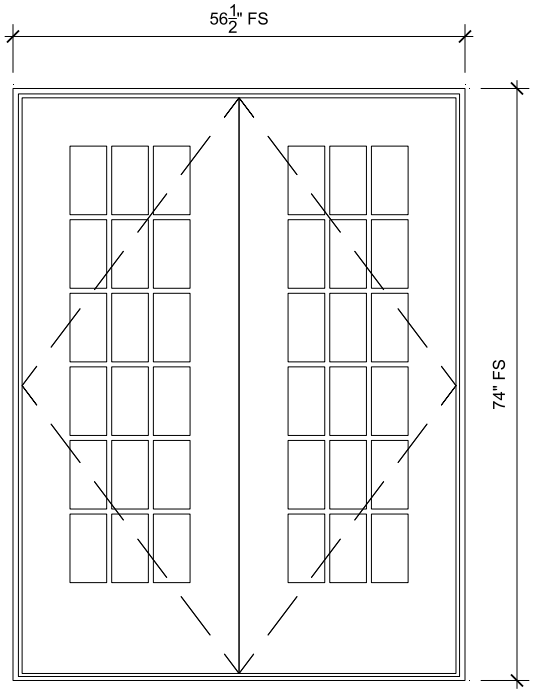


110B - CONFERENCE

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

SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: 110B - CONFERENCE
Product Line: Ultimate
Unit Description: Outswing French Door G2
Frame Size: 107 13/16" X 97 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Outswing French Door G2, XOX, Right Hand/Left Hand
Call Number: CN9080
Glass Information: Tempered Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Rocky Mountain Silicon Bronze Dark, Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

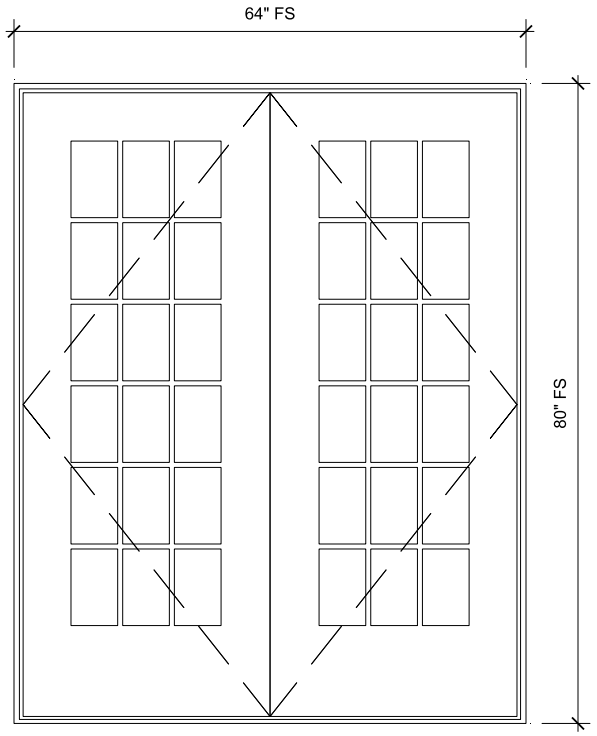


119 - OFFICE

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

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: 119 - OFFICE
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 56 1/2" X 74"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

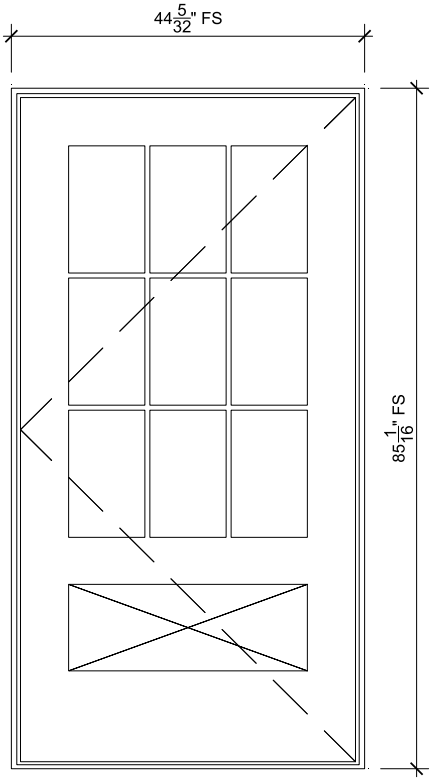


123 - HALL (ACCESS CONTROL)

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

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: 123 - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 64" X 80"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

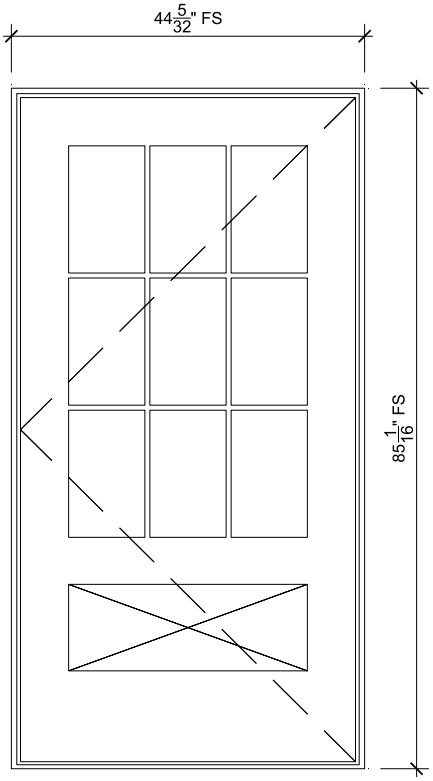


124-OFFICE (SIZE ADJ!!!)

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

SPECIFICATIONS

Line #: 9
Qty: 1
Mark Unit: 124-OFFICE (Size adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 44 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3670
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

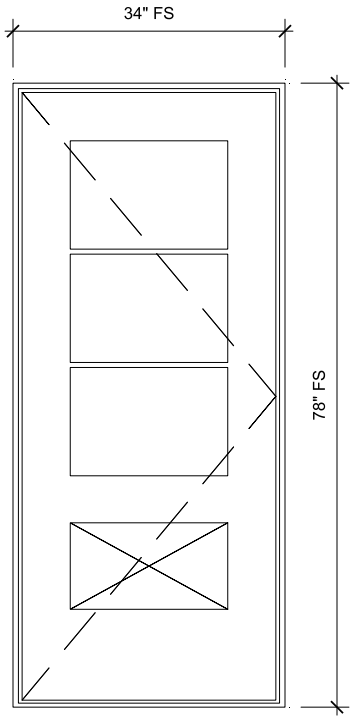


130B-BREAKOUT(ACCESS CNTRL)

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

SPECIFICATIONS

Line #: 10
Qty: 1
Mark Unit: 130B-BREAKOUT(Access Cntrl)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 44 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3670
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.



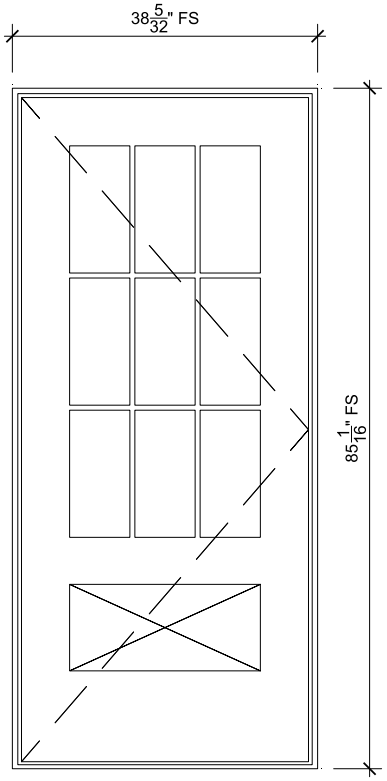
* 131 - ENTRY (ACCESS CONTROL)

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

SPECIFICATIONS

Line #: 11
Qty: 1
Mark Unit: 131 - ENTRY (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 34" X 78"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

* The quote for this unit has an error on it. Please verify availability prior to order.

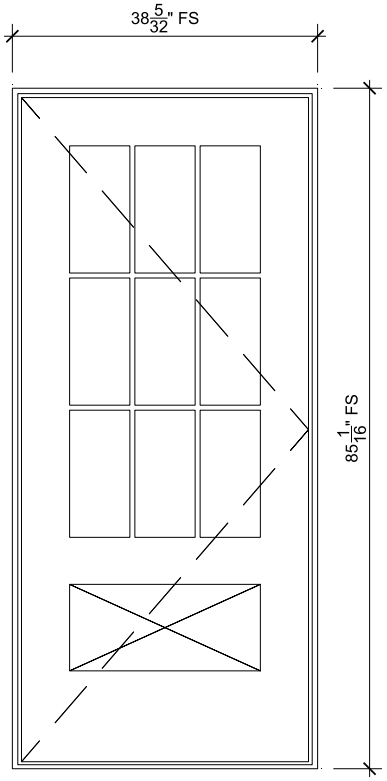


132A - CAFE (SIZE ADJ!!!)

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

SPECIFICATIONS

Line #: 12
Qty: 1
Mark Unit: 132A - CAFE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

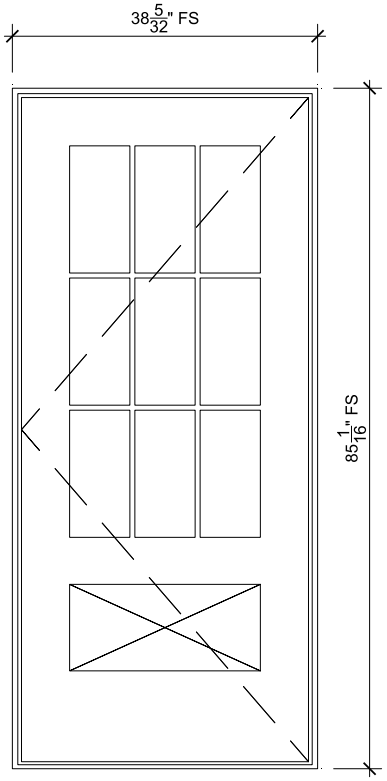


132B - CAFE (SIZE ADJ!!!)

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

SPECIFICATIONS

Line #: 13
Qty: 1
Mark Unit: 132B - CAFE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

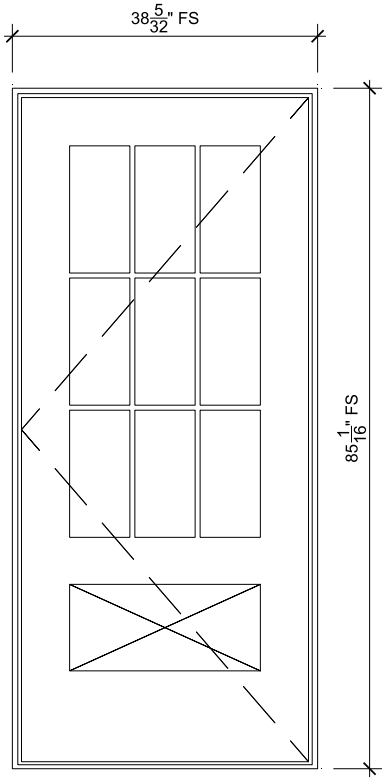


135A - HALL (ACCESS CONTROL)

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

SPECIFICATIONS

Line #: 14
Qty: 1
Mark Unit: 135A - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

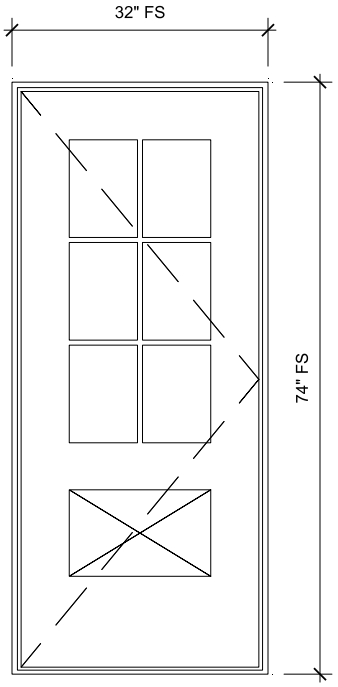


135B - HALL (ACCESS CONTROL)

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

SPECIFICATIONS

Line #: 15
Qty: 1
Mark Unit: 135B - HALL (Access Control)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 38 5/32" X 85 1/16"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Left Hand Reverse
Call Number: CN3070
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.



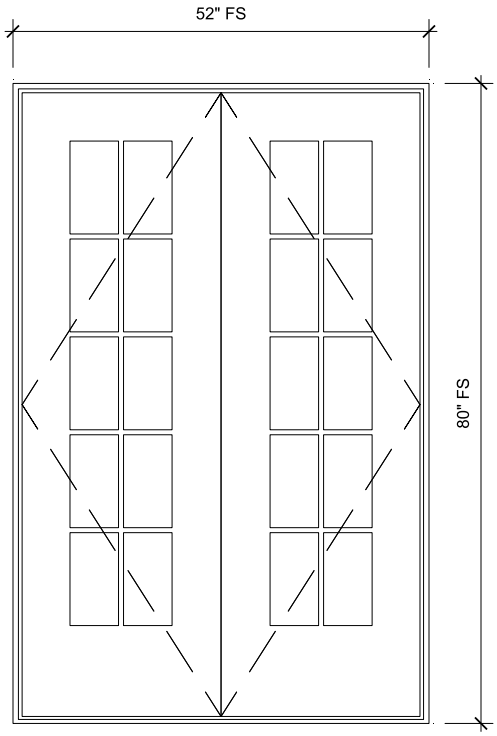
* 211 - CONF (ACCESS CONTROL?)

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

SPECIFICATIONS

Line #: 16
Qty: 1
Mark Unit: 211 - CONF (Access Control?)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 32" X 74"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, X, Right Hand Reverse
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

* The quote for this unit has an error on it. Please verify availability prior to order.

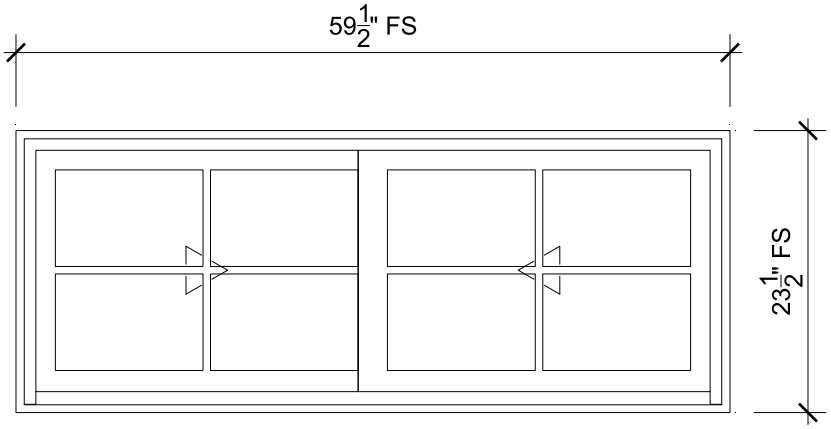


226C - OFFICE (SIZE ADJ!!!)

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

SPECIFICATIONS

Line #: 17
Qty: 1
Mark Unit: 226C - OFFICE (Size Adj!!!)
Product Line: Ultimate
Unit Description: Commercial Door
Frame Size: 52" X 80"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Commercial Door, XX, Right Hand Reverse Active
Call Number: None
Glass Information: Tempered Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Ball Bearing Hinges
Screen Type: None
Hardware Color: Bronze (US10A)
Screen Surround Color: None
Jamb Depth: 4 9/16"
Comments:
MarvinCD (A1) - MAKE BOTTOM PANEL PER DRAWING IN NOTES & ATTACHMENTS
Hardware (A1) - PREP FOR SPECIFIED HARDWARE NOT ADDED OR INCLUDED IN THIS PRICING.

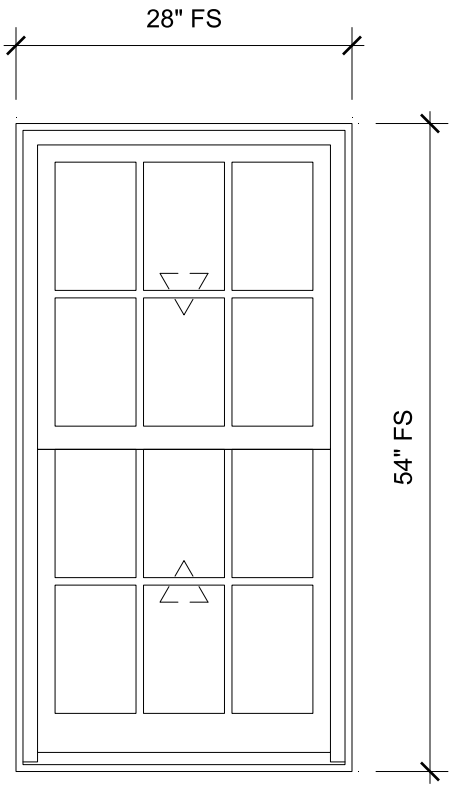


A - 109-GARAGE (TYPE A)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 18
Qty: 1
Mark Unit: A - 109-GARAGE (TYPE A)
Product Line: Ultimate
Unit Description: Glider
Frame Size: 59 1/2" X 23 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Glider, Left Hand
Call Number: CN5020
Glass Information: IG, IG - 3/4", Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Dual Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

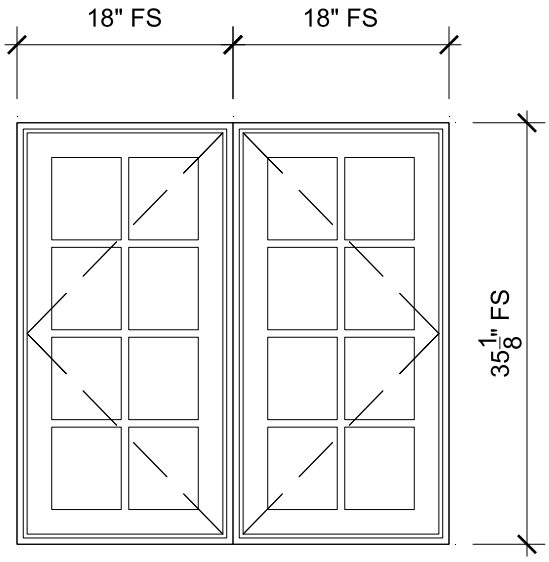


AA - 122-OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 19
Qty: 1
Mark Unit: AA - 122-OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

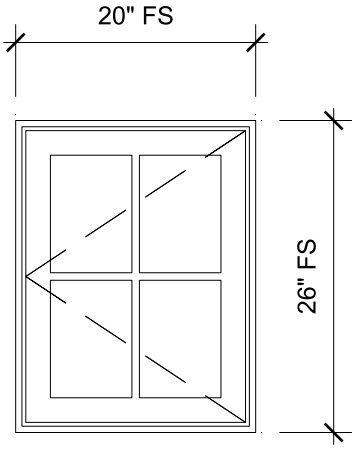


B - 105-PANTRY (TYPE B)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 20
Qty: 1
Mark Unit: B - 105-PANTRY (TYPE B)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN1836
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

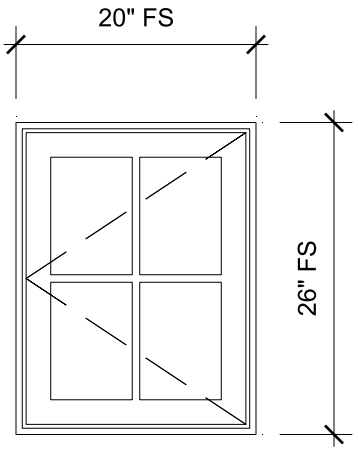


BB1/2/3 - 122 OFFICE(TYPE P)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 21
Qty: 3
Mark Unit: BB1/2/3 - 122 OFFICE(TYPE P)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 20" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: CN20 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

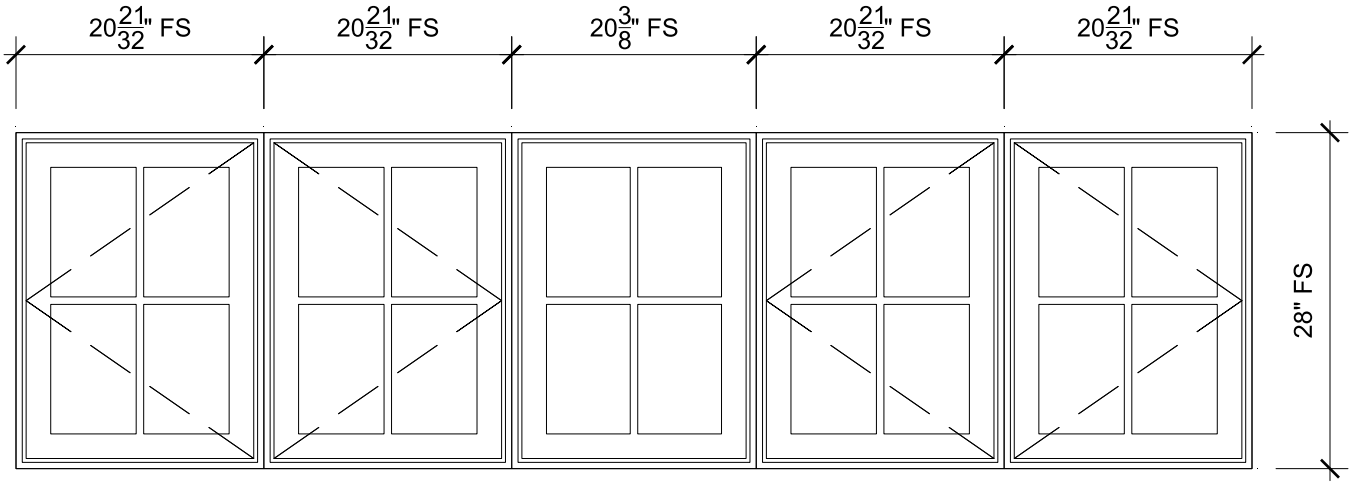


C - 102 HALL (TYPE I?)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 22
Qty: 1
Mark Unit: C - 102 HALL (TYPE I?)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 20" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: CN20 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

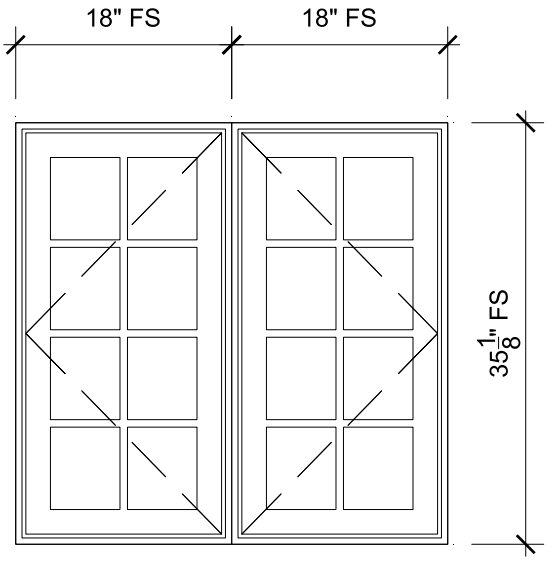


CC - 127 HALL (TYPE C?)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 23
Qty: 1
Mark Unit: CC - 127 HALL (TYPE C?)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 103" X 28"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1/A4] Casement, Left Hand,
[A2/A5] Casement, Right Hand,
[A3] Casement, Stationary
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: [A1/A2/A4/A5] Folding Handle, No Sash Travel Limiter,
[A3] None
Screen Type: [A1/A2/A4/A5] Interior Wood Screen, [A3] None
Hardware Color: [A1/A2/A4/A5] Oil Rubbed Bronze,
[A3] None
Screen Surround Color: None
Jamb Depth: 4 9/16"

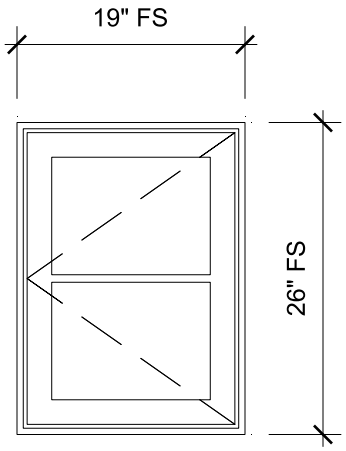


DD1-10 - 135 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 24
Qty: 10
Mark Unit: DD1-10 - 135 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN1836
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

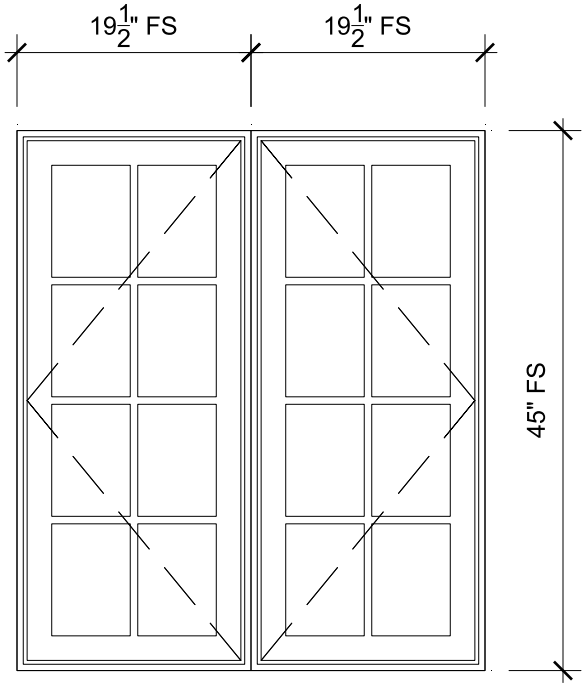


E - 101-GALLERY (TYPE D)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 25
Qty: 1
Mark Unit: E - 101-GALLERY (TYPE D)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 19" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

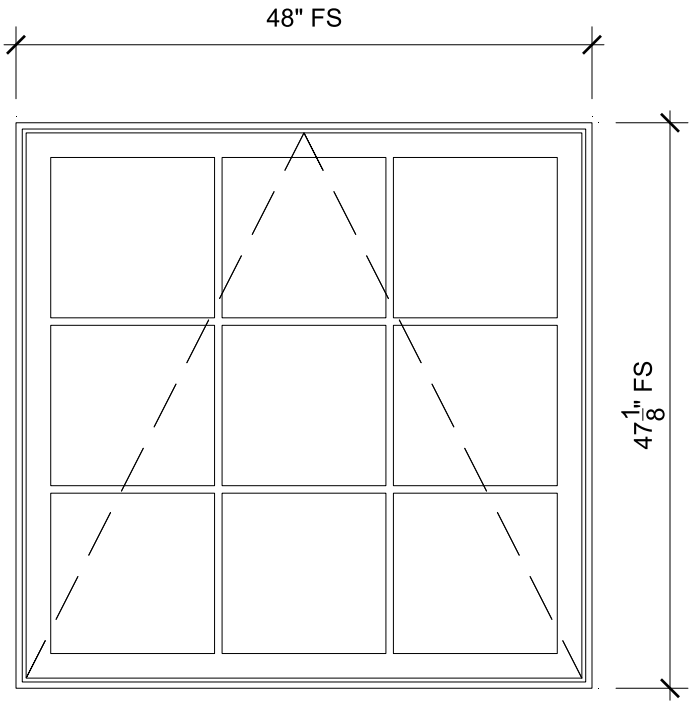


EE - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 26
Qty: 1
Mark Unit: EE - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 39" X 45"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

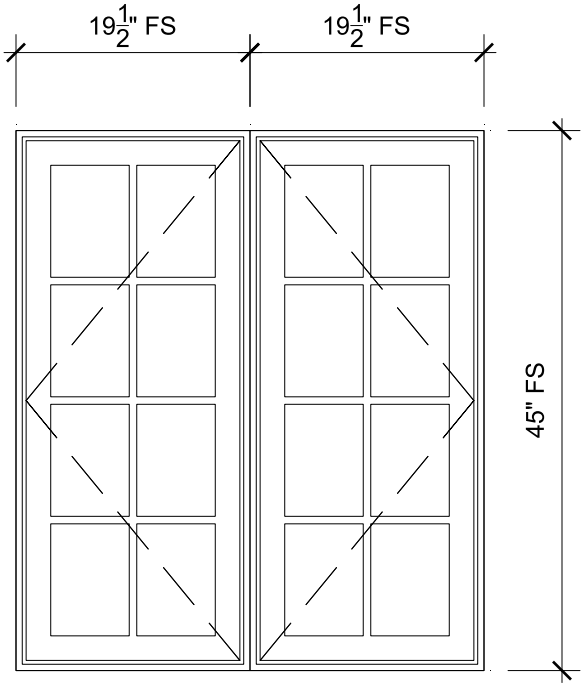


F - 101-GALLERY (TYPE E)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 27
Qty: 1
Mark Unit: F - 101-GALLERY (TYPE E)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 48" X 47 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN4848
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

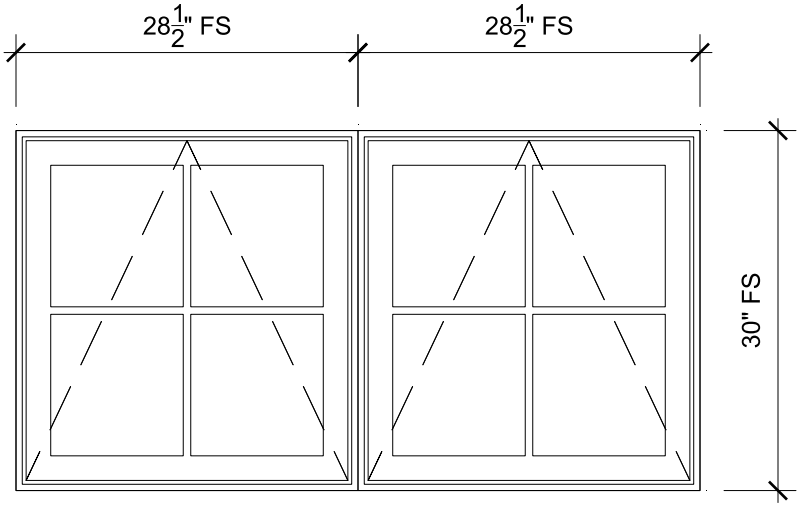


FF - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 28
Qty: 1
Mark Unit: FF - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 39" X 45"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

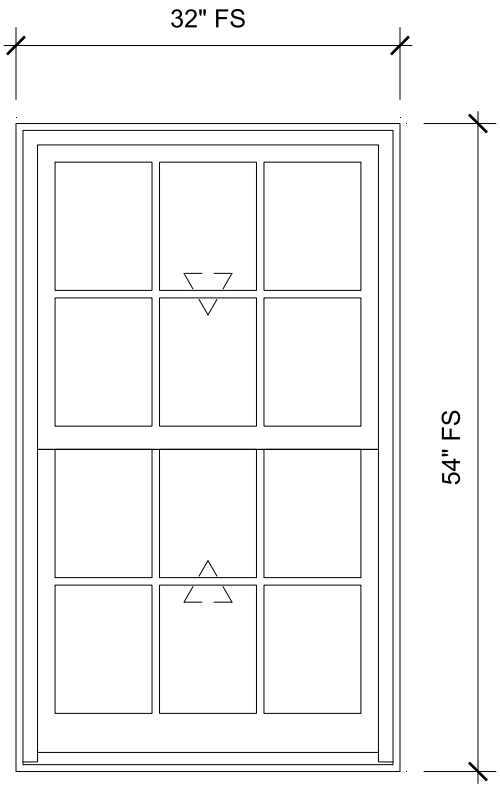


G - 100 ENTRY (TYPE F)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 29
Qty: 1
Mark Unit: G - 100 ENTRY (TYPE F)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 57" X 30"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

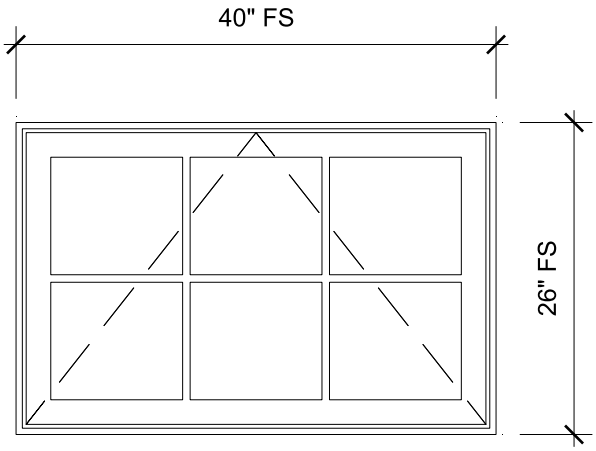


GG1-3 - 226 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 30
Qty: 3
Mark Unit: GG1-3 - 226 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

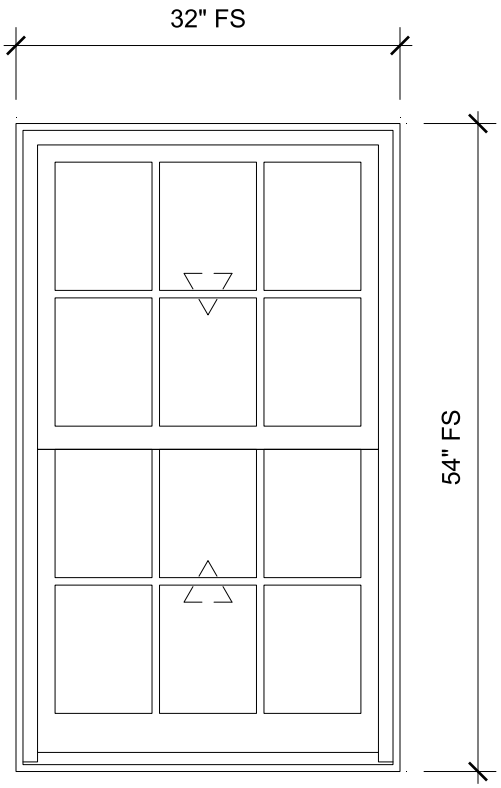


H1-3 - 126 RESTRM (TYPE G)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 31
Qty: 3
Mark Unit: H1-3 - 126 RESTRM (TYPE G)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 40" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN40 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

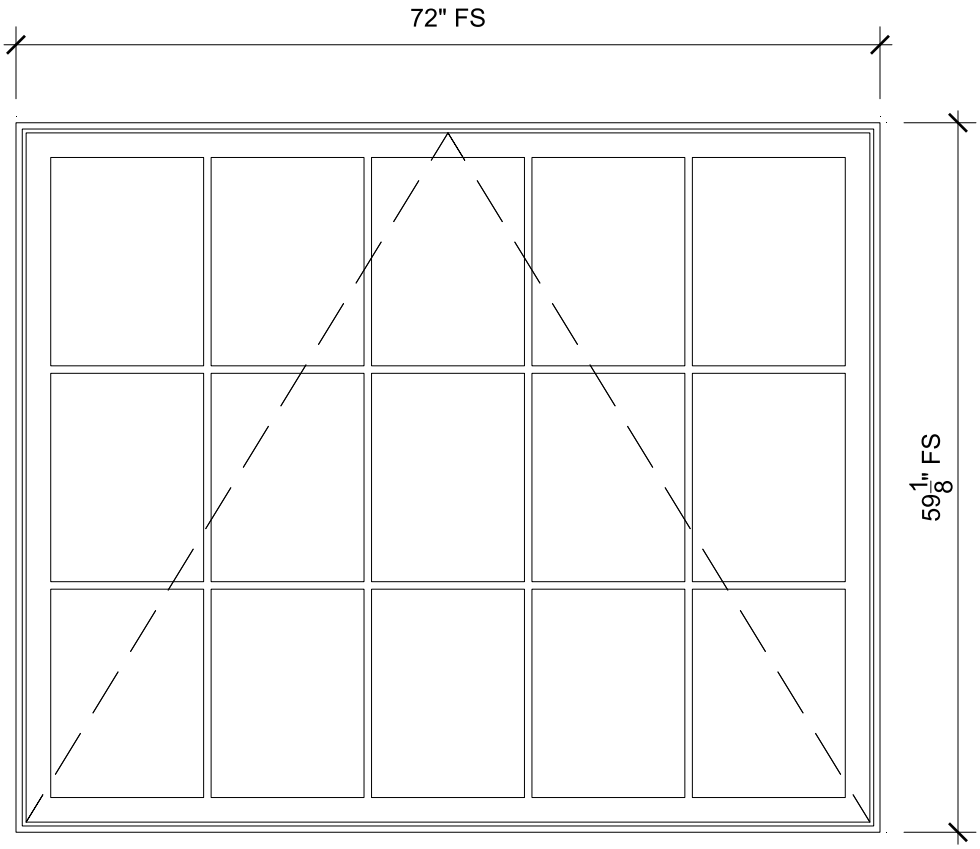


HH1-3 - 225 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 32
Qty: 3
Mark Unit: HH1-3 - 225 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

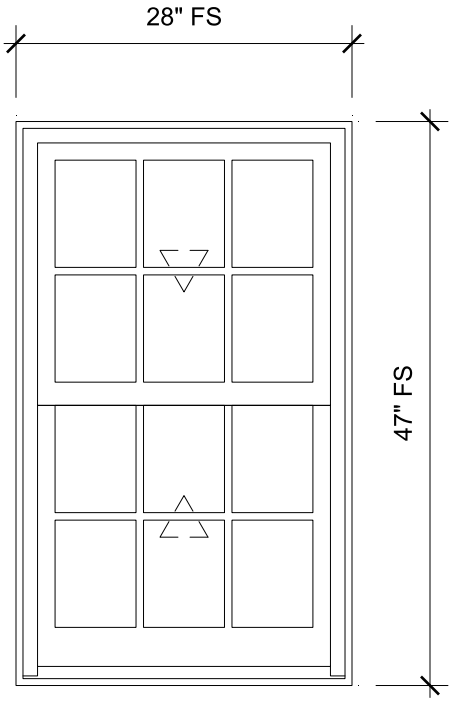


I - 138 OFFICE (TYPE H)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 33
Qty: 1
Mark Unit: I - 138 OFFICE (TYPE H)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 72" X 59 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN7260
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

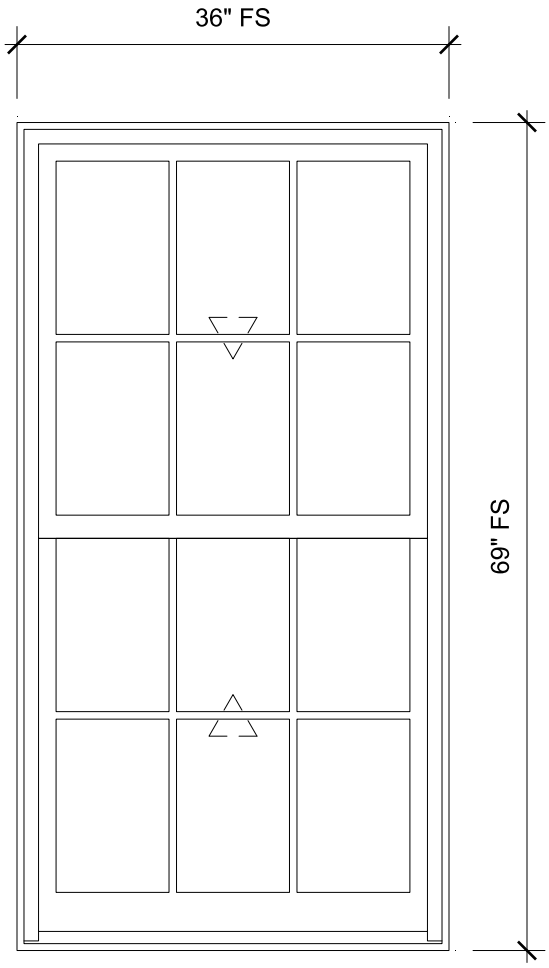


II - 217 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 34
Qty: 1
Mark Unit: II - 217 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

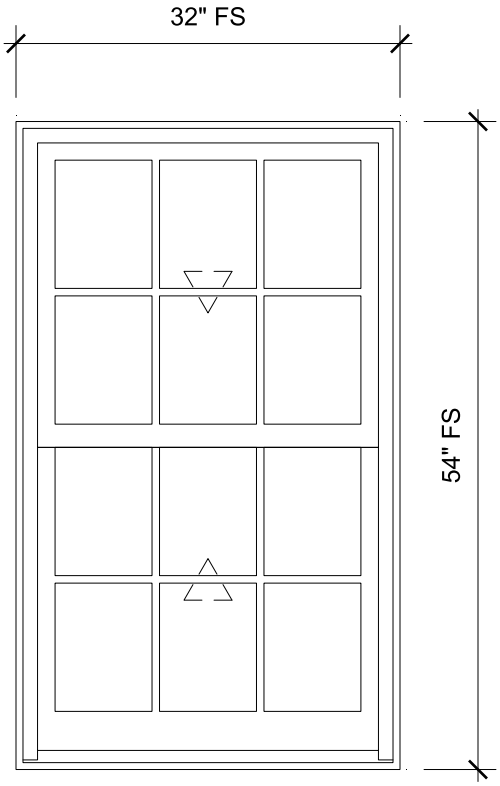


J - 138 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 35
Qty: 1
Mark Unit: J - 138 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 69"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Extruded Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

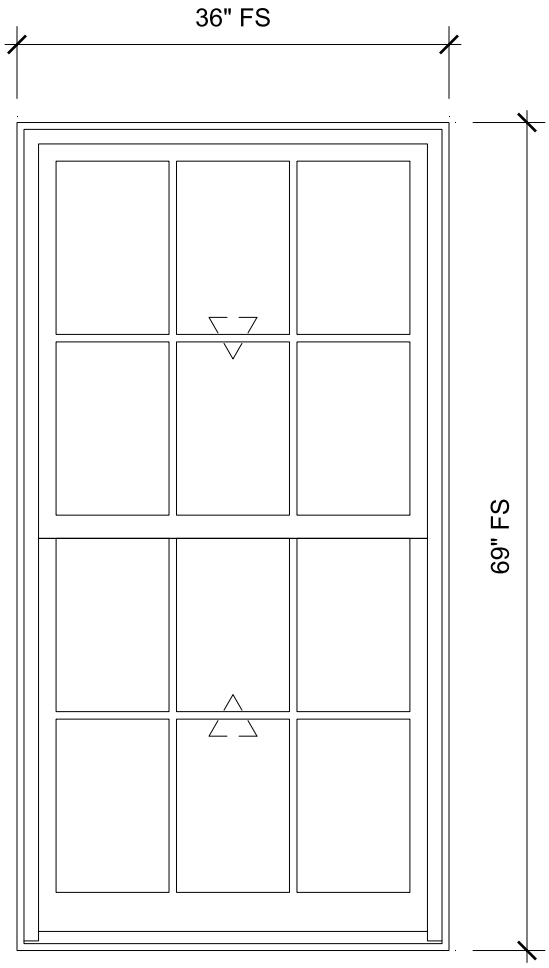


JJ1-2 - 217 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 36
Qty: 2
Mark Unit: JJ1-2 - 217 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"



K - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

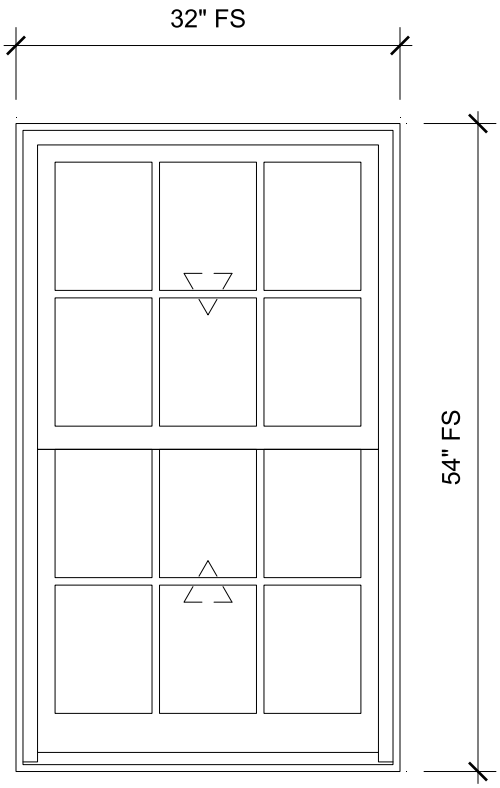
SPECIFICATIONS

Line #: 37
Qty: 1
Mark Unit: K - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 69"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Extruded Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

MARVIN

PROJ/JOB: True North Builders / 206 McKenzie St - ULTIMATE Prelim v1
DIST/DEALER: REULE SUN CORPORATION
DRAWN: DAVE WHELCHEL
QUOTE#: A1G1X1X PK VER: 0004.14.00 CREATED: 02/25/2025 REVISION:

SHEET 37 OF 67

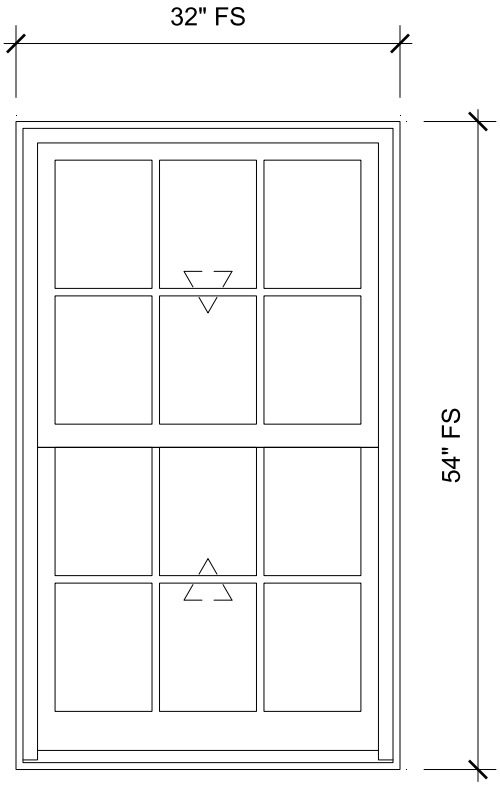


KK1-3 - 211 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 38
Qty: 3
Mark Unit: KK1-3 - 211 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

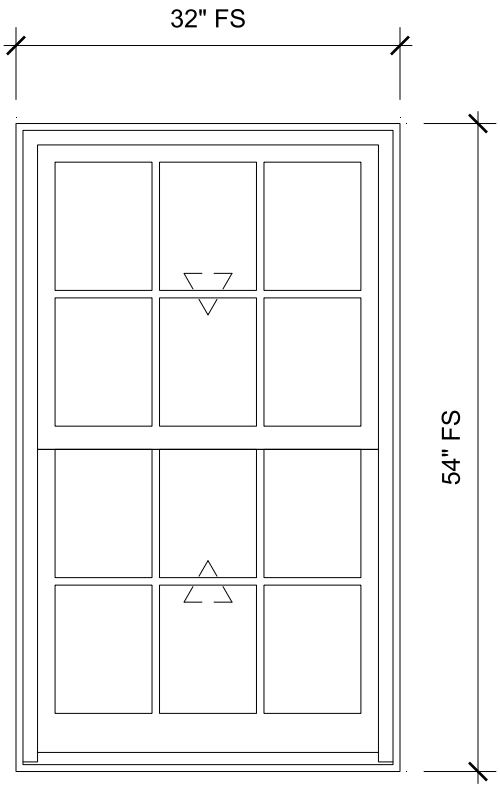


L - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 39
Qty: 1
Mark Unit: L - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

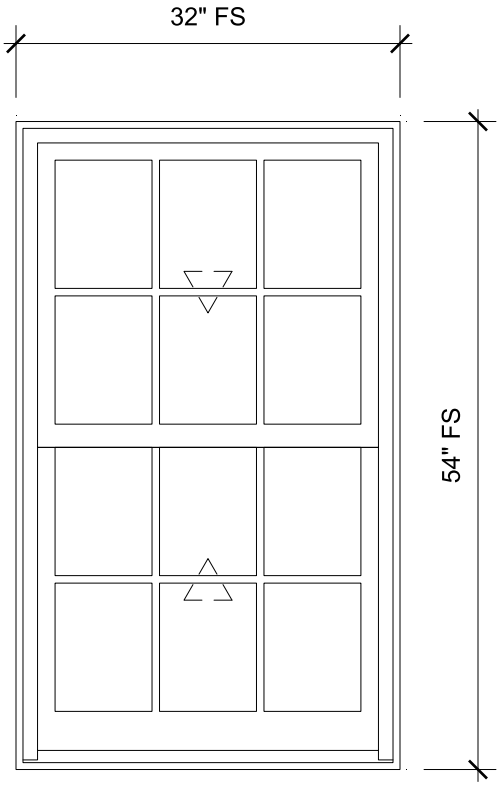


LL1-3 - 211 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 40
Qty: 3
Mark Unit: LL1-3 - 211 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

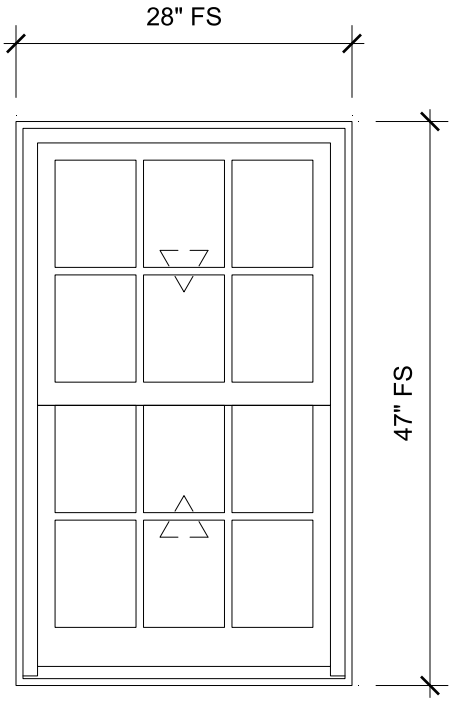


M - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 41
Qty: 1
Mark Unit: M - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

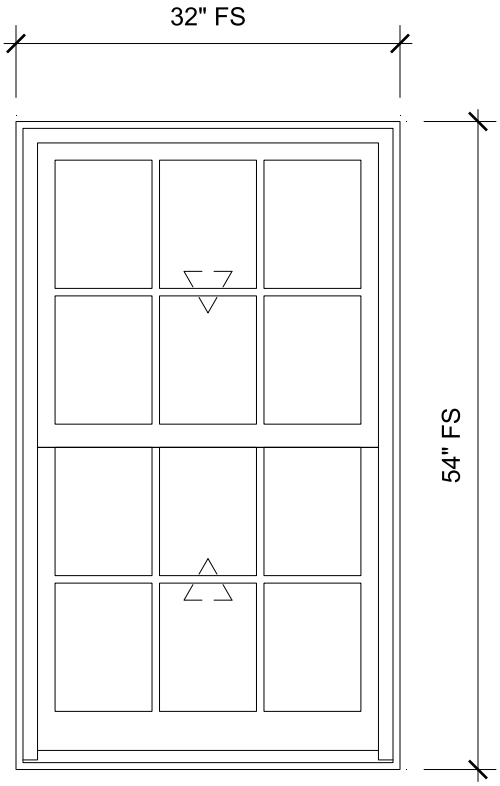


MM1-3 - 202 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 42
Qty: 3
Mark Unit: MM1-3 - 202 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

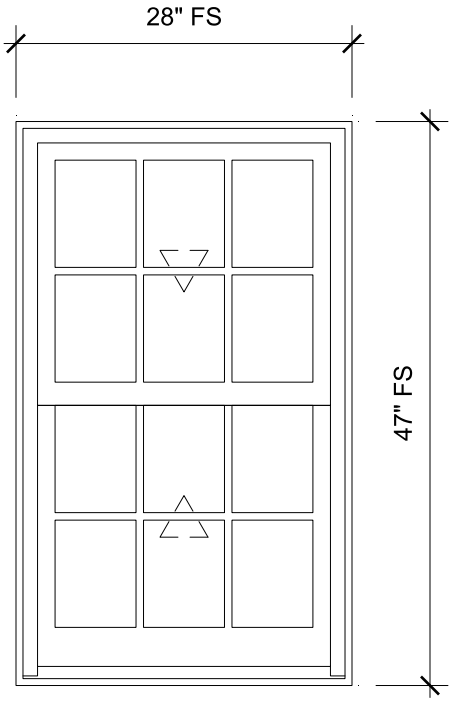


N - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 43
Qty: 1
Mark Unit: N - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

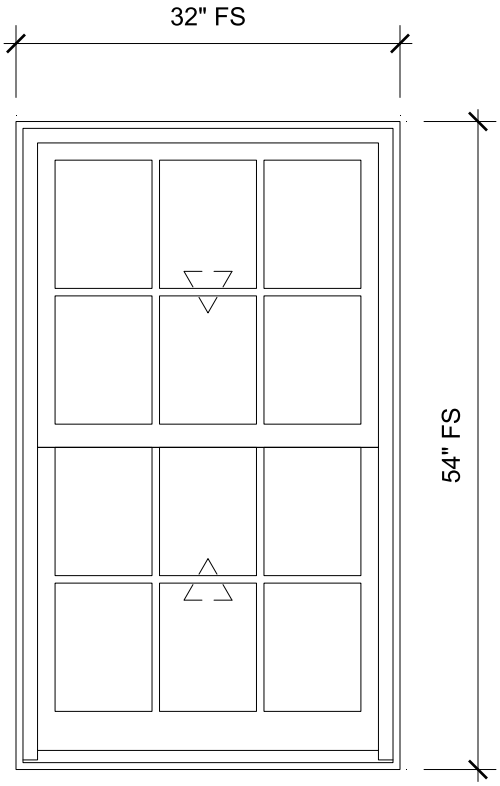


NN1-3 - 202 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 44
Qty: 3
Mark Unit: NN1-3 - 202 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

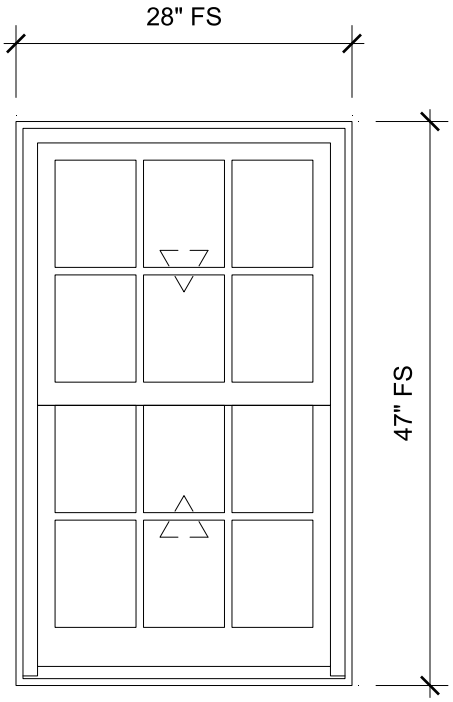


O - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 45
Qty: 1
Mark Unit: O - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

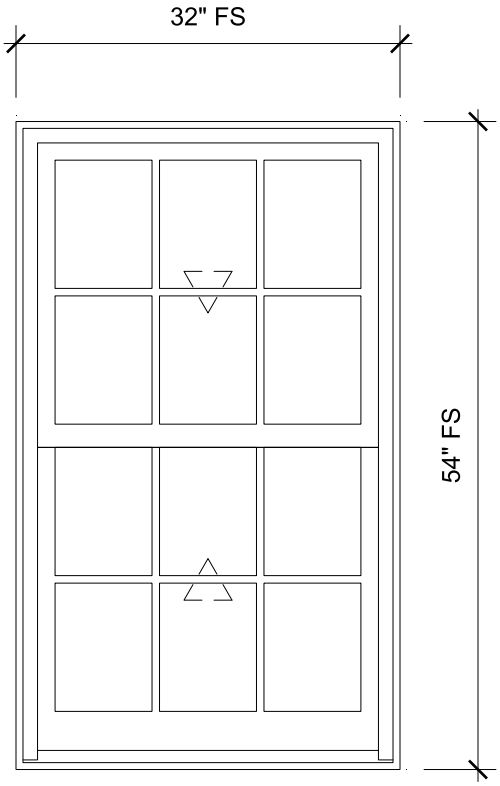


OO1-5 - 203 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 46
Qty: 5
Mark Unit: OO1-5 - 203 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

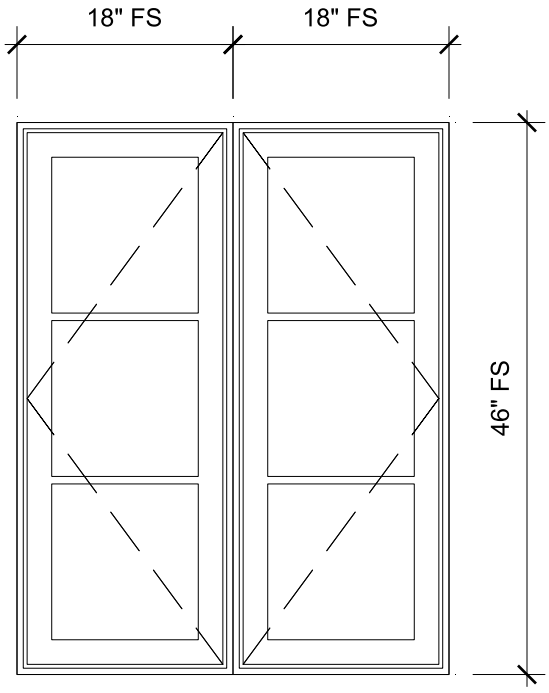


P - 132 CAFE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 47
Qty: 1
Mark Unit: P - 132 CAFE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 32" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

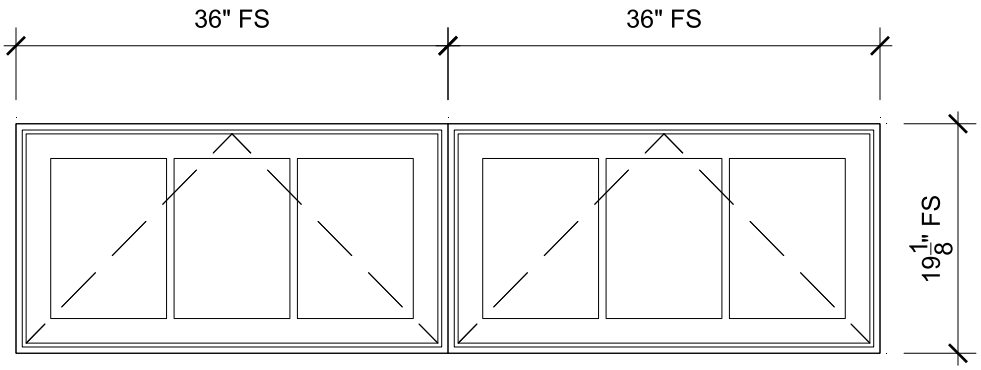


PP - 205 OFFICE (TYPE N)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 48
Qty: 1
Mark Unit: PP - 205 OFFICE (TYPE N)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: CN18 width
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

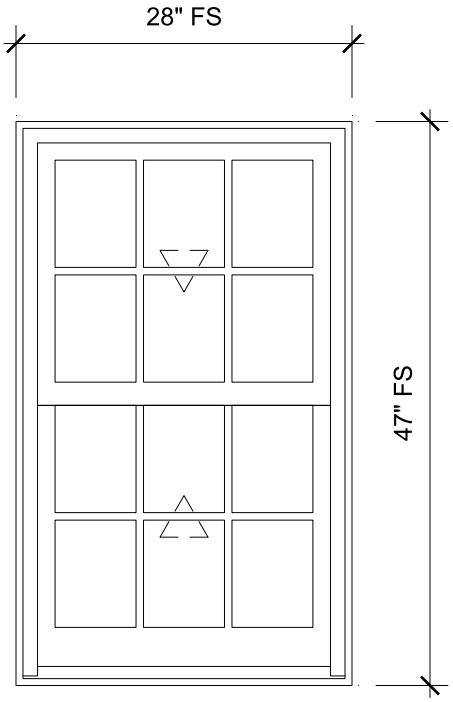


Q - 130 BREAKOUT (TYPE J)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 49
Qty: 1
Mark Unit: Q - 130 BREAKOUT (TYPE J)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 72" X 19 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN3620
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

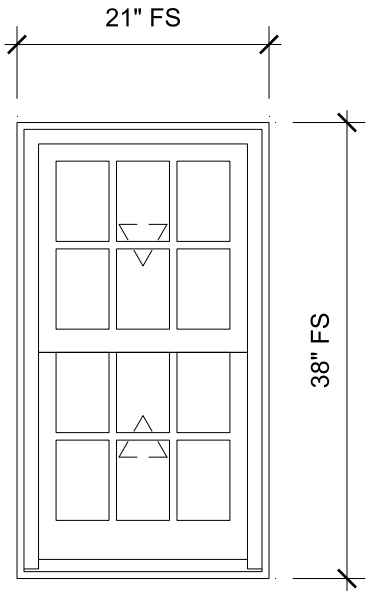


QQ1-2 - 205 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 50
Qty: 2
Mark Unit: QQ1-2 - 205 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

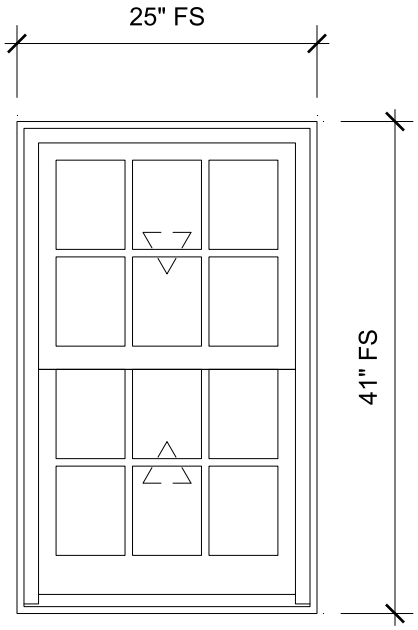


R - 130 BREAKOUT (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 51
Qty: 1
Mark Unit: R - 130 BREAKOUT (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 21" X 38"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

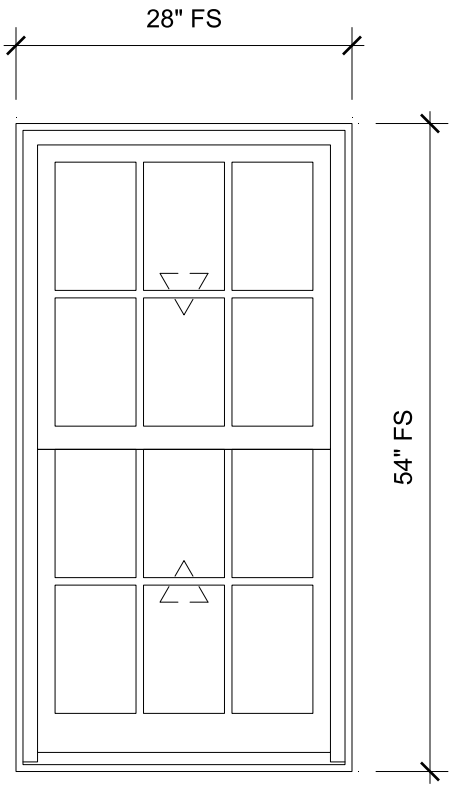


RR - 209 RESTRM (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 52
Qty: 1
Mark Unit: RR - 209 RESTRM (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 25" X 41"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

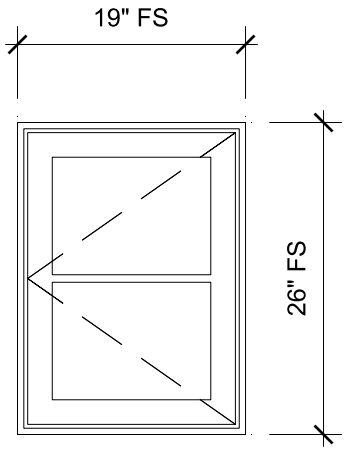


S1-3 - 118 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 53
Qty: 3
Mark Unit: S1-3 - 118 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

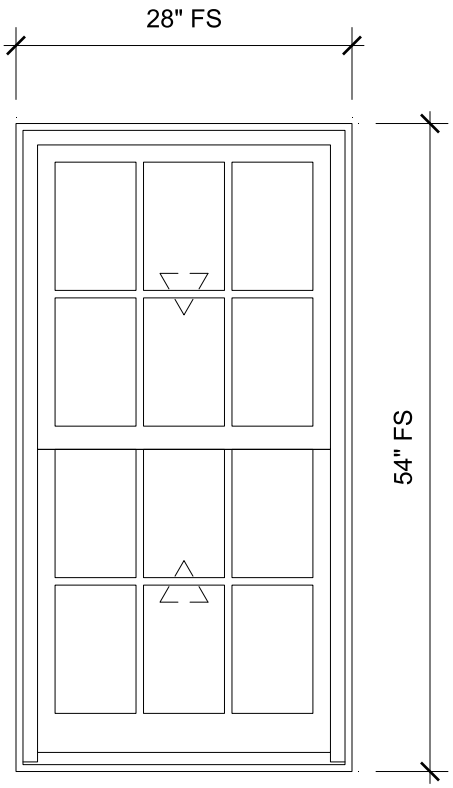


SS - 212 BREAKROOM (TYPE D)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 54
Qty: 1
Mark Unit: SS - 212 BREAKROOM (TYPE D)
Product Line: Ultimate
Unit Description: Casement
Frame Size: 19" X 26"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Casement, Left Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

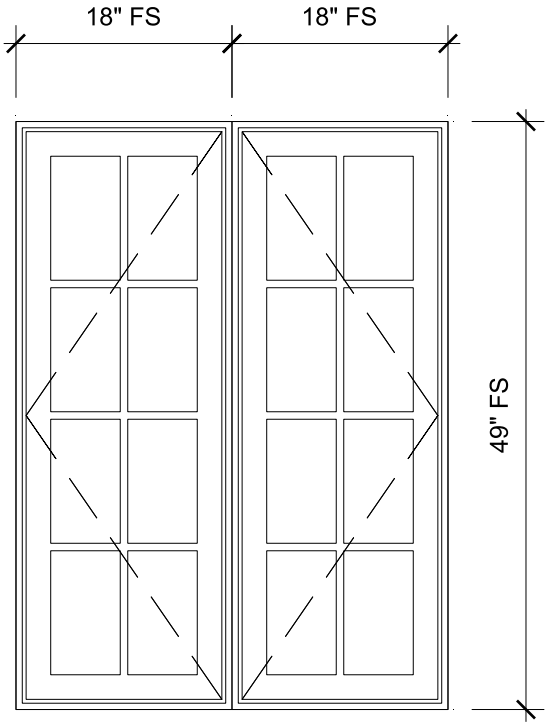


T1-3 - 118 CONF (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 55
Qty: 3
Mark Unit: T1-3 - 118 CONF (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 54"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

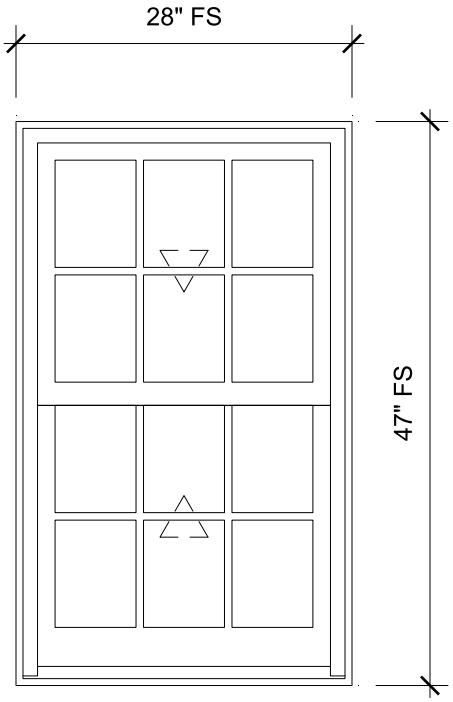


TT1-11 - 223 HALL (TYPE M)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 56
Qty: 11
Mark Unit: TT1-11 - 223 HALL (TYPE M)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 36" X 49"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: [A1] Casement, Left Hand,
[A2] Casement, Right Hand
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

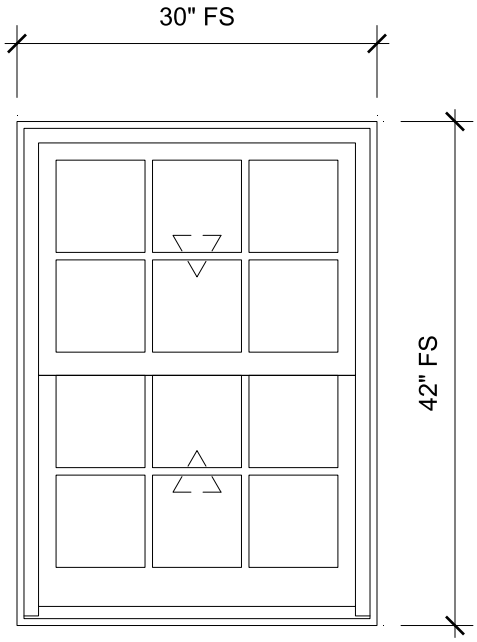


U - 116 RESTROOM (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 57
Qty: 1
Mark Unit: U - 116 RESTROOM (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"



UU - 138 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

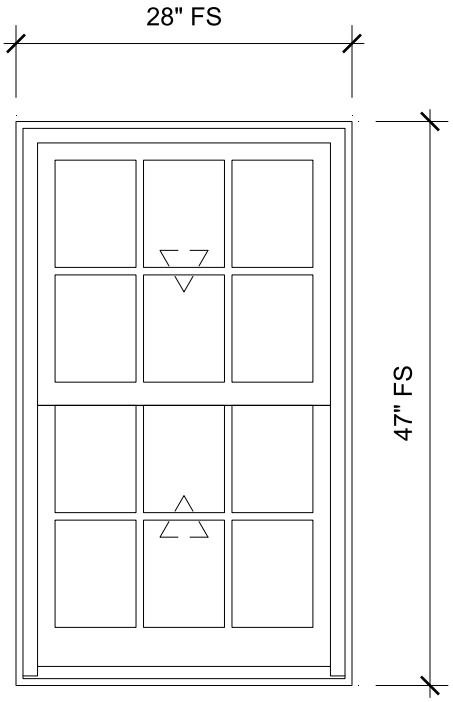
SPECIFICATIONS

Line #: 58
Qty: 2
Mark Unit: UU - 138 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 30" X 42"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

MARVIN

PROJ/JOB: True North Builders / 206 McKenzie St - ULTIMATE Prelim v1
DIST/DEALER: REULE SUN CORPORATION
DRAWN: DAVE WHELCHEL
QUOTE#: A1G1X1X PK VER: 0004.14.00 CREATED: 02/25/2025 REVISION:

SHEET 58 OF 67

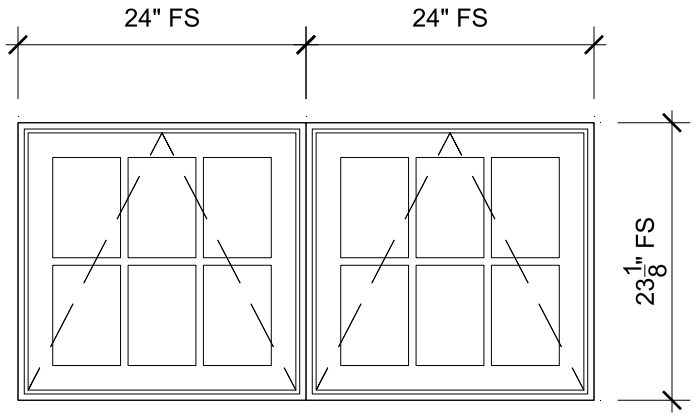


V1-2 - 115 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 59
Qty: 2
Mark Unit: V1-2 - 115 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

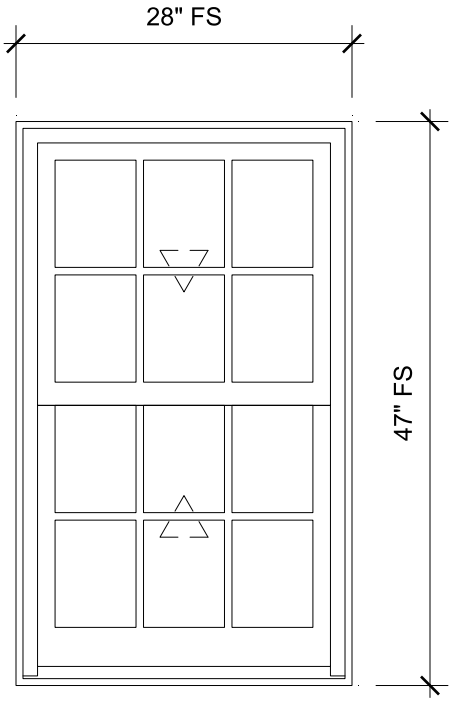


VV - 138 OFFICE (TYPE O)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 60
Qty: 1
Mark Unit: VV - 138 OFFICE (TYPE O)
Product Line: Ultimate
Unit Description: Marvin Assembly
Frame Size: 48" X 23 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: CN2424
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

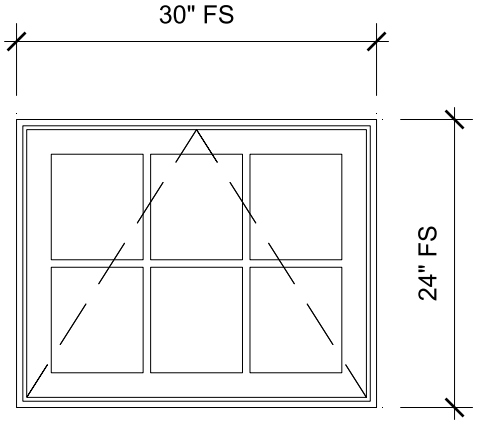


W1-2 - 115 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 61
Qty: 1
Mark Unit: W1-2 - 115 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 28" X 47"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

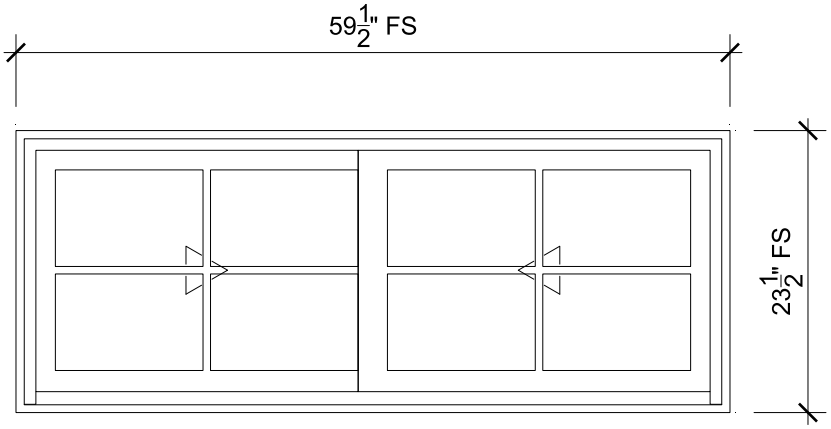


WW - 138 OFFICE (TYPE G)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 62
Qty: 1
Mark Unit: WW - 138 OFFICE (TYPE G)
Product Line: Ultimate
Unit Description: Awning
Frame Size: 30" X 24"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

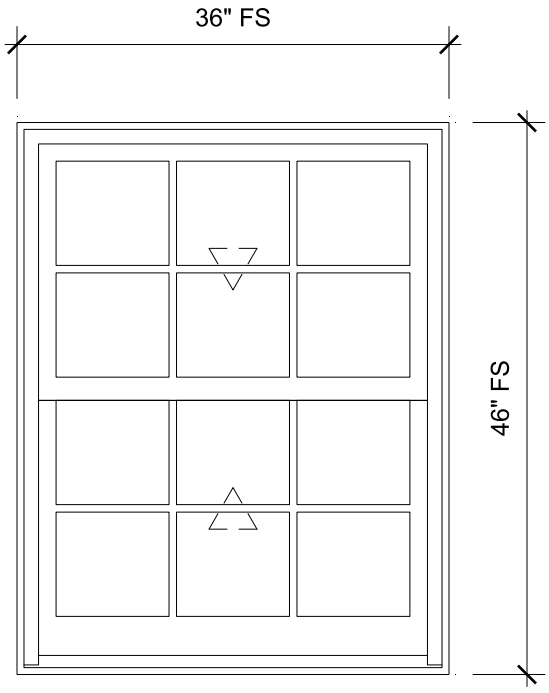


X1-2 - 109-GARAGE (TYPE A)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 63
Qty: 2
Mark Unit: X1-2 - 109-GARAGE (TYPE A)
Product Line: Ultimate
Unit Description: Glider
Frame Size: 59 1/2" X 23 1/2"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Glider, Left Hand
Call Number: CN5020
Glass Information: IG, IG - 3/4", Low E2, Capillary Tube, Stainless
Divider Type: 5/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Dual Full Screen
Hardware Color: White
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

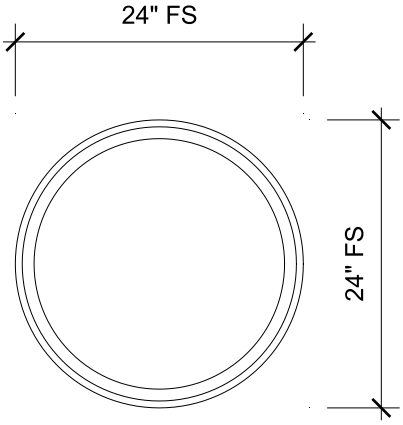


Y - 124 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 80
Qty: 1
Mark Unit: Y - 124 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"

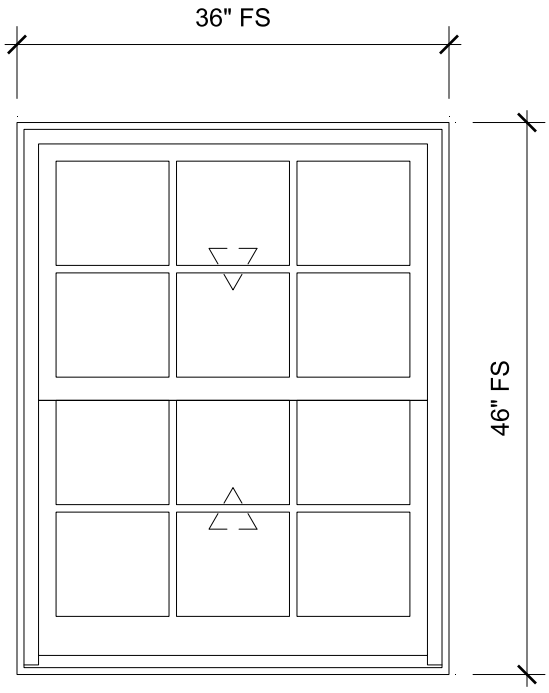


YY - 138 OFFICE(TYPE Q)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 81
Qty: 1
Mark Unit: YY - 138 OFFICE(TYPE Q)
Product Line: Ultimate
Unit Description: Direct Glaze Round Top
Frame Size: 24" X 24"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Direct Glaze Round Top
Call Number: None
Glass Information: Low E2, Capillary Tube, Black
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Jamb Depth: 4 9/16"

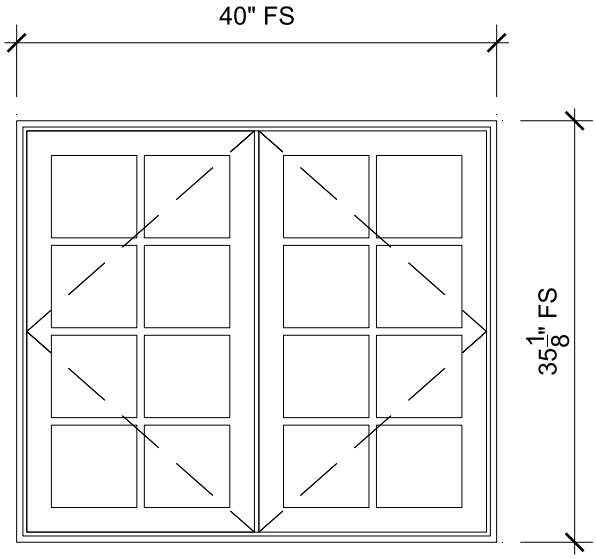


Z - 119 OFFICE (TYPE I)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 82
Qty: 1
Mark Unit: Z - 119 OFFICE (TYPE I)
Product Line: Ultimate
Unit Description: Double Hung G2
Frame Size: 36" X 46"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: Double Hung G2
Call Number: None
Glass Information: IG, Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Sash Lock, Sash Lift, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: Stone White
Jamb Depth: 4 9/16"



ZZ1-4 - 104 GRNHSE (TYPE B)

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 83
Qty: 4
Mark Unit: ZZ1-4 - 104 GRNHSE (TYPE B)
Product Line: Ultimate
Unit Description: French Casement
Frame Size: 40" X 35 1/8"
Exterior Finish: Stone White
Interior Finish: Painted Interior Finish - White
Unit Type: French Casement, Left Hand/Right Hand
Call Number: CN4036
Glass Information: IG - 3/4", Low E2, Capillary Tube, Black
Divider Type: 5/8" Rectangular SDL W/ Spacer - Black
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Interior Wood Screen
Hardware Color: Oil Rubbed Bronze
Screen Surround Color: None
Jamb Depth: 4 9/16"

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010488-HDRB, 140 Romero St., Westside-Guadalupe Historic District, non-contributing, Camilla Kennedy, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and a yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be retained as non-contributing due to the alteration and window replacements which diminish the historic character of the structure, and the yard wall be designated as contributing due to the character which has remain unchanged since the 1960s and is consistent with the Romero streetscape dominated by low yard walls and fences per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025- 010488-HDRB, for 140 Romero Street, retain the residential structure as non-contributing and designate the front street-facing yard wall as contributing per staff's recommendation.

b. In case 2025- 010488-HDRB, for 140 Romero Street, designate the residential structure as contributing with facades 1, 2, 3, 4, 5, 6, 7, 8, or 9 as the primary facade(s) and designate the front street-facing yard wall as contributing.

BACKGROUND & SUMMARY:

Romero Street is a mix of architectural styles, including vernacular, Pueblo Revival, a bungalow with a hip roof, and an early twentieth-century bunkhouse. A variety of low fences line the street, constructed from materials such as wood boards, latillas, steel wire, stuccoed concrete blocks, and clay structural tiles.

Figure 1: The Romero Street Streetscape

The single-family residence at 140 Romero Street is currently listed as non-contributing to the Westside-Guadalupe Historic District. The yard wall has not had a historic status designated.

Figure 2: East elevation of Residential Structure with yard wall.

The Adobe residence was constructed in the 1940s. An addition was constructed on the rear in 1948. A carport was constructed along the north side in the 1950s and was enclosed after 1985. A porch on the northwest corner was enclosed around the same time. Most of the windows are non-historic post-1985 installations except for a few steel casement windows on the north and west elevations.

The front yard wall was likely constructed in the 1960s of concrete masonry units (CMU) with square pilasters. The wall was modified after 1985 with a Pueblo Revival-style treatment with rounded edges and stucco. The style of the yard wall retains the relationship to and character of the streetscape, which is predominantly low yard walls and fences.

Per the Historic Cultural Properties Inventory, "Romero Street is carved out of land abutting the railyard, land traced with railroad sidings, loading platforms, and the AT&SF engine house. By 1928, Manhattan Road had been paved with a sewer line running down its center. By the time the subject house was constructed, Manhattan Road had been suburbanized." During the development of the area, Lot 37 of the 1912 Kings map was acquired by Bernard Bryan Hanley. Upon his death, the lot was subdivided into seven lots, one of which involves the subject property. The wedding announcement in 1939 for Charles Romero and Virginia Schutz states that the couple would be living in the new home at 140 Romero Street. In 1952, Carlos deeded the property to his younger brother William who resided in the house with his family until 1965. The house was then a rental property with multiple tenants into the 1990s, including one of Williams' children, Robert Romero. The property was inherited by Williams' daughter Lillian Snee who resided in in Los Gatos, California when he passed in 2015. Lillian sold the property to its current owner in 2023.

Figure 3: August 1985 Historic Building Inventory Photograph

The only previous case on record in the Historic Preservation Division is a single administrative approval in 2023 for roofing.

APPLICANT'S REQUEST:

The applicant requests:

1) A status review with primary façade designation, if applicable, for the residential structure.
2) A status review of the front street-facing 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.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

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

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) If it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:
A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is

not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

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

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

(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)

H3192

building threatened? yes	surveyed date 8/85 by HMW	county SANTA FE	ID no. 051613457
field map SFHD #7	number 457	UTM reference zone 12 13	easting northing

location description: 140 ROMERO

city/town: SANTA FE

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

building name:

legal description: tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll	negative nos.	loc. of neg.
by SL no. SFHD #18	25	HPB

plan shape:

date of construction: P45 ___ estimate ___ actual

source: SFDIR

use
present: residential
other:
historic: residential
other:

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: RES.

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? NC DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

style:

foundation material:

wall material/surface:

architectural features:

comments:

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 14, 2023

To: Building Permit Division

From: Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 140 ROMERO ST, Santa Fe, NM 87501

Case Number: 2023-007352--ADMIN

Contact Name: Mory Munoz

Phone Number: 505-469-3395 **Email:** rgcconstructionexperts@gmail.com

Approved Scope of Work: *Re-roof structure as submitted with the conditions that there shall be no publicly visible rooftop appurtenances and that no roofing material shall be on the top of the parapets and shall be flashed on interior of parapets.*

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

FINAL HISTORIC INSPECTION

To the Historic Preservation Review Board of Santa Fe,

I am requesting a review of the status of the house and low front garden wall at 140 Romero Street.

Attached is the required report, with photos of both the house and wall, as well as the application for a status review.

Thank you very much,

Camlia Kennedy
140 Romero Street

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

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

1. Name of property:

Carlos and Virginia Romero/
William and Emily Romero House

2. Location:

140 Romero Street
Westside-Guadalupe Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-3192

4. County: Santa Fe
Parcel # 12306560

5. Property Type:
_x Buildings: house
_x Structures: front yard wall
__ Site __ Object

6. Date of Survey:
February 27, 2025/ May 10, 2025

7. Previous Survey Date(s):
_x_Yes: August 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6838508,-105.9522312

10. Photo Information: John W Murphey, photographer. Photo 1: View of east elevation, facing northwest. February 27, 2025.

11. Brief Description of the Property:

Constructed around 1940, the original portion of the house is a modest adobe volume fronting Romero Street. A rear addition was constructed before 1948 and has undergone subsequent modifications. In the 1950s, a carport was added along the north elevation, which was later enclosed as a solid mass after 1985. Similarly, a porch at the northwest corner was enclosed during the same period. The original wood sash windows have been replaced with modern units. The property is currently designated as Non-contributing within the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: 1939-40
_ _Known _x_ Estimated Source: city directory and aerial photographs

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

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

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

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

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: Camila Kennedy

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

Current owner: Camilia Kennedy

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 _x_ Non-contributing: house _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: 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: H-3192
Carlos and Virginia Romero/ William and Emily Romero House	140 Romero Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: February 27, 2025/ May 10, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Plywood

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

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Clad/Wood	1/1	2
Sliding	Clad/Wood	1-1	2
Casement	Steel	3-C-3-F	1
Fixed	Steel	6	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	2
Single-Leaf	Decorative	Glass	1
Single-Leaf	N/A	Plywood	1

12. Chimneys __ N/A
One, stuccoed, exterior, south elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: pre-1948; rear addition, with subsequent modification; aerial photographs
#2 Date: Between 1948 and 1958; creation of attached carport; aerial photographs
#3 Date: Between 1958 and 1969; construction of north elevation porch; aerial photographs
#4 Date: Post-1985; removal of windows, including change of operation; 1985 HBI survey photo
#5 Date: Post-1985; addition of walls to carport to make enclosed space, 1985 HBI survey photo
#6 Post-1985; stuccoing of front block wall; 1985 HBI survey photo

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

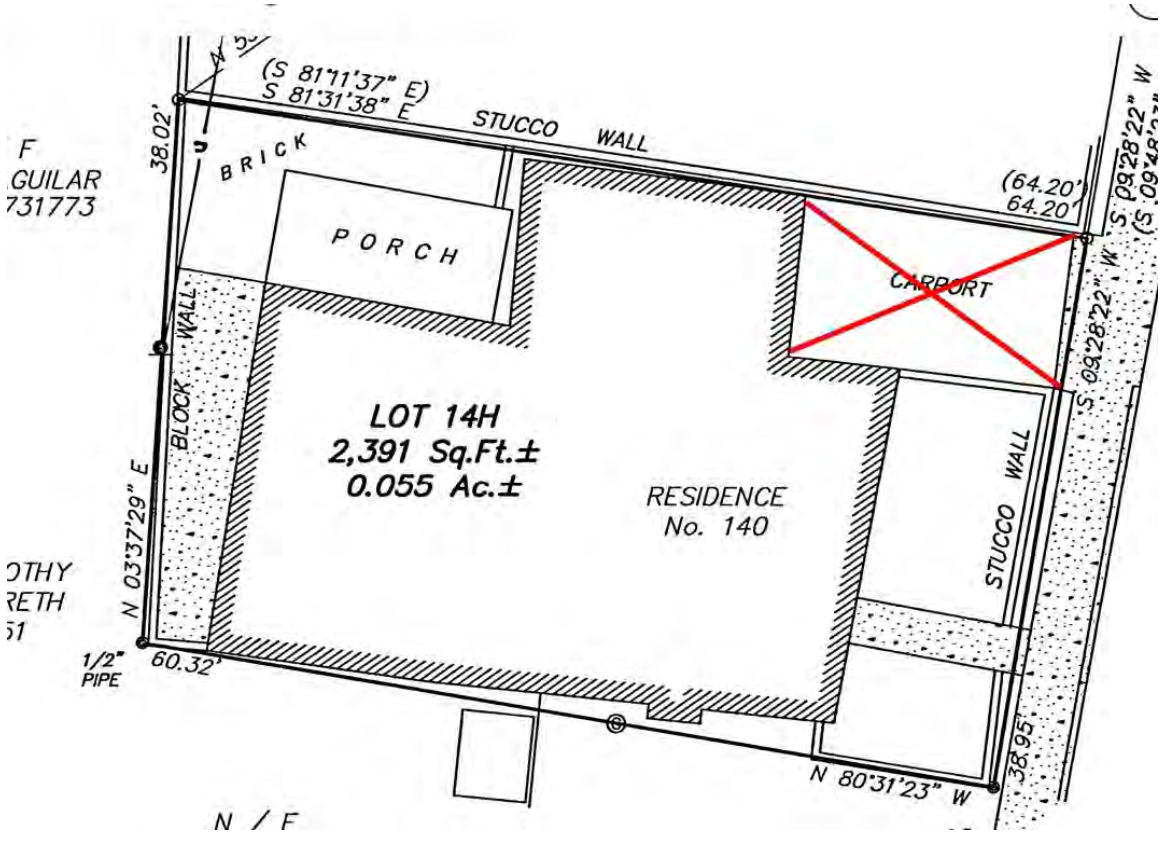
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2023 boundary survey. Courtesy of Associated Services.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Carlos and Virginia Romero/ William and Emily Romero House	2. Location: 140 Romero Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-3192
		4. County: Santa Fe Parcel # 12306560
		3. Date of Survey: February 27, 2025/ May 10, 2025

Architectural Description Continued

Setting

The house is located on the west side of Romero Street, one lot north of West Manhattan Avenue. Developed in the 1930s, Romero Street shows a mix of architectural styles: vernacular, Pueblo Revival, and earlier forms including a pyramidal-roof bungalow and a railroad-era bunkhouse near its northern end. The street is paved and lined with concrete sidewalks dating from an Urban Renewal project. A variety of fences front the properties, constructed from materials such as wood boards, *latilla* poles, galvanized steel wire, stuccoed concrete blocks, and even unadorned clay structural tile.

The house occupies most of its lot and has minimal landscaping, with competing pine and fir trees planted in the front yard. A low wall made of stuccoed block edges the sidewalk.

East

The front façade presents to the street an uncomplicated arrangement of two openings (Photo 2). The façade is flat, with no articulation other than these openings . The south opening holds a non-historic door obscured by a decorative metal security grate. The door behind the security door is a pre-hung colored glass door (Photo 3). A piece of wood that appears to be hand-carved is sunk into the stucco above the door (Photo 4). This flourish is not original.

The opening to the north encloses a recently installed clad sliding unit (Photo 5). Its lintel has been altered. The 1985 survey shows that it historically held two 6/6 hung sash with a mullion bar and a stuccoed sill (Fig . 8). Both the entry and windows had awnings in 1985.

South

The south elevation of the house overlooks a narrow side yard that is enclosed by a concrete block wall. This side yard was historically shared with the neighboring property, which was once connected to the subject house. The older portion of the

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home has a balanced façade of a stuccoed tapered chimney flanked by two windows (Photo 6). The 1/1 clad windows are recent replacements. The remaining part of the façade comprises the addition and has no fenestration or architectural detail (Photo 7).

West

The west side of the home is made entirely of the addition and the enclosed porch (Photo 8). It faces an access alley for several homes off West Manhattan Avenue. It contains two windows. Spanning the south end is a long ribbon window comprising a recent aluminum sliding unit (Photo 9). A much smaller 6-light steel window stands at the opposite end, delivering light into what was historically a porch (Photo 10).

North

This elevation includes an attached garage (formally an open carport) and an enclosed porch extending off the addition (Photo 11). The roughly 220-square-foot garage is set back from the street and is attached to the house and the north property wall. Its east and west walls are of frame construction.

It appears in the 1958 aerial photograph as a lower, flat roof carport. Its current roof slopes northward, suggesting an alteration which was likely an intervention to improve drainage. Painted plywood fills its opening, including a cut to create a swinging door (Photo 12). It was still an open carport when photographed in 1985 (Fig. 8). There is a non-historic pedestrian door on the west side of the garage along with a recent window (Photo 13). The garage is sealed and works as an auxiliary room to the house.

The west end of the façade comprises the enclosed porch (Photos 13 & 14). A non-historic decorative wood door opens to the primary bedroom (Photo 14). A single steel window is situated at the west end. An informal ramada painted yellow shades the area.

Interior

The house contains seven rooms, including the auxiliary space created by the garage. The front adobe section has exposed vigas placed in a north-south arrangement. The rear addition, holding the primary bedroom, has a flat plastered ceiling.

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Front Yard Wall

A short stucco-on-block wall defines the home's front yard. It is composed of sections of walls set off by stout, square posts. There is an opening near the south end holding a steel gate (Photo 15). The wall continues for a short distance along the driveway, tying into the house. It does the same at the south end.

The age of the wall is indeterminate but suggests construction from the 1960s. The current structure appears on a 1969 aerial (Fig. 6). The 1985 survey photograph shows it as a simple painted block wall characterized by its hard edges. Since then, it has been given a Pueblo makeover, with a stucco finish and rounded post corners.

Historical Overview

Farm Fields and Rail Noise

In the late 19th century, the area south of Agua Fria Road was undeveloped land, most likely used for agriculture. It comprised the residual land of the Felipe Tafoya Grant. West Manhattan Avenue — then Manhattan Road — appears on the 1912 "King's Official Map of Santa Fe," surrounded by irregular-shaped lots without buildings (Fig. 2). At the time, Manhattan Road was an orphan section of a street with the same name created by a railroad-era subdivision to the east.

Romero Street was nonexistent. It would be carved out of land abutting the railyard, land traced with railroad sidings, loading platforms, and the AT&SF engine house — the structure where locomotives were maintained, fueled, and repaired. One can imagine the noise and smells emanating from these activities; it was not a place that lent to residential development. By 1928, Manhattan Road had been paved with a sewer line running down its center.[1] By the time the subject house was constructed, Manhattan Road had been suburbanized.

[1] Based on a review of the 1933 Santa Fe block and parcel map, a sewer line was installed in the street in August 1928.

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An Irishman

The first indication of property ownership is provided in a 1924 executor's deed made between the children of Bernard Hanley and Roberto Montes.[2] The former, Bernard Bryan Hanley, arrived in Santa Fe in 1880, probably following the railroad.

He was born in 1842 in County Galway, Ireland, where he had been baptized in the Oranmore parish church.[3] Soon after, his family immigrated to the United States and established a residence in Lynn, Massachusetts, where his father, Timothy Hanley, worked as a gardener. The 1860 census recorded them residing in Lynn in a household of ten members, two of them working as cordwainers, reflecting what Lynn was famous for — shoe factories. Other Irish immigrant families surrounded them, some with the Hanley surname.[4]

The circumstances are unclear, but Bernard and his brother Patrick Hanley filed for bankruptcy in federal court in Boston in 1877.[5] Three years later, Bernard left for the west, with the Lynn city directory noting that he had "removed to New Mexico Territory."[6]

In Santa Fe, Bernard and fellow Irishman Paul Donlan established a partnership to run two saloons (the Colorado and the Little Palace) along San Francisco Street's lower end. The saloon district, dotting the 200 block of what is now West San Francisco Street, was notorious for its rowdiness. The Colorado Saloon fell in line with its reputation. An 1882 newspaper account describes an incident in the "early hours" of a weekday morning when drunken members of the 23rd Infantry stationed at the Fort Marcy Military

[2] Deed of Executors, Annie Hanley, Executor, Timothy H. Hanley, Executor, Daniel E. Higgins, Executor, for Bernard Bryan Hanley, deceased, to Roberto H. Montes, recorded March 13, 1924, Book S/Page 574, Instrument # 28076, Santa Fe County, New Mexico.
[3] National Library of Ireland; Dublin, Ireland; Irish Catholic Parish Registers; Microfilm Number: Microfilm 02438 / 02.
[4] U.S. Census Bureau, The National Archives in Washington D.C.; Record Group: Records of the Bureau of the Census; Record Group Number: 29; Series Number: M653; Residence Date: 1860; Home in 1860: Lynn Ward 5, Essex, Massachusetts; Roll: M653_495; Page: 758; Family History Library Film: 803495.
[5] "In Bankruptcy [legal notice]" *Boston Globe,* December 13, 1877, 6.
[6] Sampson, Davenport & Company, *Lynn Directory, 1880, No. XVII* (Boston: Sampson, Davenport & Co., Printers,1880, 160.

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Reserve got into a fight with a group of locals brandishing rifles.[7] Hanley and Donlan dissolved their partnership three years later, with Hanley keeping the Colorado Saloon.[8]

An industrious man, Hanley homesteaded a 160-acre claim near Galisteo and attempted to start a coal mine.[9] In 1893, he acquired several lots on San Francisco Street fronting the Plaza. He tore down the adobes populating the lots and erected a two-story brick commercial building called the Hanley Block.[10] But he soon left Santa Fe, relocating to Independence, Kansas with his brother, Daniel, where he took up farming.[11]

Bernard Bryan Hanley died in Lynn in 1921 at the age of 79. He is buried there, along with his parents and siblings, under a granite cross at St. Mary's Cemetery.

Block 37: A Small Subdivision

It is unclear when Hanley acquired the Manhattan Road land, but in 1910, he hired the city land surveyor John L. Zimmerman to create a plat. This plat is likely the bounded area shown on the 1912 King's map as Lot 37 (Fig. 1). Following a probate of his estate, his executors, consisting of three family members from Lynn, began selling off the Manhattan Road land. Each deed indicates the parcel was part of Lot 37. In this way, the original land was subdivided into seven smaller lots, one of which involves the subject parcel (Fig. 3).

Roberto Montes acquired Hanley's part of Lot 37 in 1924. He sold it to Rosendo Romero on May 5, 1926.[12] Rosendo and his younger brother, Carlos Romero, are directly connected to the subject property and its home.

[7] "Caught and Locked up for Their Pains," *Santa Fe Daily New Mexican*, December 28, 1882, 4.
[8] "Telegraphic Brevities," *Santa Fe Daily New Mexican*, June 2, 1885, 1.
[9] A few of General Land Office land patent records.
[10] "New Store Houses," *Santa Fe Daily New Mexican*, May 24, 1893, 4. A separate article states the adobe bricks were tossed onto the Plaza, to raise the level of the ground.
[11] U. S. Census Bureau, Year: 1900; Census Place: Independence, Montgomery, Kansas; Roll: 491; Page: 16; Enumeration District: 0139.
[12] This deed was not located (it may not have been recorded) but is referred to in Warranty Deed, Donaciano and Consuelo Romero to Charles R. Romero, recorded June 5, 1940, Book 19/Page 168, Instrument # 62094, Santa Fe County, New Mexico.

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The Romeros

Rosendo Romero, one of 15 children, was born in Agua Fria village in 1902. He was the oldest son of Donaciano and Consuela Romero. His father operated an acequia-irrigated farm a few properties east of the village church. Rosendo likely helped his father on the farm, but by the early 1920s he had moved to Santa Fe. He was employed as a washerman at the Santa Fe Electric Laundry at Jefferson and West San Francisco — Santa Fe's premiere commercial laundering facility that was demolished during the 1970s to construct the Hilton hotel.

City directories indicate that he built a home on a property now addressed 711 West Manhattan Avenue, on the land bordering the subject house to the south.[13] There, he lived with his wife, Nestora, and two children. By the 1930 census, the address included two separate households: Rosendo and Nestora's family, along with his father and mother and eight of Rosendo's siblings. These included the second oldest son, Carlos.[14] In 1935, Rosendo deeded a portion of his property to his father.[15]

Carlos and Virginia Romero

Carlos, or Charles as he was often called, lived in the 711 West Manhattan house and attended St. Michael's College, where he graduated in May 1933 in a class of 22 students.[16] He evidently learned stenography at college, and was employed after graduation as a stenographer at the Santa Fe Motor Company, a huge combination Chevrolet dealership and repair service that occupied what is now the Santa Fe Design Center on Cerillos Road (Fig 2). His commercial education, which would have included bookkeeping, shorthand, and dictation, put him on the track to a white-collar career and skills that were employable during the Great Depression.

[13] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1921), 151. The house is also identified by the address of 150 Romero Street.
[14] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 7A; Enumeration District: 0006; FHL microfilm: 2341134.
[15] This deed was not located (it may not have been recorded) but is referred to in Warranty Deed, Donaciano and Consuelo Romero to Charles R. Romero, recorded June 5, 1940, Book 19/Page 168, Instrument # 62094, Santa Fe County, New Mexico.
[16] "St. Michael's College Will Graduate 22 on Friday June 2," *Santa Fe New Mexican*, May 24, 1933, 4.

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On October 3, 1939, Charles married Virginia Schutz, a native of Santa Fe, whose father, Leo Schutz, was the head of the state's oil and gas lease division of the State Land Department. Virginia had attended Santa Fe High School and graduated from Saint Mary's Academy, a parochial boarding school in Silver City operated by the Sisters of Mercy. She, too, likely had practical training, as she worked as a nurse for a doctor in Santa Fe.[17]

A wedding announcement stated the couple would reside in their "new home at 140 Romero Street."[18] While this phrase is open to interpretation, this article and the fact that the address first appears in the 1940 city directory suggests the house was built during this period (Fig. 3).[19]

The 1940 census, the only enumeration of the couple living in Santa Fe, recorded Carlos, 25 (then going by Charlie), and Virginia, 22.[20] By this time, Romero Street had grown to 23 dwellings, lining the road between Agua Fria and West Manhattan streets. Most residents had Spanish surnames, including two others with the Romero last name.[21] Thirteen of the 23 homes were owned by their occupants.

Charles enlisted in the Army shortly after the census. His military service — or related wartime work — eventually brought them to California, where they settled in Orange. Following the war, Charles continued his career in the automobile service industry there.[22] In 1952, in California, Charles and Virginia deeded their Romero Street property to his younger brother, William.[23]

[17] "Virginia Schutz to be Bride of Charles R. Romero Oct. 3," *Santa Fe New Mexican*, September 16, 1939, 2.
[18] "Schutz Romero Nuptials Today," *Santa Fe New Mexican*, October 3, 1939, 2
[19] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 329. This address is not listed in the 1938 directory; however, 1939 edition is not available, making 1940 the best guess.
[20] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61B; Enumeration District: 25-13A.
[21] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940.*
[22] Charles died in Orange, California, in 2009.
[23] Warranty Deed, Charles R. and Virginia Romero to William and Emily Romero, recorded October 9, 1952, Book 67/Page 300, Instrument # 110198, Santa Fe County, New Mexico.

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William and Emily Romero

Born in Agua Fria in 1921, William — known as Willy — served in the U.S. Army during World War II, where he was deployed to the Asiatic-Pacific Theater and took part in the Philippine Liberation campaign. [24] Following his military service, he worked as a laboratory technician at the Los Alamos Scientific Laboratory.

City directories indicate that he and his wife, Emily, moved into the house by the mid-1950s, and lived there with their children until approximately 1965. After that time, the property became a rental, with public records from the 1990s showing multiple tenants, including Robert L. Romero, one of William and Emily's children.

In the late 1990s, William and Emily transferred the property into a living trust.[25] William passed away in 2015 at the age of 94. Pursuant to the terms of the trust, the property was inherited by his daughter, Lillian Snee, a resident of Los Gatos, California.[26] In 2023, she sold the property to the current owner, bringing nearly a century of Romero family ownership to a close

Evaluation of Historical Status

Believed to have been constructed in the late 1930s or early 1940s, the house has undergone multiple additions, including the rear primary bedroom and the enclosure of both the carport and rear porch. Window replacements with non-sympathetic units, particularly along the front façade, have further diminished the building's historic character. Given these cumulative alterations and the overall modest architectural

[24] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: *Military Discharges*; Box Number: *16632*; Box Title: *Military Discharges Romero – Rushing.*
[25] Quitclaim Deed, William and Emily Romero to the Romero Living Trust, recorded January 26, 1999, Book 1594/Page 483, Instrument # 1058565, Santa Fe County, New Mexico.
[26] Warranty Deed, Lillian P. Snee, et al., Romero Trust to Lillian P. Snee, Romero Trust, recorded June 30, 2015, Instrument # 1768475, Santa Fe County, New Mexico.

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expression of the structure, the recommendation is to maintain its Non-contributing status.

Although the front yard wall likely dates to the 1960s, it was modified after 1985 with a Pueblo Revival-style treatment, including stucco surfacing and softened, rounded edges. This makeover is not in keeping with the house's vernacular character and introduces a stylistic inconsistency. For these reasons, the wall is recommended as Non-contributing.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Approximate location of future subject lot highlighted in red.

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Figure 2: 1935 Soil Conservation Service aerial photograph.
Note the current house is not present but the property may include a structure.

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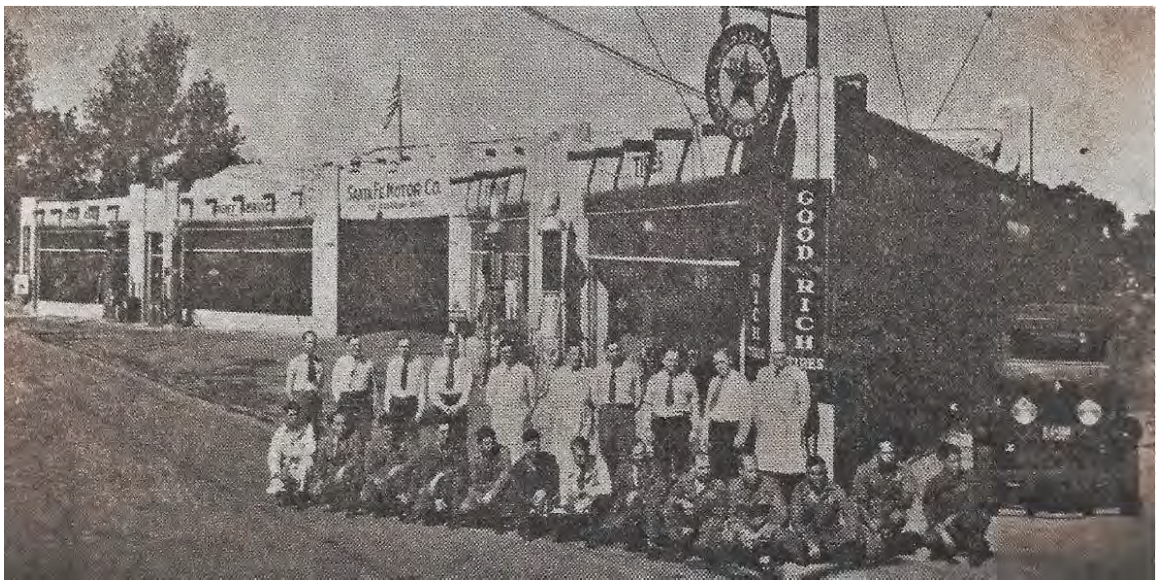

Figure 3: c.1930s staff portrait of Santa Fe Motor Company
It is unclear if Carlos Romero is pictured. Author's collection.

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Figure 4: October 25, 1948, aerial photograph.
Note rear addition appears to extend into neighboring property to the north.

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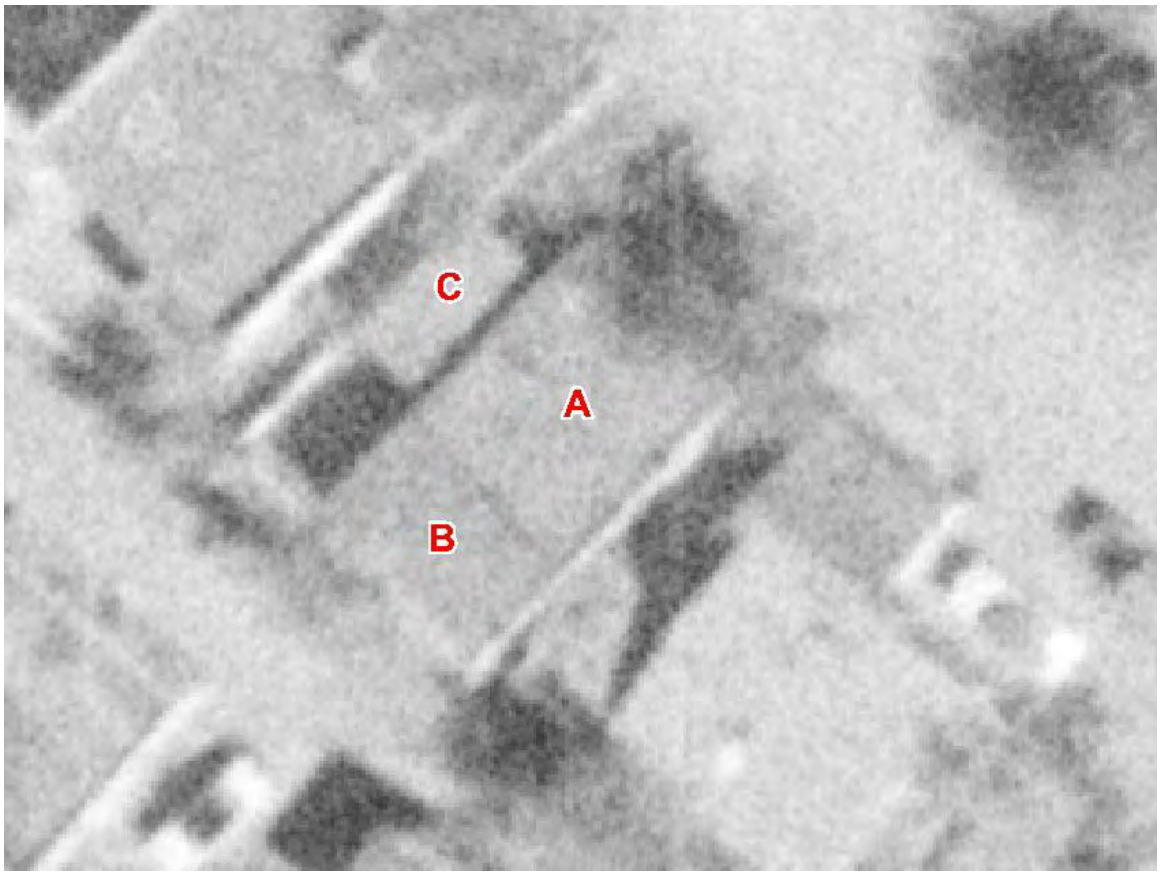

Figure 5: November 10, 1958, aerial photograph
A. Original house; B. addition; C. carport.

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Figure 6: February 27, 1969, aerial photograph.
A. Garage at neighboring property appears to be attached to subject house; B. porch has been added; C. north property wall at lower height; D. front yard wall present.

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Figure 7: September 11, 1978, aerial photograph.

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Figure 8: August 1985 Historic Building Inventory photograph. Harry Weiss, photographer. Courtesy of NMCRIS.
Note paired 6/6 windows, unstuccoed yard wall, and open carport and porch.

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Survey Photographs

(All images taken by Giulia Caporuscio, on May 10, 2025, unless otherwise noted)

Photo 2: East (front) elevation. Camera facing west.

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Photo 3: East elevation. Front door. Camera facing west.

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Photo 4: East elevation. Trim above front door. Camera facing up.

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Photo 5: East elevation. Altered window. Camera facing southeast. John W. Murphey, February 27, 2025.

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Photo 6: South elevation. East end representing original house. Camera facing northeast

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Photo 7: South elevation. West end representing addition. Camera facing northeast.

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Photo 8: West elevation representing addition and enclosed porch. Camera facing northwest.

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Photo 9: West elevation. Recent window at addition. Camera facing northwest.

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Photo 10: West elevation. Steel window at enclosed porch. Camera facing east.

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Photo 11: North elevation. Enclosed carport. Camera facing west. John W. Murphey, February 27, 2025.

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Photo 12: North elevation. Enclosed carport. Plywood doors. Camera facing west. John W. Murphey, February 27, 2025.

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Photo 13: West elevation of enclosed carport. Camera facing east.

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Photo 14: North elevation of enclosed porch. Camera facing south.

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Photo 15: Front yard wall. Camera facing northeast. John W. Murphey, February 27, 2025.

The construction is cinderblock, chicken wire, and stucco covered with elastomeric or other latex paint which has aged in the sun to a slightly pinkish brown color.

GIS Map 2019

NMDOT
Aerial Photography
140 Romero St.
09/11/78_060

NMDOT
Aerial Photography
140 Romero St.
02/27/69_4068

NMDOT
Aerial Photography
140 Romero St.
02/28/68_023

NMDOT
Aerial Photography
140 Romero St.
08/20/65_001

City of Santa Fe, New Mexico

memo

DATE: June 10, 2025

TO: Historic Districts Review Board

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

FROM: Amanda L. Romero, Senior Planner, Historic Preservation Division

---

2025-010506-HDRB, 626 Canyon Rd., Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Santa Elena Properties, LLC, owner, requests status review and primary façade designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other: Façade Diagram

APPLICANT SUBMITTALS

___ Proposal Letter

__x__ Site Plan/Floor Plan

____Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per section 14-5.2(C)(2) Designation of Significant, Contributing or Non-contributing Status Within Historic Districts, with facades 1,2,4,5, 8 and 9 as primary. Staff recommends the front yard wall be designated as contributing.

Sample motion:

a. In case 2025-010506-HDRB 626 Canyon Rd., the board moves to retain the structure as contributing, designate facades 1,2,4,5,8 and 9 as primary, per the façade diagram, and designate the front street facing yard wall as contributing.

BACKGROUND & SUMMARY:

The 2,314 sq ft. structure at 626 Canyon Rd. is currently listed as contributing to the Downtown and Eastside Historic District. The original structure was built in the 1920s in the Old Santa Fe Style with an addition constructed in 1968.

The structure was originally constructed as a residence for Valentine and Sallie Garcia, who sold it to Andrea Bacigalupa in 1956. Ms. Bacigalupa converted the residence into an art Gallery/Studio, named "Gallery 626", the towns first collective art gallery.

The facade map below illustrates the facades recommended as primary with the reasons why staff made those recommendations.

Façade Diagram

Primary

Non-Primary

Façade 1- Retains historic character at the with low pitched roof, and centered octagonal fixed window.

Façade 2- Original adobe, older wood casements windows

Façade 4 & 5- Showcase the studio that was built by artist Andrew Bacigalupa, 2 story, high windows for good lighting

Façade 8- Features, Stain glass stairwell window, of the 1958 Studio addition.

Façade 9- Nicho and divided lite windows.

The yard wall is constructed of adobe at a height of 3'- 6" above the courtyard and sits on a raised riverstone foundation. The interior of the yard wall has santo tiles.

City records indicate that a status review Case# 2022-005628 was on agenda and was postponed, no record of being brought, before board.

Windows were replaced on façade 6, and there is no record of this being approved by staff or the HDRB.

APPLICANT'S REQUEST:

The applicant requests a status review and primary facade designation as applicable.

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.

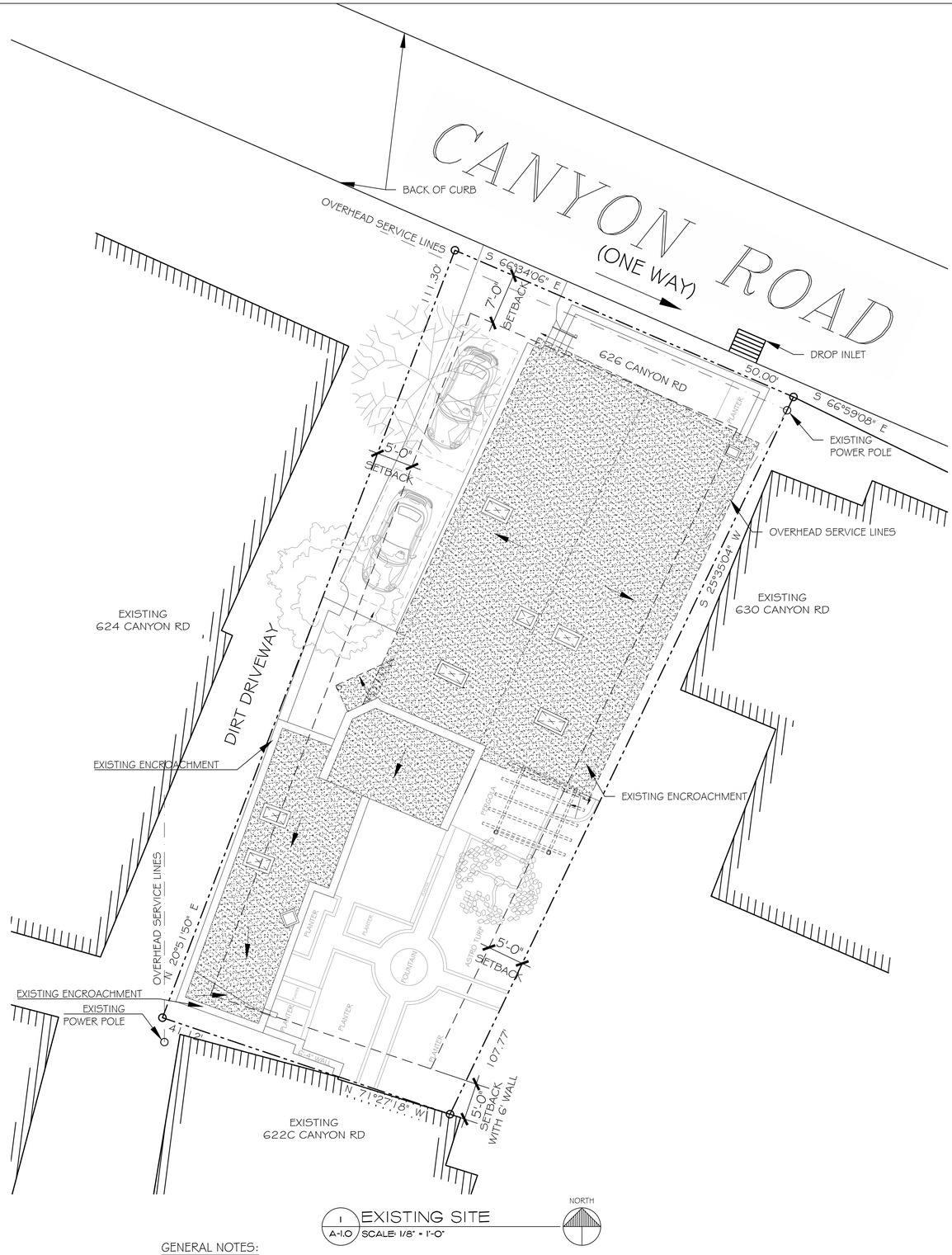
(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(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.



1 EXISTING SITE
A-1.0 SCALE: 1/8" = 1'-0"

GENERAL NOTES:
SITE PLAN

- SURVEY IS BASED ON A "PLAT SHOWING PROPERTY OF VALENTINE GARCIA, LOCATED AT 626 CANYON ROAD, PORTION OF LOT NO. 20, BLOCK 83, KING'S MAP OF SANTA FE." DATED APRIL, 1939, RECORDED IN PLAT BK. 3, P. 421. REFERENCE "CITY DEED", DATED SEPTEMBER 1956. REFERENCE W.D. FROM VALENTINE & SALLIE GARCIA TO ANDRE & ELLEN BACIGALUPA, DATED 19TH SEPTEMBER, 1956, RECORDED AS INST. NO. 218195 (LEGAL LOT OF RECORD)

GRAPHIC SCALE: 1/8 = 1'-0"
0' 4' 10' 20' 40'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

BOYD ADDITION
626 CANYON ROAD
SANTA FE, NEW MEXICO

APRIL 14, 2025

EXISTING SITE

A 1.0

SET #

BOYD - 2503

P:\2503 - Boyd\Current Drawings\2503 - Boyd_250604.dwg, A-1.0_SITE, 6/4/2025 8:24:19 AM, Ando, AutoCAD PDF (High Quality Print).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

February 11, 2022

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:

The Studio of Gian Andrea

2. Location:

626 Canyon Road
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: H-1054

4. County: Santa Fe
Parcel # 10164608

5. Property Type:
_x_Buildings: 1
_x_Structures: walls - 1
__ Site __ Object

6. Date of Survey:
February 4 & 6, 2022

7. Previous Survey Date(s):
_x_Yes: October 31, 1984
__ No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.6814098,-105.9281978

10. Photo Information: Sharon Joyce, photographer. **View of north, front façade, facing southeast.**

11. Brief Description of the Property:

The former Studio of Gian Andrea is a simple, rough-looking building showing to the street one of the most uncomplicated façades on Canyon Road. Perched above grade, just west of the Olive Rush home and studio, the older part of the building faces the street with a low-pitch gable roof. Behind this, at a distance, is a stubby second-story volume constructed in 1968. A long, one-story room, also built in 1968, is attached. The 2,314-square-foot building is made of a mixture of adobe, frame, and concrete. It contains a gallery, two bedrooms, and two full baths. The back of the house faces onto a private courtyard. The property has several lot-line walls, owned by neighboring properties. A low street wall girds its front façade.

Continued on Page 5.

12. Who uses the property? Vacant

13. Construction Date:
Date: c. 1920s, with 1968 additions and alterations
_x_ Known _x_ Estimated **Source:** aerial photographs, newspaper accounts, city directories, property records

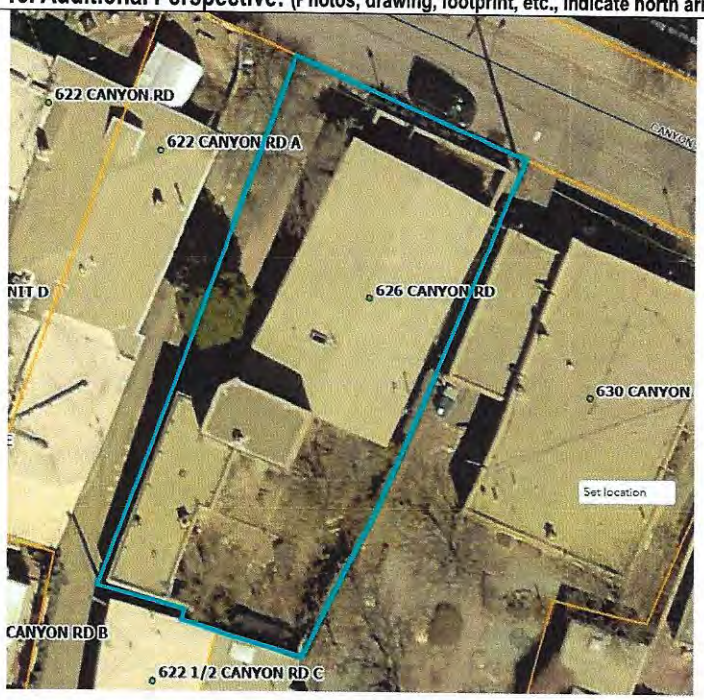
14. Setting:
__ Suburban __ Rural __ Village __ Urban **If Urban: _x_ Commercial __ Industrial _x_ Residential __Public**

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

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Office of the Santa Fe County Assessor

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

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

For: James and Paul Campion

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

Owner: James and Paul Campion

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 __ Non-contributing: House _x_ No Status: front wall Garage and Carport
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

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The Studio of Gian Andrea

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626 Canyon Road
Santa Fe:
Downtown and Eastside Historic District

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

4. County: Santa Fe

5. Date of Survey: February 4 & 6, 2022

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_ Adobe __ Brick __ Composition __ Concrete: Block
__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated
__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar
Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular
_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten
Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle
__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 _x_ 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 _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None _x_ Low
__Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: x Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows __ N/A
Based on field conditions, several windows were not recorded

Operation	Material	Glazing	Number
Siding	Wood	1-1	1
Casement	Wood	8 - paired	5
Casement	Wood	1-1	3
Fixed	Wood	Single	5
Fixed	Wood	1-1	1
Fixed	Wood	Pieced	2
Sash	Metal	1/1	1
Sash	Wood	1/1	2
Sash	Wood	6/6- paired	3
Fixed	Wood	Art Glass	3

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	5-Light	Wood	3
Single-Leaf	10-Light	Wood	1
Single-Leaf	Full Light	Wood	3
Single-Leaf	Panel	Wood	1

12. Chimneys
Two, interior stucco clad

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1968; construction of second story studio, living room, and storage room; newspaper accounts and aerial photograph.
#2 Date: Unknown; change of windows on all elevations; visual and material evidence.

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:

Other: Vernacular; counterculture

17. Documents Available and Their Locations

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

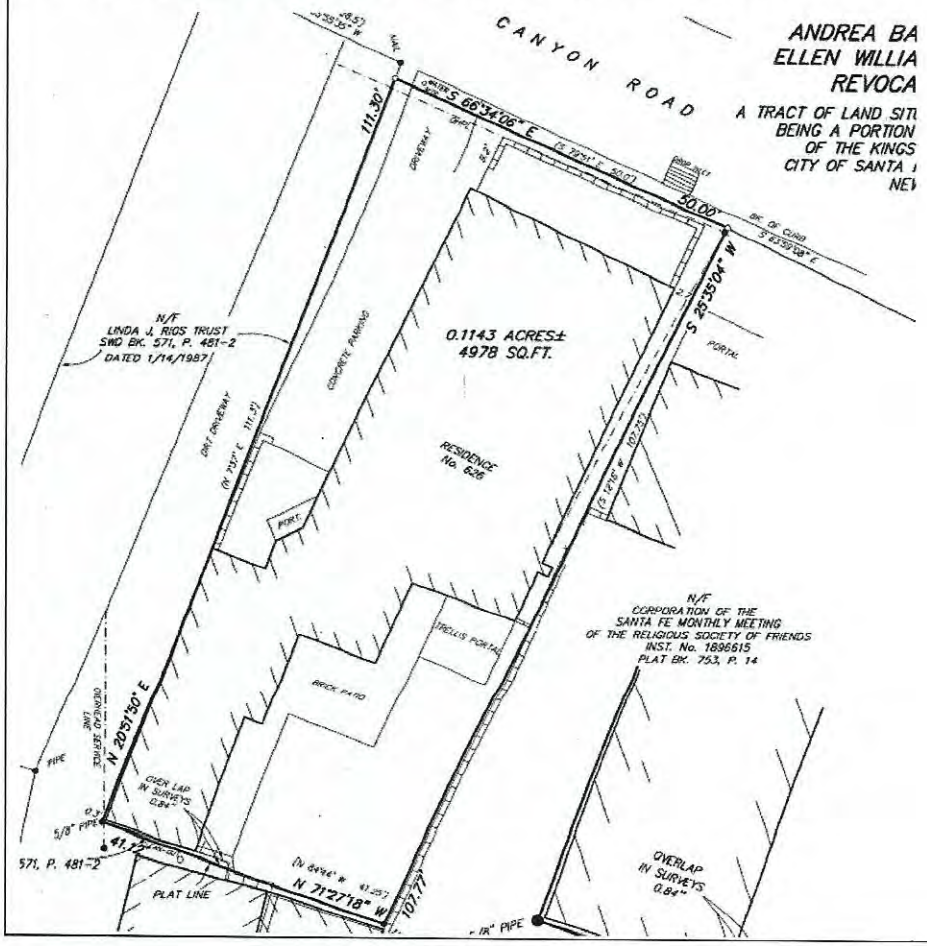
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of January 2021 survey. Courtesy Del Rio Surveys, Inc.



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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Architectural Description Continued

Façade

The simplest and shortest of the studio's elevations is the front façade facing Canyon Road (Photos 1 & 2). It is approached by three concrete steps leading to a brick courtyard enframed by a low wall. The low-pitch gabled elevation has three openings associated with the former gallery. These hold two five-light glass doors, flanking a centered octagonal fixed window. Five-light doors of this design are found throughout the building. Its wall is dimpled ceramic tiles and a shell-motif *nicho* holding a tile rendition of the Virgin of Guadalupe.

West

Paralleling the driveway, the west side of the studio stretches nearly 100' and has three distinct sections (Photo 2). The elevation shows a few artistic flourishes, with a window with a sculpted surround and a nicho holding a tile depiction of el Niño de Praga (Photo 3). Otherwise, there is no articulation. The older part of the building is constructed of adobe and fenestrated with an array of mixed windows (Photos 3 & 4), the most notable being a set of wood casements near the south end.

The older section terminates at a small porch and enclosure. This space encloses a stairwell constructed in 1968 that is lit by sculptural art glass (Photo 5). The pieced wood window holds three panels arranged in vertical order, from to bottom: dark and light blue, red and orange, and green and yellow.

Beyond this is a long rectangular volume holding the living room and a storage area. Built by Andrea Bacigalupa, a portion may have incorporated an earlier garage. Its west elevation has no windows (Photos 6 & 7).

South – Courtyard Area

The private area of the home faces onto a brick-paved courtyard enclosed by property walls (Figure 5). All elevations fronting the courtyard were constructed and/or altered in 1968. Rising above the space is a two-story volume Andrea Bacigalupa erected in 1968 to serve as his studio (Photo 8). Bacigalupa likely built upon an existing one-story bump-out depicted on an early plat and aerial (Figures 2 & 3). The second floor is accessed by

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the staircase referenced earlier. An asymmetrical pattern of windows — possibly recycled — provides light into the upper story.

Abutting this is a long, one-story volume Bacigalupa created in 1968 as a living room. Its north end is dominated by a field-built wood window wall and a door (Photo 9). Its rough pieced lumber construction reflects the hippie-built ethos of the era. Additional fenestration includes a fixed slit window illuminating an indoor fish pond and a five-light wood door at the south end opening to a storage room (Photo 10). Based on an earlier plat, the storage area may have incorporated an adobe garage and the living room an adobe property wall (Figures 2 & 5).

Right (east) of the tower is a short section of a wood window wall that may represent an enclosed patio (Figure 3, Photo 11). The fenestration likely had a passive solar function.

East

At times less than 3' from the Olive Rush property wall, the east elevation is the roughest side of the home. It consists entirely of the original adobe portion. Different window types, including older wood casements, penetrate the wall, and two of these bracket a precarious stovepipe (Photo 12).

The building, and its interior, are in a deteriorated condition.

Front Courtyard Wall

Running along the front of the property is a low wall, likely constructed of adobe and sitting on a raised foundation of river stones (Photo 1). The roughly C-shaped structure is supported at intervals by buttresses. The inside height is around 3'-6" above the courtyard and the top of the wall is rounded. Near the gate begins a line of ceramic Santo Tiles created by Andrea Bacigalupa (Photo 13). The structure is finished with cementitious stucco. A wall with this form appears on a 1958 aerial photograph (Figure 3), and may link to the Bacigalupa's first renovation of the property.

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Historical Overview

Canyon Road Context

The famed arts district of Canyon Road began as a trail along the Santa Fe River, leading from Puebloan settlements in the valley to the mountains. It followed a river bench, providing a level grade conducive to movement. In colonial times it gained a name: "El Camino del Cañon," and served a similar purpose as a resource route to the mountains and as local access to agricultural plots along the river.

In the early 1900s, the old mud-packed trail became part of New Mexico's first public highway when Las Vegas boosters, including architect Isaac Hamilton Rapp, introduced a bill to create a public road between Santa Fe and their city. Called the Scenic Highway, the mountainous road sent automobiles through an area of intense natural beauty that its promoters equated to Yosemite and Yellowstone.[1] However, the Sisyphus-like project quickly drained the territory's limited public road fund, and efforts shifted to the lower altitude El Camino Real Highway, future I-25.

By statehood, its use was over, and it was identified in the 1912 city plan as one of the town's few ancient streets "to be left undisturbed." It remained undisturbed, unpaved, and ancient for many decades.

The quaint narrow lane began to be discovered by artists in the 1920s. Gerald and Ina Cassidy established the first studio home in 1915 when they converted an old adobe at the corner of Canyon Road and Acequia Madre. Later Sheldon Parsons arrived (renting the Cassidy's house), then came Fremont Ellis. Olive Rush moved onto Canyon in the 1920s, creating a home and studio that she would occupy until her death in 1966. Her home studio shares a wall with the subject house. Many other artists would follow, some renting an apartment for a short time before establishing home elsewhere. During this period, the road remained primarily residential and dominated by Hispanic homeowners.

Valentine Garcia

One of these homeowners – and the first to be directly tied to the house – was Valentine Garcia. Born in 1893, Valentine may have grown up in the area. We know that

[1] John W. Murphey, "A New King's Highway," *Chronicles of the Trail* (Vol. 7, No. 2, Spring 2011), 15-16.

by the late 1920s he had established a woodlot on the property, selling sawed and split timber and coal.

He lived on the property with his wife, Sallie, their three children and a servant. According to the 1930 federal census, Valentine owned the house, which was valued at $3,000.[2] Newspaper notices indicate that he was civic-minded, and the house served as a polling place for municipal elections. The Garcias would hold onto the house until the early 1950s.

During the Eisenhower years, Canyon Road began to evolve from a primarily Hispanic residential area to a commercial corridor developed for tourism. In addition, Santa Fe's postwar boom had increased the number of residences along the road by 76% between 1940 and 1950.[3]

Reflecting both trends, an old home at 601 Canyon (across the street from the subject property) was converted in 1954 into the Hal West Western Gallery, serving as the home and gallery of the Texas artist of the same name. The same year, longtime Santa Fe artist and former member of the Cinco Pintores, Josef Bakos, announced a new use for the Garcia house – the town's first art collective gallery.

Gallery 626

As described in the *Santa Fe New Mexican*, the new collective — called the Professional Artists Community and made up of seven artists — sold their works in a gallery they managed. "We want to be an art center rather than a group of walls on which to display paintings," stated Karl Larsson, one of its members.[4] Another member, Bill Longley, envisioned a kinetic experience, where the gallery would be "in a constant state of change."[5] The artists' work — from metal sculptures, collage, and chemical painting to Bakos' more traditional easel subjects — opened in May 1954 as the 626 Gallery.[6] The high-minded gallery would not last long, shuttering within a year.

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[2] United States Federal Census, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 2B; Enumeration District: 0003; FHL microfilm: 2341134.

[3] Henry J. Tobias and Charles E. Woodhouse, *Santa Fe: A Modern History, 1880-1990* (Albuquerque: University of New Mexico Pres, 2001), 185.

[4] "Three Paintings Sold at Opening of 626 Gallery," *Santa Fe New Mexican*, May 11, 1954, 5.

[5] Ibid.

[6] The members of the collective were Josef and Teresa Bakos, Bill Longley, Tom Dryce, John Dorman, Karl Larsson, and John Skolle.

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The Studio of Gian Andrea

While the art collective business model failed, the next occupants — a husband and wife arts and crafts team — would carry on a successful gallery in the old Garcia house for over four decades. They would transform the old house into their home, studio, and gallery. Selling sacred art, their gallery — filled with tiles, mosaics, paintings, and jewelry — became a must-see tourist attraction on Canyon Road.

Born in 1923 in Baltimore, Andrew L. Bacigalupa (as he was named at birth) was a second-generation Italian American.[7] His father, Andrew Bacigalupa, who went by Henry Bass, worked as a truck driver for the Pennsylvania Railroad. The family lived in a modest brick row house near the Baltimore Pennsylvania station. In 1930, the small, three-bedroom, one-bath house held his parents, three siblings, his mother's brother and his wife, and two nephews — nine people.[8]

After working for a time at the Bethlehem-Fairfield Shipyard in Baltimore, Andrew enlisted in the army in 1943, serving as a sergeant with the 357th Antiaircraft Artillery Searchlight Battalion in Europe. After the war, he studied at the Biarritz American University in South France. The college, spread across abandoned resort hotels, was one of three so-called army universities meant to condition college-bound soldiers before returning to the states.

He later entered the Maryland Institute College of Art, where he studied under Jacque Maroger, a French Old Masters-styled artist, who established the college's painting program. On June 19, 1950, at 27, he sailed from New York on the S.S. *Brasil* for Genoa to spend a year in Europe exploring art.

Ellen Wilcox Williams grew up in Bronxville, an affluent village in Westchester County.[9] Her father worked in New York City as a cotton broker; her mother served on the PTA. They lived in a six-bedroom, two-story shingled colonial house surrounded by lawn.

---

[7] Bacigalupa's biographical sketch is based on a review of primary source records, including census data, newspaper accounts, and real estate information. It presents a somewhat different overview than his Wikipedia entry.

[8] United States Federal Census: Baltimore, Maryland, Page: 11B; Enumeration District: 0114; FHL microfilm: 2340588.

[9] Ellen Wilcox Williams biographical sketch is based on a review of primary source records.

Ellen graduated with a bachelor's degree in art from Elmira College in 1950. Her senior thesis was a study of Michelangelo's Sistine Chapel ceiling painting.[10]

She spent a summer at the Art Students League in Woodstock, where she met Andrew Bacigalupa. She later participated in a Bryn Mawr College tour of Europe. She and Bacigalupa were married on October 9, 1952, in the Lady's Chapel, St. Patrick's Cathedral, New York City.[11] They made a home in Greenwich Village but had straight jobs — Ellen in the business office of New York University; Andrew, working as an accountant.

The young couple moved to Santa Fe in 1954, arriving in a Jeep with their son, two cats, and an ivy plant.[12] They immediately began producing art while Andrew, now going by Andrea, worked as a drafter at the State Highway Department. They created ceramic jewelry, starting with small things like earrings, pendants, cufflinks, and religious medallions, which would become their specialty.

They worked out of a home on Placita Rafaela, dubbing their business Gian Andrea, after their first child's name. They sold their crafts at outdoor shows under the portal of First National Bank and anywhere they could display.

The couple moved into the old Garcia house around 1956. Ellen, who was also a painter (and raising two children), drew up home decoration schemes for the house. One of her designs, a bathroom remodel, advanced her to a delegate to Congress on Better Living, an annual home industry event sponsored by *McCall's* magazine.[13]

In 1968, the enlarged the home, building a living room — the long north-south ell — and a second-story studio. It was the second significant improvement to their home and gallery. They spent two years creating pieces for the addition.

Ellen scoured woodyards looking for pieces of aged lumber to use as lintels.[14] Andrea made cast-concrete supports to hold *bultos* from Mexico. They built a massive fireplace and created an indoor pond for their children's goldfish. The highlight of the design was

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[10] Dan Byrne, "Ceramics is Family Affair," *Santa Fe New Mexican*, October 23, 1955, 5A.
[11] "Miss Williams is Wed in New York," *Bronxville Review-Press*, October 16, 1952, 2.
[12] Byrne, "Ceramics is Family Affair," *Santa Fe New Mexican.*
[13] "Bacigalupas Go to Washington for Congress on Better Living," *Santa Fe New Mexican,* October 11, 1957, 5.
[14] "Arts a Way of Life for Bacigalupas," *Santa Fe New Mexican*, August 4, 1968, D3.

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the twisting staircase to the second story studio, illuminated by a faceted art glass window. The stairwell's walls were faced with handmade "Cruz Azul" tiles from Mexico.

The home was dedicated to Saint Andrew and Saint Helena — Andrea created a cross motif representing the two saints, and placed variations of it around the house.[15] The addition, with its interior looking like a contemporary style Mexican home, created an oasis behind the storefront and gallery. The private courtyard patio was planted in grape vines, and here, the couple's four children could play as their parents worked the store.

The Studio of Gian Andrea became a tourist destination. While Andrea received commissions from religious institutions to design statuary, his bread-and-butter work was 6''x 6" hand-glazed tiles depicting obscure saints. Some were cork coated on their back to serve as coasters. The Santo Tiles, as they would be called, went into high production when they brought on associates to help.

The gallery morphed naturally into the 1970's version of Canyon Road, which took on a hippie veneer with glass blowing, candle-making, and imported crafts shops lining the street. Hand-made tiles and abstract sculptures of off-beat saints fit right in.

The couple continued to work at the gallery through approximately 2010. In 2015, Andrew L. Bacigalupa, who had been recognized as a Santa Fe Living Treasure in 2008, died at age 91. Ellen would pass three years later. She was 88. The house and studio sat idle for several years and entered a period of deterioration.

Evaluation of Historical Status

It is unclear why surveyor Michael Belshaw recommended 626 Canyon Road as Contributing during his October 31, 1984 reconnaissance of the property.

The significant changes the Bacigalupas made in 1968 were only 16 years distant. These alterations, including new massing and fenestration alteration, could have only taken on significance at the fifty-year mark in 2018.

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[15] Josephine Cudney, "Bacigalupa Wall Hangings Exhibit Opens at Art Commission," *Santa Fe New Mexican*, October 16, 1968, D2.

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As it stands today, the building has no more association with Valentin Garcia. It reflects the Bacigalupa's craft and ownership.

While in rough condition, the recommendation is to maintain Contributing Structure status and add the front courtyard wall to this designation.

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Illustrations

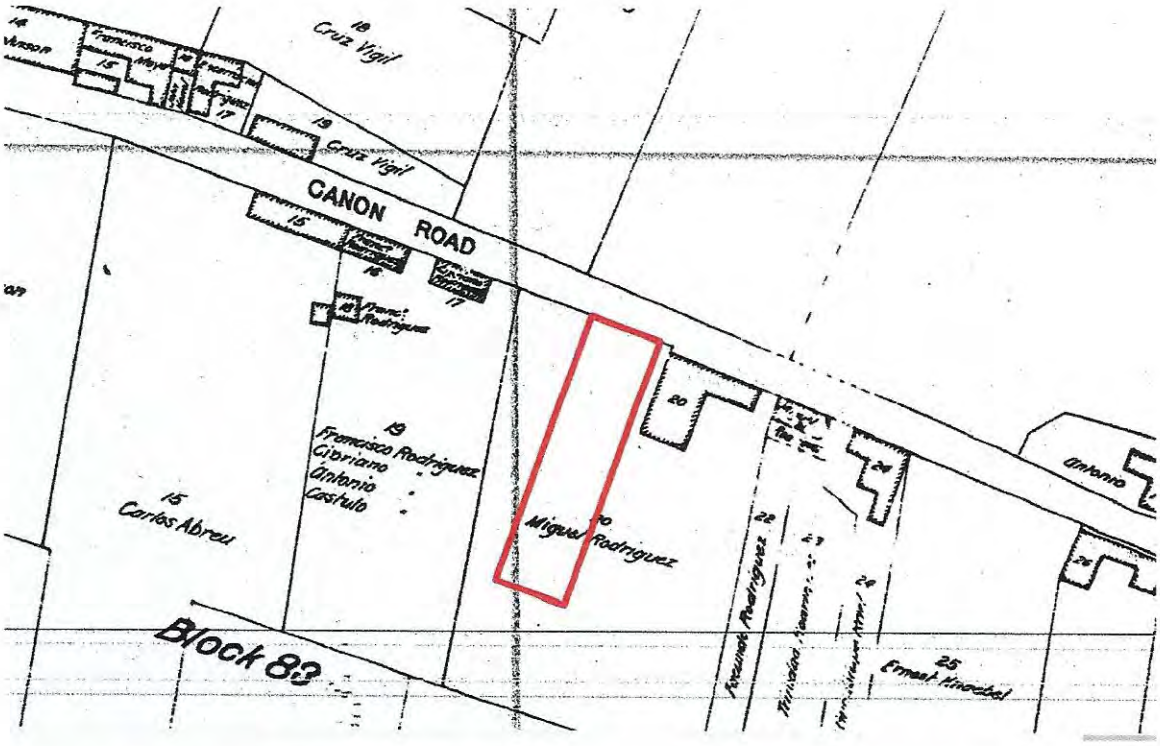

Figure 1: Portion of N. L. King, "King's Official Map of the City of Santa Fe, New Mexico," 1912, showing approximate location of subject property.

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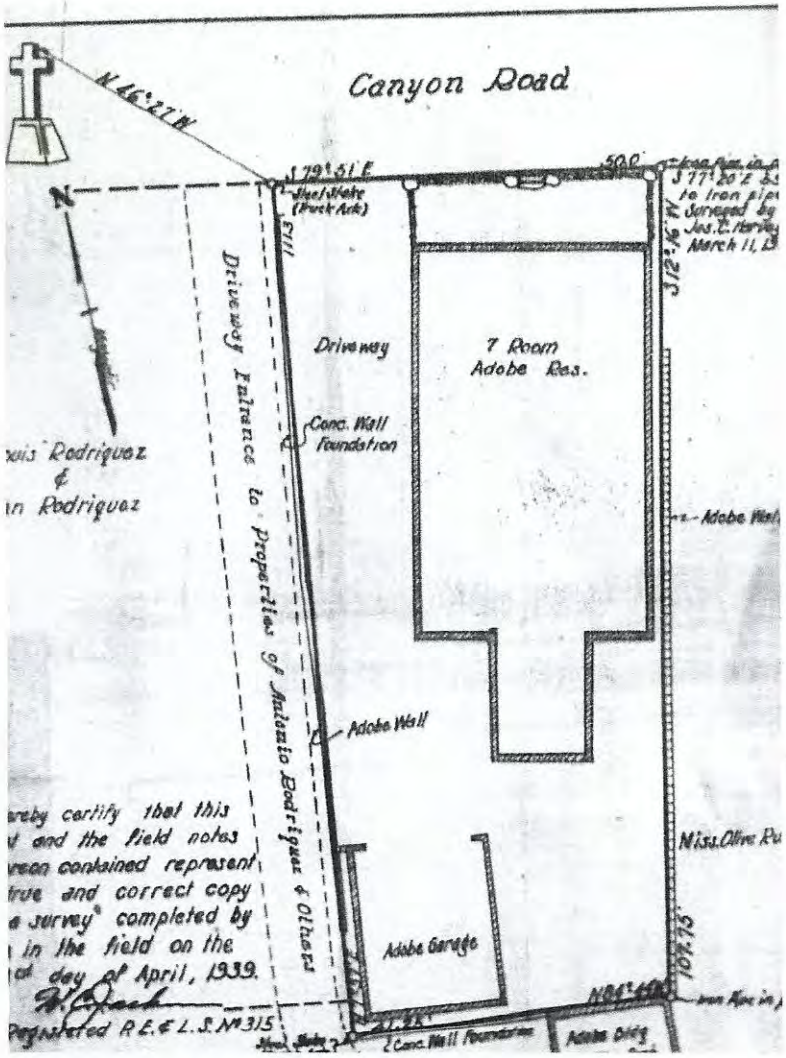

Figure 2: Portion of April 1939 survey plat for Valentin Garcia, showing the home's original footprint and location of garage.

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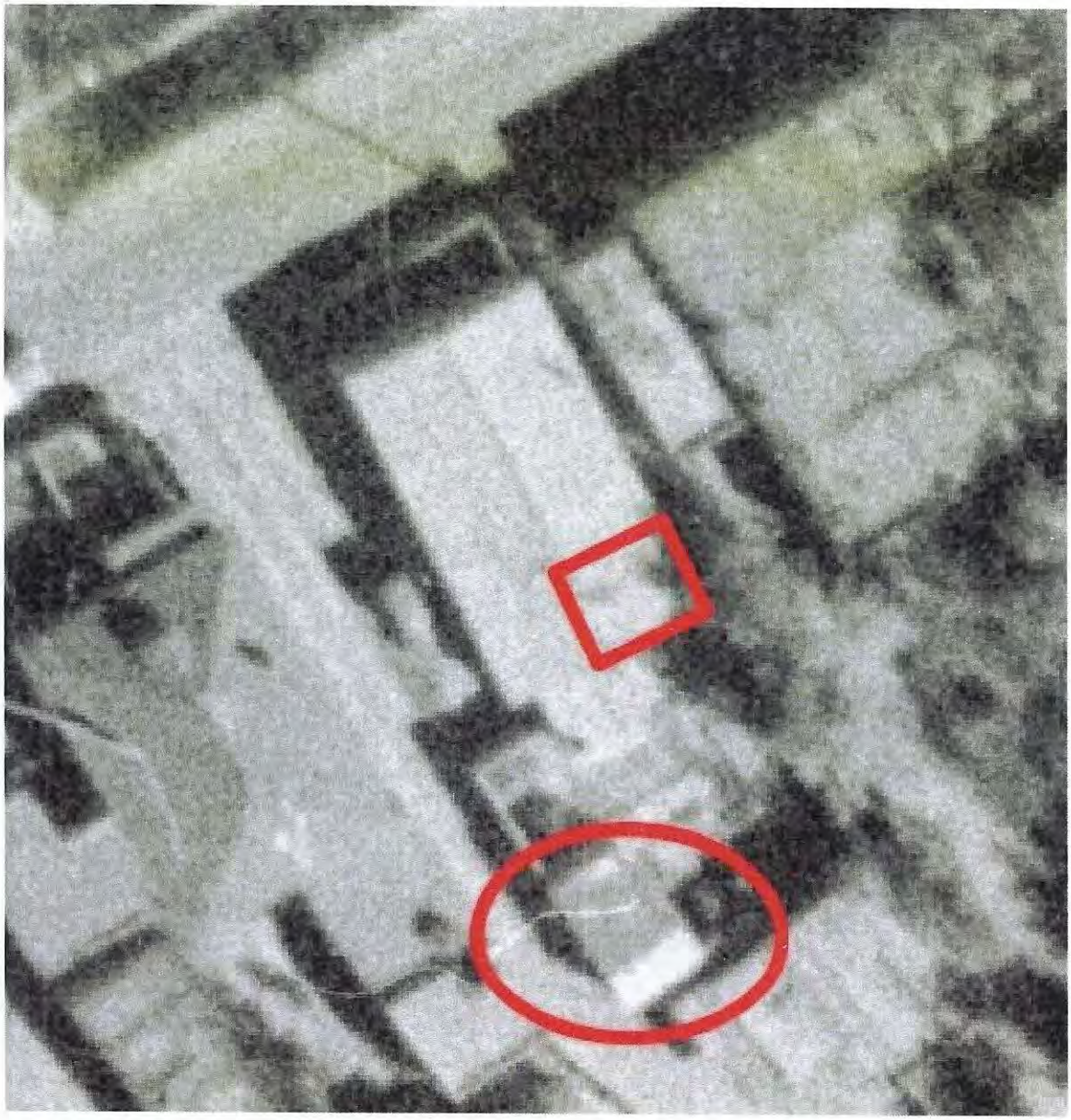

Figure 3: November 10, 1958, aerial photograph.
Earlier garage circled; likely open concrete patio in square.
Courtesy New Mexico Department of Transportation.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **The Studio of Gian Andrea**	**2. Location:** **626 Canyon Road** **Santa Fe:** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #: N/A** **4. County: Santa Fe** **5. Date of Survey: February 4 & 6, 2022**

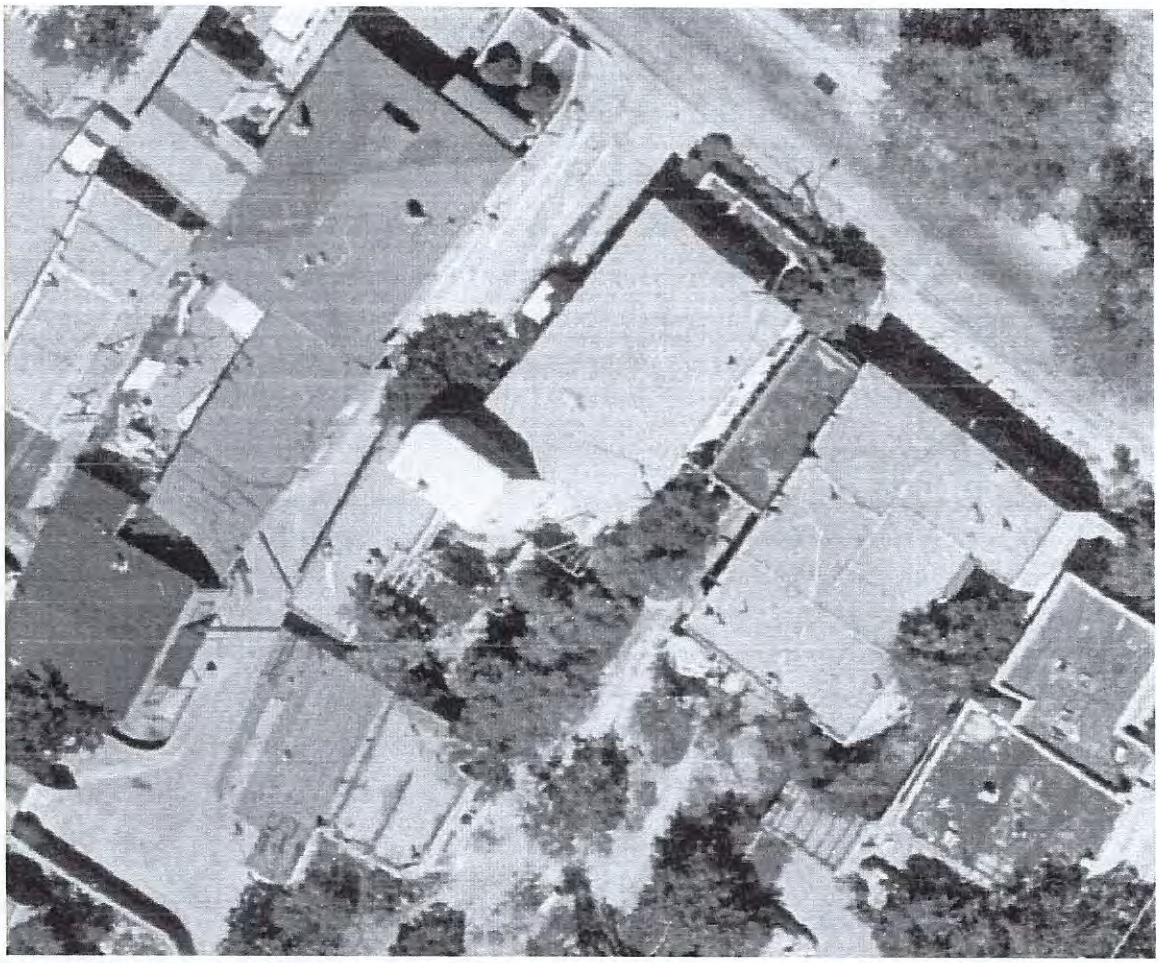

Figure 4: September 11, 1978, aerial photograph, showing completed design.
Courtesy New Mexico Department of Transportation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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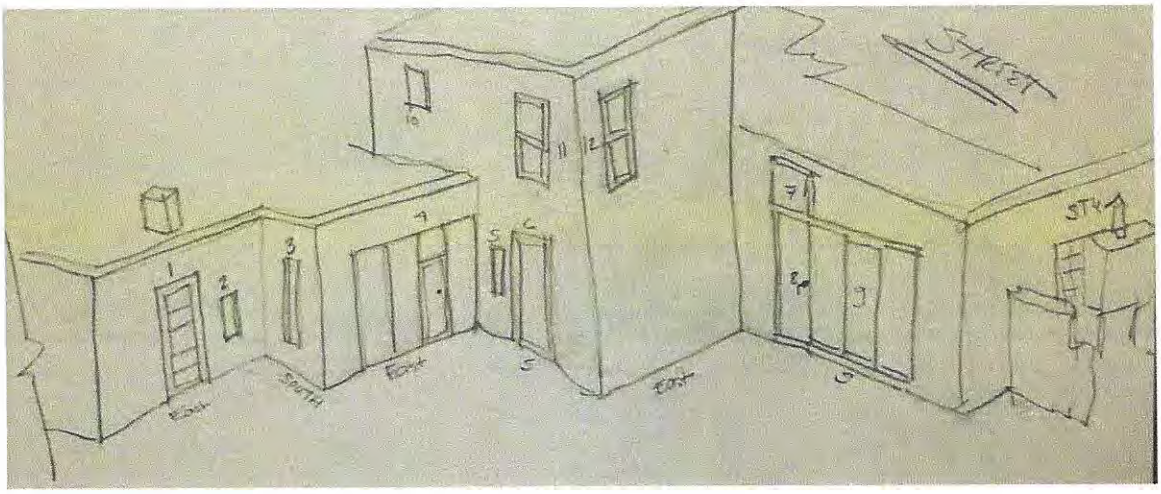

Figure 5: Field sketch of courtyard elevations.

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

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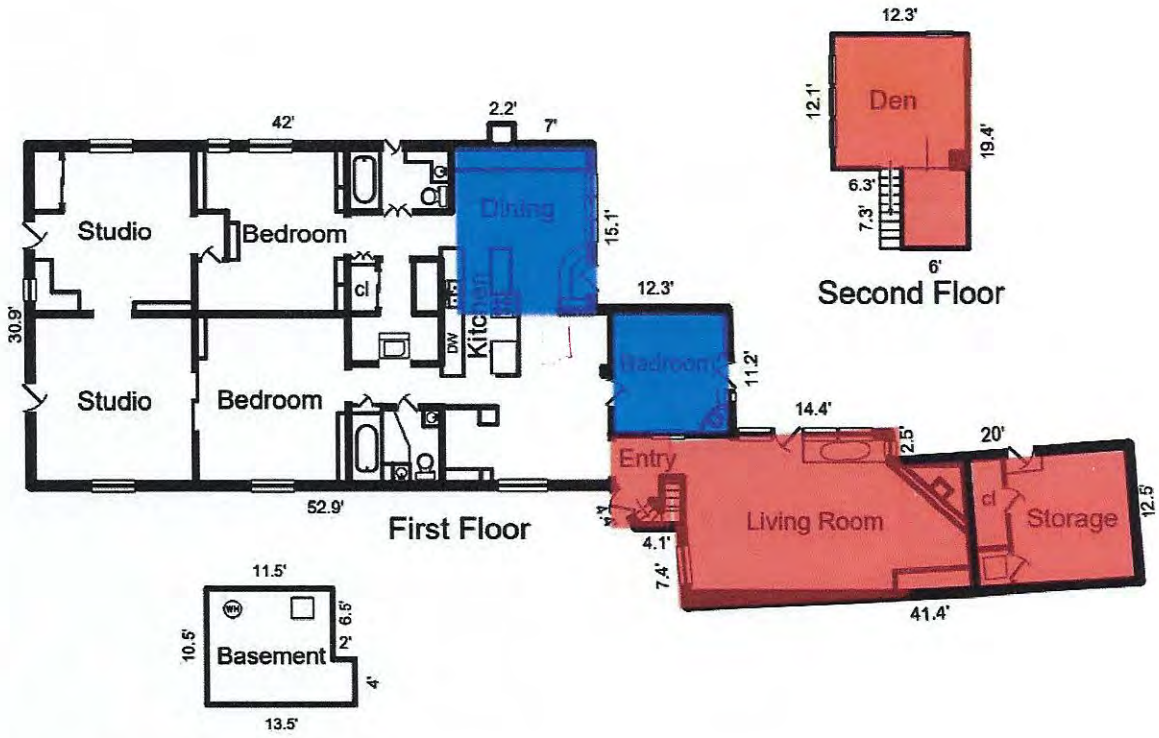

Figure 6: Current floor plan.
Red represents 1968 additions and alterations; blue areas that may have been additionally altered.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Sharon Joyce on February 4 and 6, 2022, unless otherwise noted)

Photo 1: View of property from Canyon Road
Camera facing southeast.

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Photo 2: View of west elevation.
Red indicates portion of 1968 addition.
Camera facing southeast.

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

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Photo 3: West elevation.
Older portion, north end.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: West elevation.
Older portion, middle section; 1968 addition in background.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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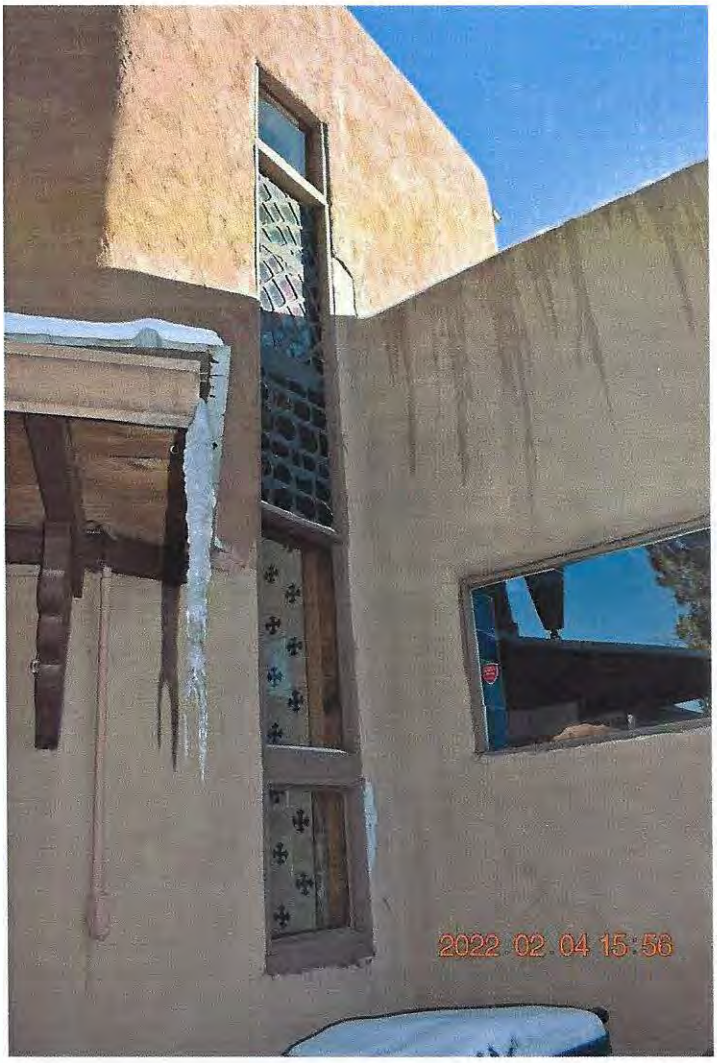

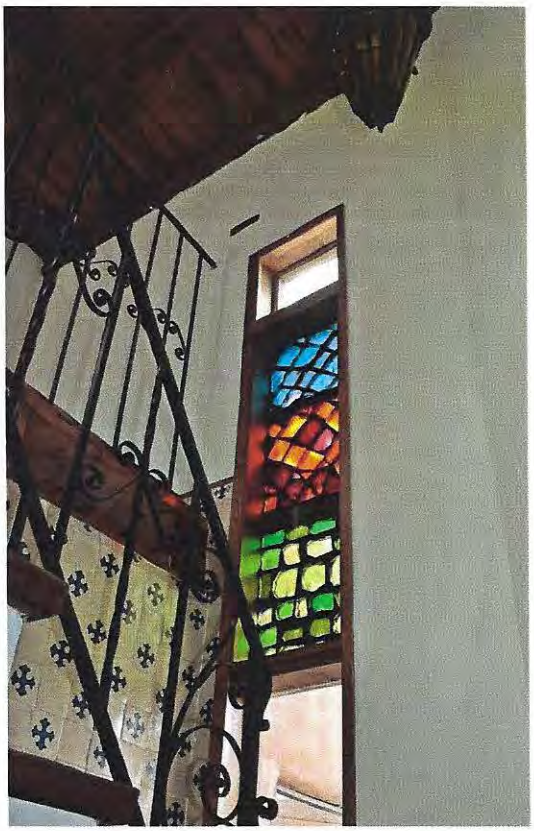

Photo 5: West elevation.
1968 addition, staircase window.
Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: West elevation, 1968 addition.
Camera facing south.

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

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Photo 7: West elevation and portion of south exterior wall.
Camera facing northeast.

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

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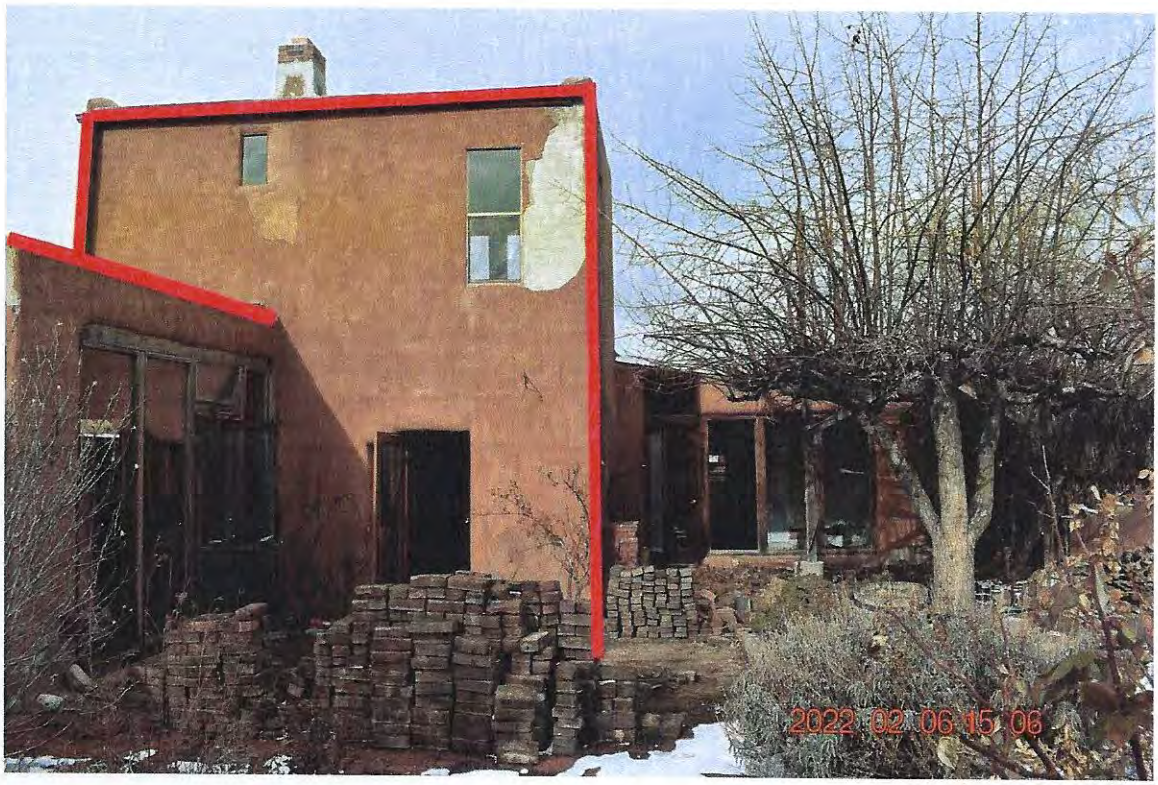

Photo 8: Courtyard - partial east and south elevations.
Red indicates 1968 addition.
Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: Courtyard - partial east elevation.
Living room entry.
Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: Courtyard - partial east elevation.
Storage room entry.
Camera facing west.

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

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Photo 11: Courtyard - partial south elevation.
This space likely represents an enclosed patio.
Camera facing north.

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

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Photo 12: East elevation.
Stovepipe and window.
Camera facing south.

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

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Photo 13: Front Courtyard Wall.
Camera facing northwest.

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

EXISTING RESIDENCE - ADDITION
626 CANYON RD,
SANTA FE, NEW MEXICO

NORTH ELEVATION
CANYON ROAD VIEW
APRIL 14, 2025
BOYD - 2503

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

EXISTING RESIDENCE - ADDITION
626 CANYON RD,
SANTA FE, NEW MEXICO

WEST ELEVATION
FROM CANYON ROAD
APRIL 14, 2025
BOYD - 2503

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

EXISTING RESIDENCE - ADDITION
626 CANYON RD,
SANTA FE, NEW MEXICO

SOUTH ELEVATION
PROPERTY LINE AND
COURTYARD
APRIL 14, 2025
BOYD - 2503

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA, SANTA FE
505-989-4958 studio@martinezarch.com

EXISTING RESIDENCE - ADDITION
626 CANYON RD,
SANTA FE, NEW MEXICO

EAST ELEVATION
COURT YARD & SIDE OF MAIN HOUSE
APRIL 14, 2025
BOYD - 2503

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	__x__ Proposal Letter
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
____ Zoning Review Sheet	__x__ Elevations
____ Other:	__x__ Photographs
	__x__ Other: [2025 HCPI]

STAFF RECOMMENDATION:

Staff recommends that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as

contributing with the south façade as primary, and designate the accessory structure as contributing with the east façade as primary per staff's recommendation.

b. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as contributing with the south façade as primary, and designate the accessory structure as non-contributing.

c. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing and designate the accessory structure as contributing with the east façade as primary.

d. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing, and designate the accessory structure as non-contributing.

BACKGROUND & SUMMARY:

The single-family residence at 539 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated on the residential structure. The accessory structure has not been assigned a historic status.

Figure 1: Property setting

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

Figure 2: South Elevation of Residential Structure

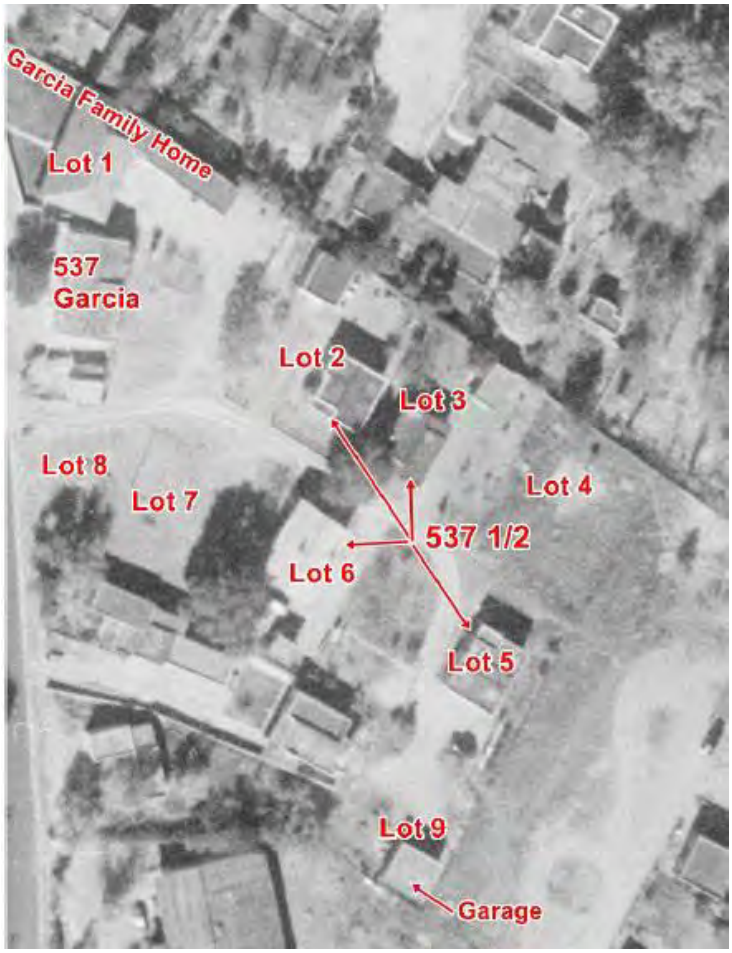


Figure 3: November 10, 1958, aerial photograph. Lot 2 is the subject property.

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

Figure 4: South Elevation of Accessory Structure

APPLICANT'S REQUEST:

The applicant requests the following:

1) Status review with primary façade designation, if applicable, for a residential structure, and
2) Status review with primary façade designation, if applicable, for an accessory structure.

The residence and accessory structure combination were constructed at the same time in matching styles. The lot is one of the first to be developed in the Jose Dolores Garcia Estate Subdivision, which is indicative of family compound development in Santa Fe, where the homes are built for the family and divided from the original family tract after the residences are constructed. The residential structure retains its original footprint and shows its development over time. Except for the bay window and rear addition, the entire structure has not been altered from its original historic condition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the Jose Dolores Garcia Estate Subdivision. The south façade holds the most historic integrity, even with the possibility of changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity with the three-over-one wood window, which is most likely original to the structure. Therefore, staff find that the residence and the associated garage are contributing to the district.

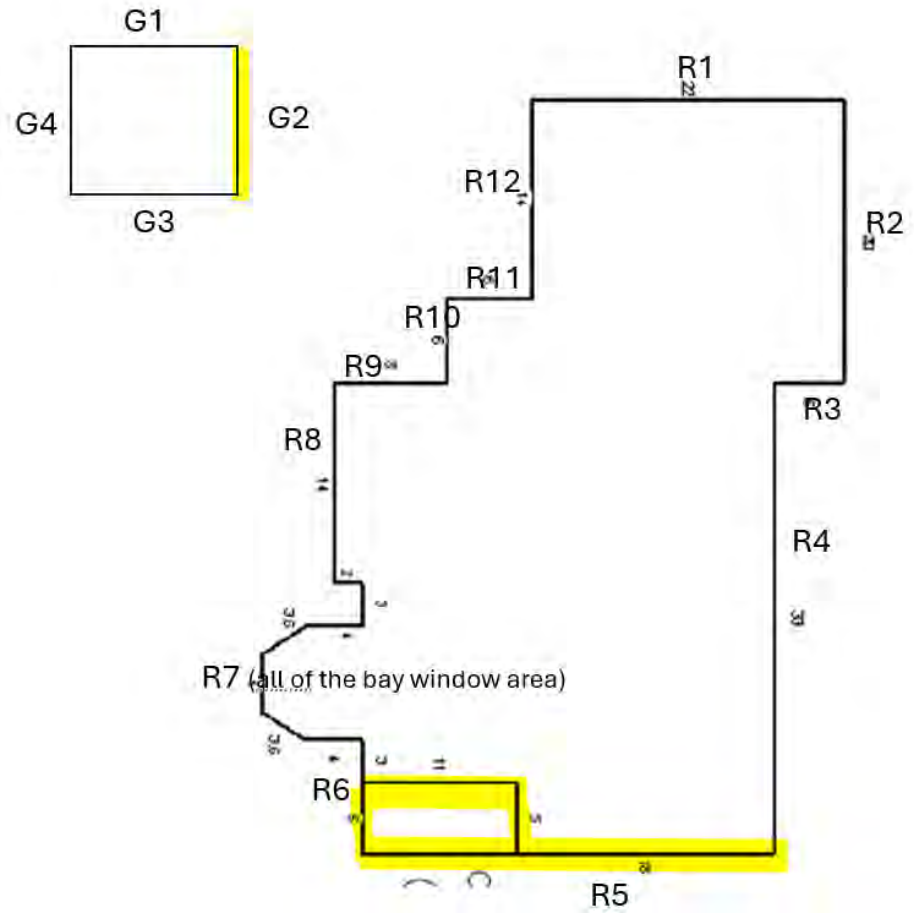


Figure 5: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

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

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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

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

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

H212

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 537½ GARCIA ST.

ID NUMBER: 05160275

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ■ RANGE 9 E ■ SEC 25 NE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

BUILDING DATA

DATE OF CONSTRUCTION:

1940 ESTIMATE _____ ACTUAL

SOURCE(S) Neighbor + Relative

ARCHITECTURAL STYLE:

PUEBLO REVIVAL

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? GARAGE detached

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: GREEN HOUSE WINDOW - W Side - Room in N.

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

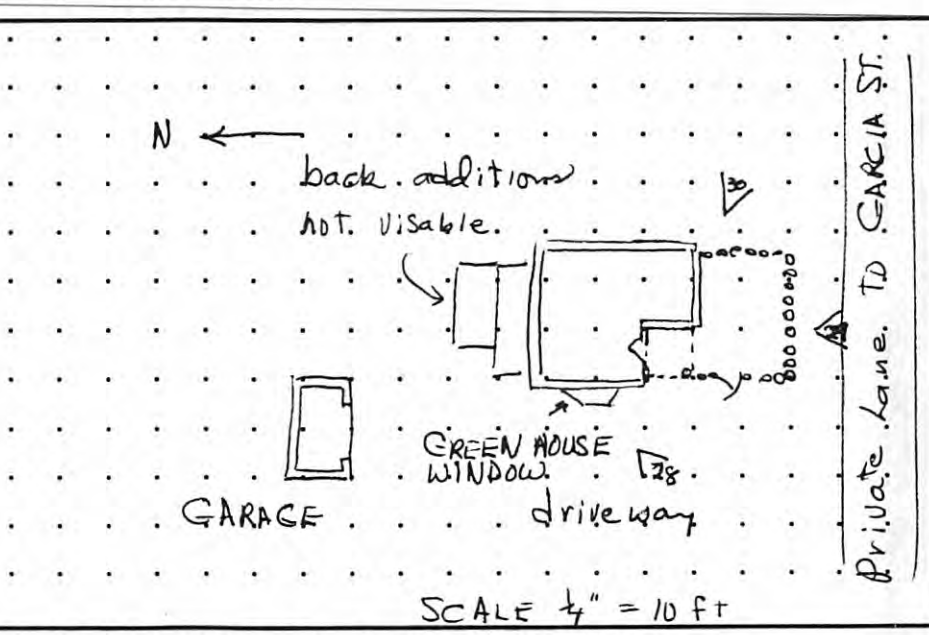
BUILDING THREATENED?

___ YES X NO

PHOTO

#28 WEST SIDE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-2-91 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 28 TO 30

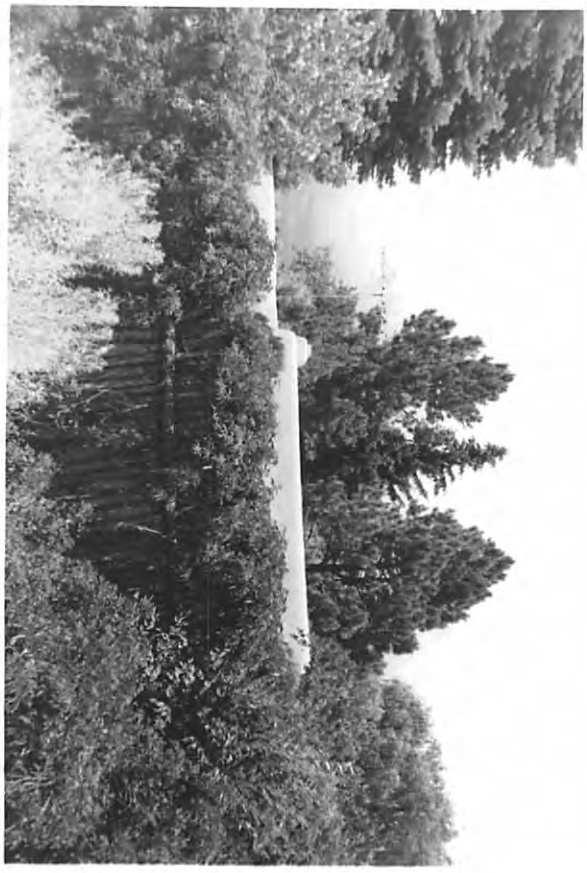
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	GOOD
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	WOOD FRAME DBL HUNG 3/ GREEN HOUSE WINDOW ON WEST	
PORTALES	INSET SW CORNER	
CANALES	3 ON EAST SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE AROUND FRONT	
ARCH. DETAILS		
OTHER	DENSE GROWTH AROUND HOUSE	

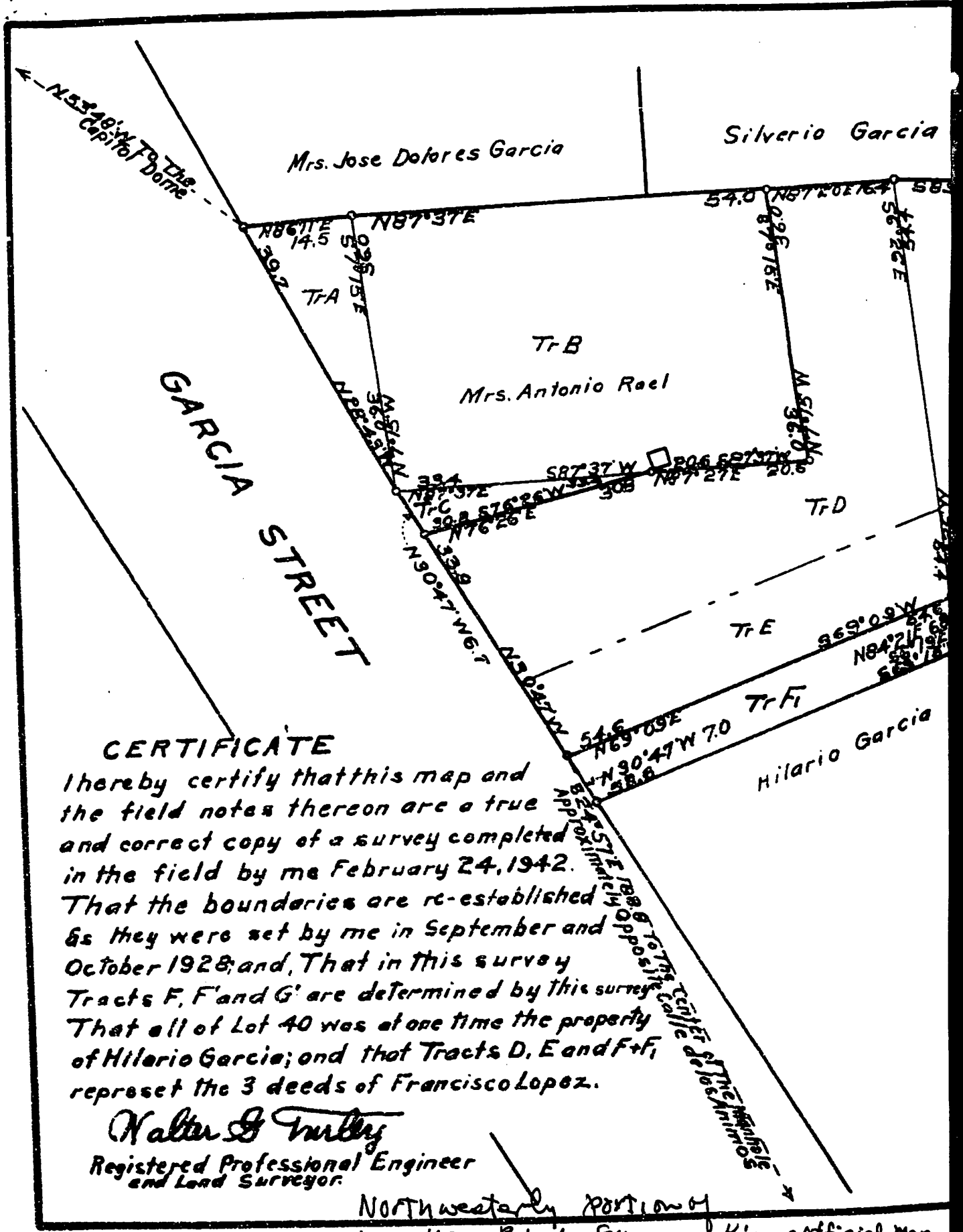
COMMENTS ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 & 277

ADDITIONAL PHOTOGRAPHS

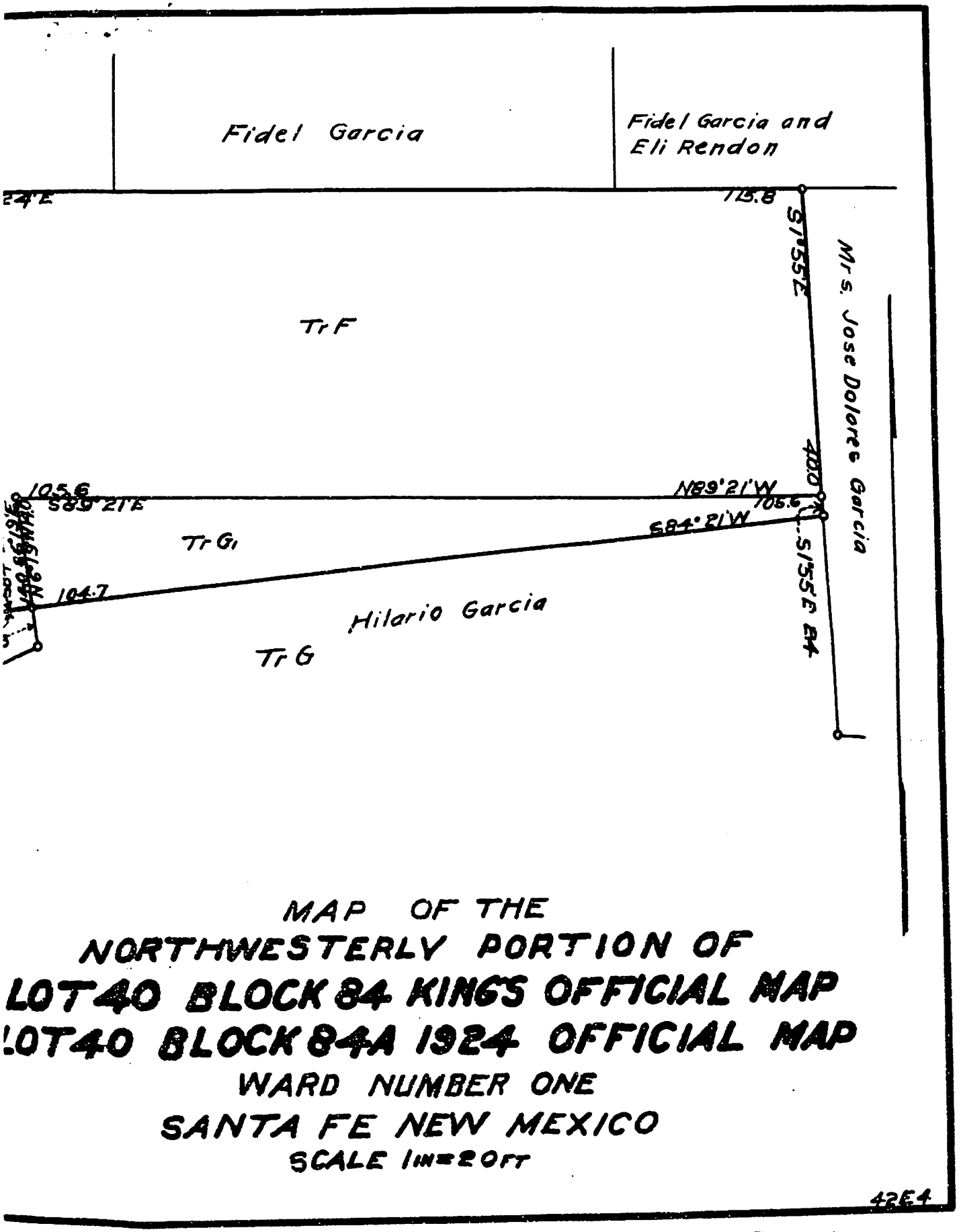
#29 SOUTH SIDE



#30 EAST SIDE



Northwesterly portion of
Lot 40 Block 84 - Kings official Map
1942 Lot 40 Block 84 A - 1924 official Map



MAP OF THE NORTHWESTERLY PORTION OF LOT 40 BLOCK 84 KINGS OFFICIAL MAP LOT 40 BLOCK 84A 1924 OFFICIAL MAP

WARD NUMBER ONE

SANTA FE NEW MEXICO

SCALE 1IN=20FT

42E4

S16 31

1942

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 2-6-83 by mb	county Santa Fe	ID no. 051600275
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 537½ Garcia

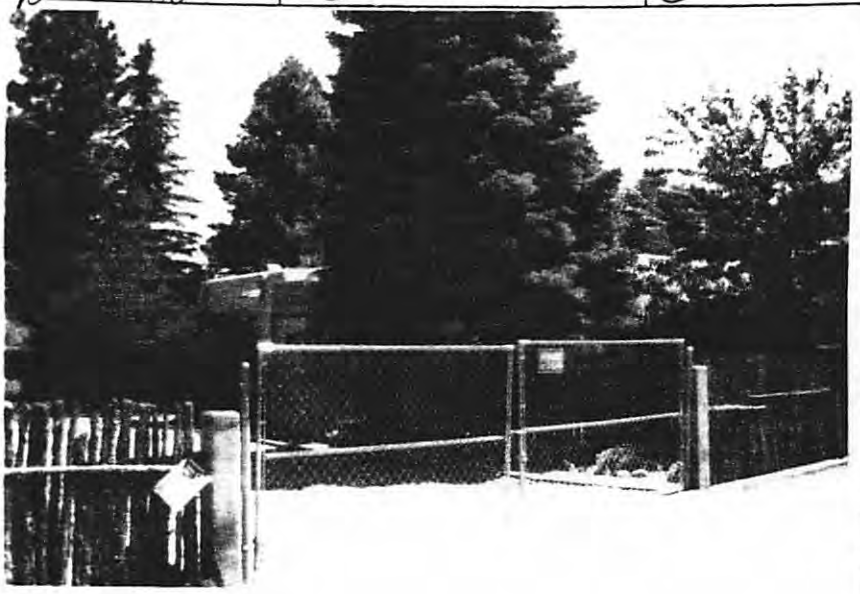
city/town: Santa Fe

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

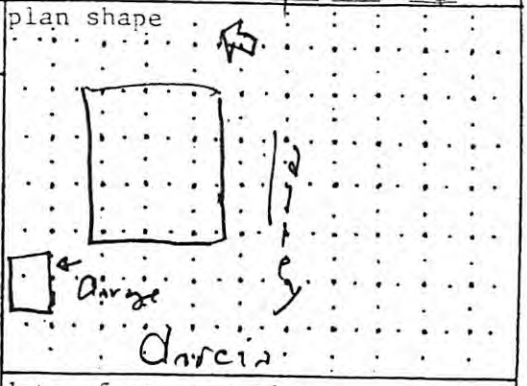
building name:

legal description: tnsp 17 N ☒ range 9 E ☒ sec 29 NE ¼ NE ¼

film roll by mb no. 16 | negative nos. 25 | loc. of neg. (HPB)



plan shape



date of construction: Pre 1945 estimate ____ actual ____
source

use
present ~~residential~~
other ____
historic residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe: Bay window - lintel covering

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

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

associated buildings? X yes
what type? garage
if inventoried, list ID nos.

see back? ___ yes

style: Pueblo Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features: Much of house not visibly
Windows 3/1 wood dbl hung - some lintels exposed
Masonry Chimney

adzed lintel over overhead garage door

comments
Wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia
Streetscape
coyote

To the Santa Fe Historical Board,

We would like to request a status review for the property at 539 Garcia St. Santa Fe, NM 87505. Please see the documents prepared by John Murphy.

Please contact Aviva Baumann of Wildflower Construction LLC with any questions.

Thank you very much,

Aviva Baumann
Wildflower Construction LLC
323-449-9443

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 12382336

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

6. Date of Survey:
May 7, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982

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

11. Brief Description of the Property:

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

Continued on Page 5.

12. Who uses the property? Residence

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

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

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

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

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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House and Garage

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

11. Door Types: House and Garage

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

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

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

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

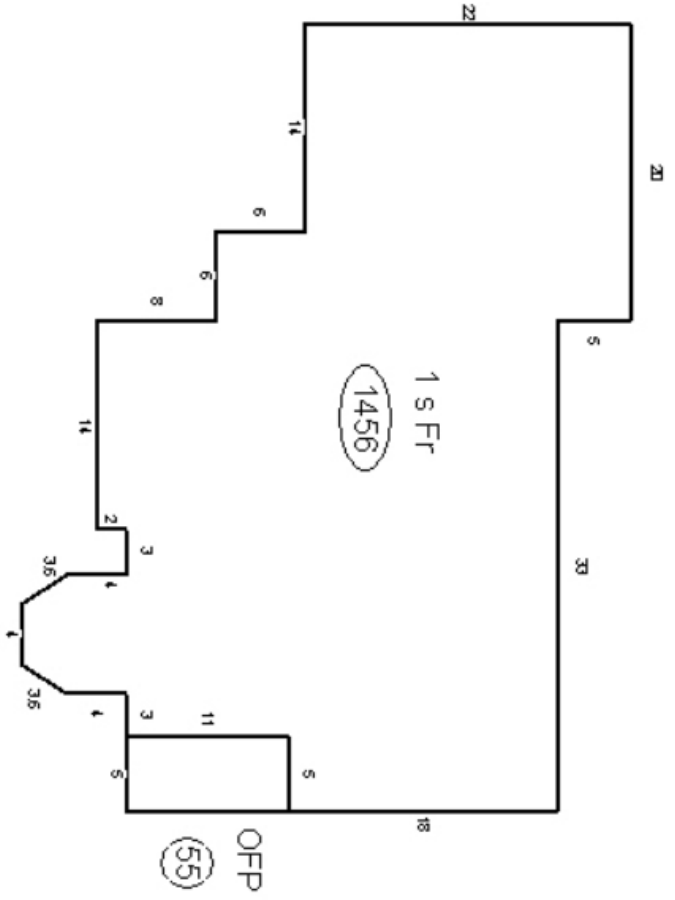
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

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



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1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025

Architectural Description Continued

Setting

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

South (Front)

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

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

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

West

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

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

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

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

North

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

East

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

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Interior

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

Garage

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

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

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

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

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

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Historical Overview

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

A Road Named Garcia

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

José Dolores Garcia's Land

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

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

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

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		5. Date of Survey: May 7, 2025

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

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

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

Juan and Simona Garcia

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

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

[2] Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico
[3] This is noted in above deed and verified by the recorded deeds before 1945.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.
[5] Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.
[6] "Baros-Garcia Nuptials Today," *Santa Fe New Mexican*, November 24, 1937, 2.

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

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

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

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

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

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

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

Stella and José Salazar

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

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

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

The Christina Ertner Home

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

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

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: May 7, 2025

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

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

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

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

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

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

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

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Illustrations

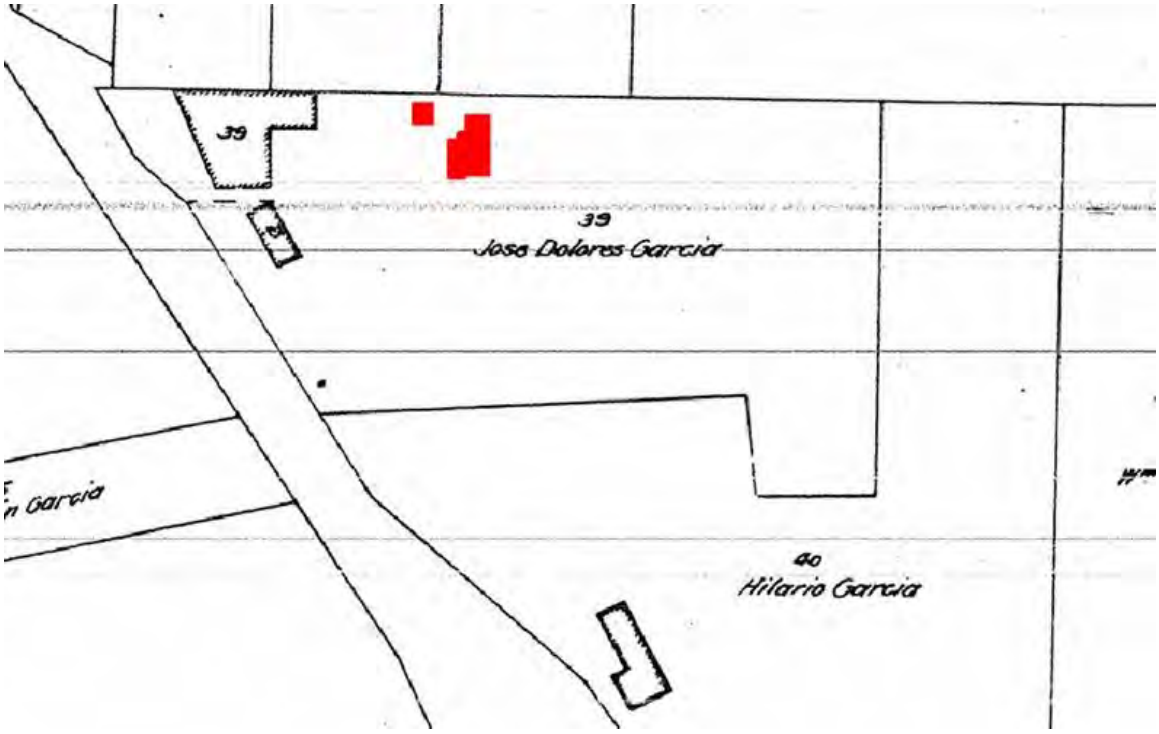

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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

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

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

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

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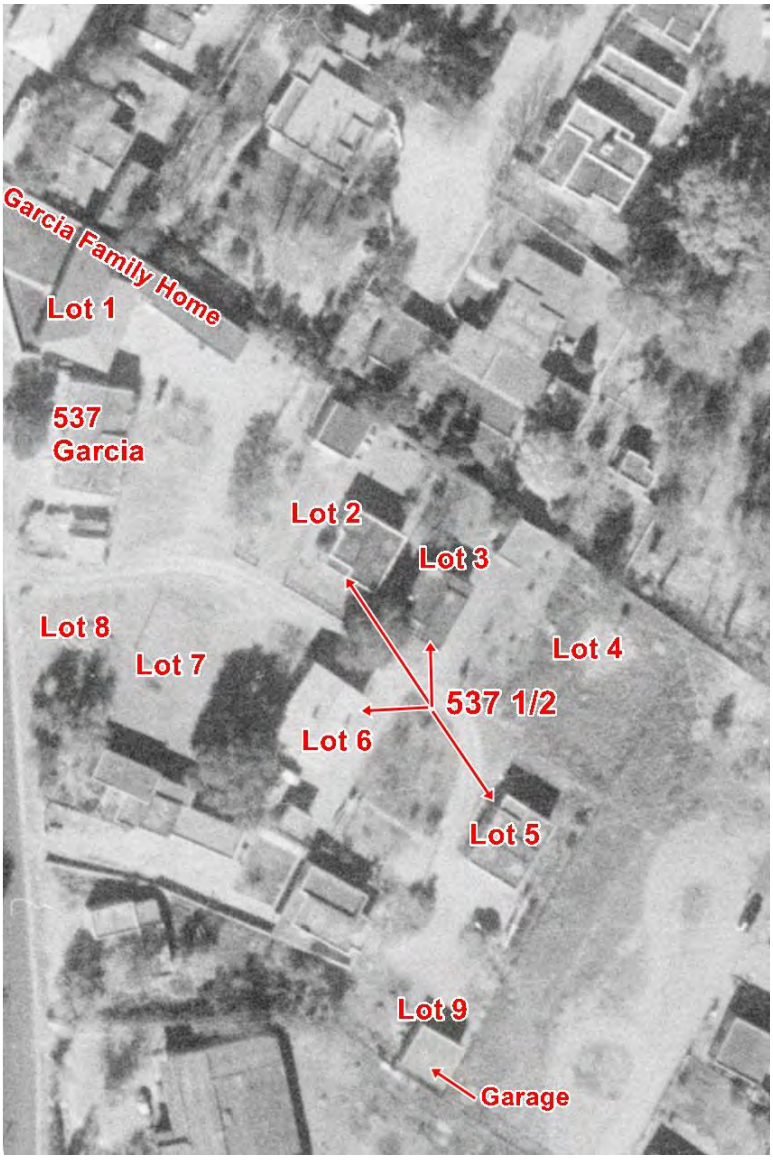

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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

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

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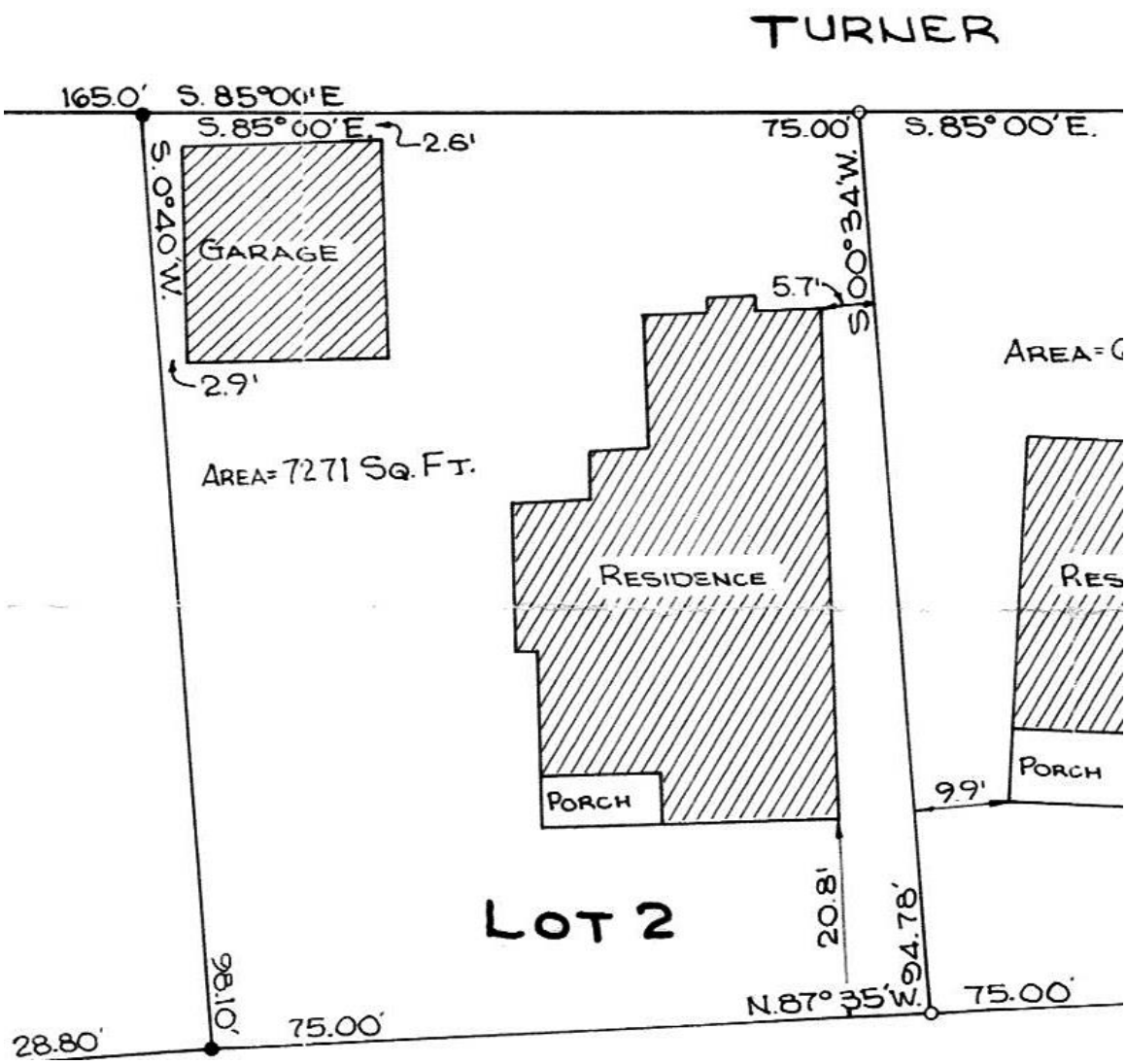

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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

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Survey Photographs

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

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

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

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

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

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

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

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

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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

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

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

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Photo 14: North elevation. Camera facing south.

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

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

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

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

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

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

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

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

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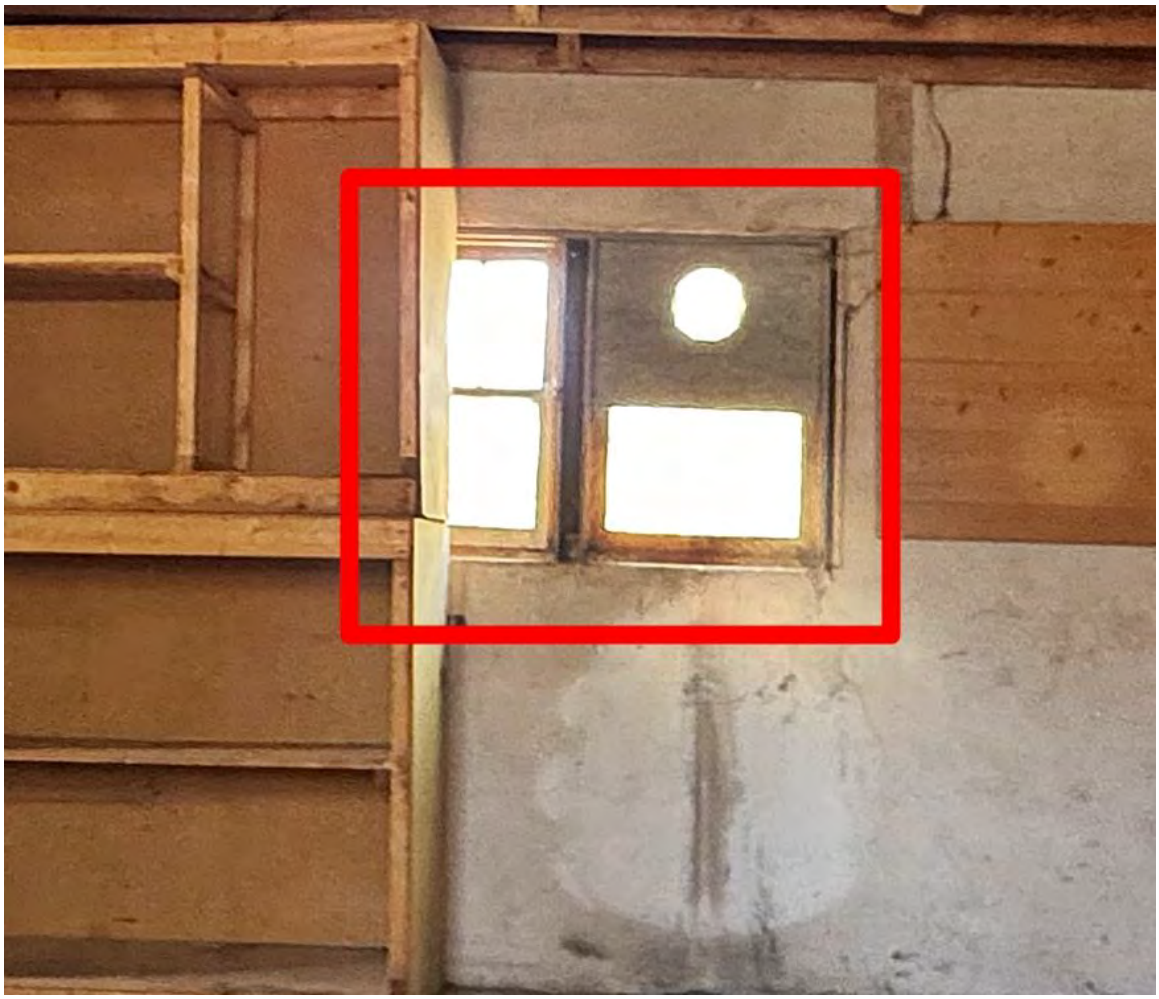

Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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

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

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board Members**

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

Amanda L. Romero, Senior Planner, Historic Preservation Division

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2025-010508-HDRB, 511 E. Palace Ave, Downtown & Eastside Historic District, Contributing, Betty Holmes, owner, requests replacement of vehicular and pedestrian gates.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny Case 2025-010508 to allow these alterations to 511 E. Palace Ave.

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

BACKGROUND & SUMMARY:

The single-family residence at 511 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. The 1985 HCPI shows the existing yard wall with pedestrian gates.

The applicant proposes to replace the existing pedestrian gate, which is 6'2½". The proposed gate will be of the same height. The proposed gate will be made of wood, stained glass and will have no arch. The wood will be set into an aged 1" steel frame. The existing stained boards that have a diamond fenestration will be replaced on the vehicular gate with natural aged wood boards. The proposed wall has no fenestration and will be solid wood, of the same height. In addition, the garage door is proposed to be replaced and painted with brown utilizing the "Clinton Brown" color. The existing mailbox will be removed from the yard wall and relocated to a different location. Paint exterior doors and windows and trim to match the existing turquoise color.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Replace pedestrian gate in yard wall, and replace vehicular gate, relocate mailbox, paint windows, doors and garage doors. Repair and replace brick in the courtyard.

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of

conjectural features or architectural elements from other *buildings*, shall not be undertaken;

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

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

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

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

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

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

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

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

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

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

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

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

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

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

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(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;

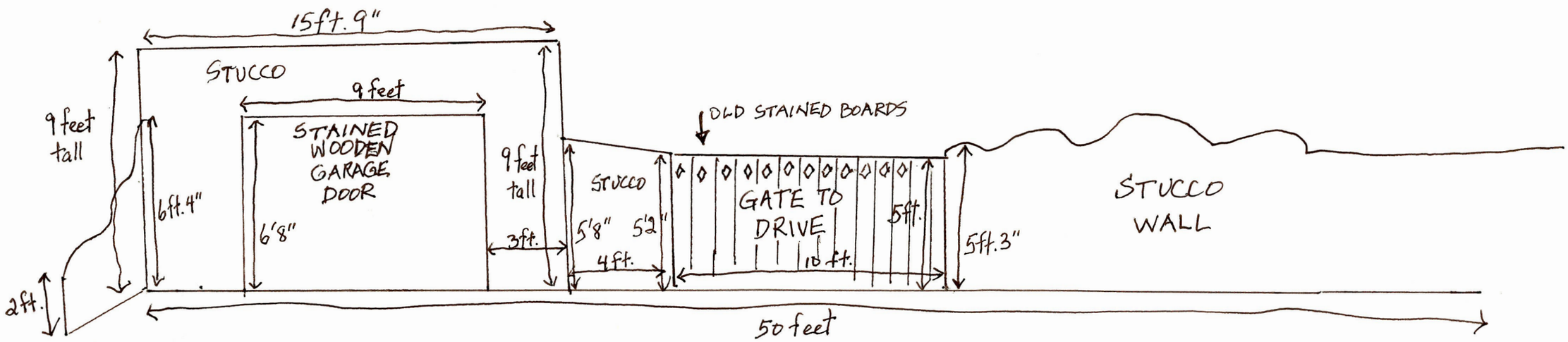
(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(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*;

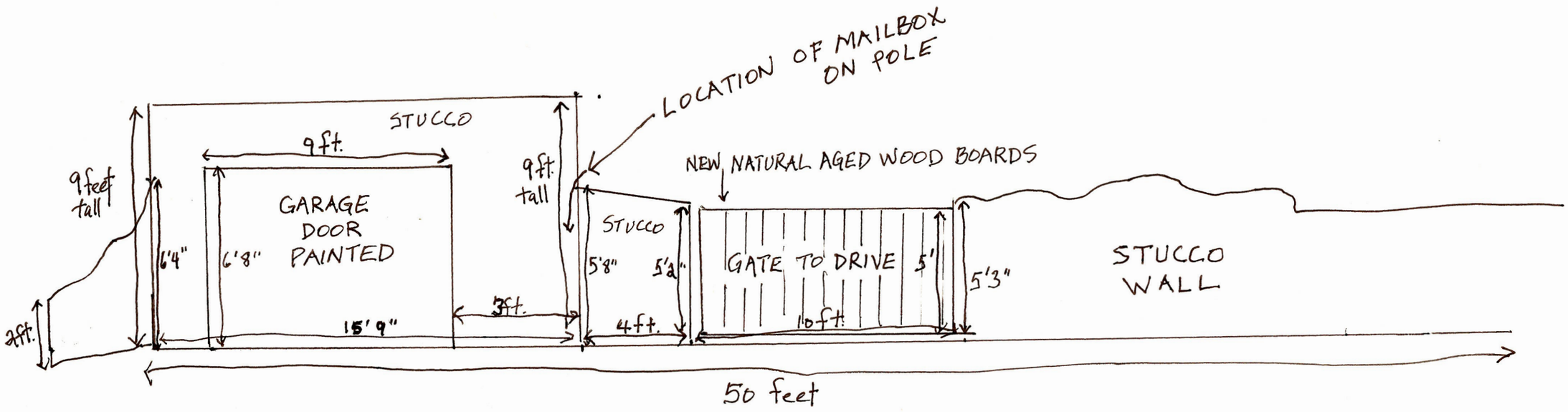
(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting 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.

511 EAST PALACE



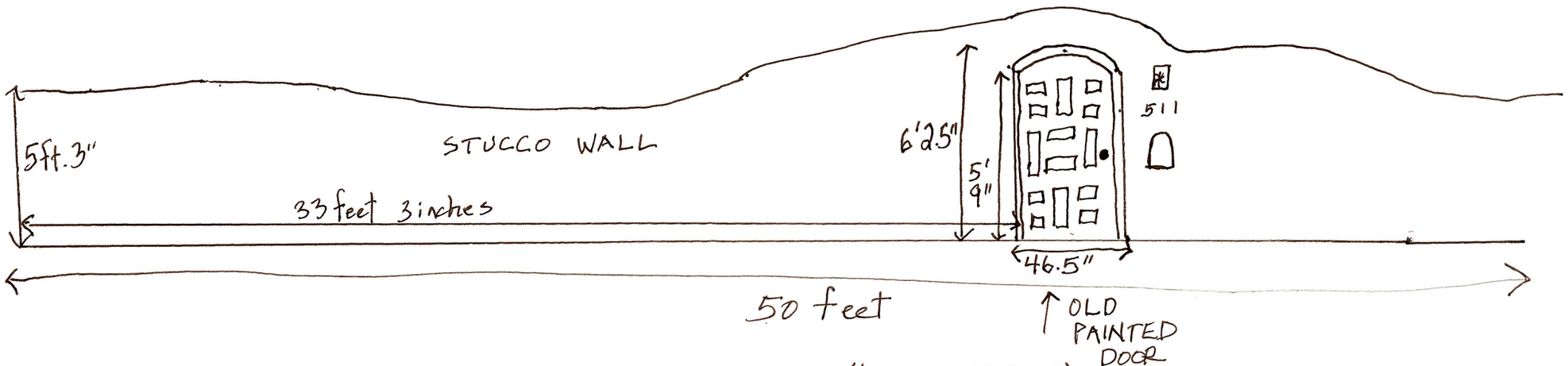
"BEFORE"
NORTHWEST ELEVATION



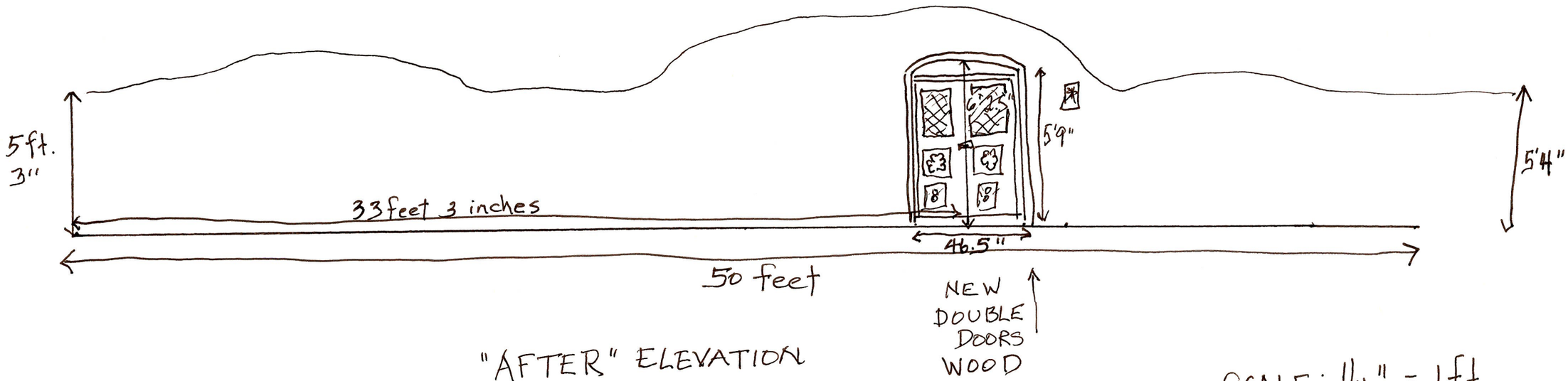
"AFTER"
NORTHWEST ELEVATION

SCALE
1/4" = 1'

511 EAST PALACE



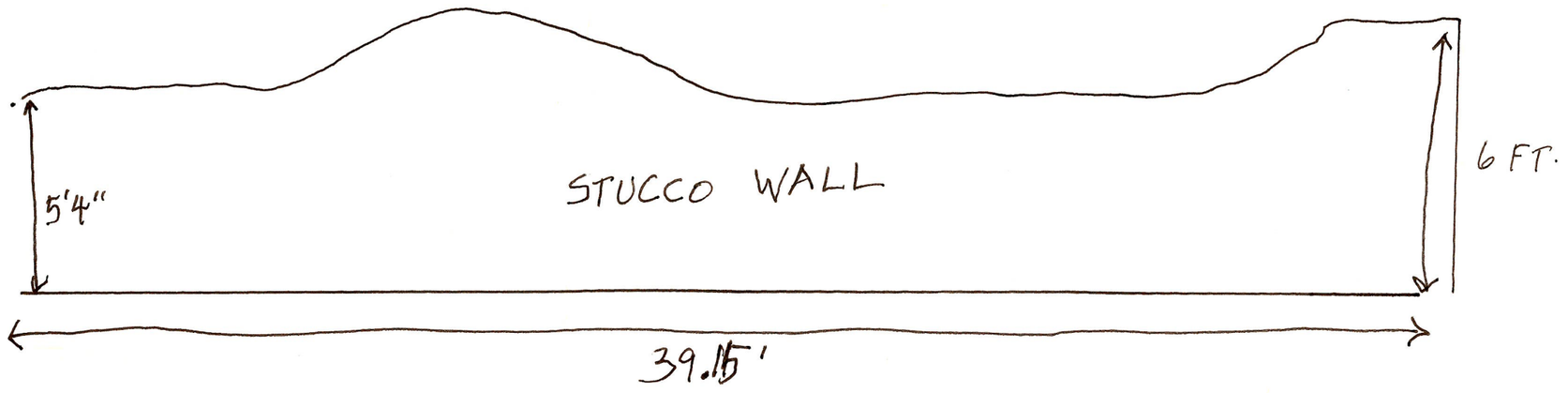
"BEFORE" ELEVATION
NORTH WEST ELEVATION



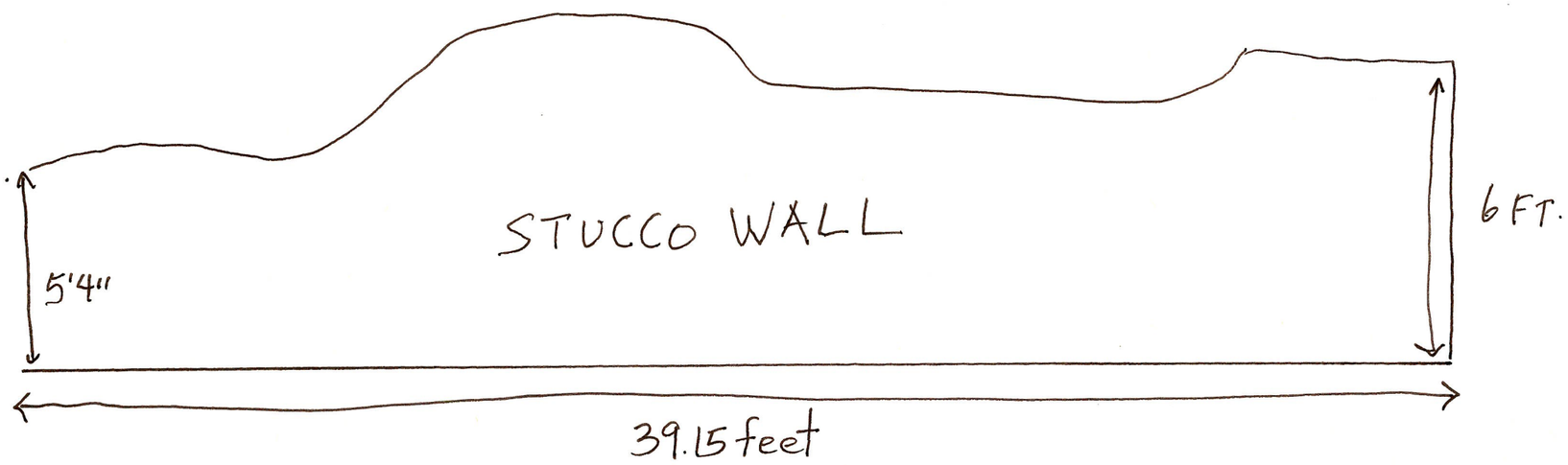
"AFTER" ELEVATION

SCALE: 1/4" = 1ft.

511 EAST PALACE



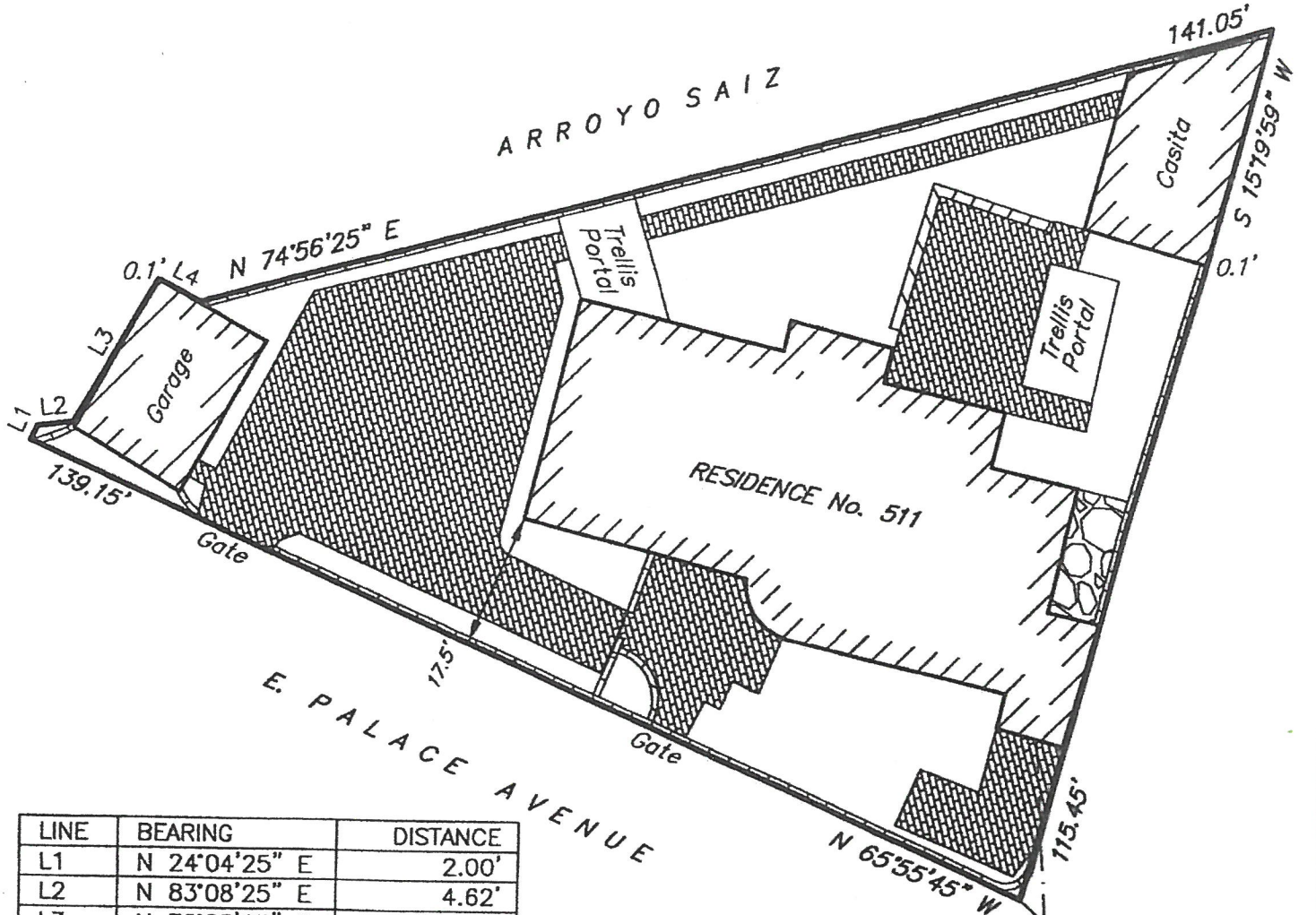
NORTHWEST ELEVATION
"BEFORE"



"AFTER"

SCALE: 1/4" = 1 ft.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.



LINE	BEARING	DISTANCE
L1	N 24°04'25" E	2.00'
L2	N 83°08'25" E	4.62'
L3	N 30°05'25" E	21.10'
L4	S 63°25'35" E	6.03'

LEGEND

- Points found.
- Power poles.
- Fences.
- Walls.
- Flagstone.
- Brick
- Utility box.

N

SCALE: 1"=25' (EXPANDED)

del rio SURVEYS INC.

The new gates we are proposing are a pair of vintage gates also made of wood, stained and sealed rather than painted. The design differs from the current gate in that there will be two rectangular doors that open in the middle, and the top will be straight across rather than arched. (See Photo #3) For strength and stability, these doors will be surrounded and held in a 1-inch steel frame (See Photo #4 of a different set of interior doors constructed in a steel frame) with 2-inch steel hinges (See Photo #5) attaching the steel frame to the wooden jam of the gate opening in the stucco wall (See Photo #2 again). The new doors, including their surrounding steel frame and adjusted for height, will have the same measurements as the current door, if it did not have an arch.

Each door has a very small, 2-inch diamond shaped design of wood in the top portion of the door, backed by glass on the inside of the design. (See Photo #3 again). We are having a steel grid hinged window constructed that will cover this glass portion on the street side of the door to block and protect the glass. (See Photo #6). The remaining top and sides and bottoms of the doors are decorated with a carved floral design in the wood. An aged steel lock and handle will secure the two doors in the middle, with entry possible from each direction, and a deadbolt lock installed on the inside for security.

Driveway Gate:

The driveway gate is currently designed of vertical stained wooden boards with small wooden diamond cut-outs in random

patterns. It sits on top of a metal frame that is attached to an electric motor (See Photos #7 & 8). It measures 126 inches wide by 56 inches high.

We propose to keep the steel frame and motor assembly and simply replace the current vertical wooden boards with 4-inch rustic vertical wood boards (See an example of the style of proposed wood from a neighbor's driveway gate in Photo #9). The final measurement of the gate will be the same, at 126 inches wide by 56 inches high.

Garage Door:

We ask permission to update our existing garage door (See Photo #10) with new exterior paint in Benjamin Moore HC-67, Clinton Brown. (See sample #1)

Mailbox:

Currently, our mailbox is an old-fashioned galvanized box inserted in the exterior wall beside the pedestrian gate (Photo #2). We propose to remove this mailbox from the wall and repair the stucco. In its place, we ask permission to install a secure mailbox on a pole (similar to our neighbor's mailbox seen in Photo #11) in the setback location between our garage door and our driveway gate (See Photo #12).

Brick Driveway:

Our existing driveway and parking courtyard are constructed of traditional Santa Fe style bricks with a soldier course surrounding the edge. Currently, there are several areas that have previously been repaired (the bricks are a different color), but they are now exhibiting sink holes, dips and rises, and missing bricks. (See Photos #13, 14 and 15) We are proposing to demolish the current brick courtyard, level and compound the underlying sub-strata, and replace the bricks with a pattern and color similar to what exists.

Exterior Paint:

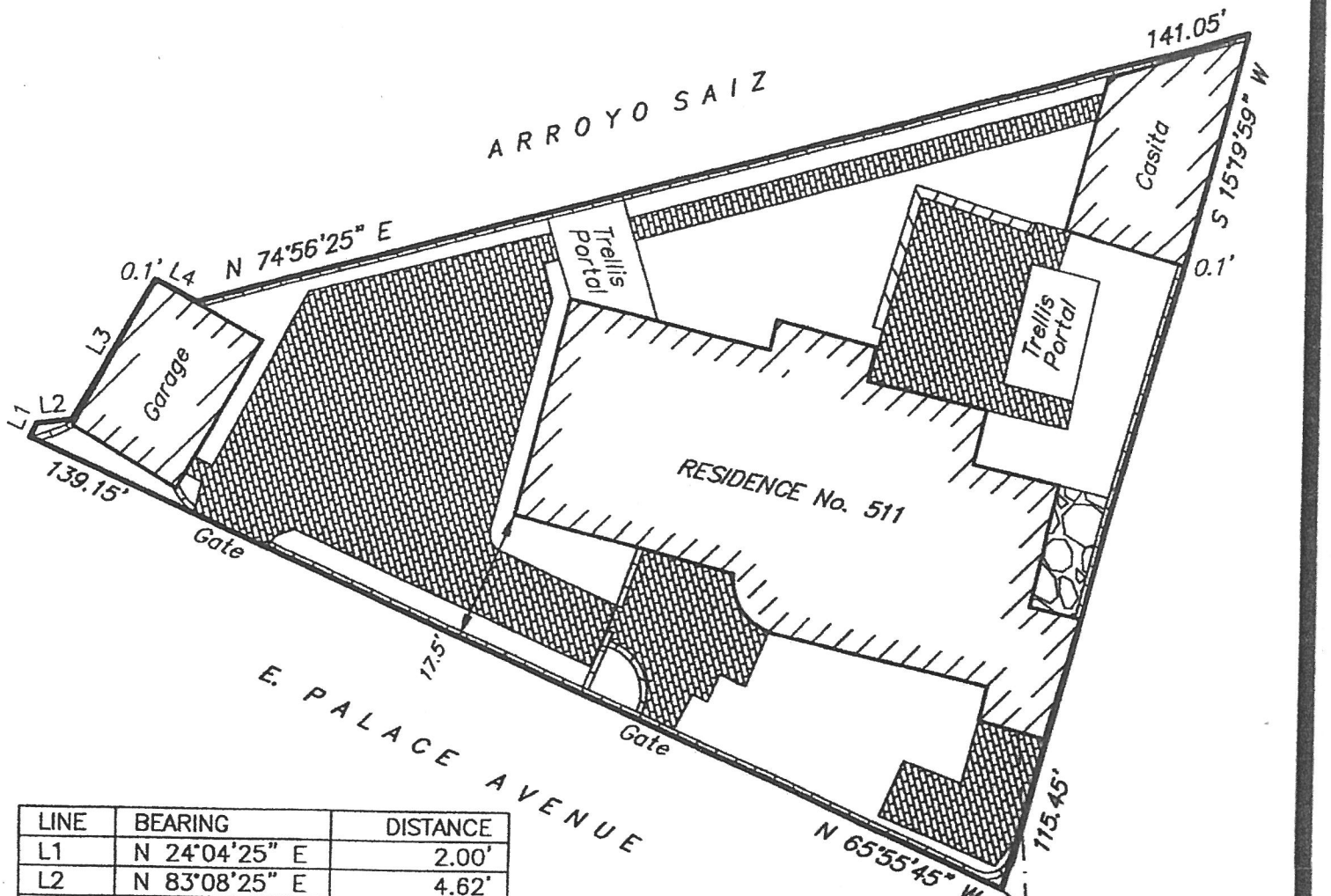
Currently, the exterior doors and windows of our home are painted turquoise, but they are deteriorated and peeling (See Photo #16). We propose to repaint all exterior doors, windows and trim with a turquoise shade that matches the existing paint color: Benjamin Moore 734, Tropical Teal. (See sample #2)

Thank you for considering our proposal. We look forward to hearing from you shortly.

Respectfully submitted,

Betty Holmes and Frederick Bryan

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.



LINE	BEARING	DISTANCE
L1	N 24°04'25" E	2.00'
L2	N 83°08'25" E	4.62'
L3	N 30°05'25" E	21.10'
L4	S 63°25'35" E	6.03'

LEGEND

- Points found.
- Power poles.
- Fences.
- Walls.
- Flagstone.
- Brick
- Utility box.

N

SCALE: 1"=25'
(EXPANDED)

del rio SURVEYS INC.

Paint Color Options:

The home is currently painted in Sherwin Williams Turquois, number SF-275741. One of our options is to match this paint color in a Benjamin Moore paint and repaint the exterior trim so that it stays the same color.

PHOTO #1

PHOTO # 2

We request permission to replace the existing door with these two antique gates, photo attached below:

PHOTO #3

STEEL
FRAME
EXAMPLE
ONLY
PHOTO #4

PHOTO #5

PHOTO #6

PHOTO #7

PHOTO #8

PHOTO #9

PHOTO #10

PHOTO #11

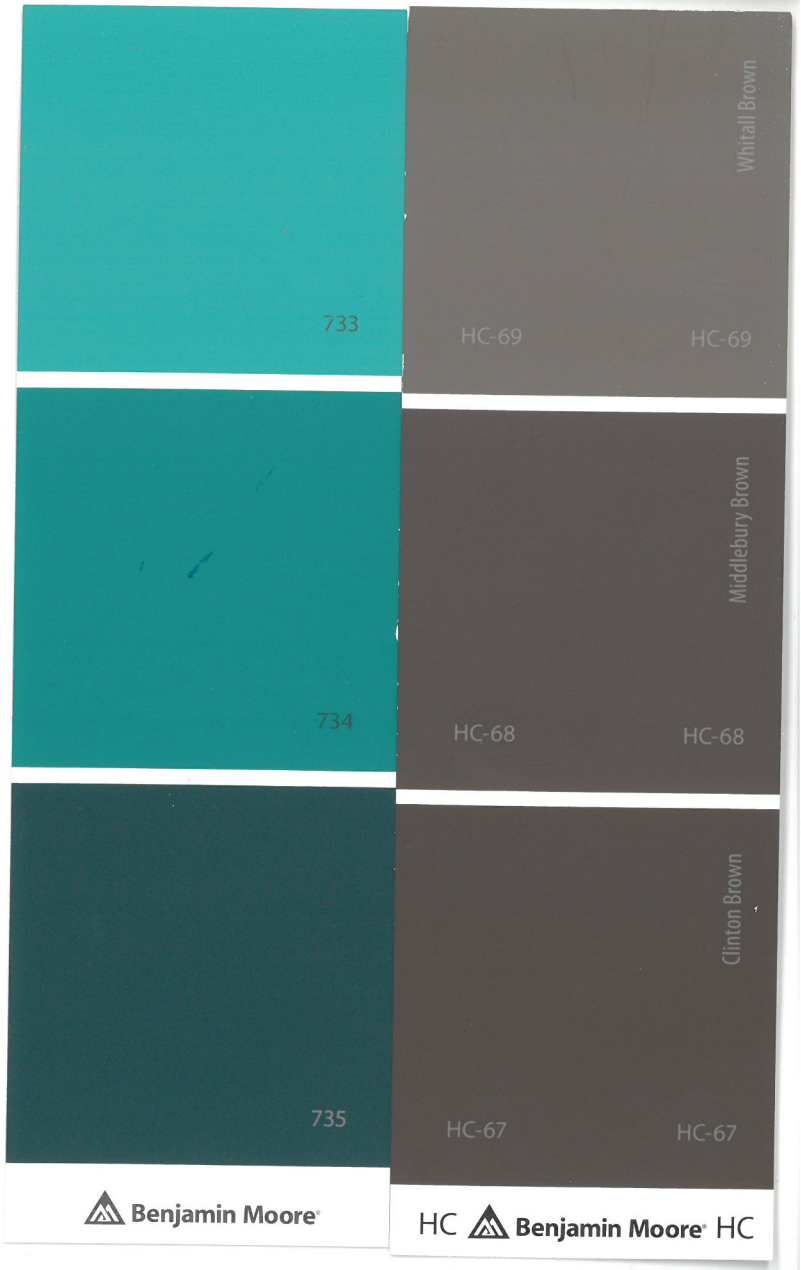
PHOTO #12

PHOTO 13

PHOTO #4

PHOTO 15

PHOTO #16


733
734
735
Benjamin Moore
Whitall Brown
HC-69
HC-69
Middlebury Brown
HC-68
HC-68
Clinton Brown
HC-67
HC-67
HC Benjamin Moore HC

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010490-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct a 2,204 sq. ft. freestanding residence to the maximum allowable height of 14'-5" and a 6'-0" high yard wall with 8' high gate enclosures where the maximum allowable height is 4'-6". An exception is requested to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [development plan, previous case documents, height calculations]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the 6'0" high yard wall and gates, staff also finds that the 3'0" high publicly visible metal planter wall that extends for approximately half of the east elevation facade does not comply with the materials standards under section 14-5.2(E) Downtown and Eastside Historic Districts Standards as metal cannot simulate the appearance of adobe construction and recommends denial of the metal planter.

Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny the exception to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall, finding that the exception criteria have/have not been met.
b. Approve or deny the use of metal for the planter/wall, subject to conditions, and
c. Approve or deny the elements of the project that do not require an exception.

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

BACKGROUND & SUMMARY:

Streetscape:
The property at 815 East Alameda is located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is restricted to parcel sections from twenty to one hundred feet wide, bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Territorial. While there are two-story buildings, the majority are still lower single-story buildings with an average height on the streetscape of 12’5”. The street is lined with low yard walls with an average height of 54” (4’6”). The properties have a higher density with a zoning of R21, which allows for up to 21 residences per acre. The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.

Site Description:
The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 East Alameda. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 1 consists of 0.3 acres and is addressed as 815 East Alameda units 1-3. Phase 2 is 0.21 acres, which is addressed as 817 East Alameda units 4-7, and phase 3 is 0.38 acres, which is listed as 815 East Alameda unit 8. Phases 1 and 2 are complete. This request is for phase 3 of the development plan, which is currently used for vehicle parking for the compound.

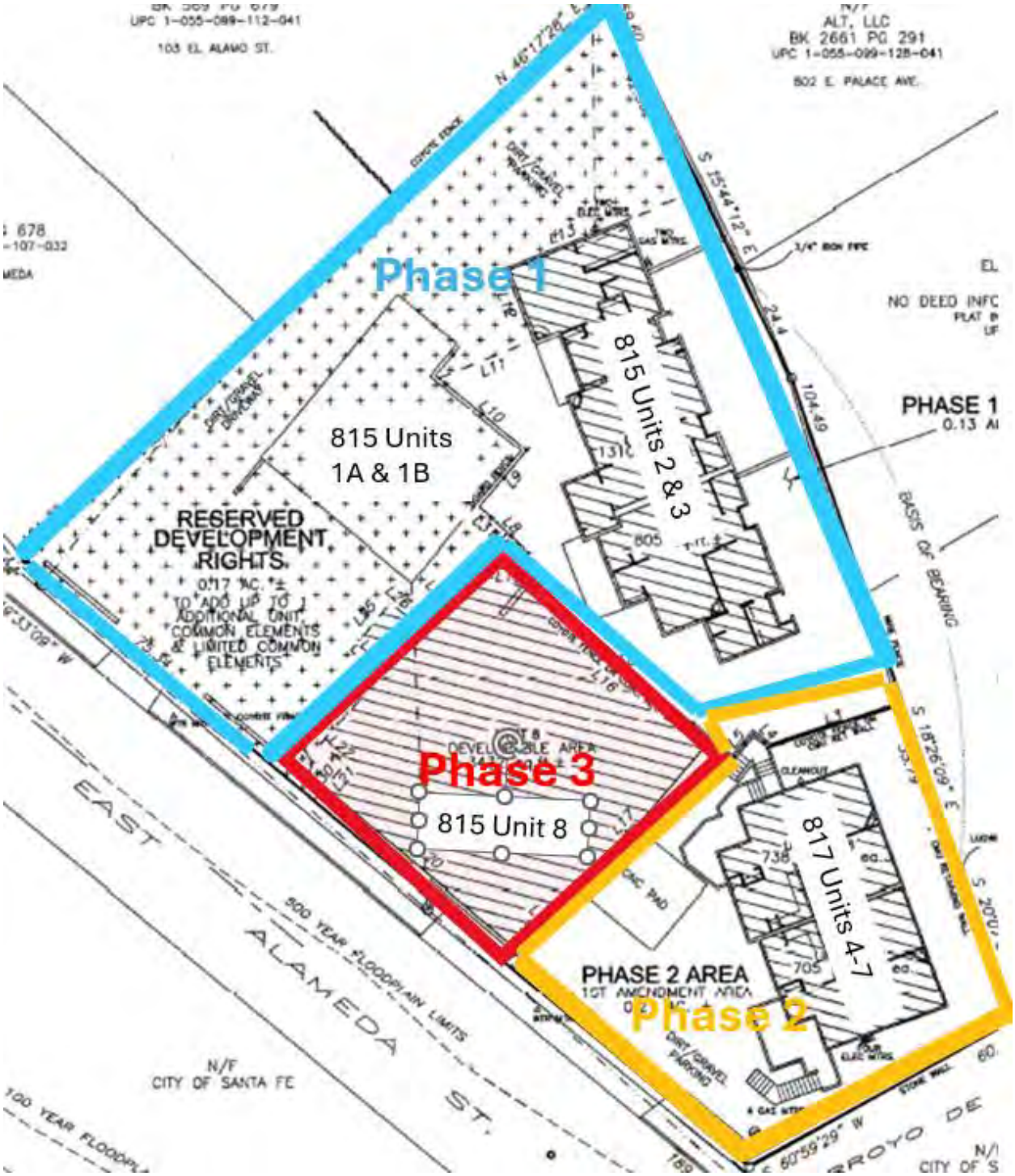


Figure 1: Development Plan Phases

The original structure on the lot is 815 East Alameda, which is a contributing two-story multifamily residence constructed in Territorial Revival style in 1949. This structure is now addressed as units 1A and 1B and is part of Phase 1 of the development plan.

The single-car garage on the property's west corner was converted to a Spanish Pueblo Revival style living space in 1959. The unit was enlarged in 2006 and now includes units 2 and 3. The structure is designated as non-contributing.

The residences at 817 E Alameda units 4 through 7 were constructed in a Vernacular style in 1964 and are designated as non-contributing. This structure is a two-story unit that had additions and window and door replacements in 2006 as approved under case H-05-084A and B. These additions resulted in the construction of units 6 and 7.

The area of the lot designated for 815 East Alameda Unit 8 was previously addressed as 817 East Alameda Unit 8, as it is in case H-05-084D. This case proposed the construction of the final building, phase 3 of the development plan. The HDRB approved the residence in March 2006, however, the structure was not constructed at that time, and the lot remains a gravel parking area. All streetscape and courtyard walls and fences, hardscaping, and exterior lighting were approved under case H-05-084E. The yard walls were approved at 3'-4' high rear lot line walls and coyote fences between 5-6' on May 9, 2006.

Due to the lapse of time since these approvals and changes in design, the applicant is returning to the HDRB for approval of Phase 3.

PREVIOUS CASE SUMMARIES:

ARC:

January 5, 2006 – Under case AR-01-2006, the Archaeological Review Committee (ARC) approved archaeological clearance for the development.

HDRB:

March 28, 2006 – Under case H-05-084D, the HDRB approved the construction of a single family residence at 817 E Alameda Street with the conditions that the reveal on the windows be at least three inches deep; the canales be tin lined; the stucco be cementitious in "Adobe" color, that the wood trim be a tan-brown combination, that there be no rooftop equipment, and the fruit tree be saved.

May 9, 2006 – Under case H-05-084E, the HDRB approved the construction of streetscape yard walls at 3' and 4' high and side and rear lot line walls and coyote fences between 5' and 6' high, additional hardscaping, landscaping, and exterior lighting fixtures for both 815 and 817 east alameda street with the condition that the pueblo wall be rounded on the top.

Administrative:

March 15, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

May 9, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

September 4, 2007 - Administrative Approval, Staff approved the renewal of the new structure permit, which was applied for due to delays by the city's approval of the development plan at 817 East Alameda.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 2,204 sq. ft. single-story residence to a height of 14'-5" where the maximum allowable height is 14'-5". The residence is designed in a Spanish Pueblo Revival style with 3" to 4" bullnosed corners. Windows and doors will have rounded corners and will consist of wood units with metal cladding in either cream or light green with true divided lites. There will be one interior fireplace with a chimney on the north side of the residence. The residence will have skylights that shall not be publicly visible. The residence will be stuccoed in synthetic stucco from La Habra, colored "Adobe" or "Viejo Suffolk". Exterior wood will be stained in semi-transparent medium to dark wood stains with clear sealer. In addition, an 882 sq. ft. portal with an exterior fireplace will be located on the south elevation.
2) Construct a yard wall to 6'-0" high with an 8'-0" high gate enclosures where the allowable height is 4'-6". An exception is requested to exceed the maximum allowable height. The fence will house two pedestrian gates, with one on the west and one on the south. The gates will be wood with frames in matte clear sealant or stained in medium to dark brown to match other wood details.
3) Install exterior lighting, lantern-type wall sconces in dark bronze or black under the portal and simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.
4) Install a 3'-0" high weathered steel planter along the exterior of the yard wall and building wall on the east side of the lot.

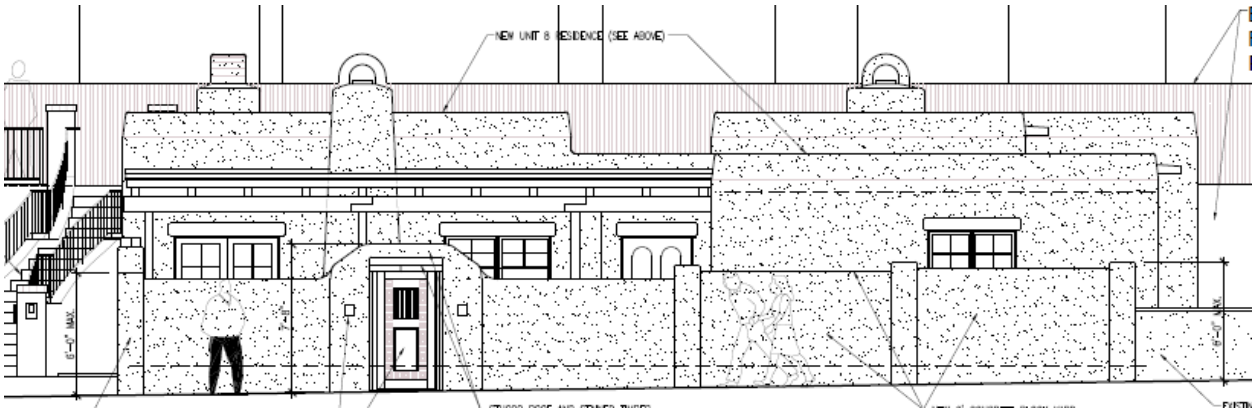


Figure 2: Proposed south (street facing) elevation

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(9)(c)(ii)(C): The applicant requests an exception to exceed the maximum allowable height of the yard wall.

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

Applicant Response: "The design, height, and appearance of the proposed yard wall, courtyard gate enclosure, and wood gate are in keeping with Santa Fe and Pueblo Revival styles generally accepted in the historic district and will improve the character of the streetscape."

Staff Response: Staff find that this criterion is not met. The development of Sangria Compound Condominiums has 4'0" high yard walls. To have a single property with a 6'0" high yard wall would detract from the unity of the compound. This streetscape is along the river where there is an open park and trail area with no fences or yard walls. The north side of the street where the housing is has only low yard walls, where the average is 4'6". A single property with a 6'0" high yard wall will impact and damage the character of the district, the streetscape, and the compound.

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

Applicant Response: "The proposed residence, portal, and courtyard are close to the East Alameda Street sidewalk and vehicular street. A 6' tall yard wall along the sidewalk will enhance visual privacy and mitigate street noise for the courtyard, portal, and dwelling interior. The proposed courtyard wall will not adversely affect the public welfare or result in injury, and there are examples of other yard walls along the sidewalk in the streetscape."

Staff Response: Staff find that this criterion is not met. There is no hardship to the applicant to construct what is consistent with the streetscape and the compound. All of the houses along Alameda have the same issues and low yard walls.

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

Applicant Response: "The proposed height of the yard wall and gate enclosure improves the city's heterogeneous character through the use of a traditional Santa Fe style appearance. The courtyard gate is proposed to be recessed deeply in the thickened wall, with a timber lintel and stucco roof over the gate (the application package includes an "inspiration" photo of the type of gate enclosure being proposed). The proposed design strengthens the residential nature and character of the historic district through this use of traditional styling."

Staff Response: Staff find that this criterion is not met. A single 6'0" high yard wall in this streetscape does not strengthen but weakens the heterogeneous character of the city. Other designs could be considered.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.*

Applicant Response: "The overall design and layout of the Unit 8 residence complies with the property's approved Site Development Plan. Property zoning allows for a dense collection of

dwellings on the property, although the other dwellings on the property are set back farther from the street and have more privacy from the street than this proposed Unit 8 residence. The streetscape includes properties with varying densities of residential units. This property's development plan dictates a particular layout for the Unit 8 building footprint, portal, and courtyard."

Staff Response: Staff find that this criterion is not met. The compound is dense, but the residences' location is the same as those on this streetscape, and no property has 6'0" high yard walls. This height will not fit into the idea of openness that is a part of the Alameda streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: "The proposed design must adhere to the general requirements of the property's Site Development Plan."

Staff Response: Staff find that this criterion is not met. The Development Plan does not have a height requirement for walls and fences. This compound has street-facing walls at 3'0" to 4'0". A single property with a 6'0" high yard wall will impact and damage the character of the district, the streetscape, and the compound.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: "The proposed height and general appearance of the yard wall and gate enclosure provides a visual barrier for the residence in character with the streetscape and provides sound mitigation between the private residence and the public way along East Alameda Street. The appearance of the yard wall and gate will be pleasing to pedestrians and vehicular traffic moving past the proposed residence."

Staff Response: Staff find that this criterion is not met. The least negative impact for this property would be to construct consistently with the open feeling of the compound and the streetscape. The character of the streetscape is to be open, a 6'0" foot yard wall would not fit into this streetscape, it would have a stark negative impact.

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 historic styles; and

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

Structures within historic districts may be designated as 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 a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

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

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

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

(c) Height, Pitch, Scale, Massing, and Floor Step backs

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions, the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case, the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper.

Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for the height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

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

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(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.

(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 the 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* rooftop 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 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 a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

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

F. When the proposed *building*, *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. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape,* as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are 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 a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*: 815 E. Alameda Apartments

2 Location *(Address or description of location)*: 815 E. Alameda Santa Fe, NM

3 Local Reference Number: 0516123325

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 11/23/04

7 UTM: Zone ____ Easting ____ Northing ____

8 Previous Survey Date: 3/__/85 ☐ No previous survey

9 Name of Project: Abruzzo Development Remodel

10 Photo Information: Roll #: _____ Negative Location: _____ View of: South (main) elevation facing E. Alameda

11 Brief Description of the Property *(What is it?)*: Multi-family dwelling

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: Tenants; no known historical figures

13 Construction Date: Date: 1949 ☐ Known ☒ Estimated Santa Fe City Directory

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments: Apartments located on either side

Continued on other

1/6

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 815 E. Alameda

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Lenard Saiz
989-9471

Notes: *(If photo, include photo information, as in #10.)* East elevation

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? Architecturally + historically insignificant

23 National or State Historic District

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

If yes: ☐ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Eastside Downtown ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 4

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____

3 Local Reference Number: 0516123 25

1 Name of Property *(Historic and/or current name for property):* 815 E. Alameda Apartments

2 Location *(Address or description of location):* 815 E. Alameda Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- ☐ Adobe
- ☐ Brick
- ☒ Composition Block
- ☐ Concrete:
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☒ Other: Wood frame

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☐ 1 ☐ 1 1/2 ☒ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone ☐ Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle

☒ Other: Fired brick coping

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
Casement	Steel	8 divided lite	4
"	"	16 "	1
"	"	25 "	1

Notes

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
Paneled	with transom	Wood	1

Notes:

12 Porches ☐ Not Applicable

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

13 Chimneys *(Describe whether interior or exterior and material)*: None visible

14 Other Significant Features *(Unique or outstanding features; Describe)*: None

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☒ No known modifications

1. _____ Date: _____ ☐ Known ☐ Estimated Source: _____
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

3/6

16 Architectural Style

- ☐ Not Applicable
- ☐ Art Deco/Streamline Modern
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☐ Northern New Mexico
- ☐ Pueblo
- ☐ Prairie
- ☐ Queen Anne
- ☐ Ranch
- ☐ Spanish-Colonial
- ☐ Other: _____
- ☐ Spanish-Pueblo Revival
- ☐ Territorial
- ☒ Territorial Revival
- ☐ Tudor Revival

Notes:

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

Santa Fe City Directory
Santa Fe County Asseson Records

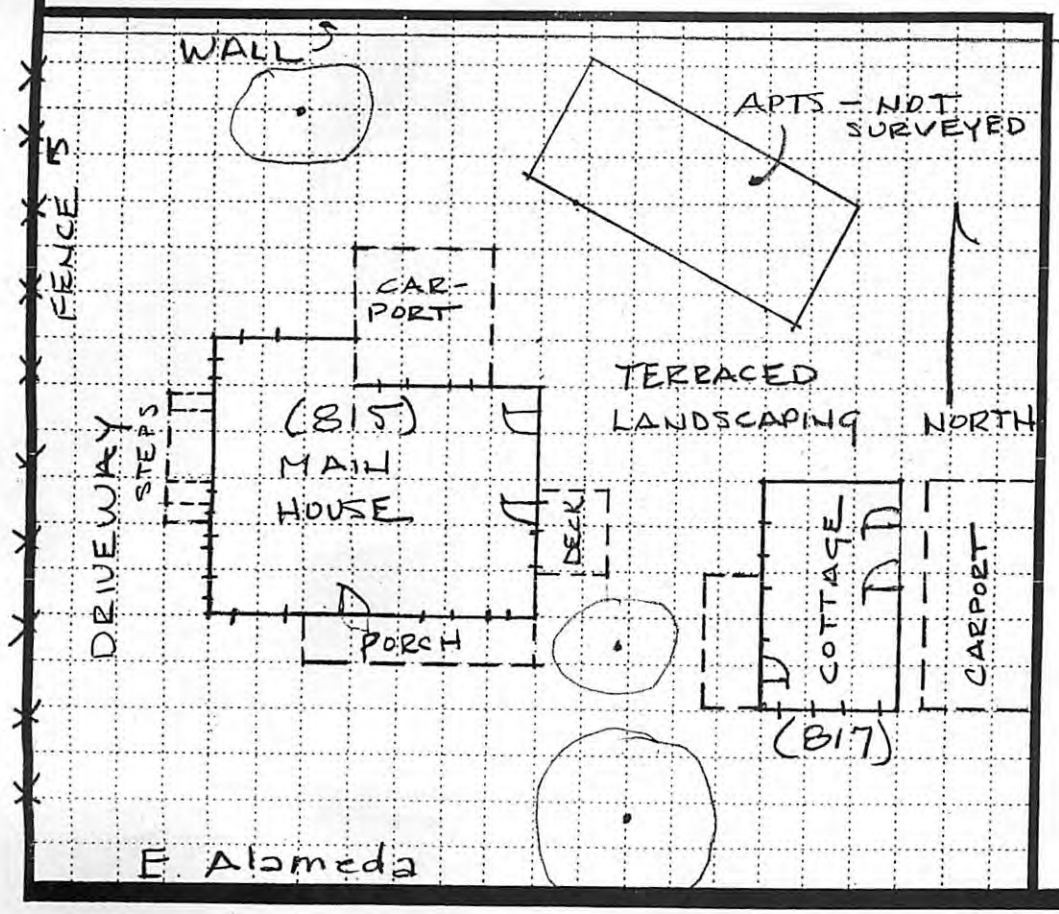
SITE

18 ttached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Cottage – Survey no. 0516123 24

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

4/6

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number 05161232 5

1 **Name of Property** *(Historic and/or current name for property)*: 815 E. Alameda Apartments

2 **Location** *(Address or description of location)*: 815 E. Alameda Santa Fe, NM

4 **County**: Santa Fe

5 **Date of Survey**: 11/23/04

Above: Southwest elevation

Above: North (rear) elevation

Continued on other side

5/6

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051612325

1 **Name of Property** *(Historic and/or current name for property)*: 815 E. Alameda Apartments

2 **Location** *(Address or description of location)*: 815 E. Alameda Santa Fe, NM

4 **County**: Santa Fe

5 **Date of Survey**: 11/23/04

Southeast elevation - porch detail

Continued on other side

6/6

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H307

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516 12325
field map SFHD # 5	number 2325	UTM reference zone 12 13	easting northing

location description
815 E. ALAMEDA (#1, 2, 3, 4, 5)

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. 31	negative nos. 37	loc. of neg. HPB

plan shape

date of construction
Post. 145 estimate ____ actual
source
directory

use
present residential
other ____
historic residential
other ____

condition
___excellent ___good
___fair ___deteriorating

style

foundation material

wall material/surface

degree of remodeling
___minor ___moderate ___major
describe:

architectural features

surroundings
residential

relationship to surroundings
___similar ~not similar

district potential
✓yes ___no

significance
___eligible ___of interest ✓none
if eligible, why?
age

associated buildings? ___yes
what type?

if inventoried, list ID nos.

comments

see back? ___yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 278

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516012324
field map SFHD #5	number 2324	UTM reference zone 12 13	easting northing

location description: 817 E ALAMEDA (#5)

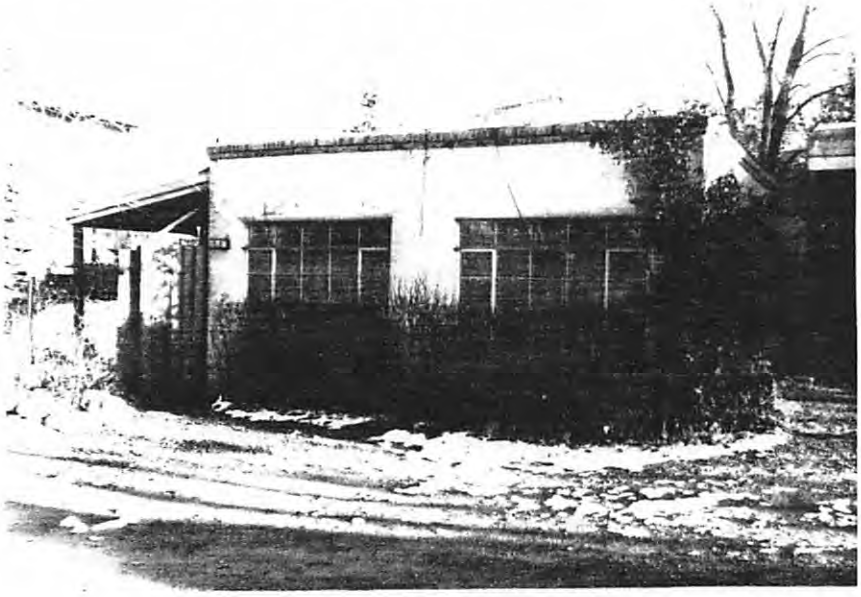
city/town: SANTA FE

land grant/reservation:

building name:

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

film roll by SL no. 32	negative nos. 1	loc. of neg. HPB



plan shape:

date of construction: Post '45 estimate ___ actual

source: directory (appears older)

use
present: residential
other:
historic: residential
other:

condition
___excellent ___good
___fair ___deteriorating

wall material/surface:

degree of remodeling
___minor ___moderate ___major
describe:

architectural features:

surroundings: residential

relationship to surroundings
✓ similar ___not similar

district potential
✓ yes ___no

significance
___eligible ___of interest ✓ none

if eligible, why? age

associated buildings? ___yes
what type?

if inventoried, list ID nos.

comments:

see back? ___yes

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ ☐ NRHP ☐ SRCP Criteria: ☐ A ☐ B ☐ C ☐ D

1 Name of Property *(Historic and/or current name for property)*: 817 E. Alameda Apartment

2 Location *(Address or description of location)*: 817 E. Alameda #5 Santa Fe, NM

3 Local Reference Number: 051612324

4 County: Santa Fe

5 Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object

6 Date of this Survey: 11/23/04

7 UTM: Zone ____ Easting ____ Northing ____

8 Previous Survey Date: 3/__/85 ☐ No previous survey

9 Name of Project: Abruzzo Development LLC

10 Photo Information: Roll #: _____ Negative Location: _____ View of: Southwest Elevation

11 Brief Description of the Property *(What is it?)*: Single family dwelling that is part of a larger apartment complex

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*: Tenant; no known historical figures

13 Construction Date: Date: 1959 ☐ Known ☒ Estimated Santa Fe County Assessor

14 Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public

15 Relationship to Surroundings: ☒ Similar ☐ Dissimilar

Comments: Apartments located on either side

Continued on other

1/5

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

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective *(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)* 817 E. Alameda

17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Leonard Saiz
989-9471

Notes: *(If photo, include photo information, as in #10.)* South elevation facing E. Alameda

19 Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20 Significance to Current Community ☐ Unknown ☐ None ☒ Low ☐ Moderate ☐ High

Describe:

21 Other Significance or Information of Interest *(Such as historical, legendary, structural, former ownership, etc.)*

None

22 National or State Register *(See instructions for eligibility criteria.)*

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes ☒ Local

Why? Architecturally & historically insignificant

23 National or State Historic District

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

If yes: ☐ Contributing ☐ Non-Contributing ☐ Unknown

If 'yes,' what is name of district? Santa Fe Downtown Eastside ☐ State ☐ National ☒ Local

24 Supplemental Forms ☐ None ☒ HCPI Detail Form (FORM 2) ☒ Continuation Sheets, # pages: 3

2/5

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

Historic Preservation Division, New Mexico Office of Cultural Affairs **>>>>Please complete HCPI FORM 1 before completing Form 2 <<<<**

For HPD Office use only: HCPI No. _____ District No. _____ 3 Local Reference Number 051612324

1 Name of Property *(Historic and/or current name for property)*: 817 E. Alameda Apartment

2 Location *(Address or description of location)*: 817 E. Alameda #5

4 County: Santa Fe

5 Date of Survey: 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- ☐ Adobe
- ☐ Brick
- ☒ Composition Block
- ☐ Concrete:
- ☐ Concrete: Cast Stone
- ☐ Concrete: Poured
- ☐ Earth Plaster
- ☐ Masonry: Simulated
- ☐ Metal: Corrugated
- ☐ Metal: Structural Siding
- ☐ Metal: V-Crimp
- ☐ Stone: Random Ashlar
- ☐ Stone: Random Coursed
- ☐ Stone: River Rock
- ☐ Stone: Rusticated
- ☐ Stone: Tabular
- ☒ Stucco
- ☐ Tile: Structural Clay
- ☐ Vinyl Siding
- ☐ Wood: Board & Batton
- ☐ Wood: Horizontal Siding
- ☐ Wood: Jacal
- ☐ Wood: Log
- ☐ Wood: Shingle
- ☐ Wood: Tongue & Groove
- ☒ Other: Wood frame

Notes:

7 Number of Stories ☐ Not Applicable

Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____

8 Foundation ☐ Not Applicable

☒ Not Visible ☐ None ☐ At Grade ☐ Above Grade ☐ Raised

Materials: ☐ Concrete ☐ Stone ☐ Other: _____

Notes:

9 Roof ☐ Not Applicable

Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____

Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep

Features: ☐ Eave ☒ Parapet

Materials: ☐ Asphalt ☐ Composition: Shingle ☐ Composition: Roll ☐ Earth ☐ Metal: Corrugate ☐ Metal: Pressed ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle ☐ Other: Fired brick coping

10 Windows *(Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)*

☐ Not Applicable

Operation	Material	Glazing	Number
Casement	Steel	25 divided lite	2
"	"	16 divided lite	2

Notes

11 Doors *(Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)*

☐ Not Applicable

Type	Style	Material	Number
Panel	sash	Wood	1

Notes:

12 Porches ☐ Not Applicable

Type: ☒ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap

13 Chimneys *(Describe whether interior or exterior and material)*: None visible

14 Other Significant Features *(Unique or outstanding features; Describe)*: None

15 Modifications *(For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)*

☒ No known modifications

1. _____ Date: _____ ☐ Known ☐ Estimated Source: _____
2. _____ Date: _____ ☐ Known ☐ Estimated Source: _____

Continued on other side

3/5

HCPI Detail Form (FORM 2) *(Continued from the other side)*

Historic Preservation Division, New Mexico Office of Cultural Affairs

817 E. Alameda

16 Architectural Style

- ☐ Not Applicable
- ☐ Art Deco/Streamline Modern
- ☐ Bungalow/Craftsman
- ☐ Colonial Revival
- ☐ Folk Victorian
- ☐ Gothic Revival
- ☐ International
- ☐ Italianate
- ☐ Mediterranean
- ☐ Mission Revival
- ☐ Neo-Classical
- ☐ Northern New Mexico
- ☐ Pueblo
- ☐ Prairie
- ☐ Queen Anne
- ☐ Ranch
- ☐ Spanish-Colonial
- ☐ Other: _____
- ☐ Spanish-Pueblo Revival
- ☐ Territorial
- ☒ Territorial Revival
- ☐ Tudor Revival

Notes:

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

Santa Fe City Directories
Santa Fe County Assessors

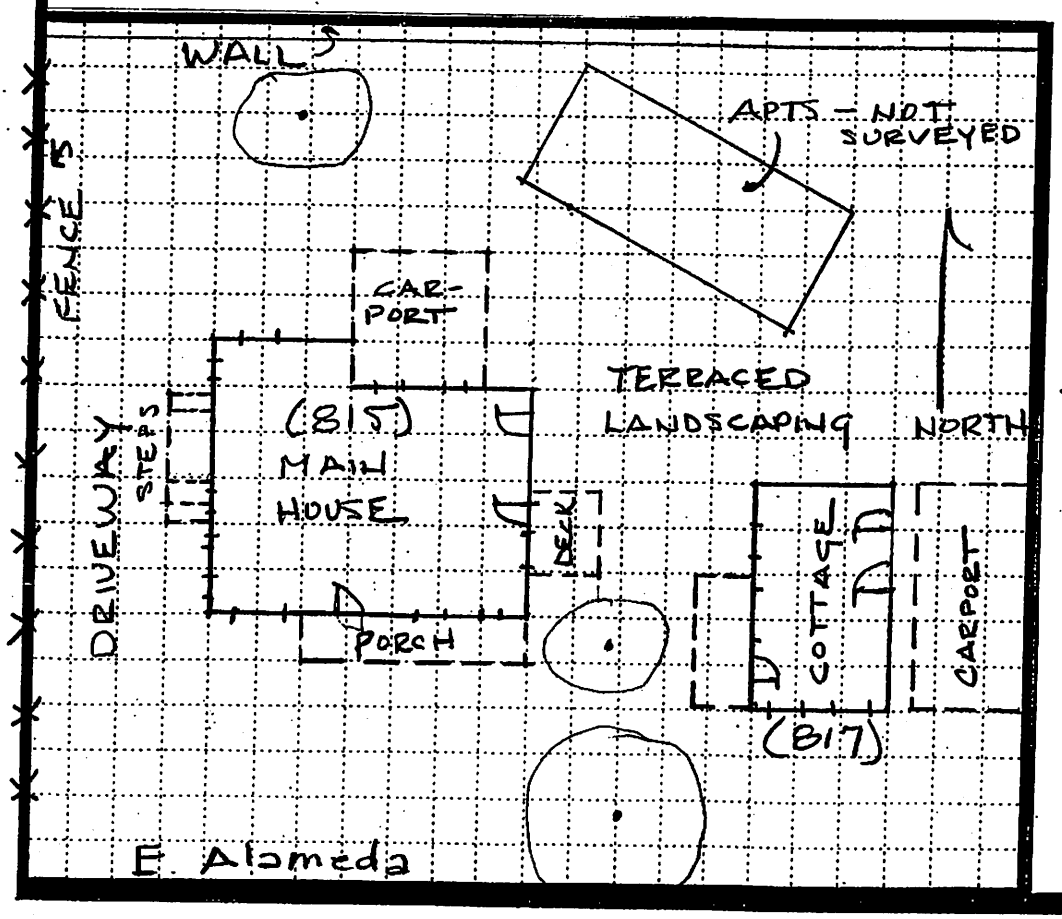
SITE

18 Attached or Associated Properties *(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)*

Main house - Survey no. 0516 12325

Are associated properties eligible for listing? No

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

4/5

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. | District No. | 3 Local Reference Number: 051612324

1 Name of Property *(Historic and/or current name for property)*: 817 E. Alameda Apartment

2 Location *(Address or description of location)*: 817 E. Alameda #5 Santa Fe, NM

4 County: Santa Fe

5 Date of Survey: 11/23/04

Above: East elevation

Above: Detail of rear east elevation

Continued on other side

5/5

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 278

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612324
field map SFHD #5	number 2324	UTM reference zone 12 13	easting northing

location description: 817 E ALAMEDA (#5)

city/town: SANTA FE

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

building name:

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

film roll by SL no. 32	negative nos. 1	loc. of neg. HPB

plan shape:

date of construction: Post '45 estimate ___ actual

source: directory (appears older)

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

wall material/surface:

architectural features:

surroundings: residential

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? age

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

comments:

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H306

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 0516/2323
field map SFHD # 5	number 2323	UTM reference zone 12 13	easting northing

location description: 817 E. ALAMEDA (#1,2,3,4)

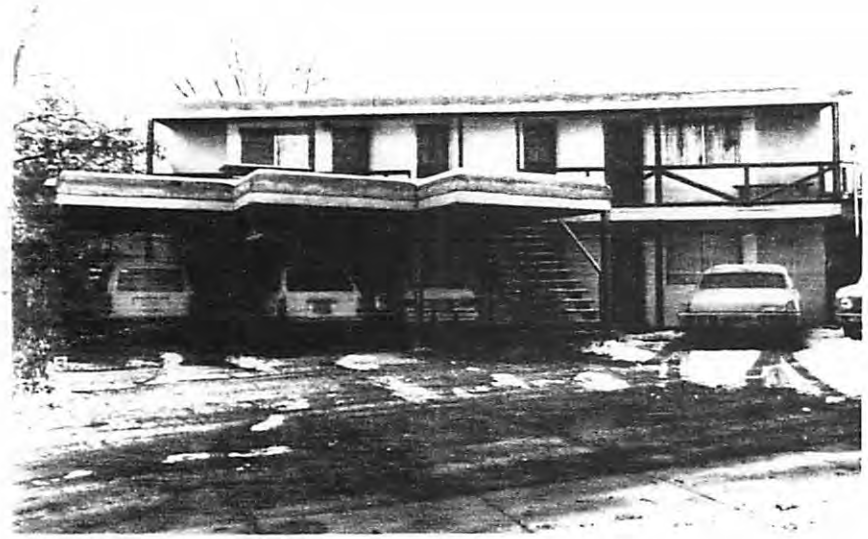
city/town: SANTA FE

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

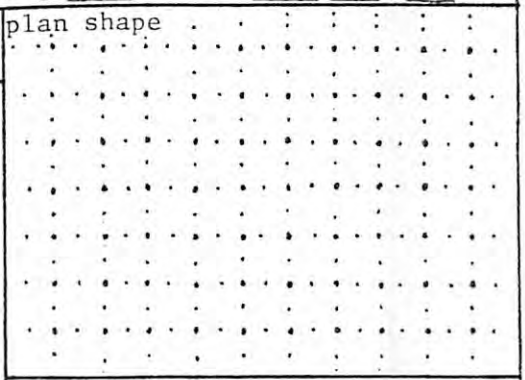
building name:

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

film roll by SL no. 32	negative nos. 2	loc. of neg. HPB



plan shape:



date of construction: Post '45 estimate _____ actual

source: directory

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

condition
___ excellent ___ good
___ fair ___ deteriorating

wall material/surface:

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features:

surroundings: residential

relationship to surroundings
___ similar ✓ not similar

district potential
✓ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? agc

comments:

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 12/30/2024	Property Owner of Record Abruzzo Development LLC						
Applicant/Agent Contact	William Kleinschmidt, Architect						
Site Address	815 E. Alameda St., Santa Fe, NM 87501						
Suite or Space # Unit 8	Subdivision Name El Alamo Subdivision (Kings Map)						
Lot # 20	Block # 48 and 48C, Tract B-1A and B-2A		Total Roof Area (square feet) 8,832				
Lot Coverage % 39.6	Lot Size (square feet) 22,435						
Proposed Construction Description	New one-story, single-family home constructed in current gravel parking lot.						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ☐ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ✓ Development Plan						
Zoning District R-21	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other						
Proposed Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Proposed Height 16'	Max Height 24'	Parking Required 13	Provided 13	Bike Parking N/A	Provided N/A		

Historic Planning Case Manager: Other

If you selected "other," please write in the name of your case manager: Not assigned yet

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.

William Kleinschmidt, Architect ☐ Owner ☐ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	☒ Reviewed w/ conditions	☐ Denied

Comments/Conditions: Design of Development Plan will go before Historic Districts Review Board for approval. Once approved from the Historic District Review Board, any requested changes will be revised on the Minor Modification to a Development Plan and reviewed by staff prior to approval.

Preliminary Zoning Review completed by Rebekah Clouser Date 5/9/2025

Preliminary Zoning Review # 2025-010423-PAR

815 East Alameda St. (west) Height Calculation

Total: 136.9
Count: 11
Average: 12.4
Maximum Allowable Height: 14' 5"

DAR
12.22.04

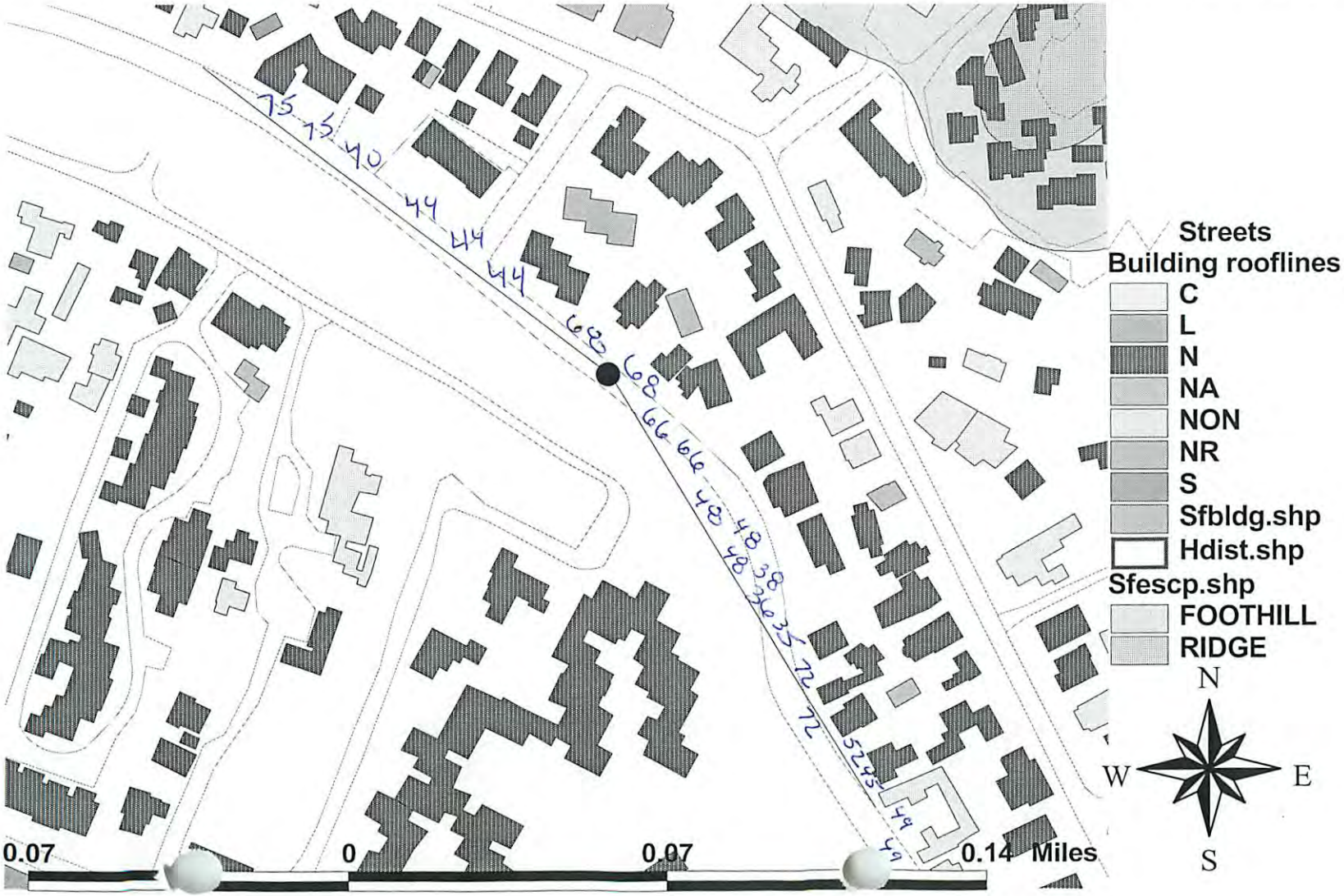
Building rooflines
- L
- S
- C
- N
- NA
- NON
- NR
- Sfbldg.shp
- Sfeor.shp
- Sfparcll.shp
- Hdist.shp

0.08 0 0.08 0.16 Miles

N
W E
S

815 & 817 East Alameda Wall Height Calculation

Total: 1182
Count: 22
Maximum Allowable Height: 54"



MCB
6/2/05

April 4, 2025

Proposal Letter

815 E. Alameda St., Unit 8 (Phase III of the Site Development Plan)
Proposal for new single-family residence

Owner: Nancy Abruzzo, N. Abruzzo Holdings LLC
Applicant: William Kleinschmidt, Architect

Background – Site Development

A Site Development Plan for this property was approved for three condominium residential buildings (7 residential units) and one free-standing residence, totaling 4 buildings and 8 residences to be completed in three phases. Phases I and II are completed and involved the remodeling of, or additions to, existing structures on the property.

- Phase I: Units 1A and 1B, 815 E. Alameda St.
- Phase II: Units 2&3 (duplex), 815 E. Alameda St. and Units 4-7 (quadplex), 817 E. Alameda St.
- Phase III: Unit 8 (free-standing single-family residence), 815 E. Alameda St.

This proposal is for completion of Phase III of the development (Unit 8), to be constructed in what is currently a gravel parking area.

Background – Historical

- February 8, 2005 and June 28, 2005 - HDRB conditionally approved additions and remodeling of 815 E. Alameda (Unit 1, aka Units 1A and 1B) and 817 E. Alameda St. (Units 2 through 7).
- March 28, 2006 - HDRB approved the Unit 8 concept for 817 E. Alameda St.
- H-05-084 (May 6, 2006) – HDRB approval of courtyard walls, hardscaping, streetscaping, coyote fencing, patios and walkways, and exterior lighting at 815-817 E. Alameda St.
- H-05-007 (June 28, 2016) - HDRB approved the remodel of the existing Unit 1 structure and construction of a 2-story addition, creating Units 1A and 1B.
- Administrative Approvals: There have been six HDRB administrative approvals for minor exterior changes to Units 1A and 1B.

Historic Status: Non-Contributing
Historic District: Downtown and Eastside
Principal Façade: South (Street-Facing)
Building Historic Styles:

- Units 1A and 1B: Territorial
- Units 2 and 3: Pueblo Revival
- Units 4 – 7: Territorial
- Unit 8: Proposed Pueblo Revival

Site Development Plan Requirements
The overall project site is 22,435 s.f. (.515 Acres). Buildings comprise 8,005 s.f. of lot coverage (5,801 s.f. existing buildings + 2,204 s.f. for the proposed Unit 8 residence). The overall site design (including Unit 8) meets the development plan and current zoning requirements for lot density, lot coverage by building footprint, lot coverage by roofs, open space (both common and private open space), building setbacks and building height, off-street vehicular parking, and landscaping.

Proposed Unit 8 Size and Exterior Finishes

- 2,204 s.f., one-story, 3-bedroom single-family residence with 882 s.f. portal (total 3,086 s.f. covered roof area)
- Building Height (from finished grade): 14'-5" maximum
- Roof: Flat roof (white TPO membrane) with stucco parapets, roof will drain to internal roof drains, canales will serve as overflow devices
- Skylights: Will not be visible from street, hidden behind parapets
- Exterior Wall Finish: Synthetic stucco (all walls), LaHabra Adobe, Viejo or Suffolk color to be determined (smooth stucco finish)
- Bullnosed Corners: 3" to 4" bullnosed typical wall corners as shown on the proposed floor plan and exterior elevations, rounded corners to windows/doors
- Windows and Exterior Doors: Wood units with metal cladding (manufacturer unknown at this time), cream or light green color, with true divided lites, no single glass pane exceeds 30" dimension
- Exterior Woodwork and Posts/Beams: Sherwin Williams semi-transparent medium-to-dark wood stains and clear sealer for portal posts and beams, courtyard gate lintels and misc. exterior woodwork
- Portal Soffit: Natural pine 6" wide T&G decking with clear matte sealer
- Portal Floor: Brick finish over concrete slab
- Courtyard Walls: Concrete block and pilasters with stucco finish and bullnosed corners matching the building stucco color, proposed 6' tall walls with maximum 8' tall gate enclosures (see exception request below for street-facing yard walls exceeding 4'-6" height)
- Courtyard Gates: "Reclaimed" southwestern weathered/carved natural wood gates and frames (to be found/determined), matte clear sealer or stained (as noted above) finish
- Exterior Lighting (inside portal): Lantern-type wall sconces, 8"x20", matte dark bronze or black color, with two 40W LED equivalent bulbs (dimmable)
- Exterior Lighting (outside courtyard walls): Simple cube-shaped downlight sconce, 6.5" cube, matte black color, with one 60W LED equivalent bulb.

Exception Request for Street-Facing Yard Wall exceeding 4'-6" Height
The property owner requests an exception for a yard wall facing the street to exceed the 4'-6" height limitation for the purpose of providing privacy for the courtyard, portal and residence interior areas. Our responses to the exception criteria:

(i) Do not damage the character of the streetscape
Response:
The design, height and appearance of the proposed yard wall, courtyard gate enclosure and wood gate is in keeping with Santa Fe and Pueblo Revival styles generally accepted in the historic district, and will improve the character of the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare
Response:
The proposed residence, portal and courtyard is close to the East Alameda Street sidewalk and vehicular street. A 6' tall yard wall along the sidewalk will enhance visual privacy and mitigate street noise for the courtyard, portal and dwelling interior. The proposed courtyard wall will not adversely affect the public welfare or result in injury, and there are examples of other yard walls along the sidewalk in the streetscape.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts
Response:
The proposed height of the yard wall and gate enclosure improves the city's heterogeneous character through the use of a traditional Santa Fe style appearance. The courtyard gate is proposed to be recessed deeply in the thickened wall, with a timber lintel and stucco roof over the gate (the application package includes an "inspiration" photo of the type of gate enclosure being proposed). The proposed design strengthens the residential nature and character of the historic district through this use of traditional styling.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape
Response:
The overall design and layout of the Unit 8 residence complies with the property's approved Site Development Plan. Property zoning allows for a dense collection of dwellings on the property, although the other dwellings on the property are set back farther from the street and have more privacy from the street than this proposed Unit 8 residence. The streetscape includes properties with varying densities of residential units. This property's development plan dictates a particular layout for the Unit 8 building footprint, portal and courtyard.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant
Response:
The proposed design must adhere to the general requirements of the property's Site Development Plan.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response:

The proposed height and general appearance of the yard wall and gate enclosure provides a visual barrier for the residence in character with the streetscape and provides sound mitigation between the private residence and the public way along East Alameda Street. The appearance of the yard wall and gate will be pleasing to pedestrians and vehicular traffic moving past the proposed residence.

Thank you for your consideration of this proposed new structure.

Bill Kleinschmidt
William Kleinschmidt, Architect
Santa Fe, New Mexico

505-761-0000
bill@wk-architect.com

LOT C
EL ALAMO SUBDIVISION

N/F
ALT, LLC
BK 2661 PG 291
UPC 1-055-099-128-041

802 E. PALACE AVE.

LOT D
EL ALAMO SUBDIVISION

NO DEED INFORMATION IN CO.
CLERKS OFFICE
PLAT INFORMATION: PLAT BK 7 PG 9
UPC 1-055-099-132-032

LOT E
EL ALAMO SUBDIVISION

N/F
WINTER PALACE, LLC
BK 2710 PG 899
PLAT INFORMATION: PLAT BK 414 PG 044
UPC 1-055-099-133-028

810 E. PALACE AVE.

N/F
DUNN
BK 569 PG 679
UPC 1-055-099-112-041

103 EL ALAMO ST.

N/F
DUNN
BK 569 PG 678
UPC 1-055-099-107-032

801 E. ALAMEDA

POWER POLE

59.60'

YARD WALL

N 46°17'28" E

WIRE FENCE

COYOTE FENCE

EXISTING TREE

O. H. ELECTRICAL

S 25°44'12" E

CMU WALL

24.4'

104.49'

PATIO

15' REAR SETBACK

GRAVEL PARKING AREA

5' SIDE SETBACK

GRAVEL DRIVEWAY

BACK-UP SPACE

FLAGSTONE

PORTAL

LANDSCAPING

EXISTING ONE-STORY CONDOMINIUMS
815 E. ALAMEDA ST.
(PHASE II) UNITS 2 AND 3
PUEBLO REVIVAL STYLE
2,344 footprint gross s.f.

EXISTING TWO-STORY CONDOMINIUMS
815 E. ALAMEDA ST.
(PHASE I) TERRITORIAL STYLE
UNIT 1A (1st FLOOR)
UNIT 1B (2nd FLOOR)
1,830 footprint gross s.f.

BRICK PATIO

COURT YARD

5' COYOTE FENCE

5'-2" COYOTE FENCE ON TOP OF RETAINING WALL

9'-6" TALL CONCRETE RETAINING WALL

9'-6" TALL CONCRETE RETAINING WALL

BRICK

DOWN

UP

FRENCH DRAIN

EXISTING STAIR

PLANTER BORDER TO BE REMOVED

COYOTE FENCE TO BE REMOVED

LANDSCP'G.

EXISTING GRAVEL PARKING AREA

STORMWATER RETENTION POND

GRAVEL PARKING-DRIVING AREA

PROPOSED NEW BUILDING FOOTPRINT

WATER JACK AND IRRIGATION BOX TO BE RELOCATED

3' COYOTE FENCE TO BE REMOVED

7' FRONT SETBACK

42" TO 48" HIGH STUCCO YARD WALL TO BE REMOVED

42" TO 48" HIGH STUCCO YARD WALL TO REMAIN

42" TO 48" HIGH STUCCO YARD WALLS TO BE REMOVED

161.32'

N 49°33'09" W

(137.6) (N 49°52' W)

189.01'

CONCRETE

LANDSCAPING

MAILBOXES

CONCRETE DRIVE APRON

WATER METER

RAMP

ACCESSIBLE AISLE

EXISTING CONCRETE PAD

CMU RETAINING WALL WITH COYOTE FENCE

CMU WALL & COYOTE FENCE

EXISTING STAIR

S 18°26'09" E

31.73'

S 20°07'00" E

60.84'

S 60°59'29" W

5' SIDE SETBACK

ARROYO DE LA CANOVAS

N/F
CITY OF SANTA FE

EXISTING CONCRETE SIDEWALK

EXISTING CURB & GUTTER

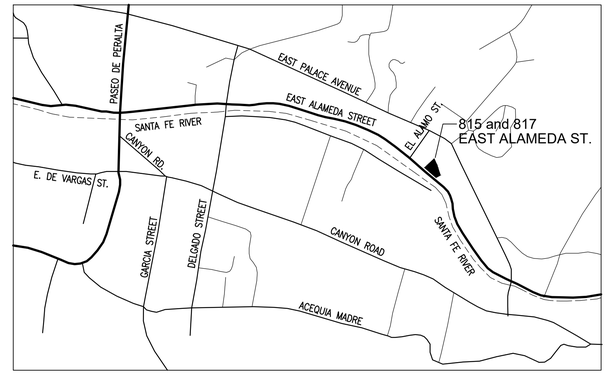
EAST ALAMEDA ST.

500 YEAR FLOODPLAIN LIMITS

TRUE NORTH

PLAN NORTH
(50.13 Deg. Off True North)

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



TRUE NORTH

2 VICINITY MAP

NO SCALE

815 and 817 E. ALAMEDA ST.
TRACT B-1A AND B-2A

LYING WITHIN A PORTION OF LOT 20, BLOCK 48C
FROM 1924 OFFICAL MAP OF SANTA FE
EL ALAMO SUBDIVISION (KINGS MAP)
UPC: 1-055-099-123-000 22,435 S.F. (.515 Ac)

SITE DATA

LOCATION:	815 E. ALAMEDA ST., UNIT 8, SANTA FE, NEW MEXICO 87501
PROPERTY OWNER:	ABRUZZO DEVELOPMENT LLC 11 SANDIA HEIGHTS DR. NE, ALBUQUERQUE, NEW MEXICO 87122
LEGAL DESCRIPTION:	TRACT B-1A AND B-2A, WITHIN A PORTION OF LOT 20, BLOCK 48C AND LOT 20, BLOCK 48 - 1924 OFFICIAL MAP OF SANTA FE, EL ALAMO SUBDIVISION (KINGS MAP) CITY OF SANTA FE, NEW MEXICO
HISTORIC DISTRICT:	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS:	NON-CONTRIBUTING
PRINCIPAL FACADE:	SOUTH (STREET-FACING)
ZONING DISTRICT:	R-21
PROPERTY AREA:	22,435 S.F. (0.515 ACRES)
MAX. GROSS DENSITY:	21 UNITS/ACRE (11 DWELLING UNITS ALLOWED)
PROPOSED DENSITY:	8 UNITS (7 EXISTING, ONE NEW PROPOSED)
MAX. LOT COVERAGE BY ROOF:	40%
PARKING SPACES REQUIRED AND PROVIDED:	13
ALLOWABLE BUILDING HEIGHT:	24' (ZONING), 14'-5" (HISTORIC)
PROPOSED BUILDING HEIGHT (FOR UNIT 8)	14'-5"
BUILDING SETBACKS:	
FRONT (ALLOWABLE AND PROPOSED)	7'
REAR (ALLOWABLE AND PROPOSED)	15'
SIDE (ALLOWABLE AND PROPOSED)	5'

HDRB SUBMITTAL
4-3-2025

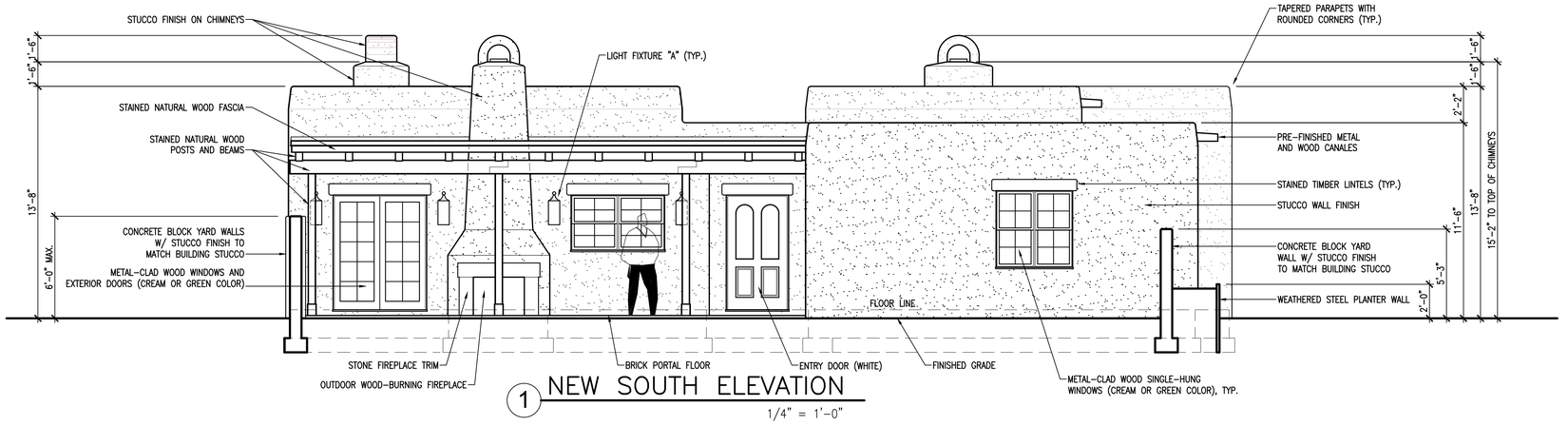
DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

C1.1

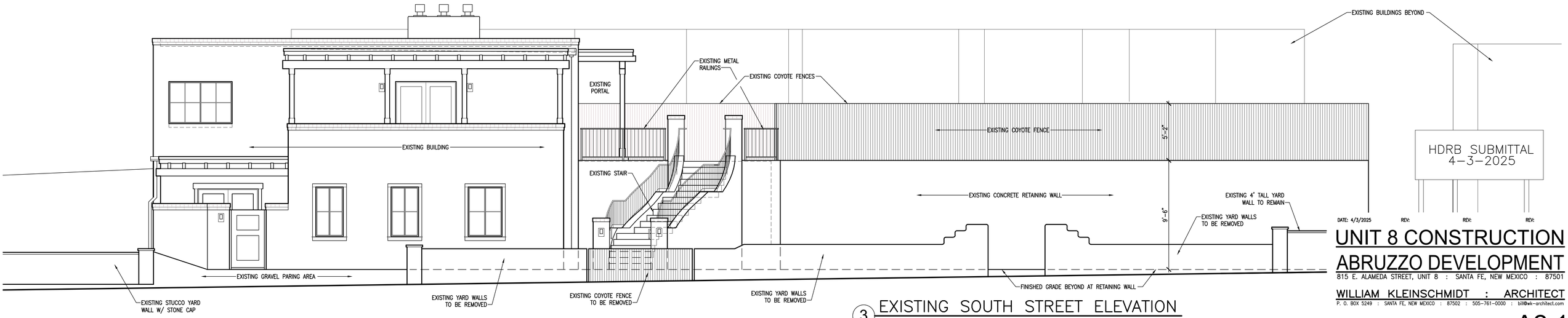


1 NEW SOUTH ELEVATION

1/4" = 1'-0"

2 NEW SOUTH STREET ELEVATION

1/4" = 1'-0"



3 EXISTING SOUTH STREET ELEVATION

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

DATE: 4/3/2025 REV: REV: REV:

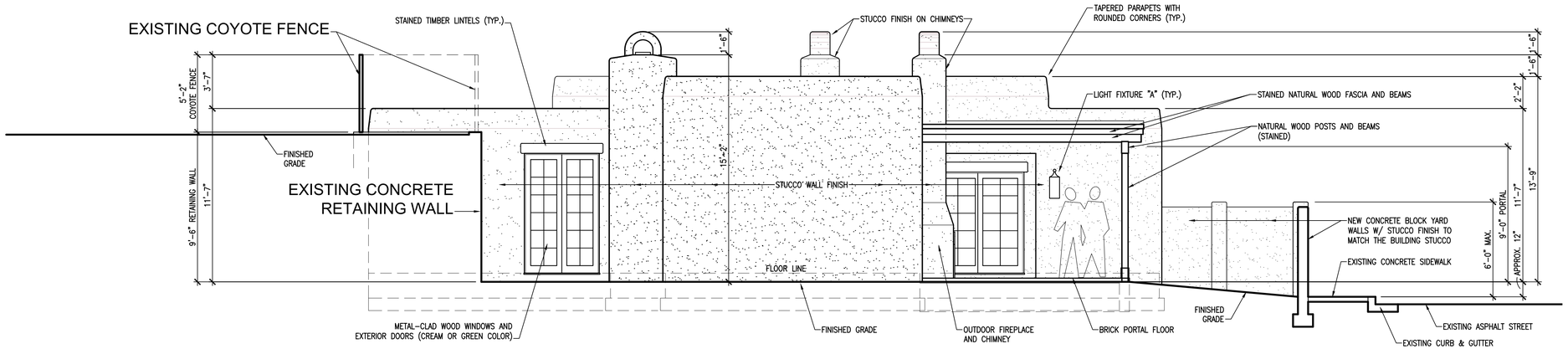
UNIT 8 CONSTRUCTION

ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

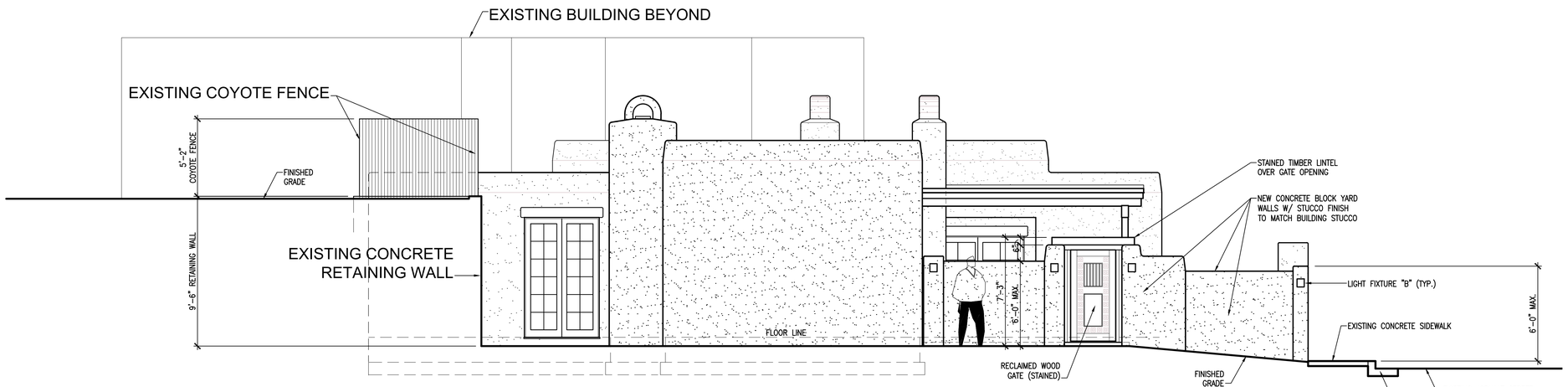
WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.1



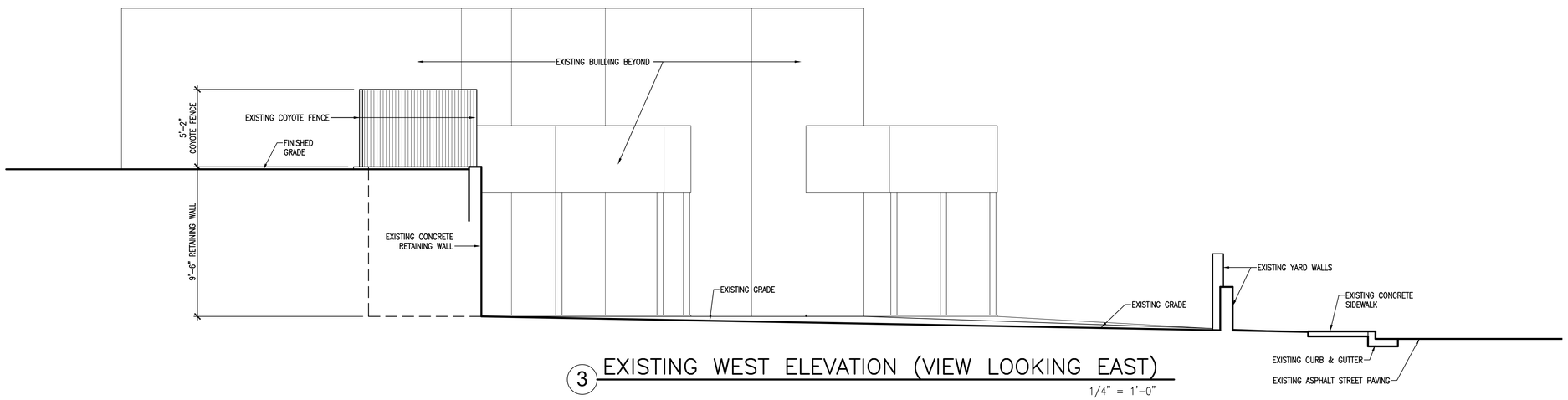
1 NEW WEST ELEVATION

1/4" = 1'-0"



2 NEW WEST ELEVATION (OUTSIDE COURTYARD)

1/4" = 1'-0"



3 EXISTING WEST ELEVATION (VIEW LOOKING EAST)

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

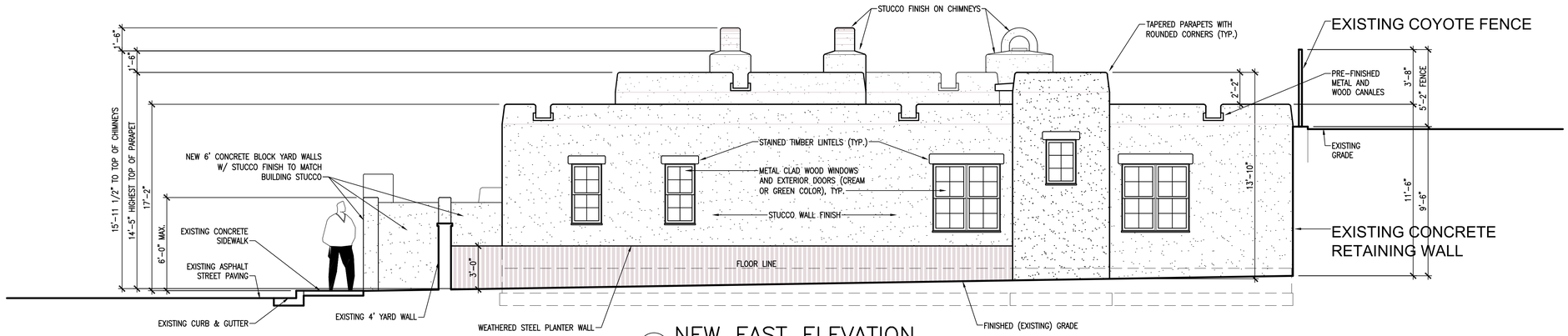
DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.2

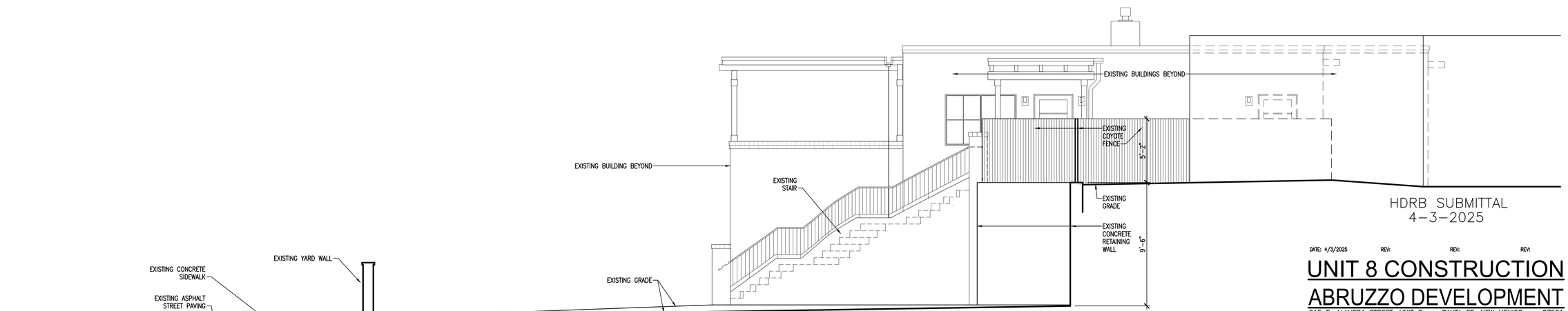


1 NEW EAST ELEVATION

1/4" = 1'-0"

2 NEW EAST ELEVATION (OUTSIDE COURTYARD)

1/4" = 1'-0"



3 EXISTING EAST ELEVATION (VIEW LOOKING WEST)

1/4" = 1'-0"

HDRB SUBMITTAL
4-3-2025

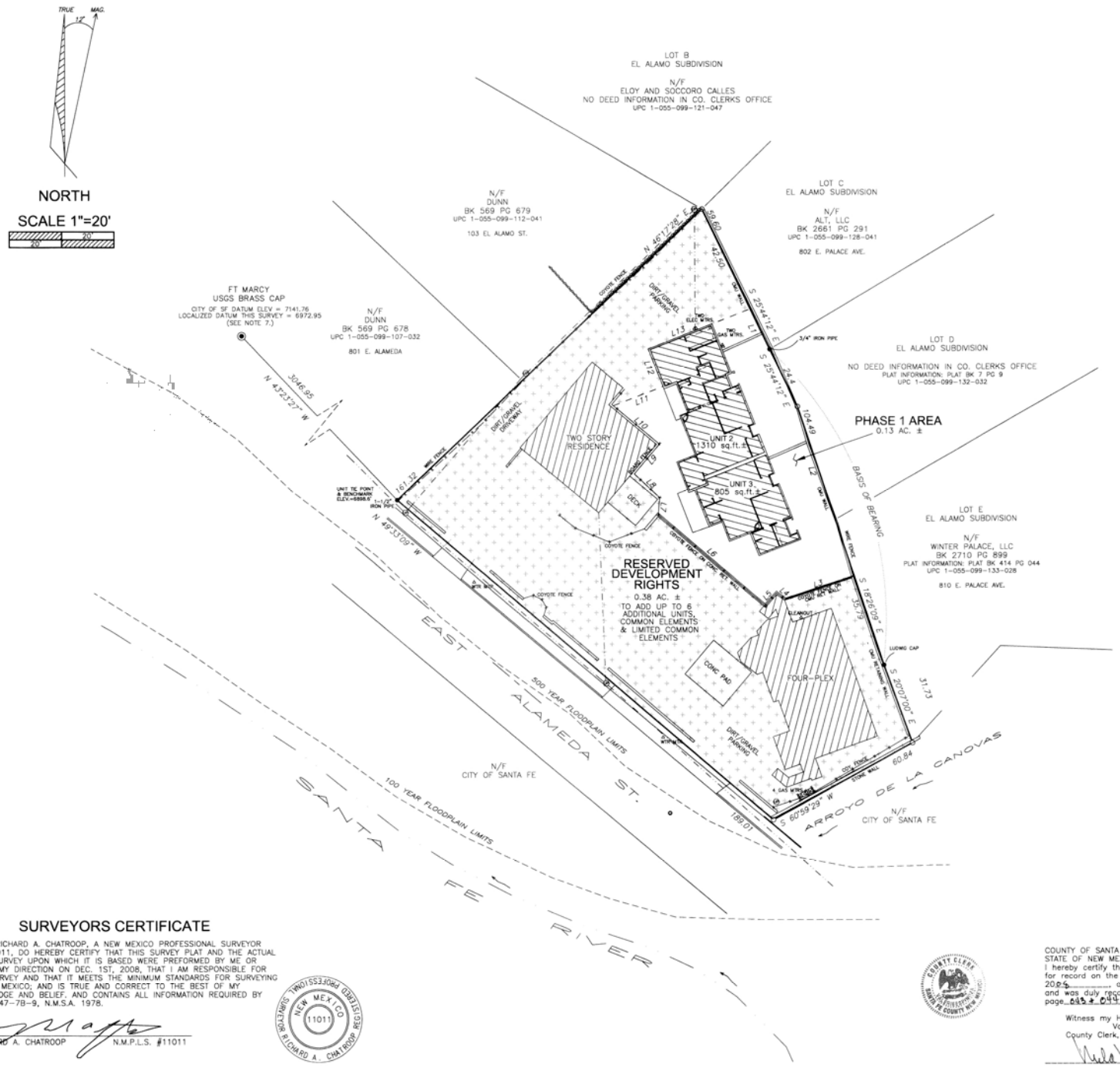
DATE: 4/3/2025 REV: REV: REV:

UNIT 8 CONSTRUCTION
ABRUZZO DEVELOPMENT

815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501

WILLIAM KLEINSCHMIDT : ARCHITECT
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wk-architect.com

A2.3



LEGEND AND NOTES

- ● DENOTES POINT FOUND AS NOTED
- ○ DENOTES POINT CALCULATED
- ○ DENOTES POINT TO BE SET 11011 CAP
- △ AS NOTED
- Ⓞ DENOTES SANITARY SEWER MANHOLE
- DENOTES EDGE OF EASEMENT
- DENOTES COYOTE FENCE
- DENOTES LIMITS OF CONDOMINIUM PHASE 1

69400

1. BASIS OF BEARING IS FROM PLAT ENTITLED "BOUNDARY SURVEY FOR ABRUZZO TRACT B-1A AND B-2A" BY RICHARD A. CHATROOP NMPLS #11011, DATED 7/24/
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

CONDOMINIUM NOTES

DENOTES RESERVED DEVELOPMENT RIGHTS AREA TO ADD UP TO 6 UNITS TOGETHER WITH ASSOCIATED COMMON AND LIMITED COMMON ELEMENTS FOR SAID UNITS, SEE CONDOMINIUM DE

1. IMPROVEMENTS SHOWN WITHIN THE RESERVED DEVELOPMENT RIGHTS AREA ARE CURRENTLY UNDER VARIOUS STAGES OF CONSTRUCTION AND LOCATION SHOWN IS SUBJECT TO CHANGE.
3. UNIT IS DEFINED BY INTERIOR DIMENSIONS, SEE DECLARATION FOR SANGRIA COMPOUND, A CONDOMINIUM.
4. LCE DENOTES LIMITED COMMON ELEMENT.
5. ALL UNITS TIED TO UNIT TIE POINT.
7. ELEVATION BENCHMARK 6898.6' AT TOP OF PIPE AS SHOWN.
8. FOR INDIVIDUAL UNIT DETAIL SEE SHEET TWO.

PHASE 1 AREA DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.50	S25°44'12"E
L2	68.70	S18°26'09"E
L3	27.89	S71°33'55"W
L4	4.09	N53°21'03"W
L5	6.55	S41°06'27"W
L6	53.77	N49°35'37"W
L7	6.66	N04°46'46"E
L8	13.27	N46°57'25"W
L9	14.97	N39°54'37"E
L10	22.94	N50°09'36"W
L11	20.43	N68°32'45"E
L12	15.48	N21°47'18"W
L13	42.01	N68°41'19"E

SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON DEC. 1ST, 2008, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONTAINS ALL INFORMATION REQUIRED BY SECTIN 47-7B-9, N.M.S.A. 1978.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEXICO 11011 REGISTERED PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

COUNTY OF SANTA FE)SS 1596062
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 9th day of December A.D. 2008, at 3:59:44 o'clock ___ m. and was duly recorded in book 695 page 043 + 044 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County,N.M.
Deputy

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

CONDOMINIUM SURVEY OF

SANGRIA COMPOUND, A CONDOM

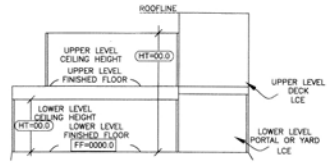
LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 1101
(505) 470-0037 110 WAGON TRAIL RD. CERRILL

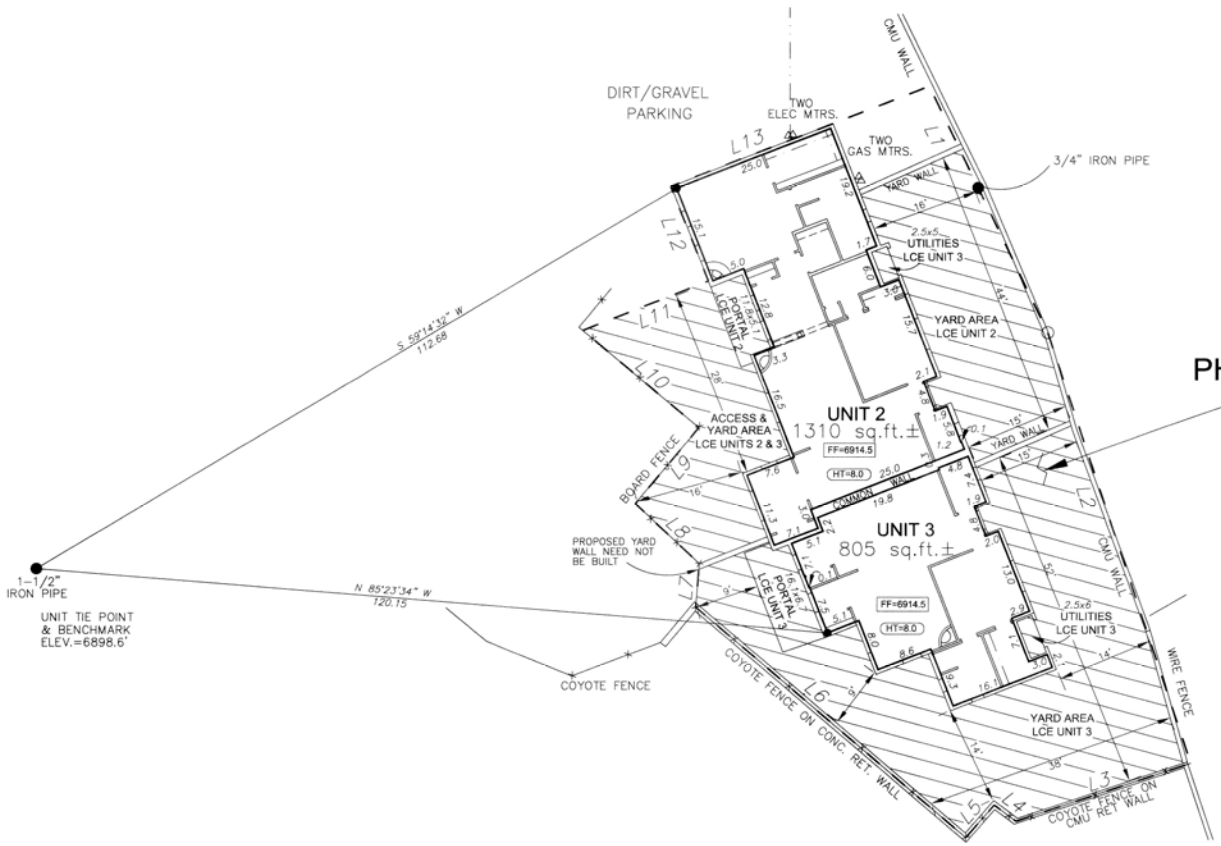
INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE.

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 1924 OFFICAL MAP OF SANTA FE.

6940044



TYPICAL UNIT VERTICAL ELEMENTS
CROSS SECTION VIEW



PHASE 1 AREA
0.13 AC. ±

LEGEND AND NOTES

LCE UNIT X — DENOTES UNIT'S LIMITED COMMON ELEMENT.

● — DENOTES UNIT TIE POINT

FF=000.0 — DENOTES FINISHED FLOOR HEIGHT

HT=00.0 — DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR

– – – – – DENOTES LIMITS OF CONDOMINIUM PHASE 1

1. FOR ADDITIONAL UNIT INFORMATION REFER TO SHEET ONE

SCALE 1" = 10'

0 20 40 60

FEET

CONDOMINIUM SURVEY OF
SANGRIA COMPOUND, A CONDOMINIU

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the _____ day of _____ A.D. 20____, at _____ o'clock _____ m. and was duly recorded in book _____ page _____ of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County,N.M.

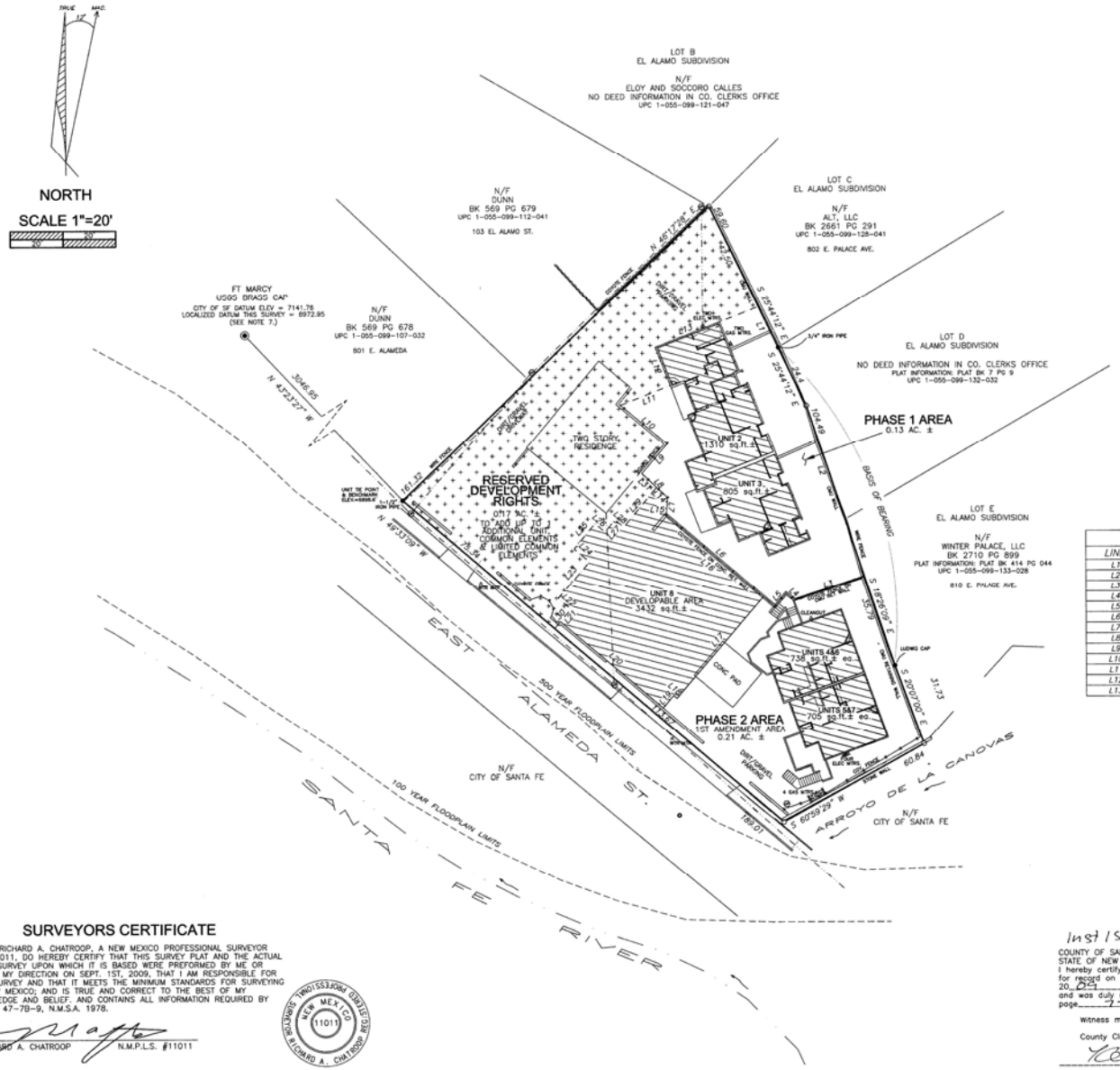
_____ Deputy

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL ROAD CERRILLOS, NM. 870

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK
1924 OFFICAL MAP OF SANTA FE.

SHEE



LEGEND AND NOTES

- ● DENOTES POINT FOUND AS NOTED
- ○ DENOTES POINT CALCULATED
- ○ DENOTES POINT TO BE SET 11011 CAP
- △ AS NOTED
- DENOTES SANITARY SEWER MANHOLE
- DENOTES EDGE OF EASEMENT
- DENOTES COYOTE FENCE
- DENOTES LIMITS OF CONDOMINIUM PHASE 1

1. BASIS OF BEARING IS FROM PLAT ENTITLED "BOUNDARY SURVEY FOR ABRUZZO OF TRACT B-1A AND B-2A" BY RICHARD A. CHATROOP NMPLS #11011, DATED 7/24/04.
2. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

CONDOMINIUM NOTES

DENOTES RESERVED DEVELOPMENT RIGHTS AREA TO ADD UP TO 1 UNIT TOGETHER WITH ASSOCIATED COMMON AND LIMITED COMMON ELEMENTS FOR SAID UNIT, SEE CONDOMINIUM DECLARATION.

1. IMPROVEMENTS SHOWN WITHIN THE RESERVED DEVELOPMENT RIGHTS AREA ARE CURRENTLY UNDER VARIOUS STAGES OF CONSTRUCTION AND LOCATION SHOWN IS SUBJECT TO CHANGE.
3. UNIT IS DEFINED BY INTERIOR DIMENSIONS, SEE DECLARATION FOR SANGRIA COMPOUND, A CONDOMINIUM.
4. LCE DENOTES LIMITED COMMON ELEMENT.
5. ALL UNITS TIED TO UNIT TIE POINT.
7. ELEVATION BENCHMARK 6898.6' AT TOP OF PIPE AS SHOWN.
8. FOR INDIVIDUAL UNIT DETAIL SEE SHEET FOUR

PHASE 1 AREA DATA

LINE TABLE

LINE	LENGTH	BEARING
L1	41.50	S25°44'12"E
L2	68.70	S18°26'09"E
L3	27.89	S71°37'55"W
L4	4.09	N53°21'03"W
L5	6.55	S41°06'27"W
L6	53.77	N49°35'37"W
L7	6.66	N04°46'46"E
L8	13.27	N46°57'25"W
L9	14.97	N39°54'37"E
L10	22.94	N50°09'36"W
L11	20.43	N68°32'45"E
L12	15.48	N21°47'18"W
L13	42.01	N68°41'19"E

PHASE 2 AREA & UNIT 8 AREA DATA

LINE TABLE

LINE	LENGTH	BEARING
L14	5.66	S46°57'25"E
L15	6.66	S24°46'46"W
L16	48.08	S49°35'37"E
L17	50.67	S40°24'23"W
L18	1.66	N49°35'37"W
L19	6.23	S40°24'23"W
L20	50.84	N49°35'37"W
L21	6.24	N40°24'23"E
L22	6.33	N49°35'37"W
L23	18.37	N40°24'23"E
L24	7.58	N49°38'46"W
L25	12.37	N39°44'48"E
L26	4.95	S50°15'12"E
L27	5.90	N39°41'43"E
L28	4.30	S49°52'36"E
L29	19.62	N39°44'48"E
L30	9.67	N40°24'23"E
L31	7.61	S46°57'25"E

SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON SEPT. 1ST, 2009, THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND CONTAINS ALL INFORMATION REQUIRED BY SECTIN 47-7B-9, N.M.S.A. 1978.

RICHARD A. CHATROOP N.M.P.L.S. #11011

NEW MEX.CO 11011 PROFESSIONAL SURVEYOR RICHARD A. CHATROOP

Inst 1581583

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 6th day of Oct A.D. 20 09 at 1:20 o'clock P m. and was duly recorded in book 710 page 32 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County,N.M.
Deputy

1ST AMENDMENT TO THE CONDOMINIUM SURVEY OF

SANGRIA COMPOUND, A CONDOMINIUM

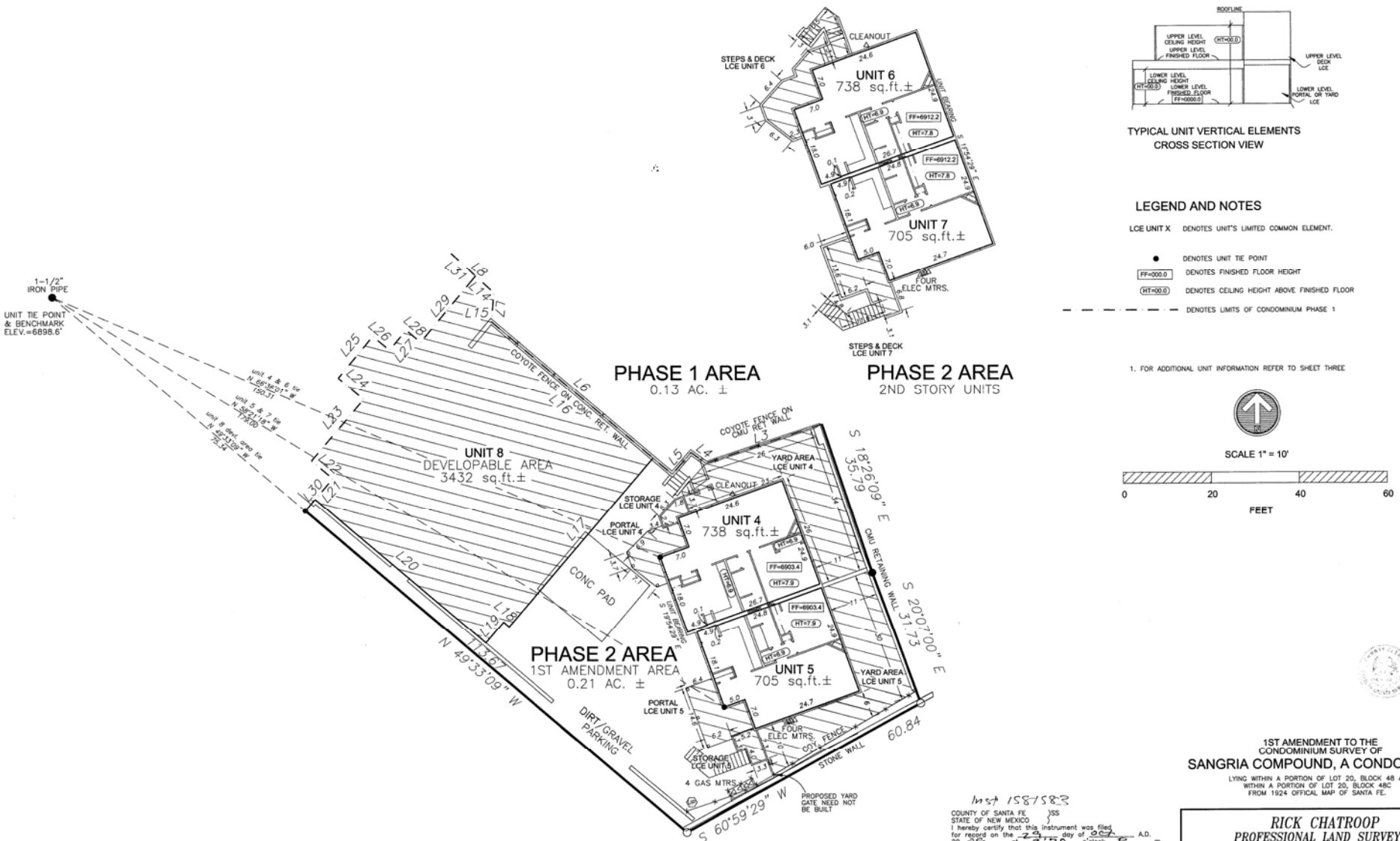
LYING WITHIN A PORTION OF LOT 2C, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-C00
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.

SHEET THREE



TYPICAL UNIT VERTICAL ELEMENTS
CROSS SECTION VIEW

LEGEND AND NOTES

LCE UNIT X — DENOTES UNIT'S LIMITED COMMON ELEMENT.

● — DENOTES UNIT TIE POINT

FF=000.0 — DENOTES FINISHED FLOOR HEIGHT

HT=00.0 — DENOTES CEILING HEIGHT ABOVE FINISHED FLOOR

— · — · — DENOTES LIMITS OF CONDOMINIUM PHASE 1

1. FOR ADDITIONAL UNIT INFORMATION REFER TO SHEET THREE

SCALE 1" = 10'

0 20 40 60

FEET

Inst 1587583

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 29 day of Dec A.D. 20 23 at 3:20 o'clock P m. and was duly recorded in book 110 page 57-8 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Valerie Espinoza
County Clerk, Santa Fe County, N.M.
Deputy

1ST AMENDMENT TO THE CONDOMINIUM SURVEY OF

SANGRIA COMPOUND, A CONDOMINIUM

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL ROAD CERRILLOS, NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-098-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.

SHEET FOUR

ARCHAEOLOGICAL REVIEW COMMITTEE PERMIT AND APPROVAL

Case File Number AR-01-06 Date Application Submitted 1-05-06

District: Historic Downtown District X ; River & Trails-Regular ____ ; Santa Fe Trail ____ ; Suburban ____

Building Sq. Ft. ____ Development Acreage .5 acres

Project Description: Reconnaissance Report

Site Address/Location: 815-817 E. Alameda Property Owner: ____

Permit: Grading ____ ; Development ____ ; Building ____

Applicant Information: Name: Leonard Saiz

Mailing Address: P.O. Box 2211, SF, NM 87504 Phone No.: 505-690-2073

Archaeological Consultant: Thomas McIntosh, P.O. Box 909, Santa Fe, NM 87504

RECONNAISSANCE REPORT

1. X Project Archaeologist's Resume
2. X Vicinity Map
3. X Project Site Description
4. X Development Project Description
5. X Outline of Research & Methodology
6. X Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. X Archival Research
   a. X Historic Maps & Aerial Photos
   b. X ARMS Files & Archaeological Reports
   c. X General Land Office (BLM) Surveys or Land Grant Plats
   d. X 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. X National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. X Historic Photos (needed if in Historic Downtown District)
   g. X Information from Title Abstract (if available)
8. X 2% Testing (Historic Downtown District Only)
9. X Description of Prehistoric & Historic Occupation & Land Use
10. X Description of Cultural Remains Discovered and Significance
11. X NM Site Inventory Forms and Other Documentation
12. X Recommended Site Significance
13. X Assessment of Development's Impact on Cultural Remains
14. X Recommended Treatment for Site
15. X Listing of Sources, i.e. historic maps, aerials, reports, etc.

X **ARC APPROVAL: MEETING DATE:** June 19, 2006
Special Conditions: X Yes (see attachment)
____ No

TREATMENT PLAN REQUIRED:

Yes: ____ No: ____

____ **TREATMENT PLAN ARC APPROVAL: MEETING DATE:** ____
Special Conditions: ____Yes (see attachment) ____No

PRELIMINARY TREATMENT REPORT

____ a. Research Design Outline
____ b. Site Map of Excavations
____ c. Other Documentation: Photographs and New Mexico Site Inventory Forms; if applicable
____ d. Description of Cultural Remains Discovered
____ e. Description of Prehistoric and Historic Occupation and Land Use
____ f. Listing of Sources

TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: _____ Yes (see attachment) _____ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

PLU010.PM5 - 9/94

Permit Approved: [signature] Date: 7/19/06
Archaeological Review Committee Chairperson

Vice Chair Rios said her opinion was that Ms. Price could leave and let the Board discuss it in further detail and then make their recommendations to Mr. Rasch.

Mr. Bell asked Ms. Price if she wanted to present more.

She said she didn't.

By motion and second, the Board unanimously approved postponing discussion of this proposal to the end of the meeting.

Ms. Farrar moved to approve the agenda as amended. Mr. Bell seconded the motion and it passed unanimously.

OLD BUSINESS TO REMAIN POSTPONED

None.

OLD BUSINESS

1. Case #H-05-84. 817 E. Alameda. Downtown & Eastside Historic District. Abruzzo Development, agents for Edward & Socorro Gonzales, proposes to construct a 2,231 sq. ft. single=family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.

Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report said staff believed that this application was in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but deferred to the Board regarding streetscape harmony. Staff also recommended that al yard walls, courtyard walls, and lighting come back to the Board for approval and that the canales be lined with tin.

She pointed out that there was also a hand drawn perspective handed out for the Board [attached as Exhibit C].

Vice Chair Rios asked if the walls were part of this application.

Ms. Barrett said they were not part of this application. She said the walls, landscaping, and exterior lighting would be present at a later meeting.

Present and sworn was Mr. Michael Duty, 1323 Paseo de Peralta, who said this was basically a cleaning up of previous design efforts. He said they got involved because they had to do a development plan for the record and it was under way. He said that all of the other units were approved and they adjusted the plan on this building so it would fit in better with the rest.

Vice Chair Rios asked if this application was 8" larger than the old one and 267 square feet.

Mr. Duty said that sounded correct.

Ms. Farrar said she was concerned that an apricot tree might be lost during demolition.

Mr. Duty said no existing trees would be removed.

Ms. Farrar said she was pleased to see the building had been designed and the treatment given.

Mr. Duty thanked her.

Vice Chair Rios asked what the lining for the canales would be. She noted that tin was the preferred lining.

Mr. Duty said tin was okay. He asked why copper could not be used.

Mr. Rasch explained that there was no precedent for copper in the historic district.

Ms. Farrar said some copper had been used but it was patina'd. He said they avoided the brightness of fresh copper.

Mr. Duty said the patina did not achieve full greenness in this dry climate.

Ms. Farrar agreed.

Vice Chair Rios said the drawing did not show the canales.

Mr. Duty said it was just a sketch and he didn't bother to put them in.

Ms. Barrett said they were in the elevations.

Ms. Shapiro referred to the 159' portal and asked if it was included in the square

footage of 3,231 square feet.

Mr. Duty said it was. He said the portal was interior in the courtyard and not to the exterior of the building. He said it once was an atrium.

Ms. Shapiro asked where the increase in square footage occurred.

Mr. Duty said he could not point to one particular place. He explained that the old plan had some peculiarities and, in the process of cleaning up the plan, it just grew a little bit. He said they did make the atrium larger and, when adding the roofing, it had the 159' there. He said that in terms of heated area, the program was the same: a three-bedroom building. He said the increase to heated area was marginal.

Ms. Shapiro referred to the site plan on page 19 and said she could see the building and the portal and asked if the wall shown in the back was part of the plan.

Mr. Duty said the area in the back was not included in the square footage, explaining that it was not heated and was not a portal. He said it was a courtyard with a retaining wall. He said there was a condition on the back with an old wall that was in structural failure. He said when they exposed that wall through the demolition they decided to rebuild part of it.

Ms. Shapiro asked if it would have a roof over it.

Mr. Duty said it would not.

Ms. Shapiro asked how high the wall was.

Mr. Duty said it was nine feet and was basically, a retaining wall.

Ms. Shapiro asked if the height of the building was increased to 16' 8".

Mr. Duty said it was at the maximum allowable of 15' 8".

Ms. Barrett confirmed that was the maximum allowable height.

Ms. Shapiro noted that none of the detail was specified and asked the applicant to describe them.

Mr. Duty said the windows would all be done with a stucco return on the sides and bottom and with an exposed wooden lintel above in a fairly classical style without window trim. He said the curvature of the parapet would be a couple of inches at the

top.

Ms. Shapiro asked about the corners.

Mr. Duty said they would receive the same treatment. He said they would go from a base rate of six inches to a top height of about three and a half inches.

Ms. Shapiro asked about the reveal of windows.

Mr. Duty it would be recessed about two inches on the framing and with stucco would be about three inches.

Ms. Shapiro asked if it would be foam sprayed on the outside.

Mr. Duty said it would not.

Vice Chair Rios asked if there would be rooftop equipment.

Mr. Duty said there would be none.

Vice Chair Rios asked what stucco color would be used. She asked if it would be the same or different from the surrounding buildings.

Ms. Barrett said the Board approved the two Pueblo Revival buildings to be Adobe colored and they approved Suede or Buckskin for the Territorial building.

Mr. Duty agreed and said this building would be Adobe.

Vice Chair Rios asked if that would be three Adobe colored buildings and two Suede colored.

Mr. Duty said there were four buildings: two Adobe and two Suede.

Vice Chair Rios asked if they were using cementitious stucco.

Mr. Duty said they would.

Ms. Shapiro asked if the windows were clad or just wood and what color.

Mr. Duty said they would have wood clad windows in light tan or light brown. He said the gates would also be light tan or brown, natural finish or light stain brown.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 05-84 according to staff recommendations with the following conditions: that the reveal on the windows be at least three inches deep; the canales be tin lined; the stucco be cementitious Adobe; that the wood trim be a tan-brown combination. Ms. Farrar seconded the motion with the condition that the fruit tree in the front be saved. Ms. Shapiro agreed and also added the condition that there be no rooftop equipment. The motion carried by unanimous voice vote.

2. Case #H-05-165. 122 Grant. Downtown & Eastside Historic District. Thomas Reidy & Associates, agent for Georgia Place, LLC, proposes to remodel a 2,372 sq. ft. Contributing building, restore exterior finishes, construct a 466 sq. ft. addition to match the existing height, and construct a carport and yard walls.

Mr. Rasch presented the staff report for this case [attached as Exhibit D]. The staff report recommended approval of this application which complies with Sections 14-5.2 (C) Regulation of contributing structures and (E) Downtown & Eastside Historic District design standards.

Mr. Bell said the minutes of the last meeting (January 24th) were not in the packet.

Mr. Rasch agreed, saying they have not been approved by the Board yet.

Mr. Bell said they were important to have because the whole discussion was very pertinent.

The applicant stated that he had a draft copy of them and was the only copy he had.

Mr. Bell said it was unfortunate because there were several Board members present who were not at that meeting. He noted it was a long meeting and the whole discussion should be available to the other members.

Vice Chair Rios asked if Mr. Bell wanted to share what took place.

Mr. Bell said no. He said he also wanted a chance to review those minutes. He said he thought they were going to have those minutes. He said he would review the draft copy and mention things as the discussion progressed.

Mr. Barrow suggested he bring them up after the discussion this evening.

Vice Chair Rios asked if Mr. Sommer was going to be presenting this evening.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct a 2,231 sq. ft. single-family residence to the maximum allowable height of 15' 8", where the Board previously approved demolition of a 1,233 sq. ft. Non-Contributing building with replacement of a 1,876 sq. ft. building.
Project number: 05-10100084
Case number: H-05-084-B
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **817 E. Alameda**

PROJECT NAMES:

OW - Edward & Socorro Gonzales
Santa Fe, NM 87502
P.O. Box H 604
505-471-7620

AP - Abruzzo Development
Santa Fe, NM 87504
P.O. Box 2211
505-690-2073

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on March 28, 2006, acted on the above referenced case. The decision of the board was to approve your application with the following conditions: 1) that the window reveal is at least 3", 2) canales are lined with tin, 3) that cementitious "Adobe" stucco is used, 4) that lintels and window trim are tan/brown color, 5) that the apricot tree along the streetscape is saved, and 6) that there is no rooftop equipment.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: March 28, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-84

ADDRESS: 817 E. Alameda
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

___ District Standards & Yard wall & fence standards.

_x_ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Building Inspector's Report
Building Height Calculation
Board Action Letters

APPLICANT SUBMITTALS

_x_ Proposed Letter

__ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___ Other:

STAFF RECOMMENDATIONS:

Staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards but defers to the Board regarding streetscape harmony. Staff also recommends that all yard walls, courtyard walls, and lighting come back to the Board for approval and that the canales are lined with tin.

BACKGROUND AND SUMMARY:

The cottage house located at 817 East Alameda is Vernacular style with Territorial detailing and according to the 2004 Historic Cultural Properties Inventory and evidence presented by the applicant it was built in 1959. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

On February 8, 2005 and June 28, 2005 the HRDB conditional approved the application for additions and remodeling of three other units located on the same parcel. On October 25, 2005 the HDRB approved the reestablishment of the streetscape for the location of the 1,233 square foot cottage house with a 1,964 square foot single family residence and attached casita. The 15' high approved building was Spanish Pueblo Revival in style.

Due to development plan, use changes, and stylistic issues the approved building has been remodeled and now comes before the board for approval. This application proposes the following:

Construct an approximately 2,231 square foot single family residence to the maximum allowable height of 15' 8". The Spanish Pueblo Revival style building includes a 159 square foot portal on the south elevation. Also along the south, street facing elevation is a wood entry gate with wood header that leads to the portal and entry door.

The windows are simulated divided light with wood lintels. Doors include a divided light door, divided light French doors, and wood panel doors. Canales are proposed to run east to west. Canale lining was not submitted.

No skylights are indicated on the floor plan.

Both Spanish Pueblo Revival style buildings for this lot are proposed to be stuccoed with El Rey "Adobe" with all wood and window trim in brown as per the October 25th HDRB approval.

City of Santa Fe, New Mexico

memo

DATE: December 2, 2004

TO: David Rasch,
Historic Preservation Senior Planner

FROM: Pete Ortega
Acting Inspections and Enforcement Director

ITEM & ISSUE:
Demolition of structure at 815 E. Alameda ~~815~~ 817 E. Alameda correction

BACKGROUND & SUMMARY:
On November 22, 2004 an on site inspection was performed at the above mentioned address regarding the condition of an existing structure. It was determined that although the interior portion of the house has some code issues and could be remedied, the exterior portion is a concern.

A retaining wall at the North end portion of the house which retains about 6 feet of soil and was constructed of rock and mortar has developed cracks that have weakened the integrity of the wall which also helps support a badly decayed roof.

A crack that separates the additions has also occurred and presents a structural problem that violates the provisions of the current building code, not to mention life and safety issues.

RECOMMENDED ACTION:
It is therefore the recommendation of this office that the structure in question be allowed to be demolished.

Should you have any questions pertaining to this issue, please feel free to contact me at 955-6505.

Thank you.

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 817 EAST ALAMEDA

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [✓] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: Demo of Existing Cottage & Reconstruction of new 2 unit Residence

CONSTRUCTION COST: $ 100,000.00 FEE: $ _____ + $20 Poster Cost = $ _____

OWNER: EDWARD & SOCORRO GONZALES **PHONE#:** 471-7620

OWNER ADDRESS: P.O. Box 4604

CITY, STATE, ZIP CODE: SANTA FE, NM 87502

APPLICANT: Abruzzo Development **PHONE #:** 690-2073

ADDRESS: P.O. Box 2211

CITY, STATE, ZIP CODE: SF NM 87504

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [✓]

OTHER CONSTRUCTION:
Demolition [✓] Remodel [ ] Addition [ ] Residential [ ] Signs [ ] Wall/Fence [✓]
Antenna [ ]

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: 12/20/04 Planner: _____
(You must schedule a meeting with Zoning Planner Andrew Harnden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] NO [X]
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? Less than 15'-8"

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

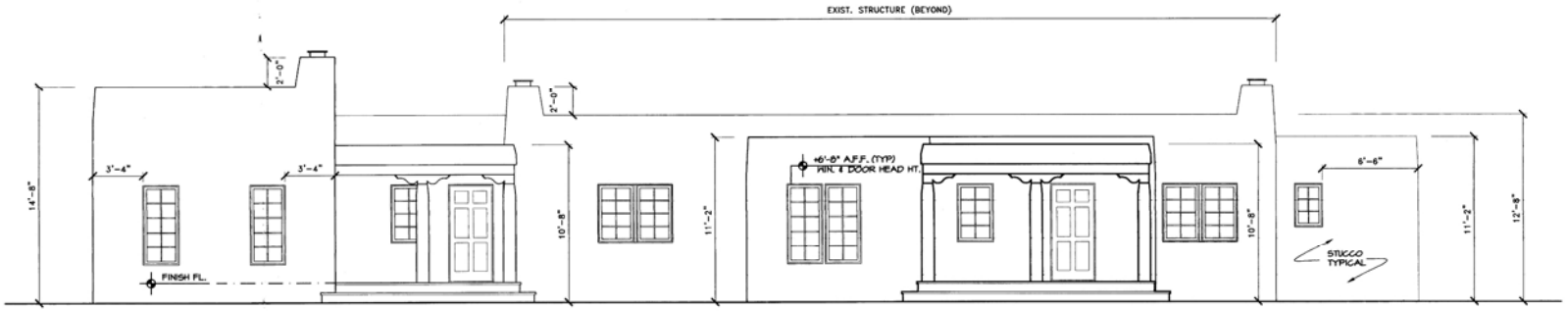
I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

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

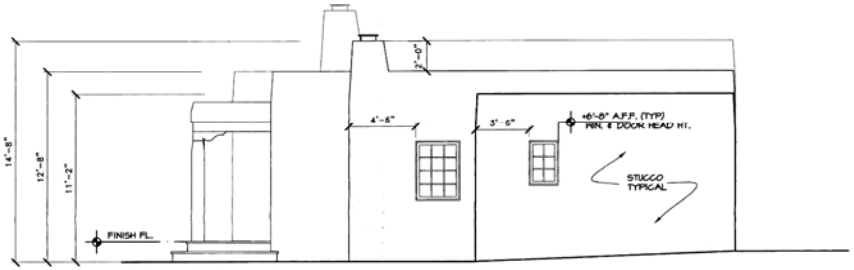
RECEIVED
SEP 2 2005
9:50 a.m.

Leonard Abruzzo
Signature of Applicant/Owner

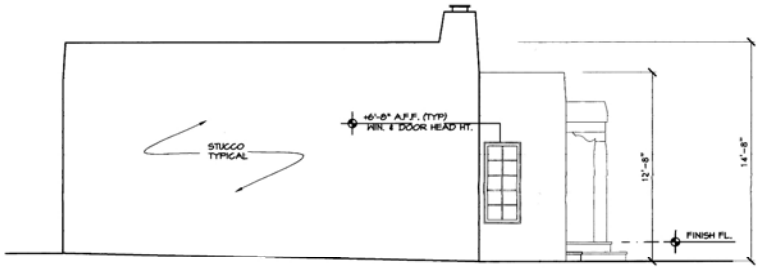
09/02/05
Date



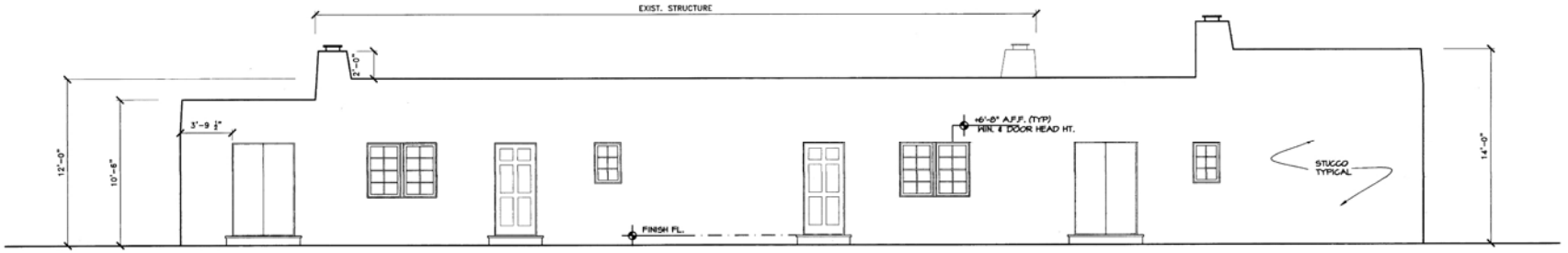
1 SOUTH ELEVATION
SCALE:1/4"=1'-0"



2 EAST ELEVATION
SCALE:1/4"=1'-0"



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



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

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

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND - UNIT #2 & #3
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

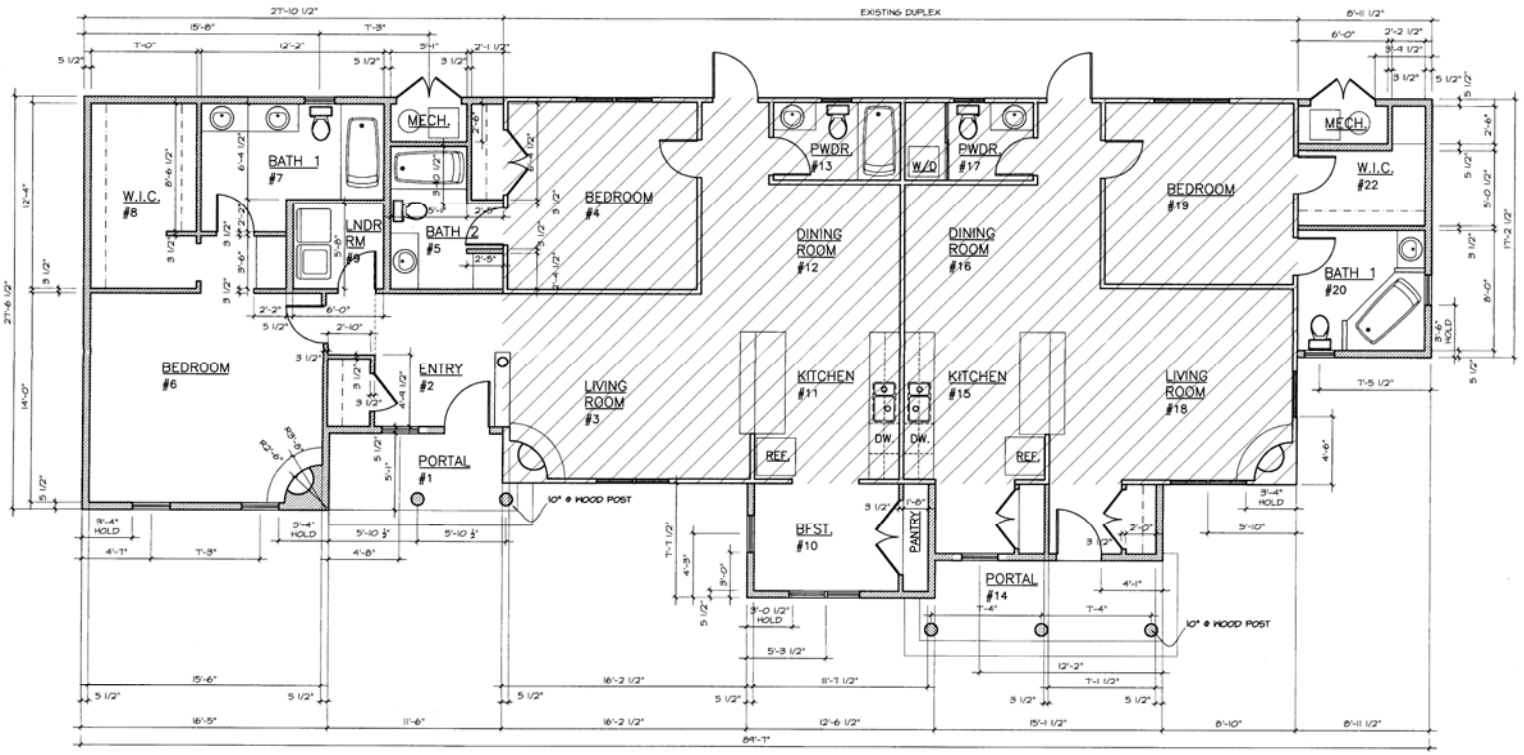
REVISIONS:

NO.	DATE	BY

DATE:
03-09-06
DRAWN BY:
AC/CHR
CHECKED BY:
OHD

DUTY & GERMANAS
ARCHITECTS
1123 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8888

SHEET
A3.0



= EXISTING BUILDING FOOTPRINT

= NEW WALLS

1 FLOOR PLAN

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

NORTH

SCALE 1/4" = 1'-0"

0 1' 2' 4' 8' 16'-0"

PLOT DATE

FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND - UNITS # 2 & 3
ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:
03-09-06

DRAWN BY:
GNR/AC

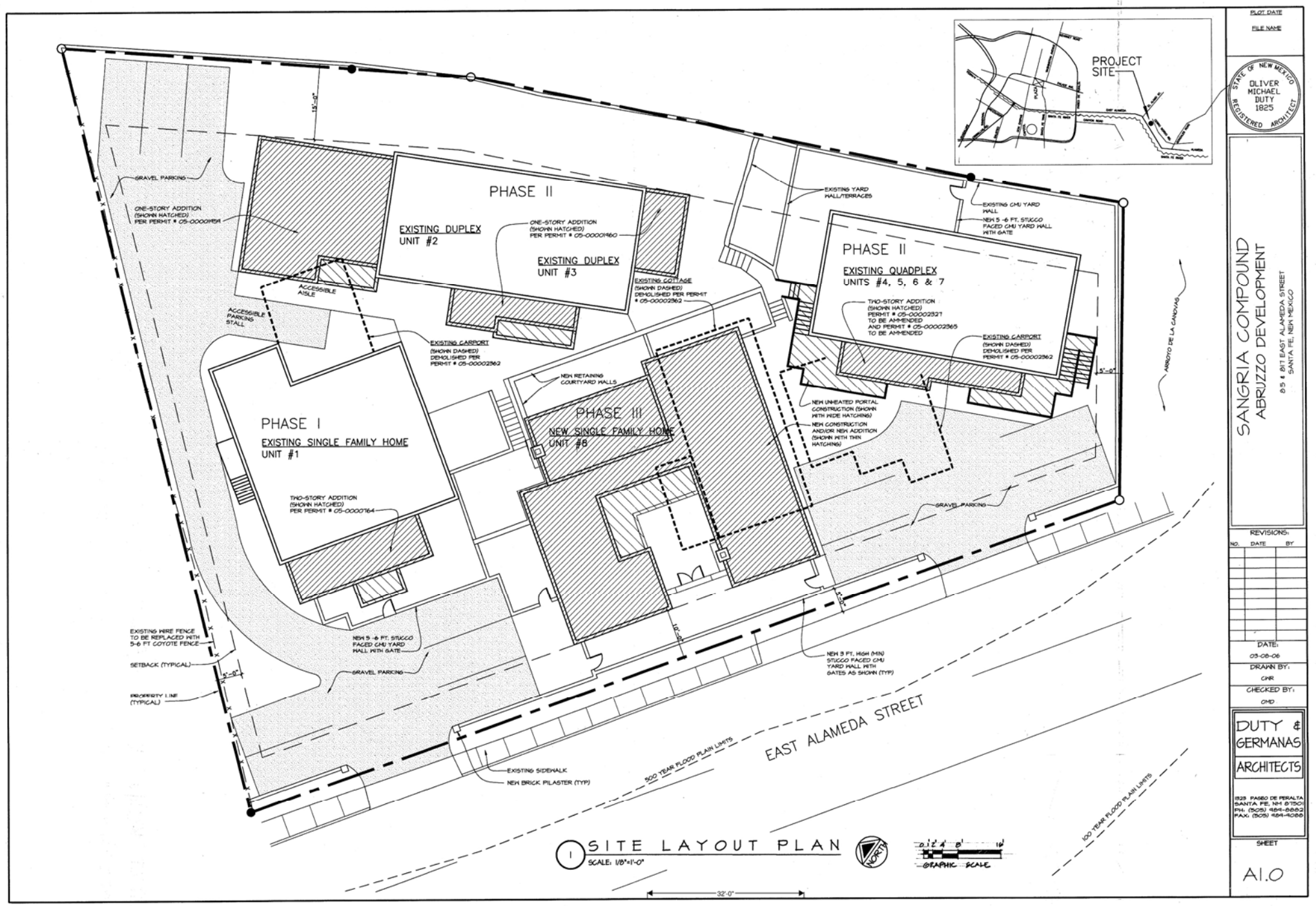
CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS

1825 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8662
FAX: (505) 984-8088

SHEET

A2.0



1 SITE LAYOUT PLAN
SCALE: 1/8"=1'-0"

PLOT DATE

FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
85 & 87 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

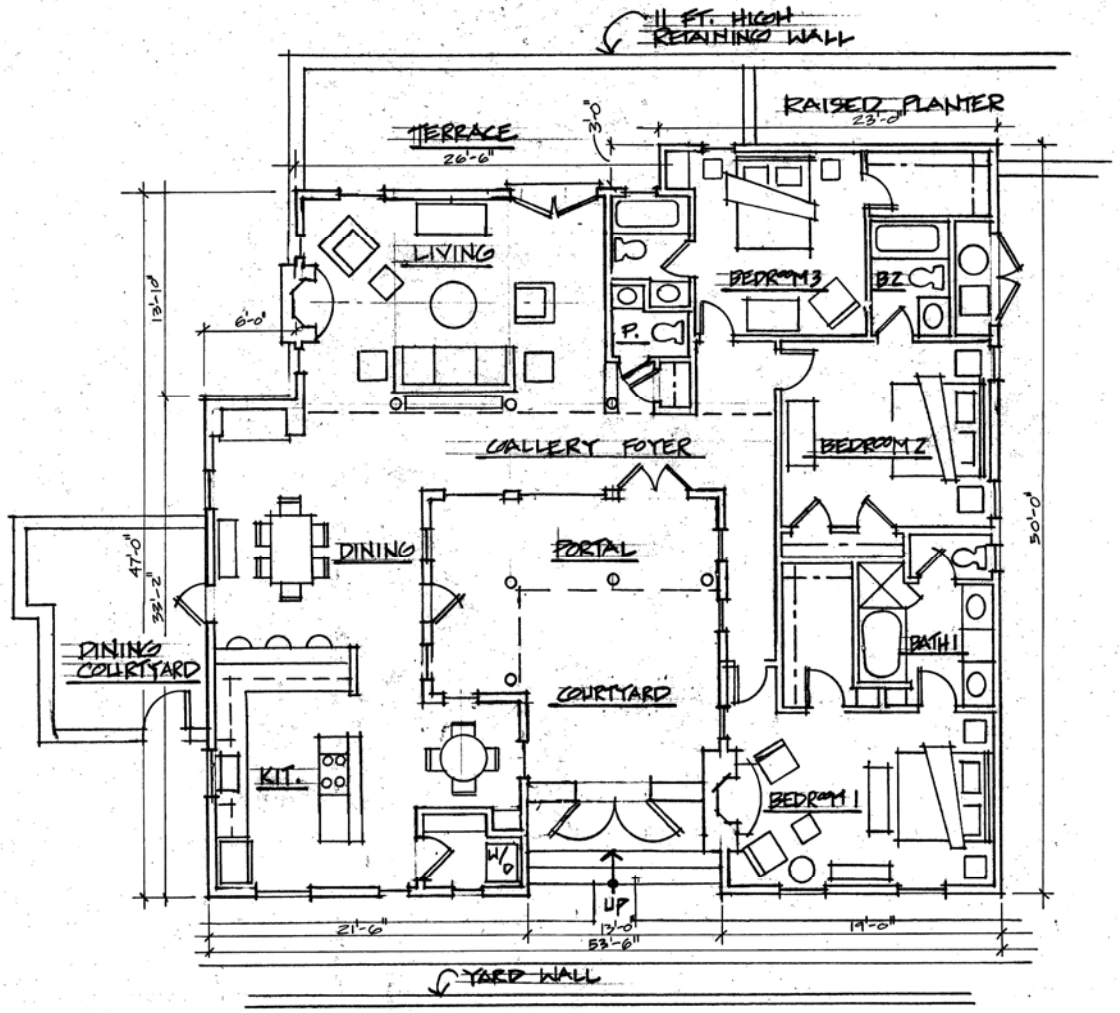
DATE:
03-08-06

DRAWN BY:
CMR

CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS
823 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 984-8882
FAX: (505) 984-9088

SHEET
A1.0



1 FLOOR PLAN

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

16'-0"

NORTH

0' 1' 2' 4' 8'

GRAPHIC SCALE

PLOT DATE

FILE NAME

SANGRIA COMPOUND - UNIT # 8

ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET

SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

DATE:

03-08-06

DRAWN BY:

CHR

CHECKED BY:

CMD

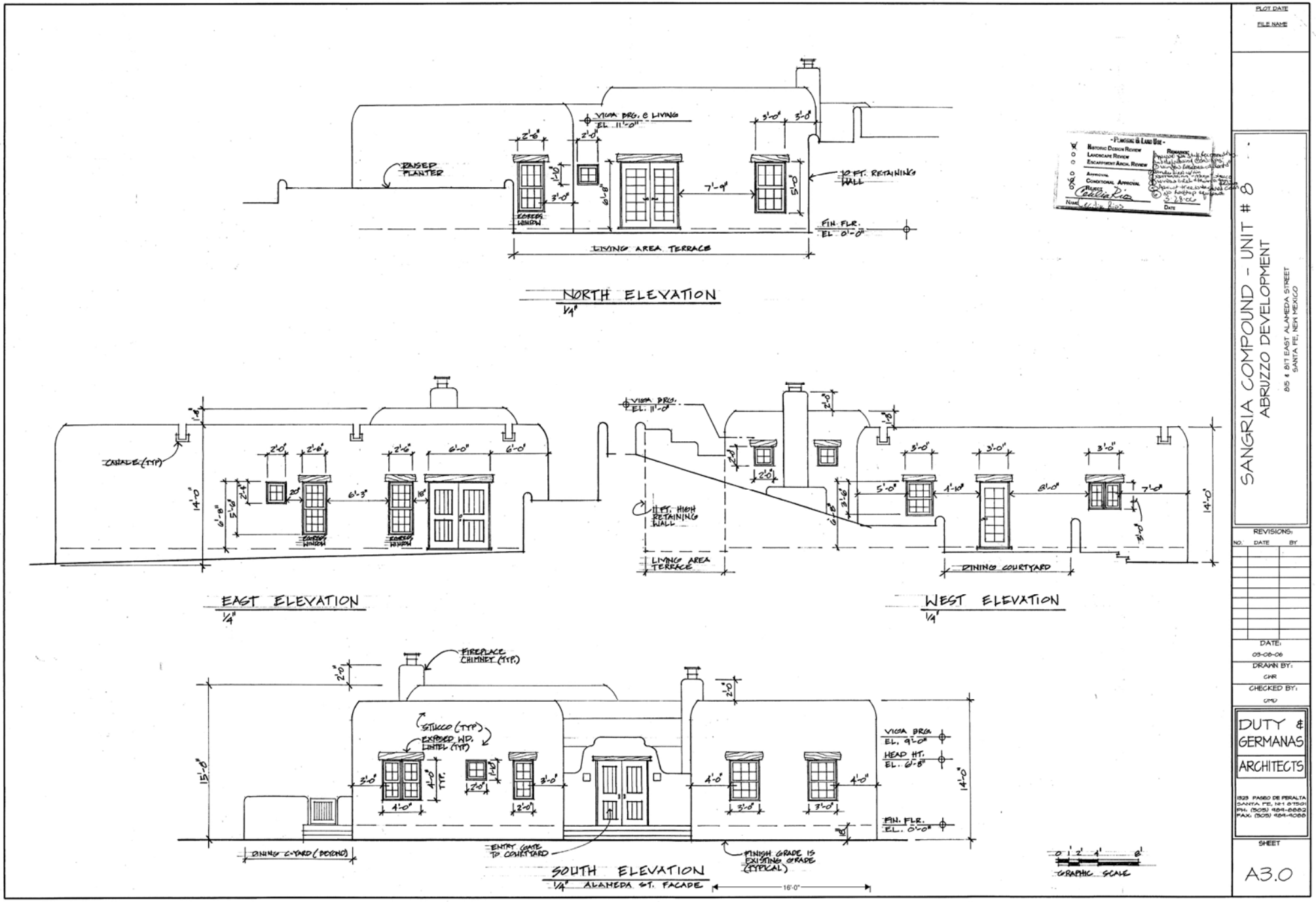
DUTY & GERMANAS

ARCHITECTS

1525 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 984-0062
FAX: (505) 984-0092

SHEET

A2.0



VIGA BRG. @ LIVING
EL. 11'-0"
RAISED PLANTER
10 FT. RETAINING WALL
FIN. FLR.
EL. 0'-0"
LIVING AREA TERRACE
NORTH ELEVATION
1/4"
CANALE (TYP)
EAST ELEVATION
1/4"
VIGA BRG.
EL. 11'-0"
11 FT. HIGH RETAINING WALL
LIVING AREA TERRACE
DINING COURTYARD
WEST ELEVATION
1/4"
FIREPLACE CHIMNEY (TYP.)
STUCCO (TYP)
EXPOSED WD. LINTEL (TYP)
VIGA BRG.
EL. 9'-0"
HEAD HT.
EL. 6'-8"
FIN. FLR.
EL. 0'-0"
DINING C-YARD (BEYOND)
ENTRY GATE TO COURTYARD
FINISH GRADE IS EXISTING GRADE (TYPICAL)
SOUTH ELEVATION
1/4" ALAMEDA ST. FACADE
16'-0"
GRAPHIC SCALE
PLOT DATE
FILE NAME
SANGRIA COMPOUND - UNIT # 8
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO
REVISIONS:
NO. DATE BY
DATE:
03-08-06
DRAWN BY:
CHR
CHECKED BY:
DMD
DUTY & GERMANAS
ARCHITECTS
1323 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 989-8882
FAX: (505) 989-9088
SHEET
A3.0

would submit an application to HPD, an application of what you intended to do and how to...

Ms. Shapiro requested a correction to the minutes on page 26: "Ms. Shapiro asked how the gate would interface with the ~~gate~~ wall."

There were no other corrections requested.

Ms. Shapiro moved to approve the minutes of March 28, 2006 as corrected. Mr. Bell seconded the motion and it passed by unanimous voice vote.

COMMUNICATIONS

Mr. Rasch pointed out that he had placed copies of the agenda and posters for Historic Preservation Week. He also displayed historic postcards and read captions from them.

ADMINISTRATIVE MATTERS

None.

OLD BUSINESS TO REMAIN POSTPONED

None.

OLD BUSINESS

Chair Pro Tem Barrow announced to the public that if anyone coming before the Board disagreed with the board's decisions that they would be able to appeal it to the Governing Body. He said that there would be a short time constraint for filing that appeal and asked that anyone wishing to appeal contact staff right away. He then said that if anyone was going to speak before the board that they would need to give their name and address to the recorder and be sworn in. He said the Board intended to end the meeting at 10:30 p.m.

1. **Case #H 05-84** 815-817 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas, agents for Abruzzo Development, propose to construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.

Ms. Barrett presented the staff report for this case [attached as Exhibit A] The staff report recommended an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 2, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommended approval.

Mr. Barrow asked if in the staff report on page three, it was to be 3" or 3'.

Ms. Barrett said it was 3'; that the wall would drop down to three feet.

Present and sworn was Mr. Mike Duty, 1323 Paseo de Peralta, who said they would have no problem complying with the staff recommendation of an 8" height change for the wall.

Ms. Farrar said there seemed to be a lot of lighting. She asked Mr. Duty to explain it.

Mr. Duty said there were lots of spaces of different kinds and they wanted to get illumination on the property but without having a wash so they would be low wattage.

Mr. Barrow asked if there were some motion detectors.

Mr. Duty said there would be one by the parking area which would only go on when someone was parking there. He said the rest would be controlled by the owner.

Mr. Barrow asked if the low level lights would be controlled by the owner of each unit.

Mr. Duty said that was not decided yet. He said he thought the common lights would be on common circuitry and the ones for each unit would be controlled by the owner. He said the landscape on the right would be on a timer.

Mr. Barrow asked if the submittal included all lights.

Mr. Duty said it was.

Ms. Shapiro asked what the yellow lights were on the elevation.

Ms. Barrett said they were sconces on the walls of the units.

Ms. Shapiro asked if they went up to 100 watts.

Mr. Duty said that on units 4, 5, 6, and 7, they would be 60 watts. He said those were Territorial style. He said that on 2, 3, and 8, the units were Pueblo style with terra cotta.

Ms. Shapiro said she felt 100 watts was a lot.

Mr. Duty said that was the maximum. He said he thought terra cotta shielded the light a lot

and completely concealed the bulb.

Ms. Shapiro asked about the wall that faced East Alameda. She said they only had somewhat of an elevation.

Mr. Duty referred the Board to page 14, which showed the full elevation.

Ms. Shapiro wished she could see it in relation to the building. She asked for wall detail. She asked if part of it would have a Territorial top.

Mr. Duty agreed and said the rest would be rounded stucco. He said the tops would be completely rounded.

Ms. Shapiro asked if where it stepped down, it would have a little bump out.

Mr. Duty agreed. He said the wall stepped back and down.

Ms. Shapiro asked if it would be thicker by the gate.

Mr. Duty agreed, saying it would be a pilaster.

Mr. Bell asked about the blue lights along Alameda.

Mr. Duty said they were in the pilasters. He said they were the fixture type labeled as B in the plan.

Mr. Bell asked if they were facing out.

Mr. Duty said that was correct. He said they were primarily to illuminate the pilaster and the house numbers. He said it was a low level.

Mr. Bell asked if the 8" step would be up or down.

Ms. Barrett said it could be either way.

Mr. Duty said it was not a great idea to step it down at all. He said they would do it to stay in conformance. He said it made more sense to build it as drawn.

Ms. Barrett said stepping it up would not exceed the maximum height.

Ms. Farrar asked where that would occur.

Mr. Duty said it would be about 21' out.

Mr. Bell said that seemed fair.

Mr. Barrow asked if that would make a problem with the adjoining wall.

Mr. Duty said it would be a little different because the cap would be higher.

Ms. Farrar said she thought it was better as drawn.

Mr. Barrow said it was an abrupt change.

Mr. Duty asked if the Board liked it the way it was drawn.

Ms. Farrar said she did.

Mr. Duty said he requested that it be as drawn.

There were no speakers from the public regarding this case.

Ms. Barrow complimented the applicant and owner.

Ms. Farr moved to approve Case #H 05-084 as drawn. Ms. Shapiro seconded the motion and requested that the Pueblo wall be rounded on top as testified. Ms. Farrar agreed and the motion passed by unanimous voice vote.

2. **Case #H 06-09.** 604½ Galisteo. Don Gaspar Area Historic District. Stefanie Beninato, agent/owner, proposes to raise the roof from 9' to the maximum allowable height of 16' 8" on a Contributing building.

Ms. Barrett presented the staff report for this case [attached as Exhibit B]. The staff report found that this application did not comply with the pitch calculation and deferred to the Board regarding streetscape harmony.

Present and sworn was Ms. Stephanie Beninato, 604 Galisteo who said she did not understand the no pitch.

Ms. Barrett explained that when the proposal was first submitted, it was not for a pitched roof.

Mr. Rasch explained to the applicant that having a pitched roof would required that the defined streetscape have 50% or more of pitched roofs and it does not.

Ms. Beninato said the pitch was just for the second story. She said originally she came with a shed roof sloping to the east and wanted 18' on the west and 17' on the east. She said that was

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Construct streetscape yard walls between 3' and 4' high, side and rear lot line walls and coyote fences between 5' and 6' high, and additional hardscaping, landscaping, and lighting fixtures.
Project number: 05-10100084
Case number: H-05-084
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 815-817 E. Alameda

PROJECT NAMES:

OW - Abruzzo Development
Santa Fe, NM 87504

P.O. Box 211
505-690-2073

AP - Duty & Germanas Architects
Santa Fe, NM 87501

1233 Paseo de Peralta
505-989-8882

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on May 9, 2006, acted on the above referenced case. The decision of the board was to approve your application as submitted with the condition that the Spanish Pueblo Revival style wall is very rounded on top.

For further information please call 955-6605.

Sincerely,

Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: May 9, 2006

TO: Historic Design Review Board Members

VIA: Reed Liming, Planning Division Director RL

FROM: Marissa C Barrett, Historic Preservation Planner MCB

CASE # H-05-84

ADDRESS: 815 & 817 E. Alameda
Historic Status: Non-contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & fence standards.

___ Historic Survey Form

_x_ Zoning Review Sheet

_x_ Other: Wall Height Calculation

APPLICANT SUBMITTALS

___ Proposed Letter

__ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

___Photographs

___Other:

STAFF RECOMMENDATIONS:

Staff recommends an 8" height change for the 31' 3" section of the streetscape wall in front of Unit 1, otherwise staff believes that this application is in compliance with Section 14-5.2 (E) Downtown and Eastside Design Standards and recommends approval.

BACKGROUND AND SUMMARY:

On February 8, 2005 and June 28, 2005 the HRDB conditionally approved the application for additions and remodeling of 815 East Alameda (Unit 1) and 817 E. Alameda (Units 2&3, and Units 4-7). On March 28, 2006 the HDRB approved the final building for 817 E. Alameda (Unit 8). The final conditions placed on the applicant were to come back to the Board with all streetscape and courtyard walls and fences, hardscaping, and exterior lighting.

This application proposes the following:

1. Construction of a 44" high stuccoed CMU courtyard wall at Unit 1, where the maximum allowable height is 72". The wall will have brick capping to match the Territorial building and a white wood pedestrian gate. Hardscaping at Unit 1 also includes stucco and brick capped terrace planter walls. The walls will be stuccoed with El Rey "Suede" to match the building.

2. Construct an approximately 16' long, 60" to 72" high courtyard wall separating the courtyards for Units 2 & 3 (north side) where the maximum allowable height is 72". The wall will be stuccoed with El Rey "Adobe" to match the building.

3. Construct an approximately 11' long, 60" to 72" high coyote fence separating the courtyard for Units 4,5 & Units 6,7 (north side) where the maximum allowable height is 72". A new coyote fence is also proposed along the north property line near Units 4-7 to replace an existing wire fence on a low CMU wall and on the property line on the west side. Proposed at the north east corner of Units 4-7 is an 8' long coyote fence and gate. All coyote fencing will have irregular latilla tops. Lastly proposed for Units 4-7 is an 18" CMU stuccoed and brick capped planter on the south elevation.

4. The streetscape wall facing Alameda Street will vary in style according to the style building it fronts. The 3' 8" high (where the maximum allowable is 4' 5") streetscape wall in front of Unit 1 which runs 21' 4" long in one section, breaks for 23' for entry, and runs another 31' 3" long will be Territorial in style. It will be stuccoed in El Rey "Suede" and have a brick capping to match the contributing building. The 31' 3" long section requires an 8" height change at 25'.

The wall proposed in front of Unit 8 is 3' high, where the maximum allowable height is 4' 5", and will run for 23' 3" will have a

step up to 3' 8"at the 5' 2" long wood gate and step back down to 3' for another 21' 5". The wall will have a rounded step up accent at the gate entry and will be stuccoed with El Rey "Adobe" to match the Spanish Pueblo Revival style building it fronts. The gate will be finished in a brown stain.

The final streetscape wall will be Territorial style to a height of 3' 8" (where the maximum allowable height is 4' 5"). The wall will run for 21' 6", have a 23' long non-gated or walled entrance area, and run again for 19' 6" more. The wall will be stuccoed in El Rey "Suede" and have a brick capping to match the building it fronts.

5. Proposed throughout the property are areas of flagstone patios and walkways.

6. Exterior light fixtures includes one incandescent motion sensor security light at the northwest corner of the property, 10 areas of low voltage step lighting (4 along street, 6 within the center of the property), 18 120 volt path lighting fixtures along the path areas of Units 2-8, and 21 decorative lighting fixtures on the Units. Unit 1 will have 5 3-tired pierced tin scones with 60 watt incandescent bulbs and Units 4-7 will have 6 of the same fixtures. Units 2-3 will have 4 terracotta style scones with the bulb wattage not to exceed 100 and Unit 8 will have 6 of the same fixtures. The motion fixture and the step lighting fixtures will be in the color bronze and the path lighting fixtures will be black.

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12/20/04

Property Owner of Record Edward & Socorro Gonzales

Applicant Name Abruzzo Development Phone 690-2073

Site Address 815 E Alameda St

Proposed Construction Residential structures, parking and walls (future).

TO BE COMPLETED BY STAFF:

Zoning District RM1 Subdivision Metes and bounds Lot _____ Block _____

Permitted Use:	☒	Section # _____
Accessory Use:	☐	Section # _____
Special Exception:	☐	Case # _____
Variance:	☐	Case # _____
Prohibited Use:	☐	Section # _____

Setbacks:
(Front) Provided 10 Minimum 7 (Rear) Provided 15 Minimum 15

(Left Side) Provided 10'± Minimum 5 (Right Side) Provided 9'+/- Minimum 5'

(Special Yard) Provided _____ Minimum _____

Density: 16 du/ac Open Space: as provided

Lot Size: 22433 Total Roof Area: 6943 Lot Coverage: 31 %

Height: 21'8" proposed Wall Requirement: N/A

Parking: # Required 16 # Provided 16 (per applicant) Maneuverability acceptable

Other District Requirements: Visibility triangle compliance at time of wall proposals along Alameda.

Preliminary Approved	☐	
Preliminary Approval w/Conditions	☒	Provision of 16th parking space and visibility triangle compliance (when applicable)
Preliminary Rejection	☐	

Comments: _____

Reviewer _____ Date 12/20/04

Prepared by Mmontoya 12/99
Revised 4/3/2001

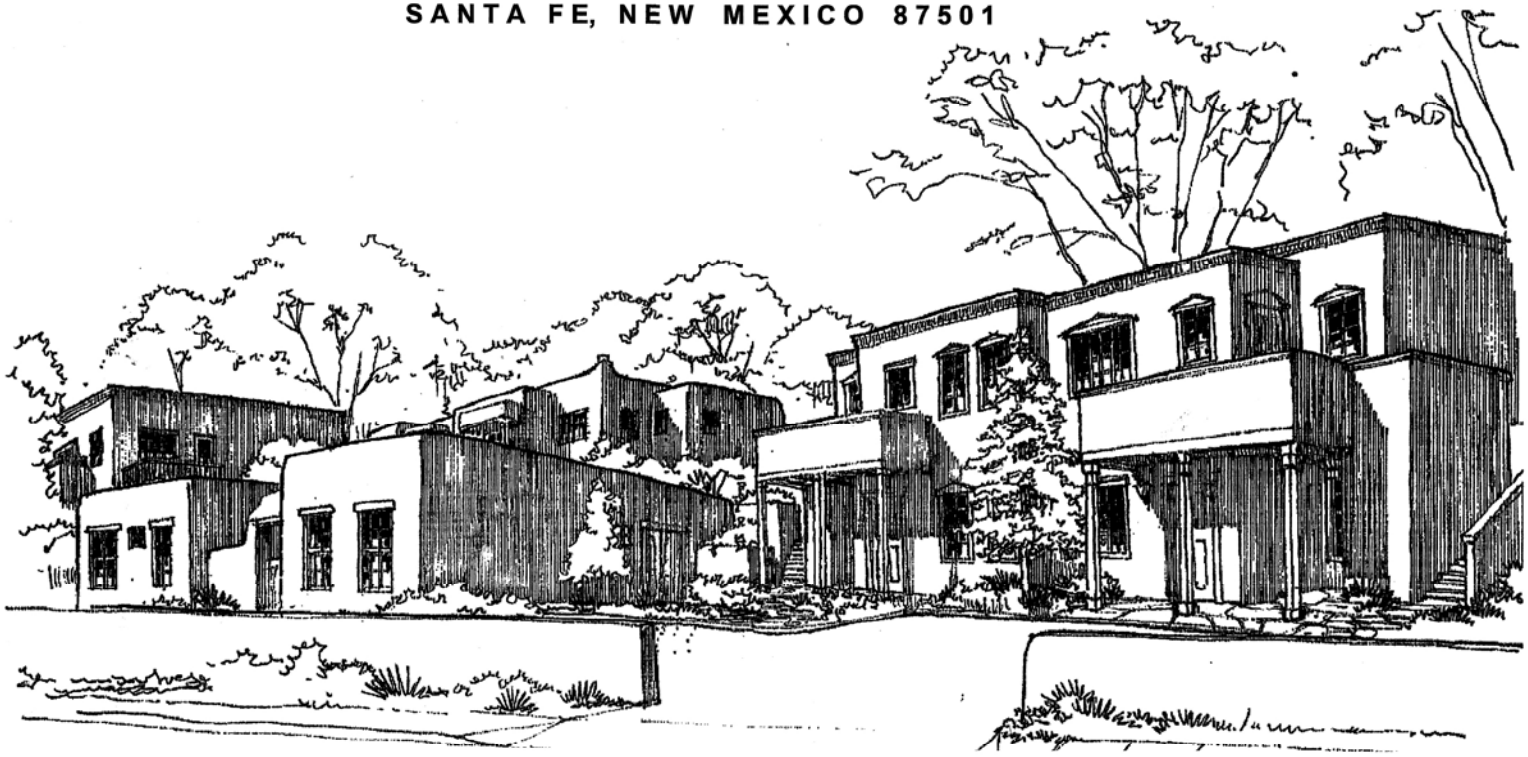
DEVELOPMENT PLAN

FOR

SANGRIA COMPOUND

815 & 817 EAST ALAMEDA STREET

SANTA FE, NEW MEXICO 87501



GENERAL CONTRACTOR

ANGELO L. TURICIANO
CONTACT: ANGELO TURICIANO
3500 RICHMOND DRIVE NE
ALBUQUERQUE, NEW MEXICO 87107
PH: (505) 208-4856

SURVEYOR

RICK CHATROOP PROFESSIONAL LAND SURVEYOR
CONTACT: RICK CHATROOP
110 WAGON TRAIL RD.
CERRILLOS, NEW MEXICO 87010
PH; (505) 470-0037

CONTENTS:

	COVER	A1.2	LANDSCAPE AND LIGHTING PLAN
	EXISTING CONDITIONS - BOUNDARY SURVEY	A1.3	GRADING AND DRAINAGE PLAN
A1.0	SITE LAYOUT PLAN	A1.4	SITE WALL ELEVATIONS
A1.1	CIRCULATION PLAN	A1.5	LIGHT FIXTURE "CUT SHEETS"

ISSUED FOR FINAL APPROVAL ON:

DATE: 04-10-06

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

DUTY & GERMANAS ARCHITECTS, INC

1323 PASEO DE PERALTA - SANTA FE, NEW MEXICO 87501
Phone: 505-989-8882 Email: dutygermanasarch@qwest.net

PUBLIC NOTICE

THIS SURVEY IS BASED ON THOSE RECORDED DOCUMENTS NOTED HEREON. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR A BUILDING PERMIT AND MAY REQUIRE SUBMITTAL OF ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD.

LEGEND AND NOTES

- DENOTES POINT FOUND AS NOTED
- DENOTES 11011 CAPPED REBAR
- DENOTES POINT CALCULATED
- DENOTES USGS MONUMENT
- DENOTES EDGE OF FLOODPLAIN
- DENOTES OVERHEAD LINES
- DENOTES FENCE LINE
- DENOTES GAS LINE
- DENOTES WATER LINE
- DENOTES UNDERGROUND TEL. LINE
- DENOTES SEWER LINE

1. DATA IN ( ) IS FROM PLAT ENTITLED "TRACT OF LAND SURVEYED FOR EDWARD S. CHANDLER" BY GEORG VEDLER N.M.P.E. AND L.S. #3707, DATED APRIL 30, 1963. AND REFERENCED BY "CORRECTION WARRANTY DEED" RECORDED IN BOOK 256, PAGE 696 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

2. DATA IN (( )) IS IDENTICAL TO DATA FROM PLAT OF NOTE NUMBER 1 ABOVE AND DATA FROM PLAT ENTITLED "EL ALAMO SUBDIVISION PORTION OF LOT 20, BLOCK 40, KINGS MAP" BY SAMUEL P. DAVALOS, L.S. 564, DATED FEB. 22,1956. AND RECORDED IN PLAT BOOK 7, PAGE 69 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

3. DATA IN ((( ))) IS FROM PLAT ENTITLED " BOUNDARY SURVEY PLAT PREPARED FOR YATES FAMILY TRUST AND HUGHES FAMILY TRUST, LOT E EL ALAMO SUBDIVISION" BY JEFFERY L. LUDWIG, N.M.P.S., DATED MAY 24, 1999. AND FILED IN PLAT BOOK 414, PAGE 044 IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO.

4. BASIS OF BEARING IS DERIVED FROM FOUND MONUMENTATION ALONG THE NE PROPERTY BOUNDARY AND DATA FROM THE PLATS OF NOTES 1, 2, AND 3 ABOVE.

5. FLOOD PLAIN INFORMATION PROVIDED BY THE CITY OF SANTA FE.

6. CONTOUR INTERVALS = 1 FT.

7. DATUM ELEVATION IS LOCALIZED. TO ADJUST TO THE CITY OF SANTA FE DATUM ADD 168.81 FT TO THE ELEVATION INFORMATION SHOWN ON THIS PLAN.

8. THE TWO LOT AND BLOCK DESIGNATIONS AND THE TRACT B-1A & B-2A ARE FROM THE CORRECTION WARRANTY DEED REFERENCED IN NOTE #1, AND ARE CONTAINED WITHIN ONE DESCRIPTION ON SAID DEED. THE CITY OF SANTA FE SHOULD BE CONSULTED TO DETERMINE STATUS OF ADDITIONAL LOTS.

SURVEYORS CERTIFICATE

I RICHARD A. CHATROOP, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 11011, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL FIELD SURVEY UPON WHICH IT IS BASED WERE PREFORMED BY ME OR UNDER MY DIRECTION ON JULY 24TH, 2004; THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT IT MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD A. CHATROOP N.M.P.L.S.#11011

BOUNDARY SURVEY FOR

ABRUZZO

OF

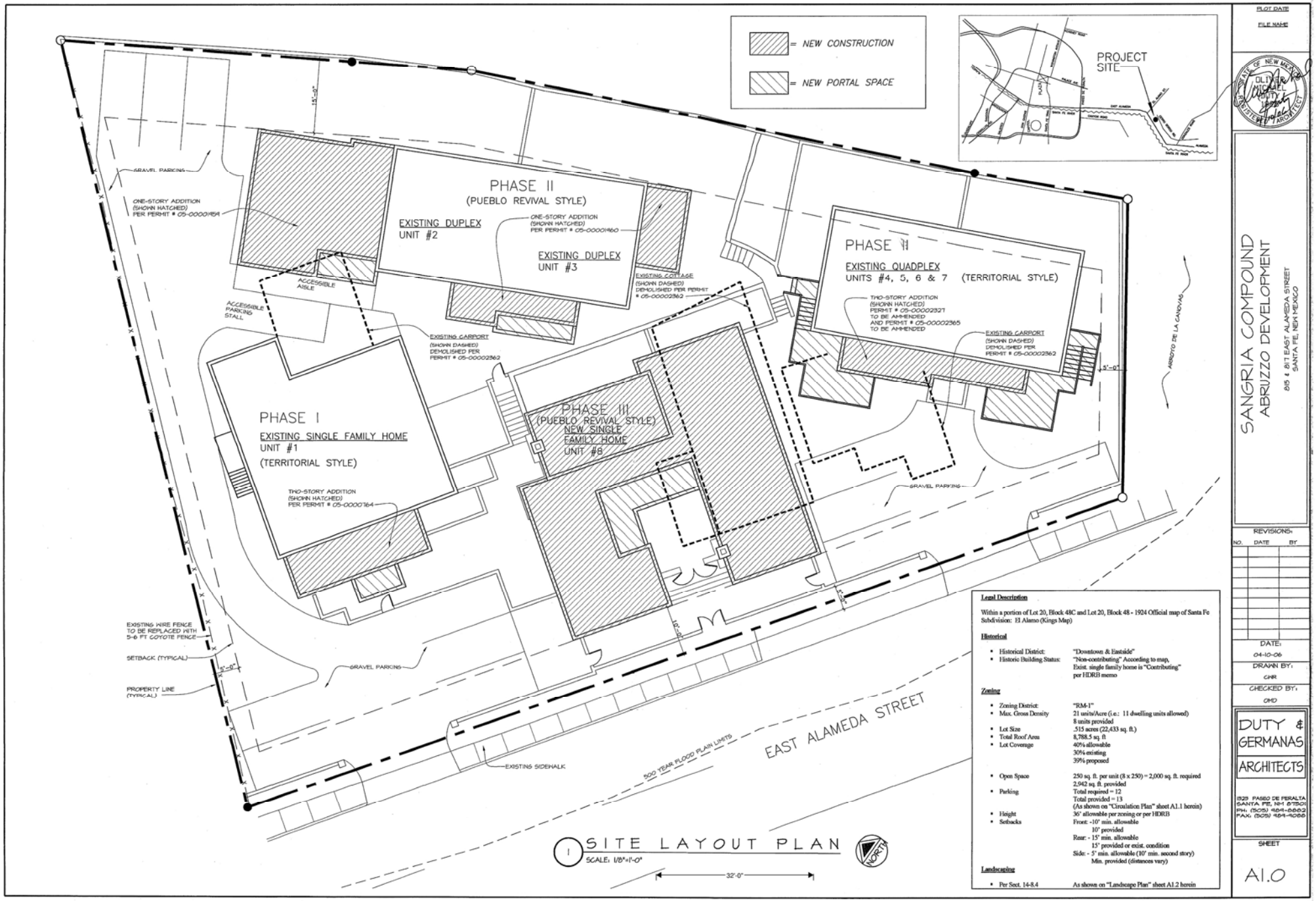
TRACT B-1A AND B-2A

LYING WITHIN A PORTION OF LOT 20, BLOCK 48 AND WITHIN A PORTION OF LOT 20, BLOCK 48C FROM 1924 OFFICAL MAP OF SANTA FE.

RICK CHATROOP
PROFESSIONAL LAND SURVEYOR
NEW MEXICO REGISTRATION NO. 11011
(505) 470-0037 110 WAGON TRAIL RD. CERRILLOS NM. 87010

INDEXING INFORMATION FOR SANTA FE COUNTY RECORDERS OFFICE

OWNER: ABRUZZO
ORIGINAL UPC#: 1-055-099-123-000
LOCATION: WITHIN A PORTION OF LOT 20, BLK 48C AND LOT 20, BLK 48 1924 OFFICAL MAP OF SANTA FE.



1 SITE LAYOUT PLAN
SCALE: 1/8"=1'-0"

Legal Description

Within a portion of Lot 20, Block 48C and Lot 20, Block 48 - 1924 Official map of Santa Fe Subdivision: El Alamo (Kings Map)

Historical

• Historical District:	"Downtown & Eastside"
• Historic Building Status:	"Non-contributing" According to map, Exist. single family home is "Contributing" per HDRB memo

Zoning

• Zoning District:	"RM-1"
• Max. Gross Density	21 units/Acre (i.e.: 11 dwelling units allowed) 8 units provided
• Lot Size	.515 acres (22,433 sq. ft.)
• Total Roof Area	8,788.5 sq. ft
• Lot Coverage	40% allowable 30% existing 39% proposed
• Open Space	250 sq. ft. per unit (8 x 250) = 2,000 sq. ft. required 2,942 sq. ft. provided
• Parking	Total required = 12 Total provided = 13 (As shown on "Circulation Plan" sheet A1.1 herein)
• Height	36' allowable per zoning or per HDRB
• Setbacks	Front: -10' min. allowable 10' provided Rear: - 15' min. allowable 15' provided or exist. condition Side: - 5' min. allowable (10' min. second story) Min. provided (distances vary)

Landscaping

• Per Sect. 14-8.4	As shown on "Landscape Plan" sheet A1.2 herein

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

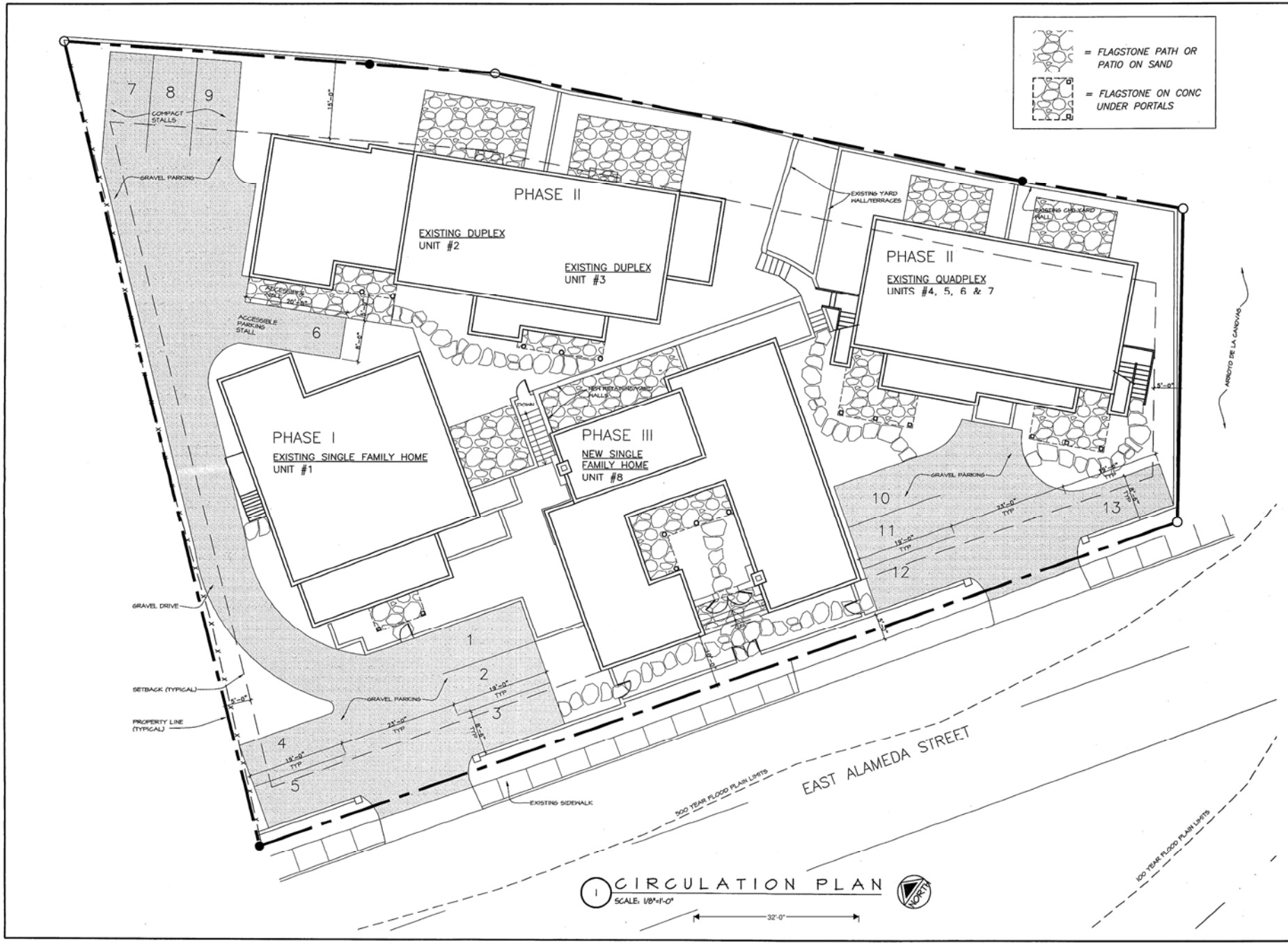
REVISIONS:

NO.	DATE	BY

DATE: 04-10-06
DRAWN BY: CNR
CHECKED BY: OMD

DUTY & GERMANAS ARCHITECTS
529 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8982
FAX: (505) 984-8986

SHEET
A1.0



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

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
OLIVER HITCHEN DUTY
1826
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

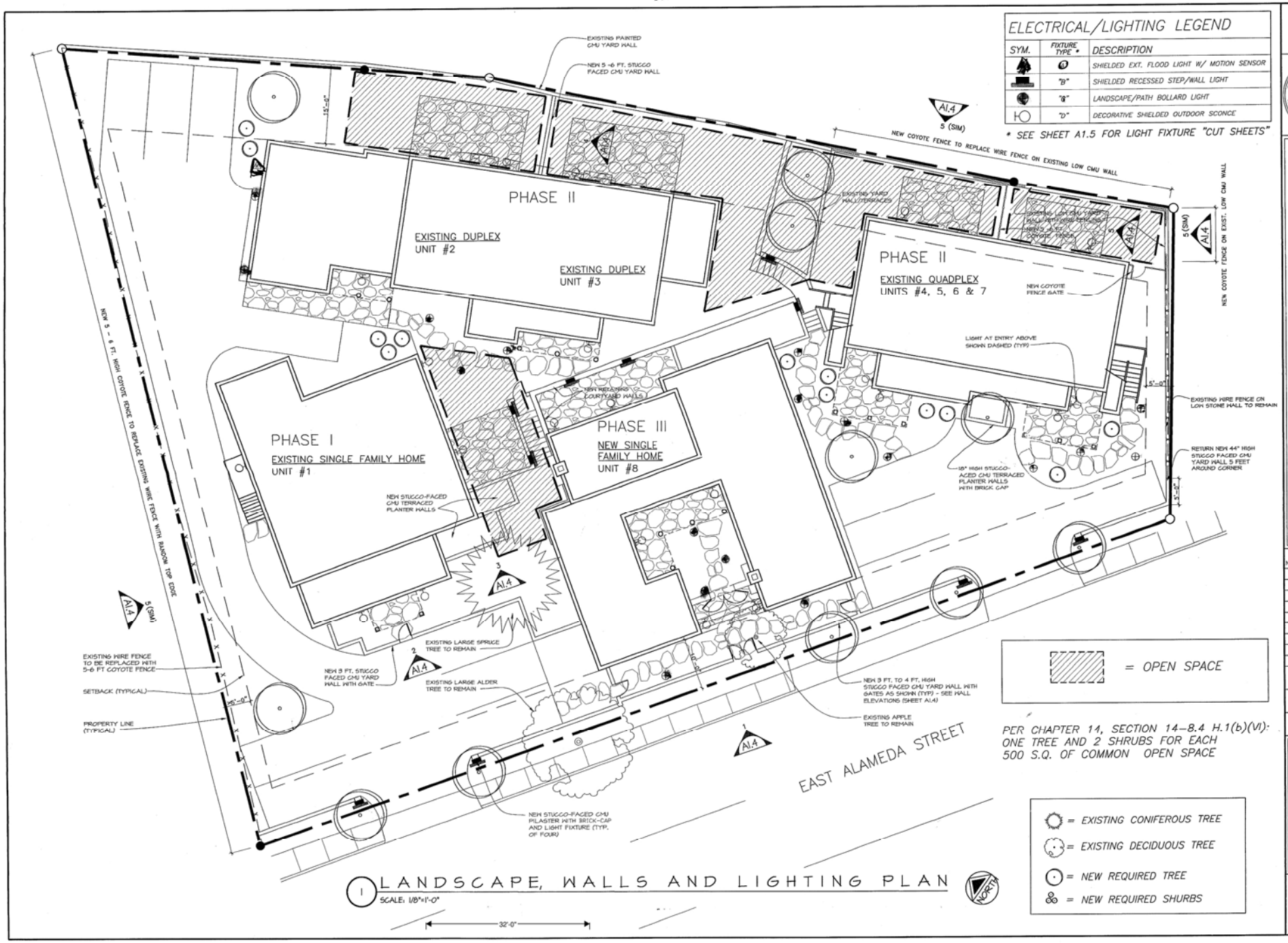
REVISIONS:

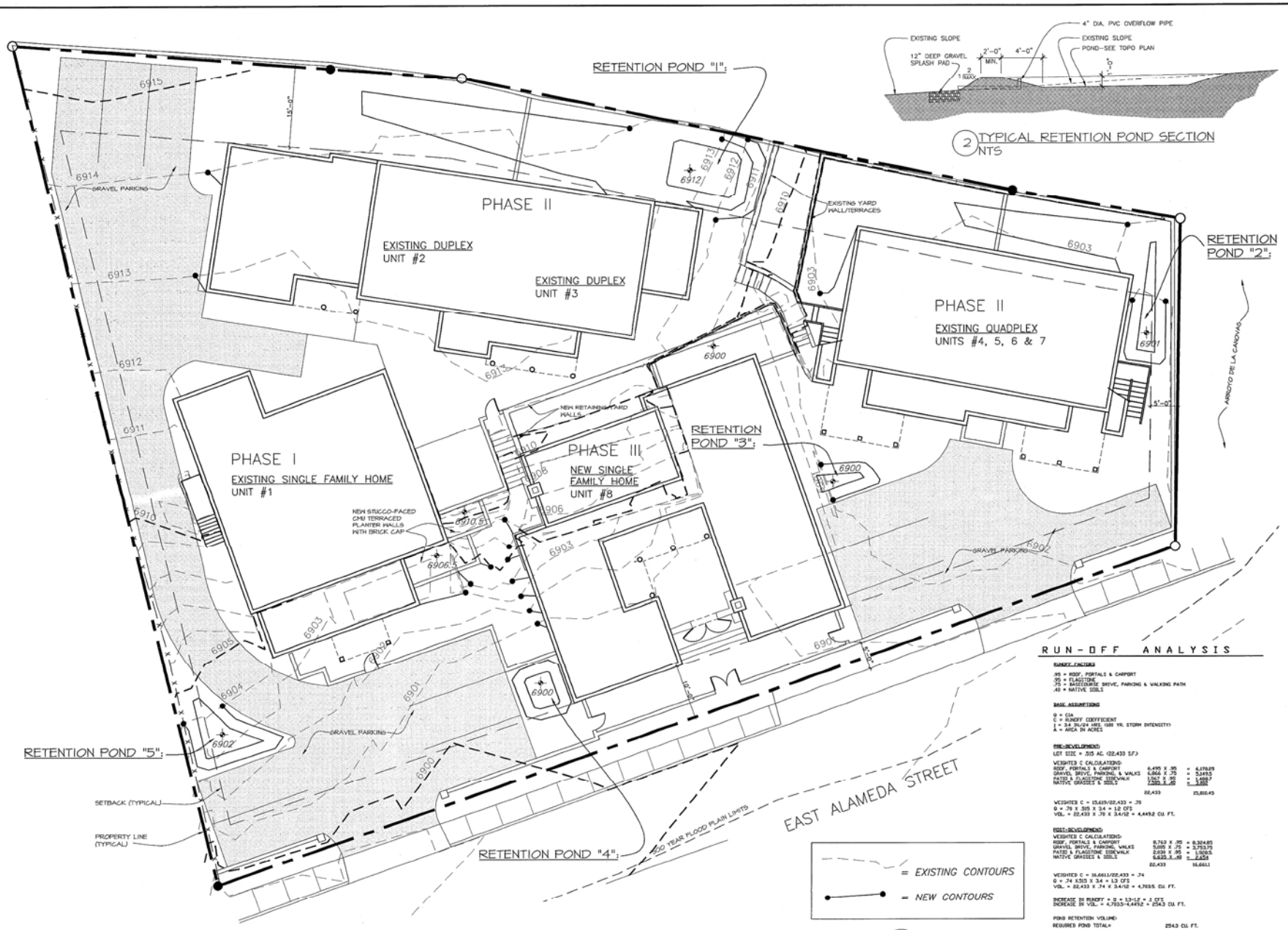
NO.	DATE	BY

DATE: 04-10-06
DRAWN BY: CHR
CHECKED BY: OMD

DUTY & GERMANAS ARCHITECTS
1525 PASEO DE PERALTA
SANTA FE, NM 87501
PH. (505) 982-8883
FAX: (505) 989-9088

SHEET
A1.1


ELECTRICAL/LIGHTING LEGEND
SYM. | FIXTURE TYPE * | DESCRIPTION
"B" SHIELDED RECESSED STEP/WALL LIGHT
"C" LANDSCAPE/PATH BOLLARD LIGHT
"D" DECORATIVE SHIELDED OUTDOOR SCONCE
* SEE SHEET A1.5 FOR LIGHT FIXTURE "CUT SHEETS"
EXISTING PAINTED CMU YARD WALL
NEW 5 -6 FT. STUCCO FACED CMU YARD WALL
NEW COYOTE FENCE TO REPLACE WIRE FENCE ON EXISTING LOW CMU WALL
PHASE II
EXISTING DUPLEX UNIT #2
EXISTING DUPLEX UNIT #3
PHASE II
EXISTING QUADPLEX UNITS #4, 5, 6 & 7
NEW COYOTE FENCE GATE
LIGHT AT ENTRY ABOVE SHOWN DASHED (TYP)
NEW COYOTE FENCE ON EXIST. LOW CMU WALL
EXISTING WIRE FENCE ON LOW STONE WALL TO REMAIN
RETURN NEW 44" HIGH STUCCO FACED CMU YARD WALL 5 FEET AROUND CORNER
18" HIGH STUCCO-ACED CMU TERRACED PLANTER WALLS WITH BRICK CAP
PHASE I
EXISTING SINGLE FAMILY HOME UNIT #1
NEW STUCCO-FACED CMU TERRACED PLANTER WALLS
PHASE III
NEW SINGLE FAMILY HOME UNIT #8
NEW 5 - 6 FT. HIGH COYOTE FENCE TO REPLACE EXISTING WIRE FENCE WITH RANDOM TOP EDGE
EXISTING WIRE FENCE TO BE REPLACED WITH 5-6 FT COYOTE FENCE
SETBACK (TYPICAL)
PROPERTY LINE (TYPICAL)
NEW 3 FT. STUCCO FACED CMU YARD WALL WITH GATE
EXISTING LARGE SPRUCE TREE TO REMAIN
EXISTING LARGE ALDER TREE TO REMAIN
NEW 3 FT. TO 4 FT. HIGH STUCCO FACED CMU YARD WALL WITH GATES AS SHOWN (TYP) - SEE WALL ELEVATIONS (SHEET A1.4)
EXISTING APPLE TREE TO REMAIN
NEW STUCCO-FACED CMU PILASTER WITH BRICK-CAP AND LIGHT FIXTURE (TYP. OF FOUR)
EAST ALAMEDA STREET
= OPEN SPACE
PER CHAPTER 14, SECTION 14-8.4 H.1(b)(VI): ONE TREE AND 2 SHRUBS FOR EACH 500 S.Q. OF COMMON OPEN SPACE
= EXISTING CONIFEROUS TREE
= EXISTING DECIDUOUS TREE
= NEW REQUIRED TREE
= NEW REQUIRED SHURBS
1 LANDSCAPE, WALLS AND LIGHTING PLAN
SCALE: 1/8"=1'-0"
NORTH
32'-0"
PLOT DATE
FILE NAME
STATE OF NEW MEXICO REGISTERED ARCHITECT OLIVER MICHAEL DUTY 1825
SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
615 & 617 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO
REVISIONS:
NO. DATE BY
DATE: 04-10-06
DRAWN BY: CHR
CHECKED BY: OMD
DUTY & GERMANAS ARCHITECTS
1223 PASEO DE PERALTA SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8888
SHEET
A1.2



2 TYPICAL RETENTION POND SECTION
NTS

1 GRADING AND DRAINAGE PLAN

RUN-OFF ANALYSIS

RUNOFF FACTORS

.95 = ROOF, PORTALS & CARPORT
.95 = FLAGSTONE
.75 = BASECOURSE DRIVE, PARKING & WALKING PATH
.40 = NATIVE SOILS

BASE ASSUMPTIONS

Q = CIA
C = RUNOFF COEFFICIENT
I = 3.4 IN/24 HRS. (100 YR. STORM INTENSITY)
A = AREA IN ACRES

PRE-DEVELOPMENT

LOT SIZE = .515 AC. (22,433 S.F.)

WEIGHTED C CALCULATIONS:

ROOF, PORTALS & CARPORT	6,495 X .95	=	6,170.25
GRAVEL DRIVE, PARKING, & WALKS	6,866 X .75	=	5,149.5
PATIO & FLAGSTONE SIDEWALK	1,567 X .95	=	1,488.7
NATIVE GRASSES & SOILS	7,505 X .40	=	3,002
	22,433		15,810.45

WEIGHTED C = 15,629/22,433 = .70
Q = .70 X .515 X 3.4 = 1.2 CFS
VOL. = 22,433 X .70 X 3.4/12 = 4,449.2 CU. FT.

POST-DEVELOPMENT:

WEIGHTED C CALCULATIONS:

ROOF, PORTALS & CARPORT	8,763 X .95	=	8,324.85
GRAVEL DRIVE, PARKING, WALKS	5,005 X .75	=	3,753.75
PATIO & FLAGSTONE SIDEWALK	2,630 X .95	=	1,509.5
NATIVE GRASSES & SOILS	6,635 X .40	=	2,654
	22,433		16,666.1

WEIGHTED C = 16,666.1/22,433 = .74
Q = .74 X 3.5 X 3.4 = 1.3 CFS
VOL. = 22,433 X .74 X 3.4/12 = 4,703.5 CU. FT.

INCREASE IN RUNOFF = Q = 1.3-1.2 = .1 CFS
INCREASE IN VOL. = 4,703.5-4,449.2 = 254.3 CU. FT.

POND RETENTION VOLUME:

REQUIRED POND TOTAL=	254.3 CU. FT.
RETENTION POND ONE =	109.1 CU. FT.
RETENTION POND TWO =	44.2 CU. FT.
RETENTION POND THREE =	17.4 CU. FT.
RETENTION POND FOUR =	36.2 CU. FT.
RETENTION POND FIVE =	59.0 CU. FT.
PROVIDED POND TOTAL=	259.9 CU. FT.

PLOT DATE
FILE NAME

STATE OF NEW MEXICO
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

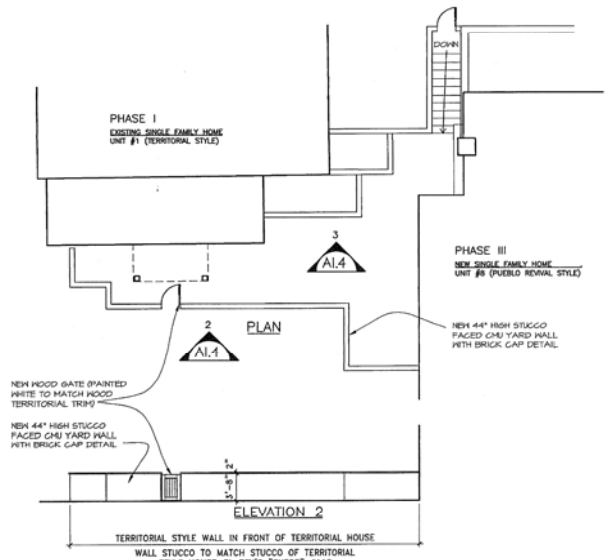
REVISIONS:

NO.	DATE	BY

DATE:
04-10-06
DRAWN BY:
GNR
CHECKED BY:
GMD

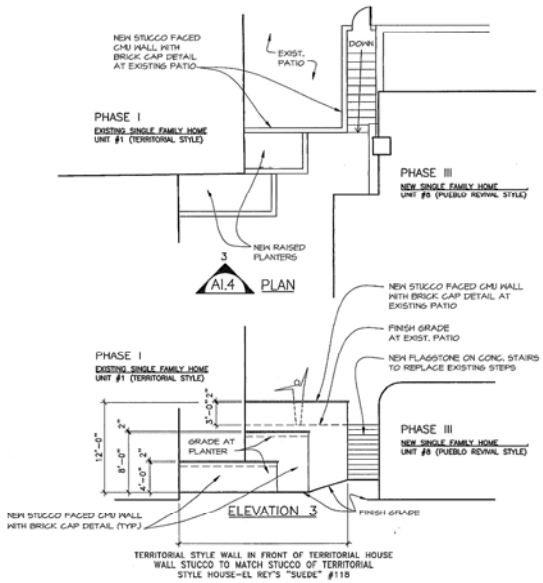
DUTY & GERMANAS ARCHITECTS
1929 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8662
FAX: (505) 984-9088

SHEET
A1.3



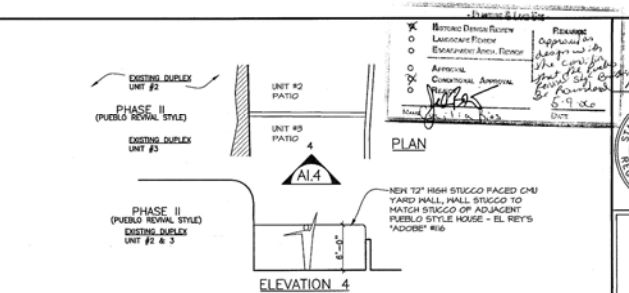
2 UNIT #1 COURTYARD WALLS

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



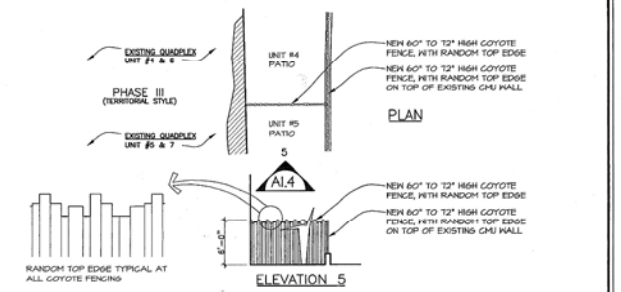
3 UNIT #1 PLANTER WALLS

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



4 UNITS #2 & 3 PATIO WALL

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

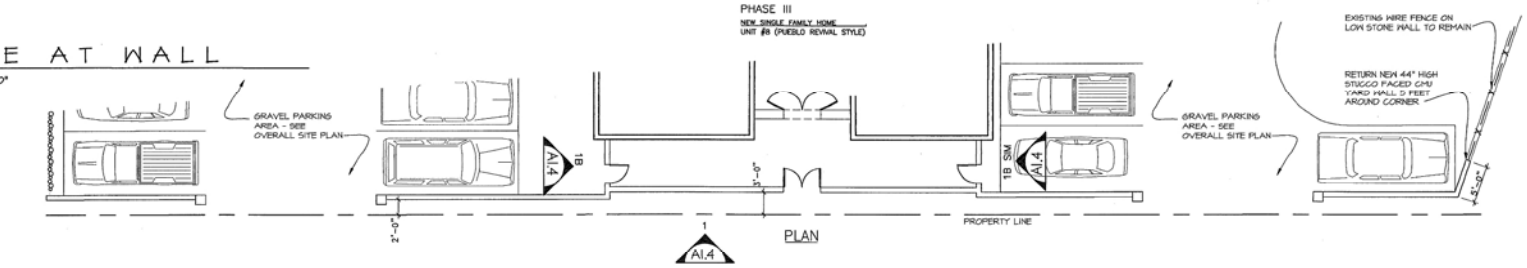


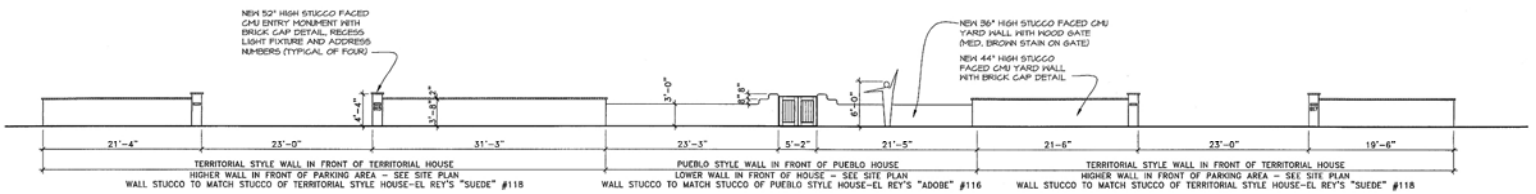
5 UNITS #4, 5, 6 & 7 PATIO WALL

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

1B GATE AT WALL

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





1 PROPERTY ENTRY-STREET FACING WALL

SCALE: 1/8"=1'-0" 32'-0"

PLOT DATE

FILE NAME

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY
1825
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT

815 & 817 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:

NO.	DATE	BY

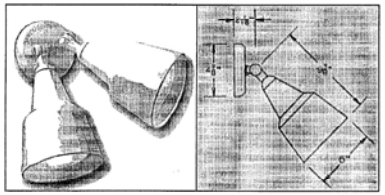
DATE:
04-10-06

DRAWN BY:
GNR

CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS
1829 PASEO DE PERALTA
SANTA FE, NM 87501
PH: (505) 984-8882
FAX: (505) 984-8886

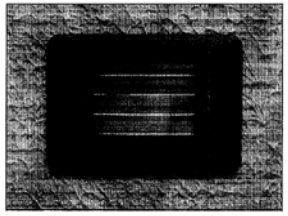
SHEET
A1.4



CST REMCRAFT 2062 Incandescent Security Lighting Fixture with R-40, Bronze (White Shown)

2060 Series Incandescent Security Bullet Fixtures can be used to provide the maximum illumination from a single location. They are ideally suited for lighting a large yard/patio or driveway and for security lighting. Its features include

1 LIGHT FIXTURE TYPE "A"
SCALE: N.T.S.

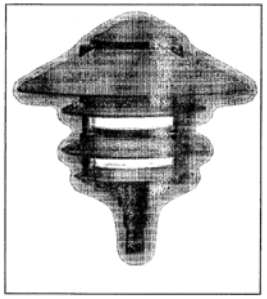


Kichler 15072 Low Voltage Louver Face Step Light, Color: Bronze

Use this low profile fixture to light staircases and steps. Make your decks and patios safer at night. Remember you will also need to order low voltage transformer(s) and low voltage cable.

Socket: 12-VOLT wedge base, Lamp: Type 912 (supplied with fixture),
Dimensions: 5"W x 3½"H x 2½"D

2 LIGHT FIXTURE TYPE "B"
SCALE: N.T.S.

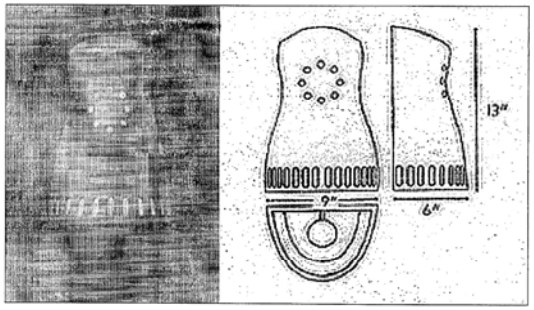


RAB LL23 Flair Garden Light 4-Tier 120 Volt, Color: Black

Rugged path lights with louvers directs light downward reducing light trespass, sky glow and glare and can assist with outdoor lighting control regulations

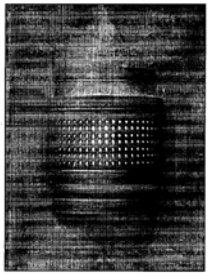
Takes 75 watt max
12" mounting stem with ½" threads sold separately below
Dimensions: 8.5" High 10" Diameter (top tier), 6" diameter lower tiers

3 LIGHT FIXTURE TYPE "C"
SCALE: N.T.S.



ON PUEBLO REVIVAL STYLE UNITS #2 &3 AND UNITS # 8

Pierced radial pattern in center front attractively adds to the light pattern. Fitted with weatherproof par socket. Interior or exterior application. One light bulb, 100 watts maximum.



ON TERRITORIAL STYLE UNIT #1 AND UNITS # 4,5,6 & 7

3-tiered pierced tin sconce with 60 watt incandescent lamp

Santa Fe Metal Clad, Inc.
2811 Siler Ln #2 Santa Fe, NM 87505
505.438.3857 fax 505.438.3859

4 LIGHT FIXTURE TYPE "D"
SCALE: N.T.S.

PLOT DATE:
FILE NAME:

STATE OF NEW MEXICO
OLIVER MICHAEL DUTY 1825
REGISTERED ARCHITECT

SANGRIA COMPOUND
ABRUZZO DEVELOPMENT
615 & 617 EAST ALAMEDA STREET
SANTA FE, NEW MEXICO

REVISIONS:
NO. DATE BY

DATE:
04-10-06
DRAWN BY:
CHR
CHECKED BY:
OMD

DUTY & GERMANAS
ARCHITECTS
1929 PASEO DE PERALTA
SANTA FE, NM 87505
PH. (505) 984-8882
FAX: (505) 984-8886

SHEET
A1.5

ADM#07-46

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner MCB
Gary S. Moquino, Inspector

Date: March 15, 2007

The work proposed at 817 E Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Extend H-05-084-B to March 28, 2008 as approved by the HDRB March 28 2006. New single family Residence

Thank You.

ADM#07-47

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner MB
Gary S. Moquino, Inspector

Date: March 15, 2007

The work proposed at 815-817 E Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

Extend H-05-084 for yardwalls, coyote fences, hardscaping, landscaping + lighting. Extension good for May 9, 2008.

Thank You.

ADMN 07-198

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: **Building Permit Office**

From: **David A. Rasch, Section Head** DR
Marissa C. Barrett, Case Planner
Gary S. Moquino, Inspector

Date: 9.4.07

The work proposed at 817 E. Alameda **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

new structure permit applied for by delayed by City development plan approval.

Thank You.

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Contributing, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage and breezeway to a height of 10'-3" where the max allowable is 14'.

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 #2025-010495 to allow these alterations to 439 Camino del Monte

Sol Lot 1-A.

b. Approve <u>or</u> deny Case #2025-010495 to allow these alterations to 439 Camino del Monte Sol Lot 1-A 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 439 Camino del Monte Sol Lot 1-A is listed as contributing to the Downtown and Eastside Historic District and the north façade designated as primary. The main residential structure was built in 1925 on a 0.73-acre parcel and comprises of 5,894 sq. ft. of roofed area. The 1991 New Mexico Historic Building Inventory (HBI) survey form records the architectural design style as Spanish-Pueblo Revival as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has undergone several alterations and additions in the 1990s as noted below, however the core structure maintains the original inception of design and character to the streetscape and district in which it resides. The proposed garage and breezeway addition will not impact the current status and integrity of the structure.

Figure 1. North Facade I.

Figure 2. North Facade II.

Figure 3. East Facade I.

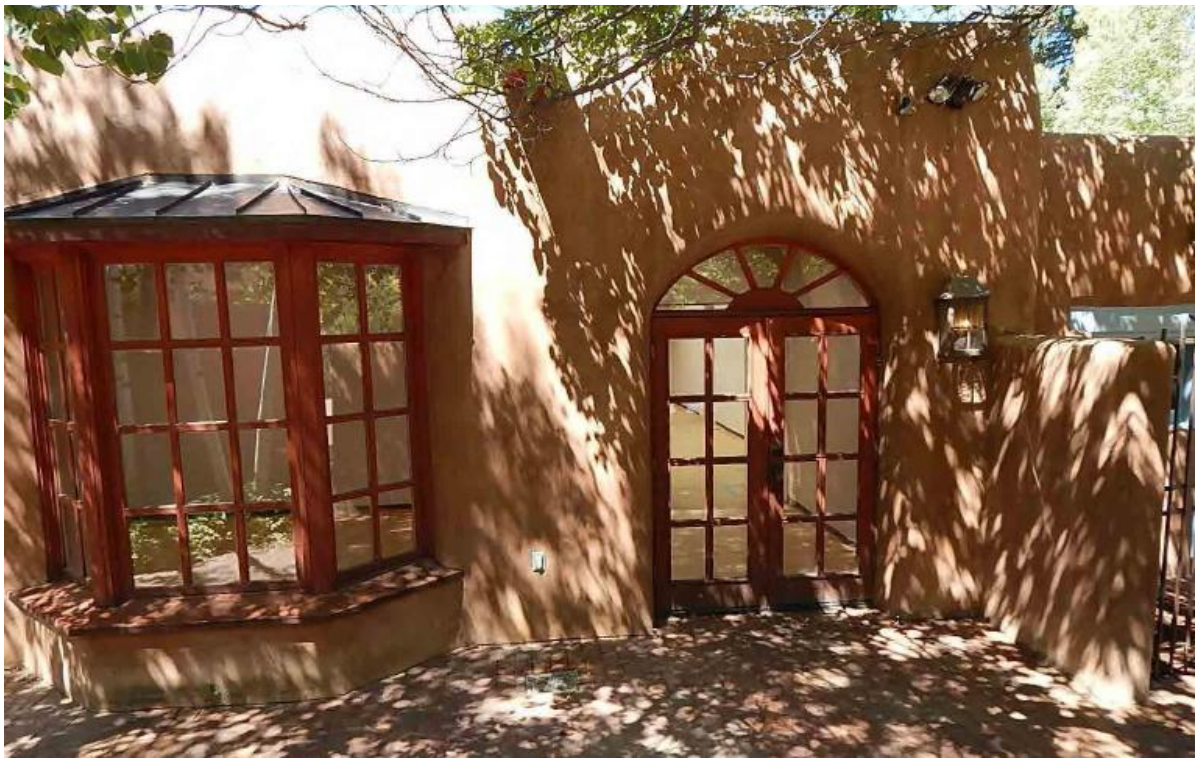


Figure 4. East Facade II.

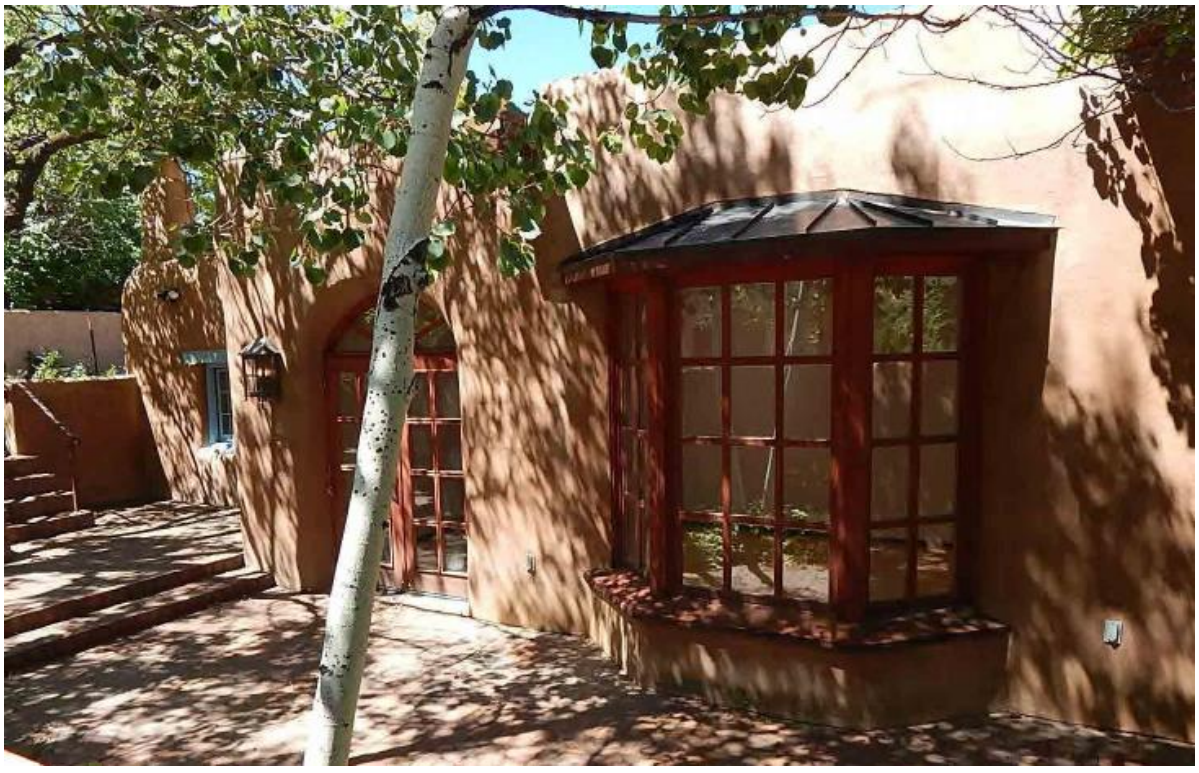


Figure 5. East Facade III.

Figure 6. South Facade.

Figure 7. West Facade.

The proposed garage will be finished with stucco to match the existing house and have a wood garage door. The breezeway will be constructed of adobe block, wood frame, and CMU construction materials and stuccoed over with cementitious stucco color in kind to the existing structure and will be attached 10 feet back from the existing east elevation. The garage and breezeway will accentuate what is currently established on the structure.

Previous cases at 439 Camino del Monte Sol Lot 1-A include:

On November 5, 1997, in Case No. H-97-171, the Historic Districts Review Board (Board) moved to approve the application as submitted which included the removal of bay windows and French doors on the east elevation creating a portal and restoring the historic profile of the east elevation, and the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the south of the building. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172A, the Board moved to approve the application as submitted which included the construction of a new single-bay garage at the northwest section of the main house to a height of 9'-6" to 11' from grade. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172B, the Board moved to approve the application as submitted which included the construction of a new single-bay garage on the east elevation of the main house to a height of 10' to 11' from grade. The motion passed with a 6-0 vote for and none against. The garage was never constructed by the gallery.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a one-car garage with breezeway on the east elevation to a height of 10'-3" where the maximum allowable is 14'.

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.

(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*.

(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.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : RESTORATION OF PORTAL EAST ELEVATION
Project number . . . : 97- 10100152
Case Number . . . . . : H-97-131
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501
825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501
1424 Paseo De Pralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
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1424 Paseo De Pralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Project description . : RESTORATION OF PORTAL EAST ELEVATION
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AP- Bauer, Michael — 1424 Paseo De Pralta
Santa Fe, NM 87501 — (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	7270
YEAR OF CONSTRUCTION	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	GALLERY
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner HLP

ITEM & ISSUE

CASE #H- 97-131 ADDRESS 439 A Camino del Monte Sol (Main Residence)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the architectural standards for design in the Downtown and Eastside Historic District have been met. Relative to preservation standards, the proposed alterations are occurring on a non-historic portion of the subject building and will not affect the "contributing" status of the building as required by Section 14-70.73A1 SFCC 1987.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the removal of an east elevation addition (including arched doors and a bay window) to restore the elevation's original profile. The New Mexico Historic Building Inventory Form indicates that the subject elevation has been altered through the addition of the bay window and arched openings. The applicant proposes to remove the aforementioned arched doors and bay window and convert the space into a portal. The heavy massing which currently exists between the openings will be retained so as not to create a false sense of historical development or conjectural feature as required by Section 14-70.71A SFCC 1987. As well, new true-divided-lite French doors will be inserted beneath the portal. Stucco will match that existing and exposed wood lintels will be a weathered grey to match those existing on the same elevation. The wall beneath the portal will be painted white.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☒ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE:
Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

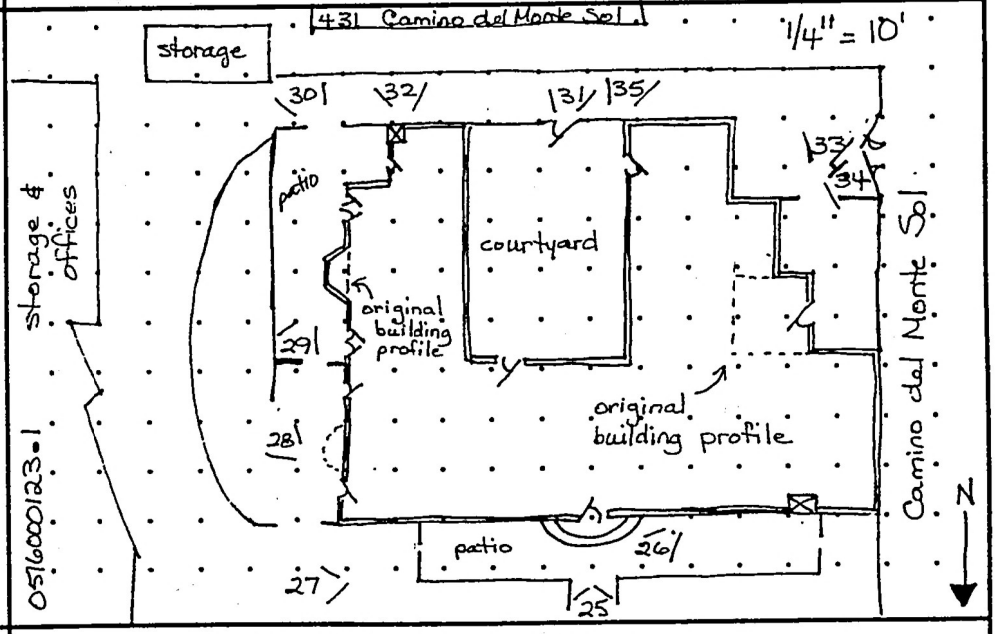
BUILDING THREATENED?

___ YES X NO

PHOTO

#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2,3,4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas — appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS

#26 partial north elevation

#27 from northeast

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

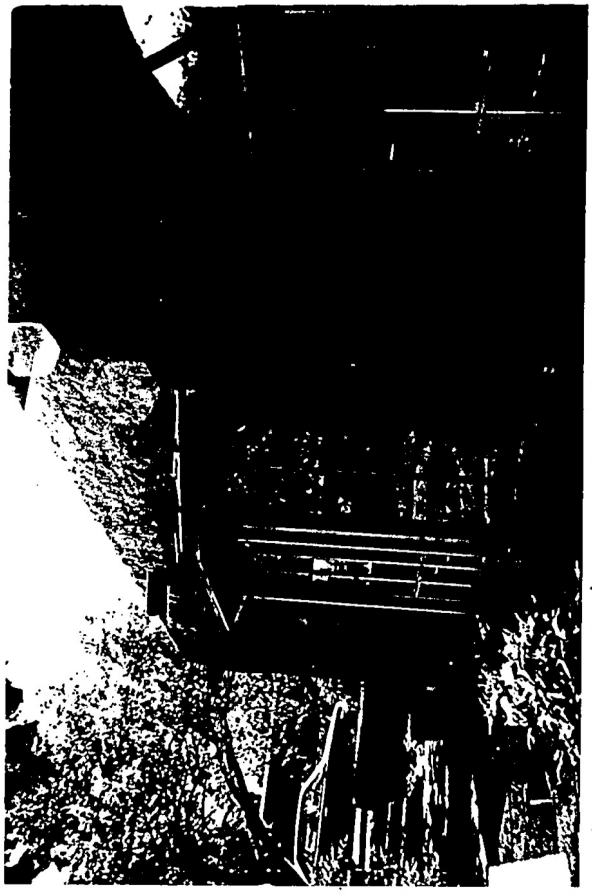
IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

#28 partial east elevation (north)



#29 partial east elevation (south)

#30 from southeast

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a single family residence.

The only exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The attached historic survey describes the history of the building.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

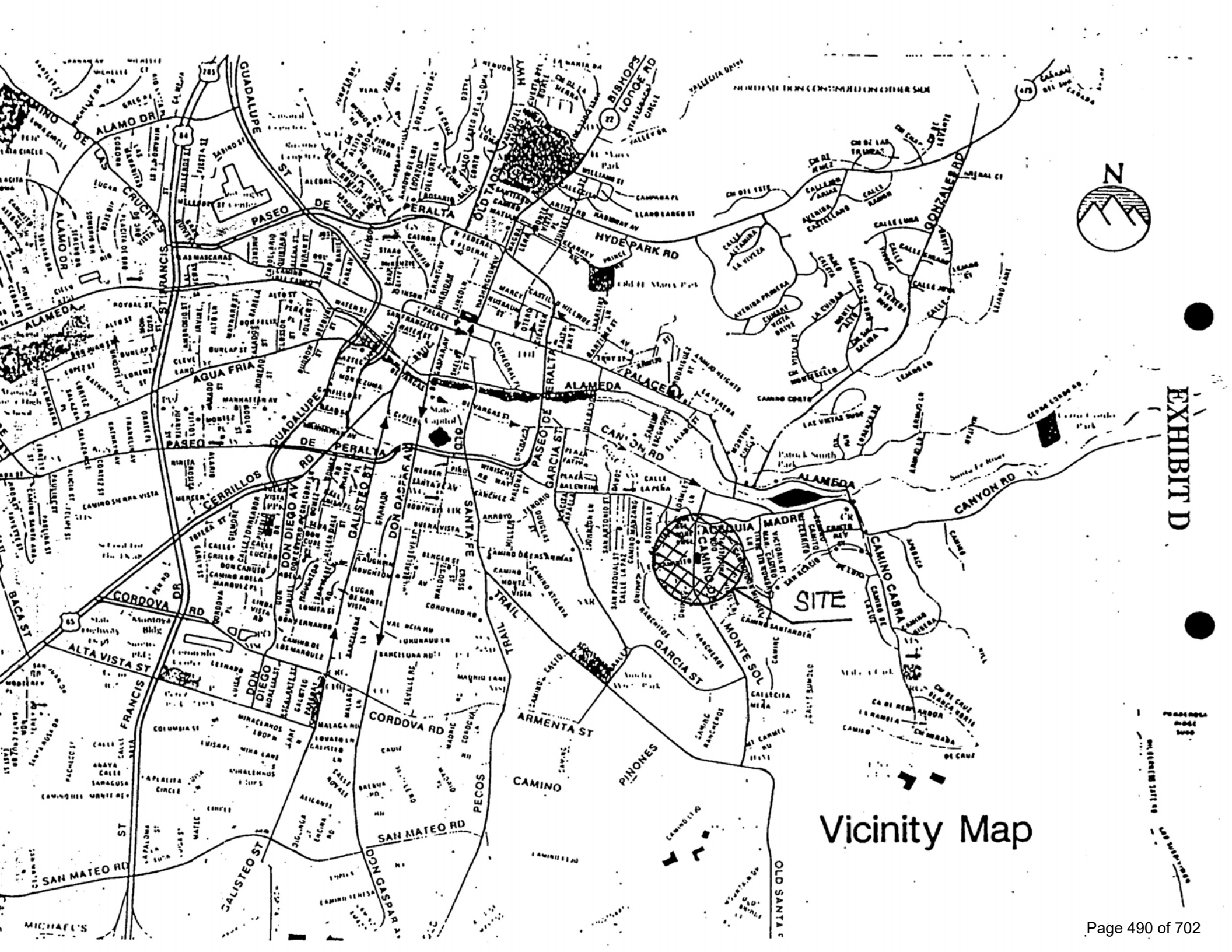
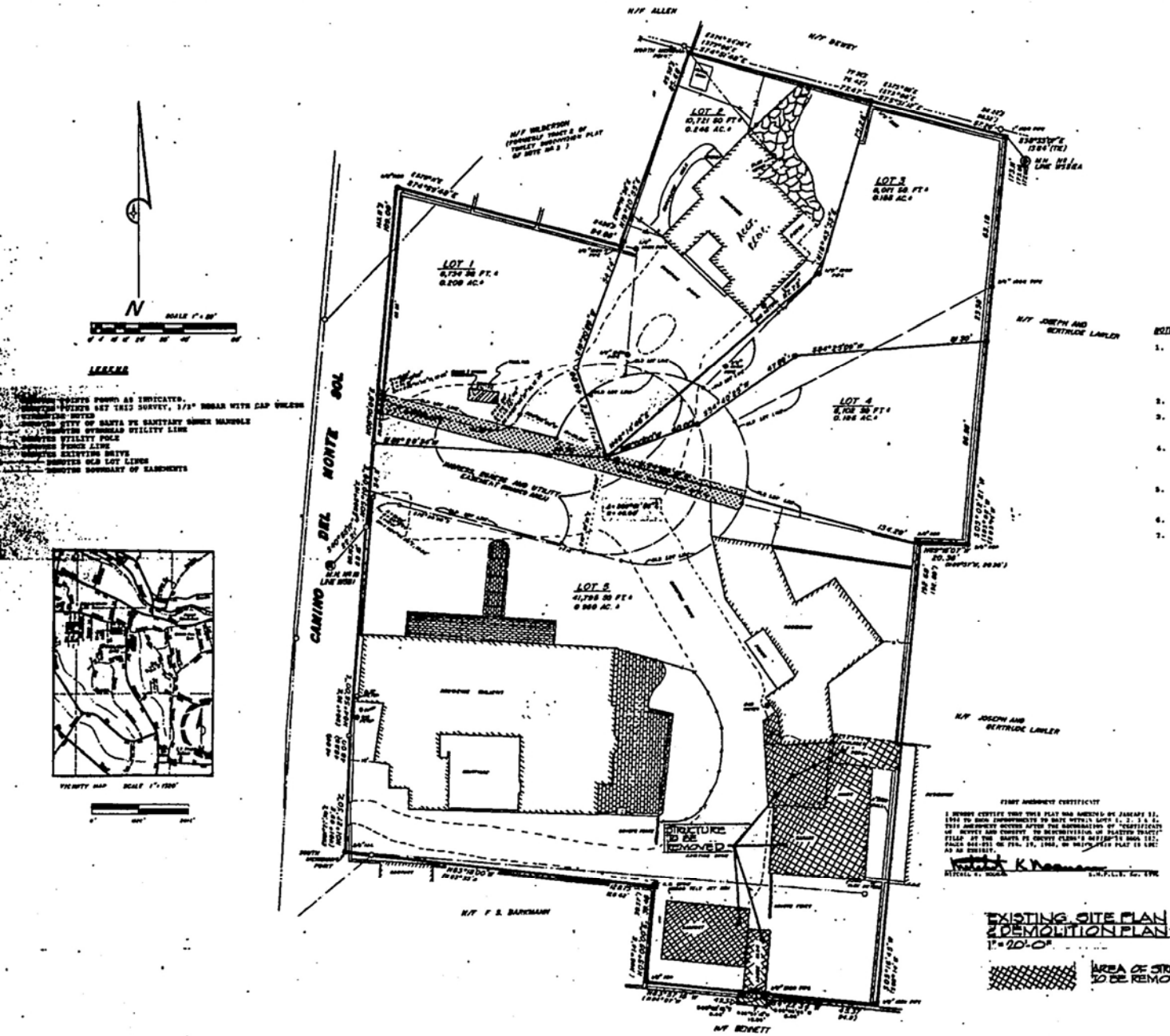


EXHIBIT D



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO. CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.H. BOOK 20, PAGE 58.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.H. JULY 26, 1951, BOOK 63, PAGE 165.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 701-706
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1988, BY MITCHEL K. NOONAN.

E. Gabriel E. Hassen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 11, 1994 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE DEMARCATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIBIVISION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 182, PAGES 848-851 ON FEB. 19, 1988, ON WHICH THIS PLAT IS USED AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN
2 DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECTS: [illegible] DALER & ASSOCIATES
[illegible] SANTA FE, NM 87501
[illegible]

MARY ALIST - COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

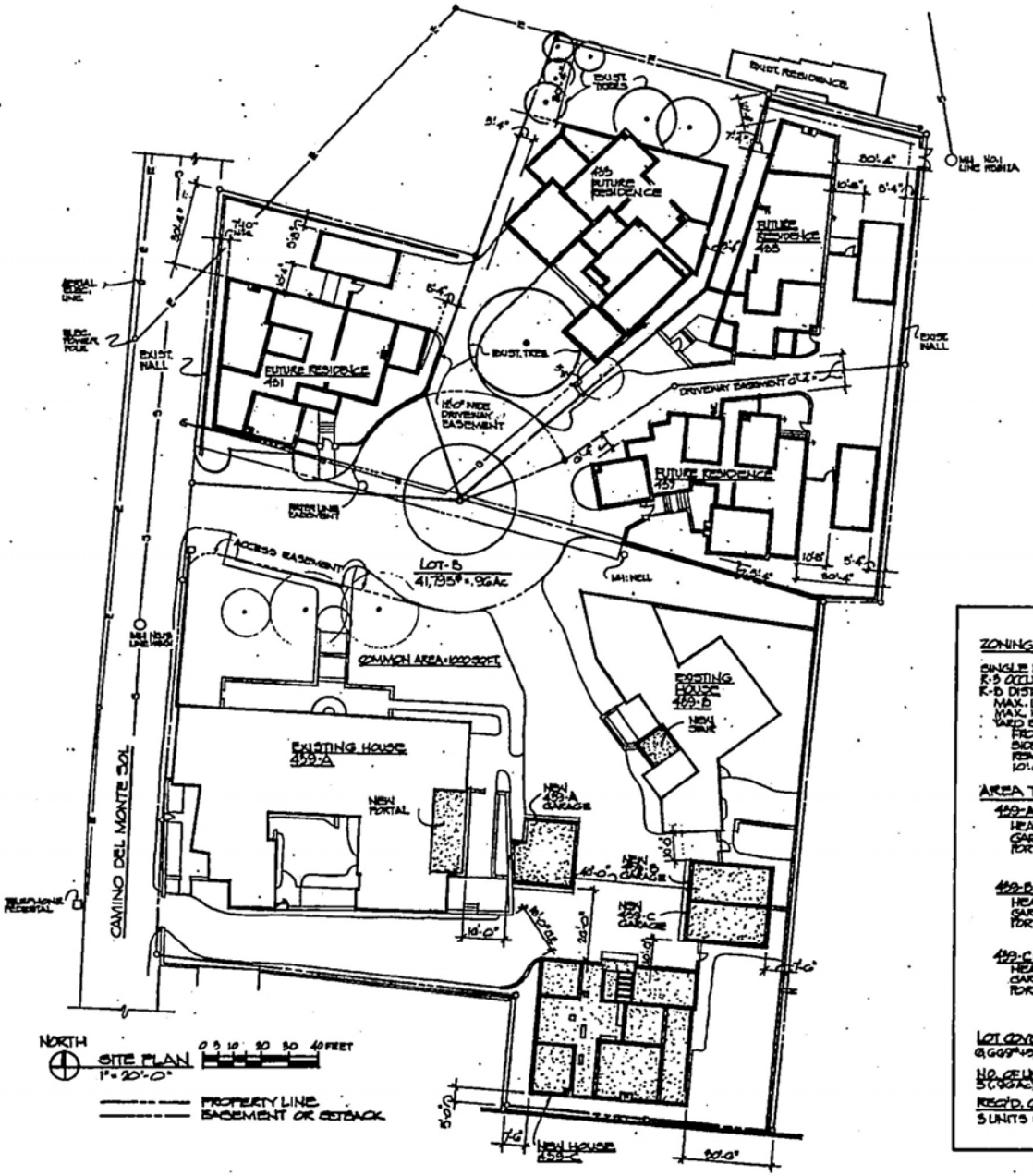
EXISTING SITE PLAN
2 DEMOLITION PLAN

JOB#

DATE 9-18-97

SHEET 2

NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-1 OCCUPANCY, TYPE V-N CONSTRUCTION
R-1-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED (FINISHED): 3,730 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 340
4,643 SQ.FT.

459-B: HARVEY HOUSE
HEATED (FINISHED): 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED (FINISHED): 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 283
3,099 SQ.FT.

LOT COVERAGE:
8,643 SQ.FT. + 3,411 SQ.FT. + 3,099 SQ.FT. / 41,795 SQ.FT. = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
5 UNITS x 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [illegible] & ASSOCIATES
[illegible] SANTA FE, NM. 87501
[illegible]

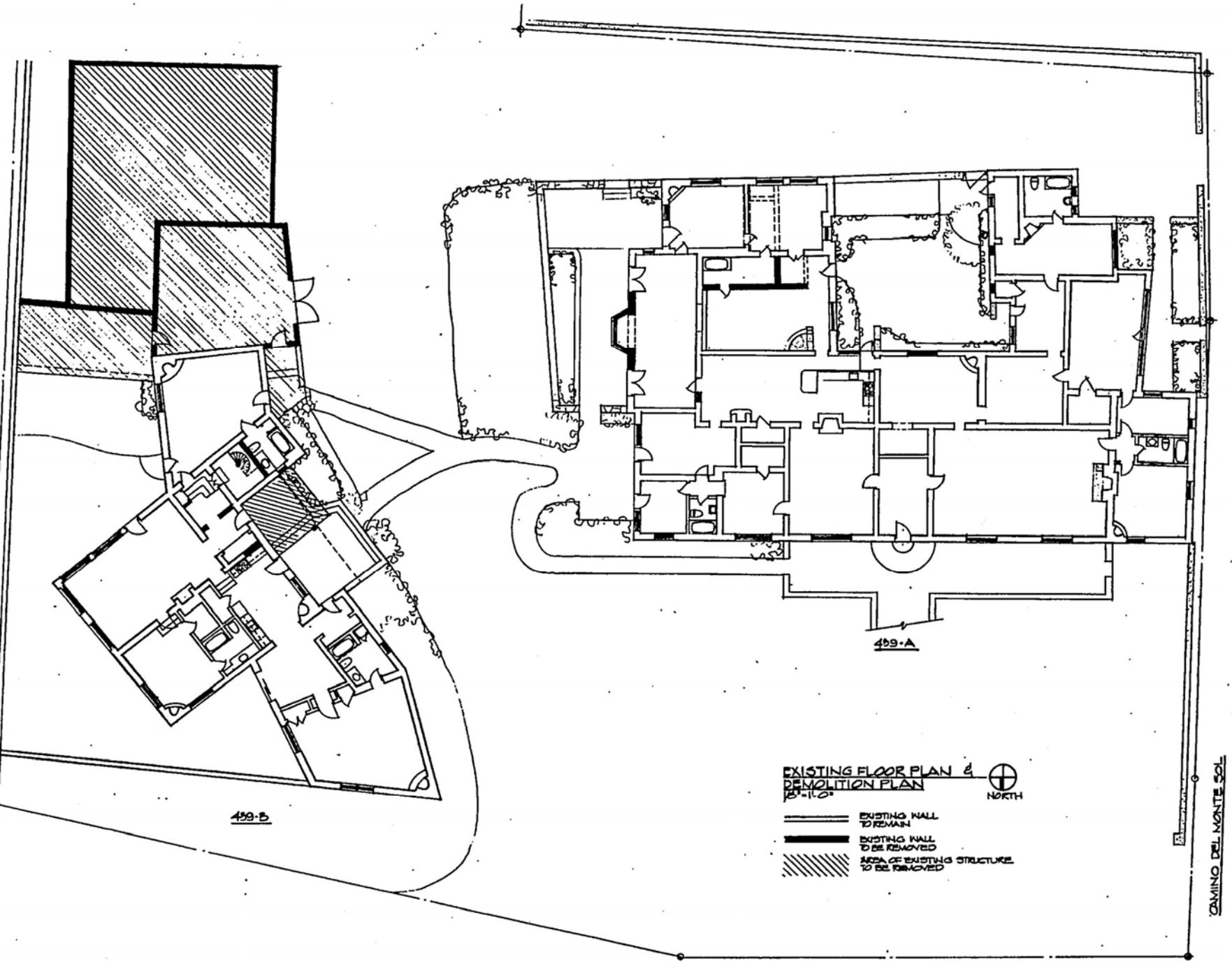
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM.
459-A-B-C

SHEET TITLE
SITE PLAN / LOT-B
1" = 20'-0"

JOB #

DATE
9-10-97

SHEET #
1



ARCHITECT
MICHAEL BAUER & ASSOCIATES

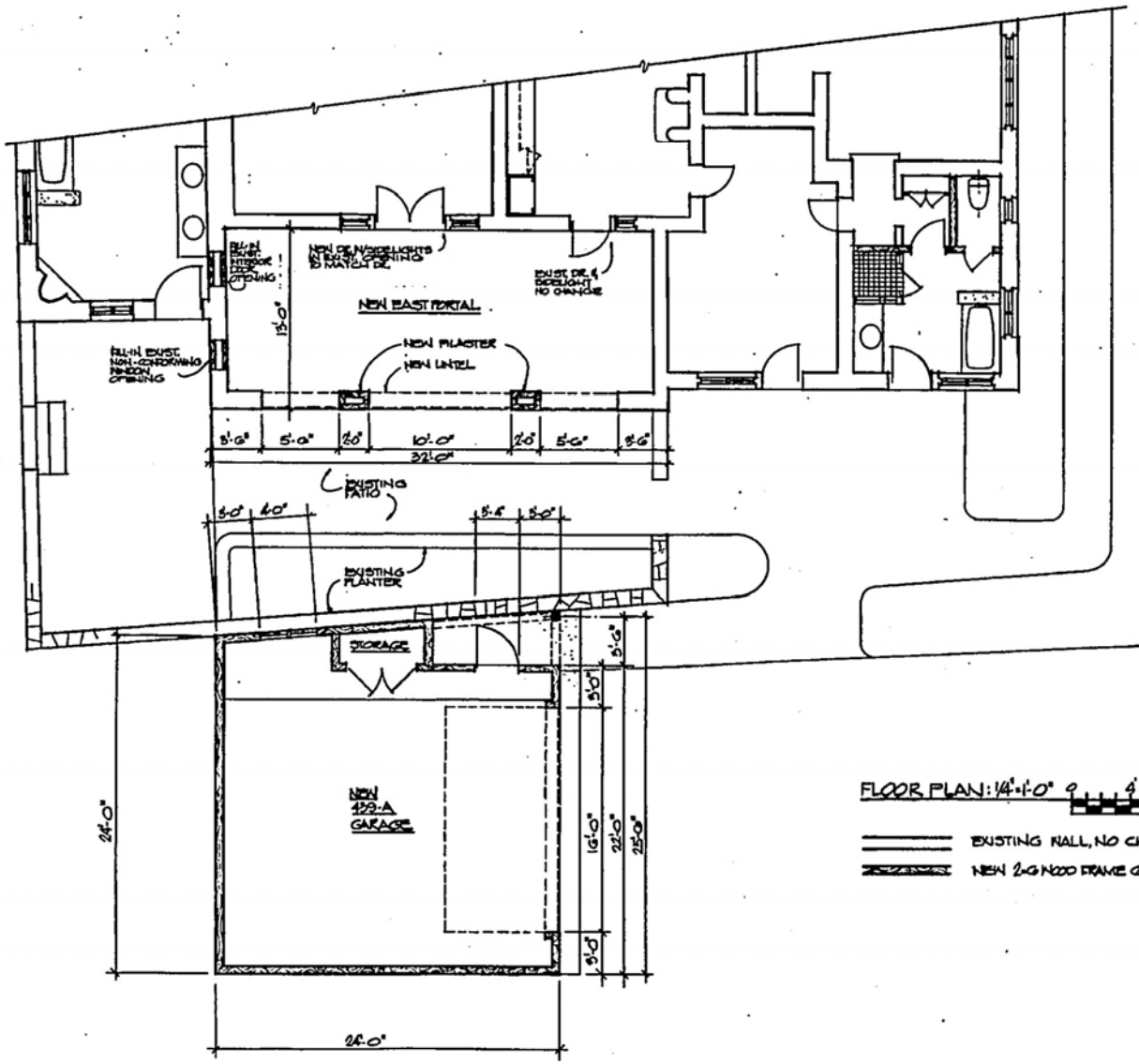
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



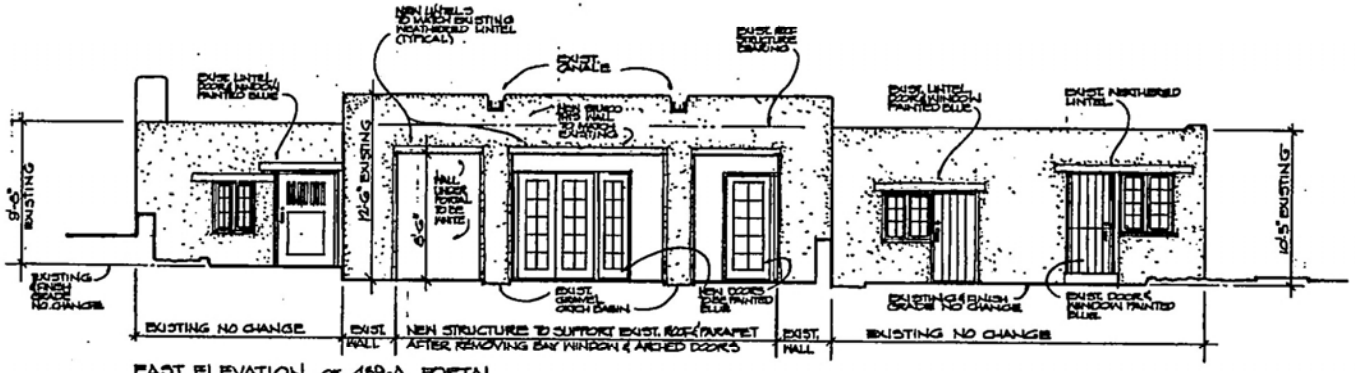
MARY AUSTIN COMPOUND
429-A

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

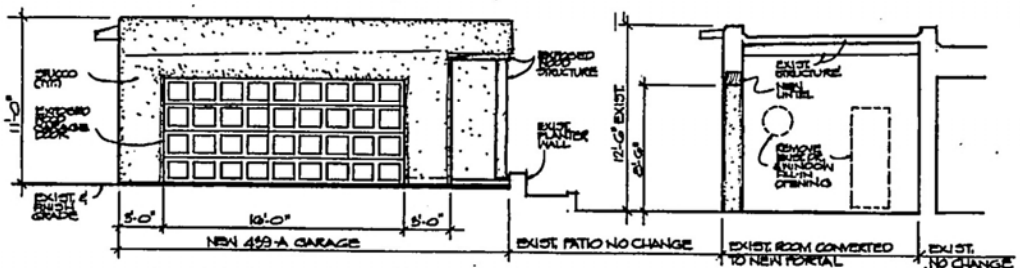
JOB #

DATE
6-15-97

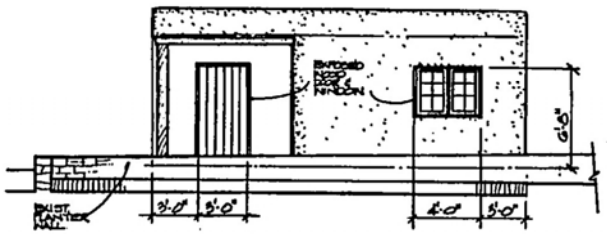
SHEET #
4



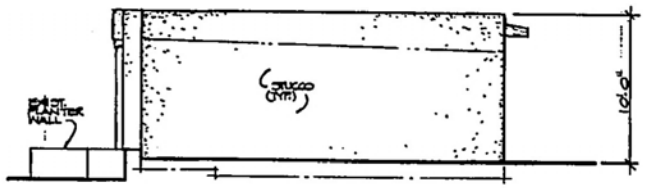
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

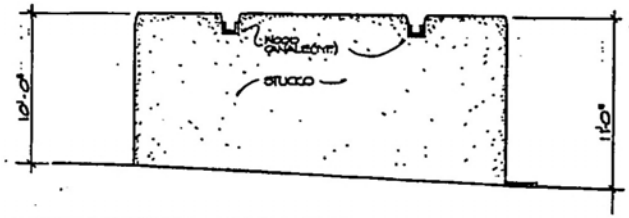


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE ex.
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-780-1905

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

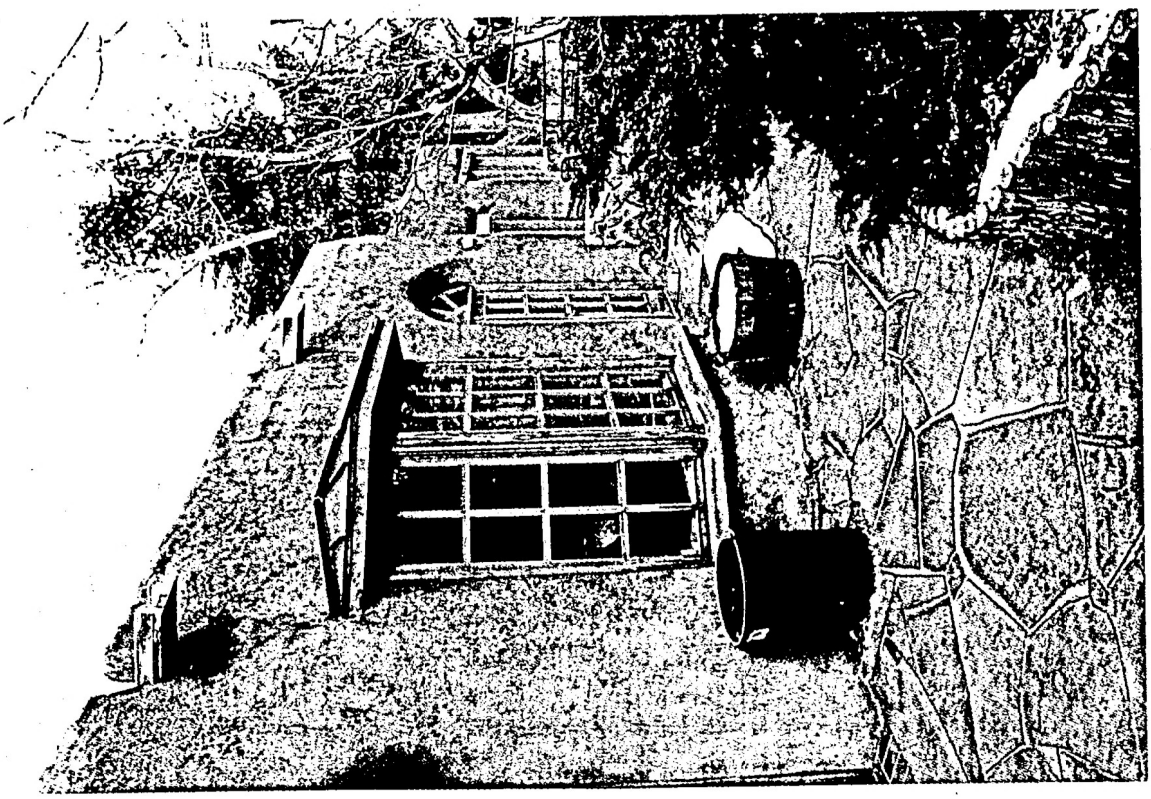
SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-18-97

SHEET# 5

439-A East Elevation showing Bay Window and Arched Doors to be removed.

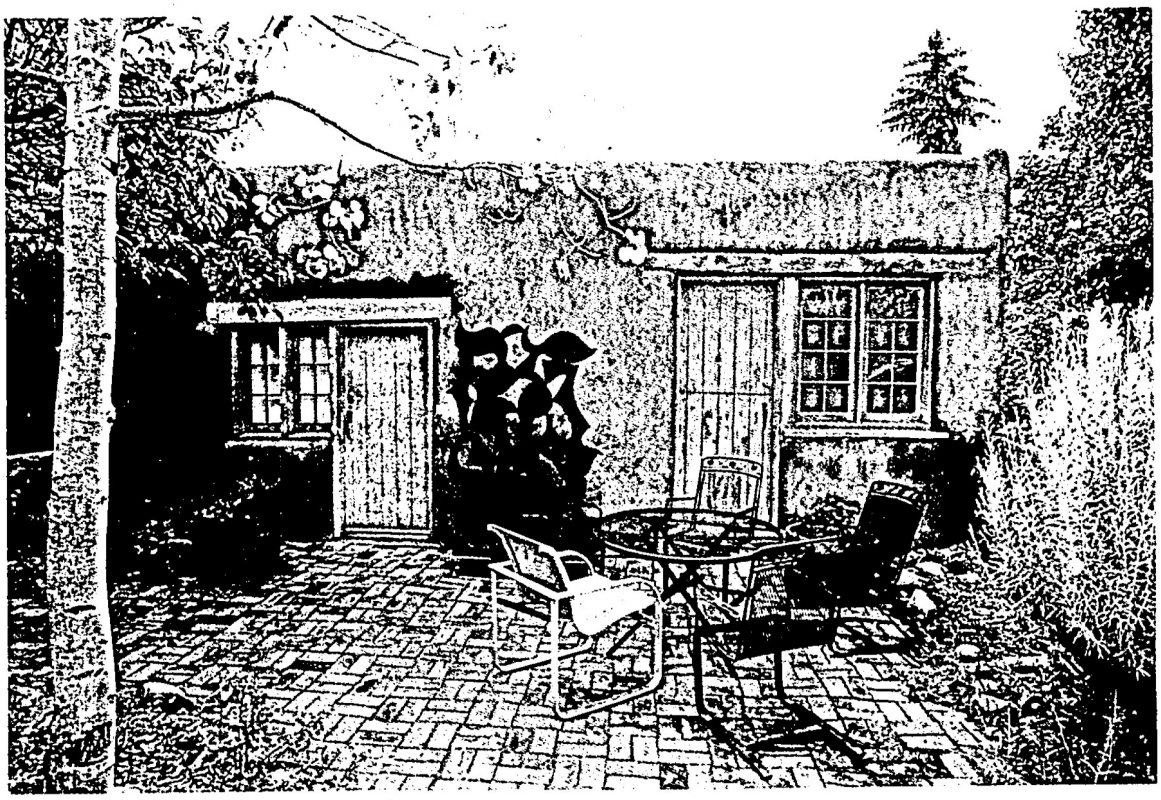


H-97-131

Southeast corner

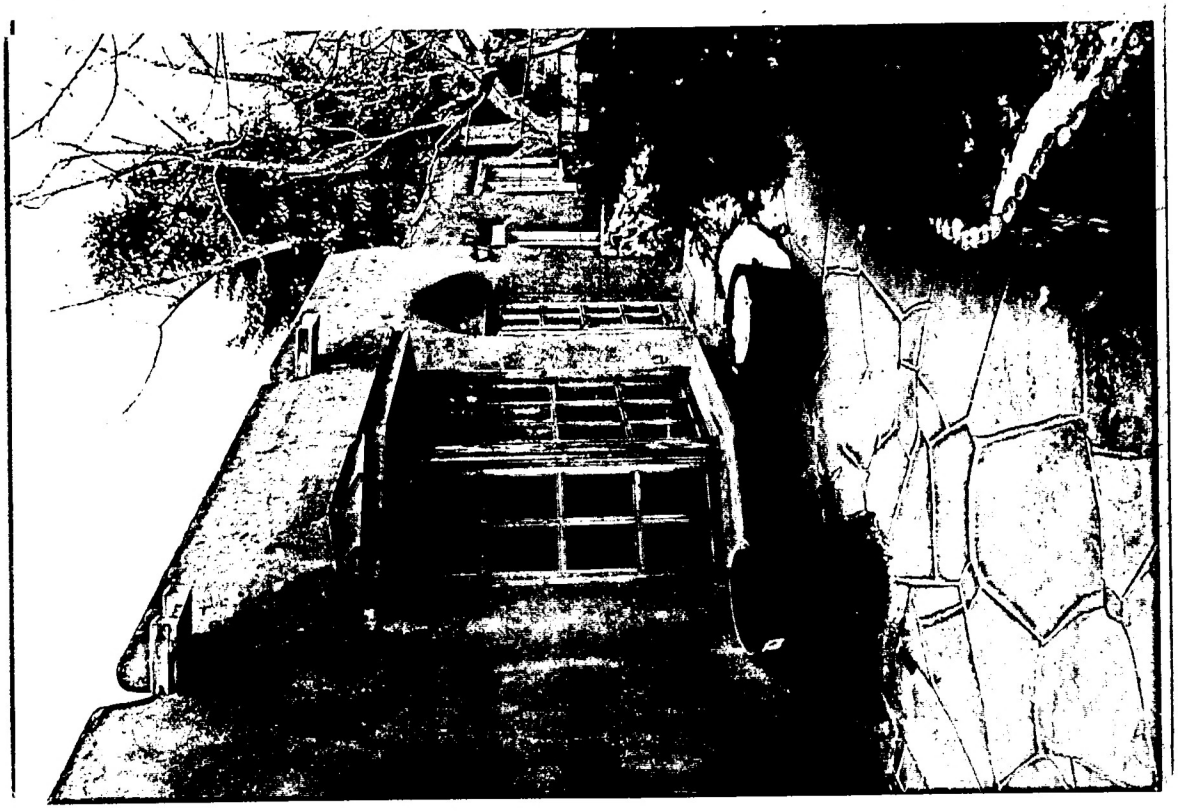
439-A

Northeast corner



H-97-131

439-A East Elevation showing Bay Window and Arched Doors to be removed.

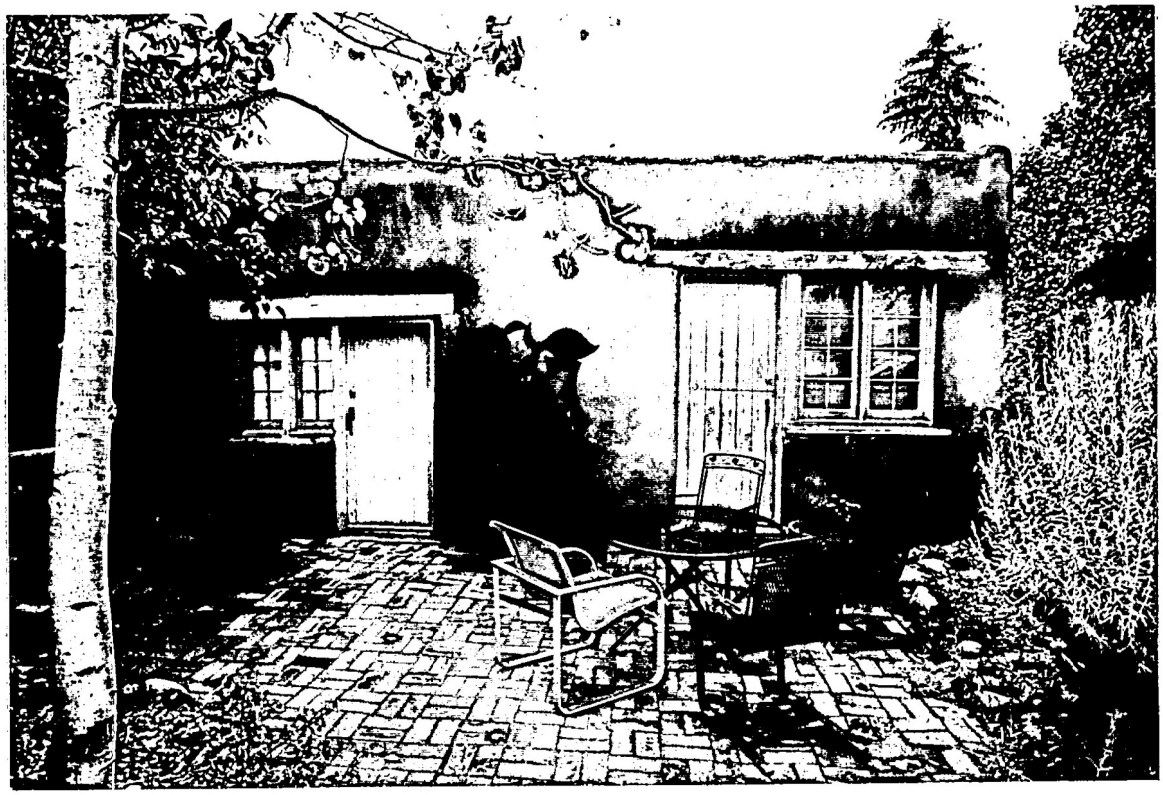


H-97-131

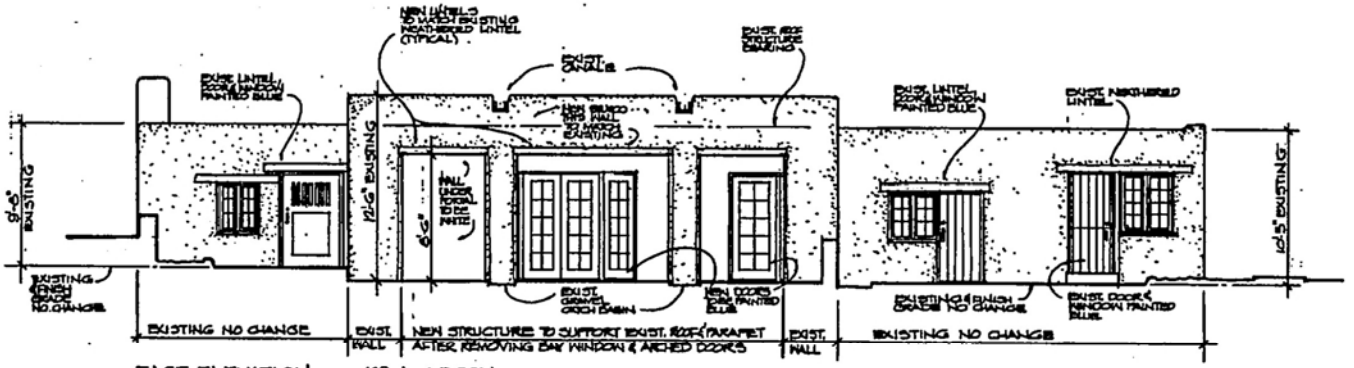
Southeast corner

439-A

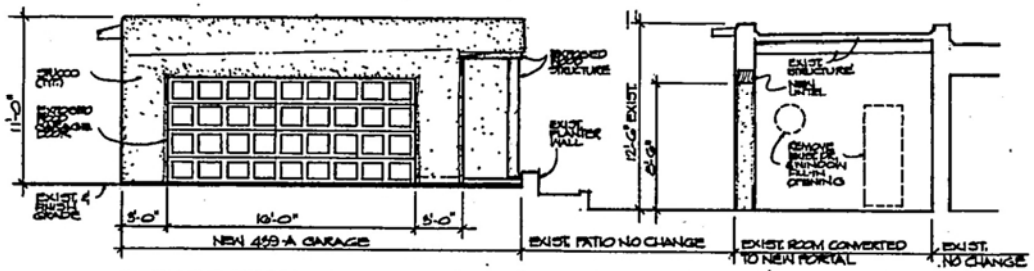
Northeast corner



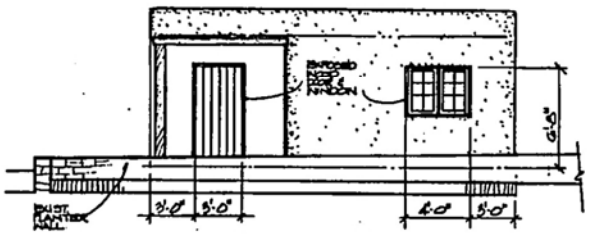
H-97-131



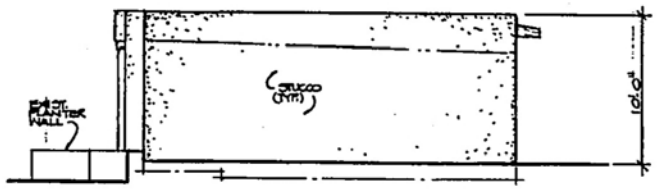
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

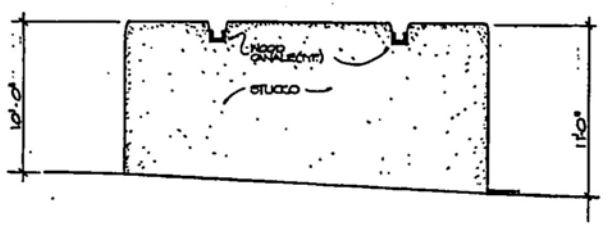


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, GUTTER, BEAM & CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501

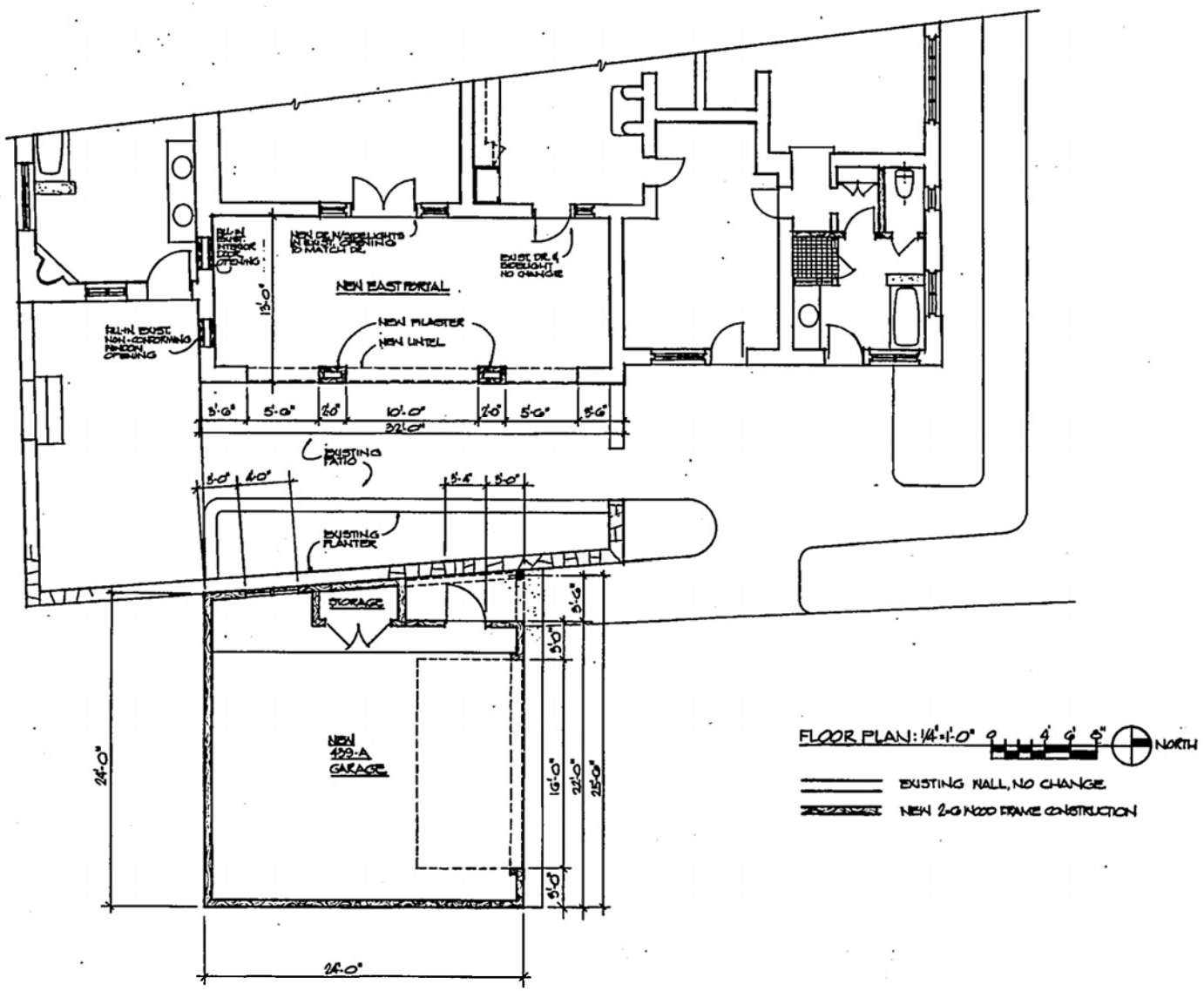
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND

JOB#

DATE
9-10-97

SHEET#
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

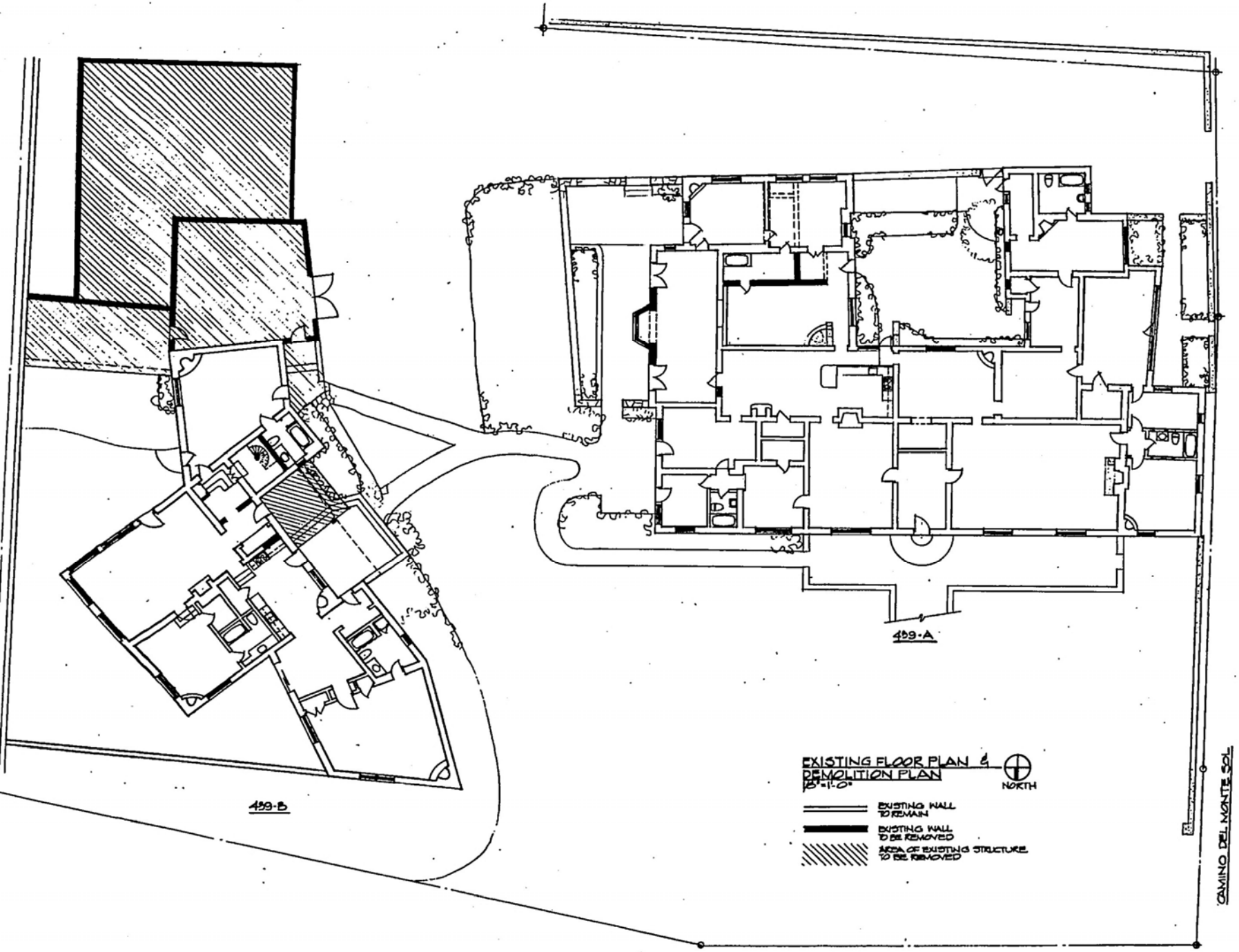
MARY AUSTIN COMPOUND
429-A

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

JOB#

DATE
8.18.97

SHEET#
4



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

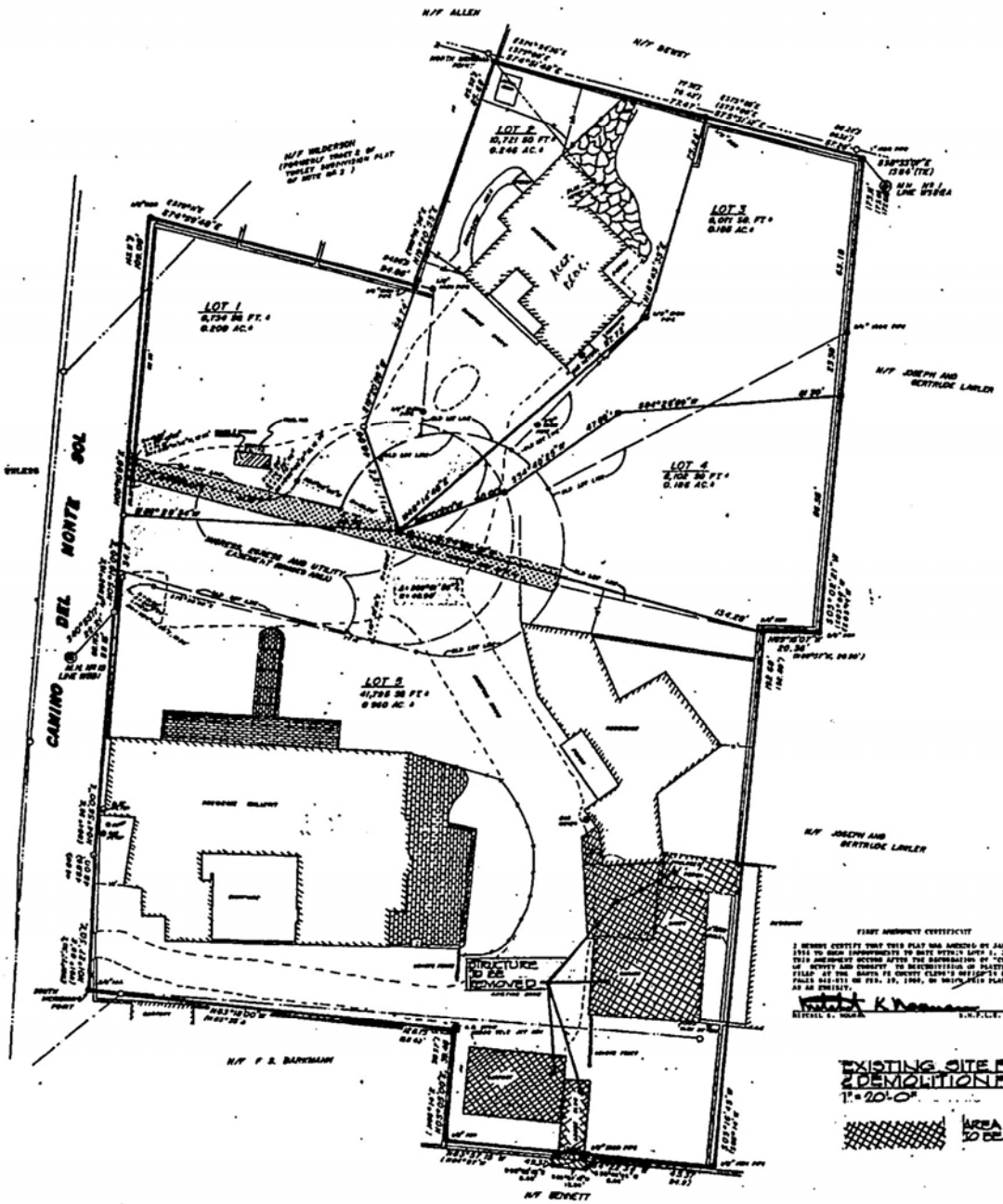
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

N

SCALE 1" = 20'

LEGEND

- DENOTES POINTS FOUND AS INDICATED.
- DENOTES POINTS SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- DENOTES CITY OF SANTA FE SANITARY SEWER MANHOLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES UTILITY POLE
- DENOTES FENCE LINE
- DENOTES EXISTING DRIVE
- DENOTES OLD LOT LINES
- DENOTES BOUNDARY OF EASEMENTS

VICINITY MAP SCALE 1" = 1500'

NOTES:

1. MERIDIAN (N11°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1978 AND FILED AT THE S.F.C.C.N. BOOK 26, PAGE 50.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-B, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE D. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER E. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1956 AND FILED AT THE S.F.C.C.N. JULY 26, 1951, BOOK 83, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 1483, PAGE 316-316
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 8998 MITCHEL K. HOOBAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 1998, BY MITCHEL K. HOOBAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1998 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 5; THIS AMENDMENT EXCLUDES AFTER THE DEFINITION OF "IMPROVEMENTS OF SURVEY AND CONSENT" TO RESTRICTIONS OR PLASTIC PLATS FILED AT THE SANTA FE COUNTY CLERK'S OFFICE ON MAY 10, 1989, IN BOOK 283 PAGE 152; THIS AMENDMENT WAS FILED IN THE SANTA FE COUNTY CLERK'S OFFICE ON FEB. 19, 1998, IN BOOK 1483 PAGE 316 AS AN EXHIBIT.

MITCHEL K. HOOBAN N.M.P.L.S. No. 8998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

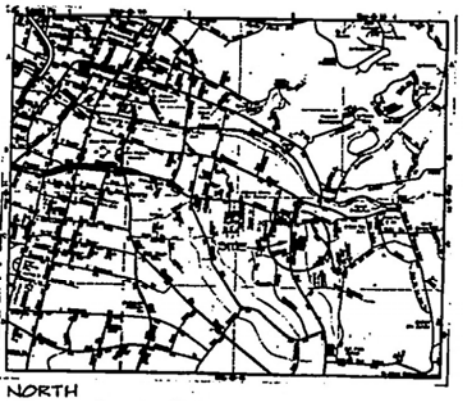
MARY ALICE COWDEN
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

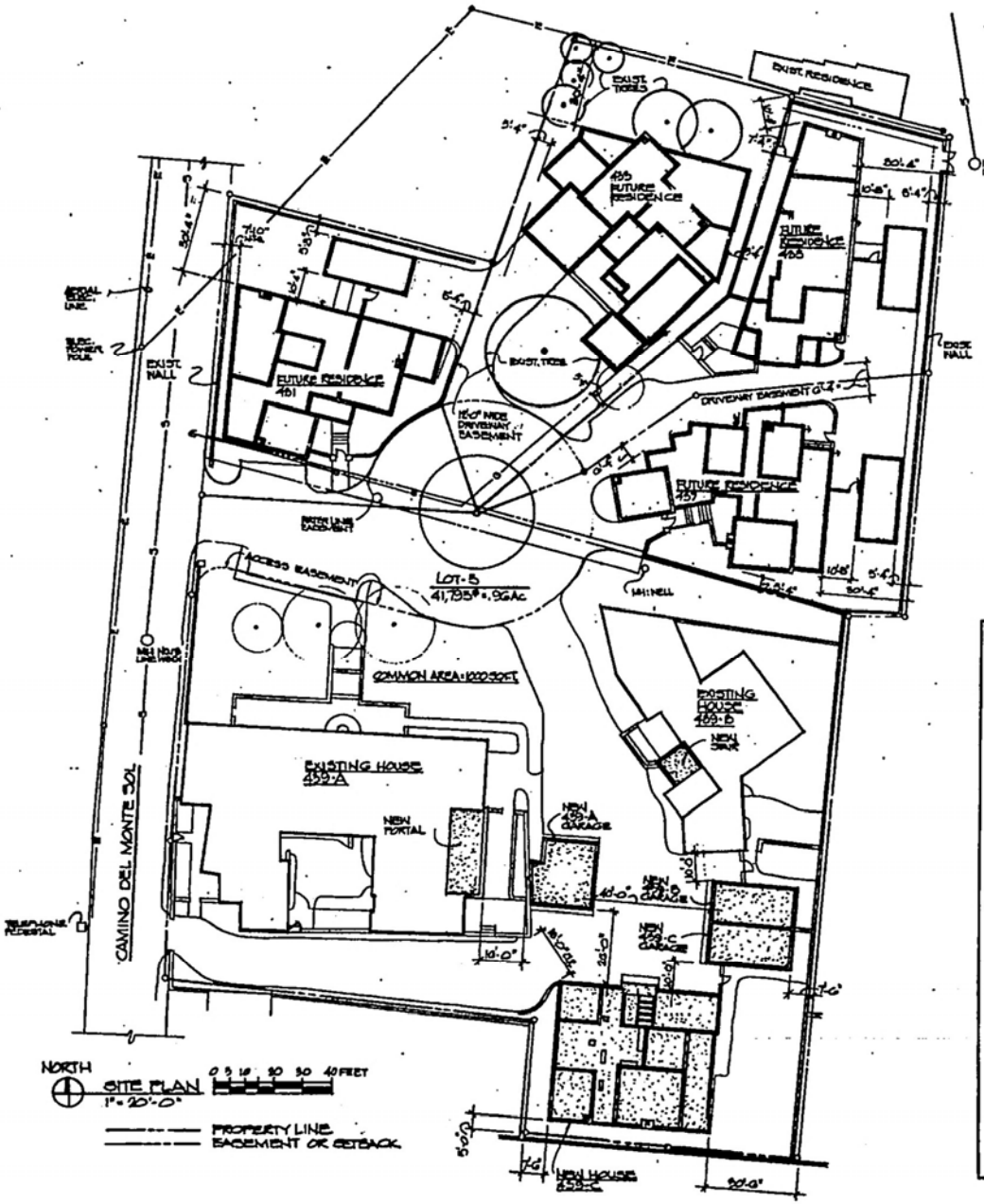
JOB#

DATE 9-16-97

SHEET # 2



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'6"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED/FINISHED: 5,730 SQFT.
GARAGE/STORAGE: 573
PORTAL: 860
6,663 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,884 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 450
3,166 SQ.FT.

LOT COVERAGE:
6,663 SQ.FT. + 3,166 SQ.FT. / 41,795 SQ.FT. = 21%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (1 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS x 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1141 PASEO DE PERALTA, SANTA FE, N.M. 87501
505-983-1999

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM
459-A·B·C

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE
9-16-97

SHEET #
1

EXHIBIT (C)

RECEIVED
SEP 18 1997
10:20 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL ADDITION

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

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

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

If yes, who? HEATHER PIERSON Date? 9-15-97

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

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

_____

What is the proposed height as illustrated in your project? 12'-6" EXISTING

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

If yes, who? MONICA MONTOYA Date? 7-28-97

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

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

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

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

_____ 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	NOT APPLICABLE
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE

CASE #H- 97-132 ADDRESS 439 A Camino del Monte Sol (detached garage)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met. The proposed garage will not have a negative impact on the adjacent historically "significant" structure as identified in Section 14-70.73A2 SFCC 1987; therefore, Staff recommends approval.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the construction of a single-story detached garage on the eastern portion of the subject property. The applicant states the garage will be of wood frame construction with a stucco finish. The garage's height will vary from 10 feet to 11 feet from grade. The garage door will be a raised-panel wood door which will be sealed with Sherwin Williams "Gate House" stain. The proposed stucco color is El Rey "Buckskin," and all exposed wood elements will be stained to match the garage door. Window lites are true-divided-lites.

b:sr\hp\97132.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House.

The structure will be located to the east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

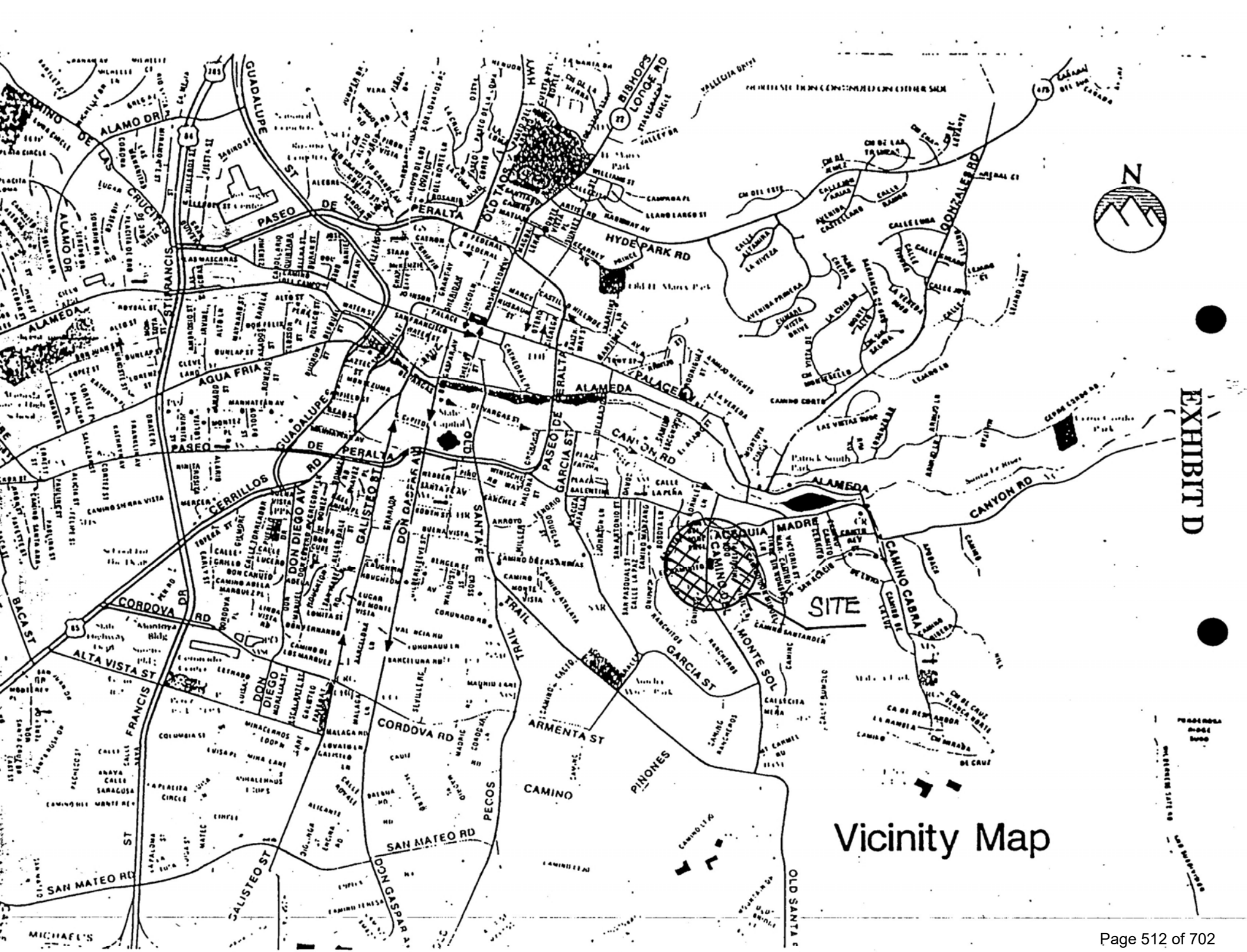
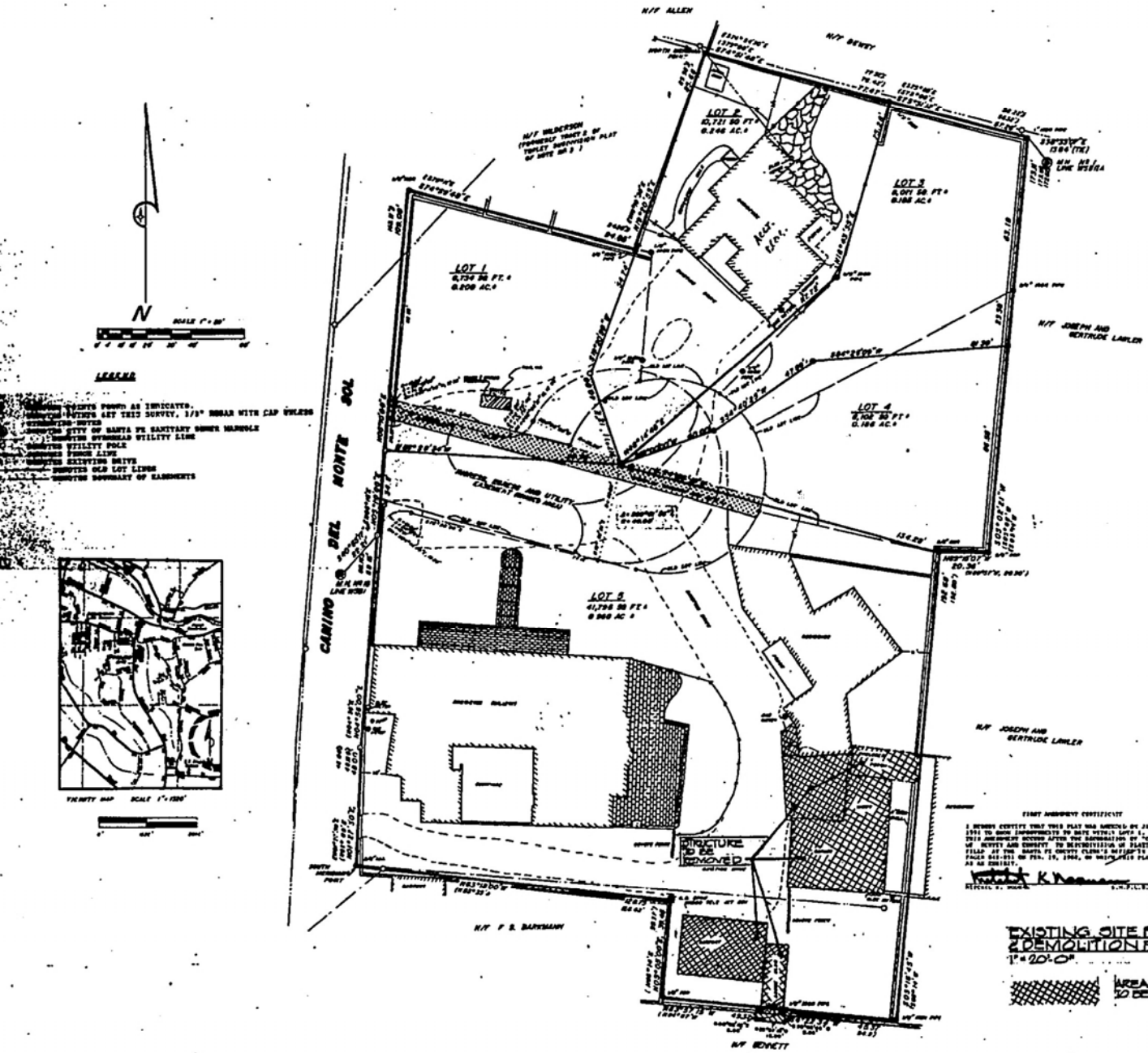


EXHIBIT D
SITE
Vicinity Map
N
ALAMEDA
CANYON RD
PALACE
HYDE PARK RD
CORDOVA RD
SAN MATEO RD
ARMENTA ST
GARCIA ST
CAMINO PINONES
OLD SANTA FE TRAIL
CAMINO CABRA
CAMINO MONTE SOL
ACEQUIA MADRE
PASEO DE PERALTA
GUADALUPE ST
ST FRANCIS
DON DIEGO AVE
DON GASPAR AVE
GALISTEO ST
CERRILLOS RD
ALTA VISTA ST
BISHOPS LODGE RD
OLD SANTA FE TRAIL
PECOS TRAIL
BACA ST
AQUA FRIA
ALAMO DR
GONZALES RD



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

EXISTING

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149. DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 36.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TORLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 166.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS. FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 301-306
6. • DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchel K. Noonan
N.M.P.L.S. NO. 6698 MITCHEL K. NOONAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1986, BY MITCHEL K. NOONAN.

Edward E. Hassen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1991 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE DECLARATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIBISION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 107, PAGES 848-851 ON FEB. 19, 1986, ON WHICH THIS PLAT IS USED AS AN EXHIBIT.

Mitchel K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6698

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECT: ... BAILER & ASSOCIATES
... SANTA FE, NM 87501
... 988-1400

MARY ALICE COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

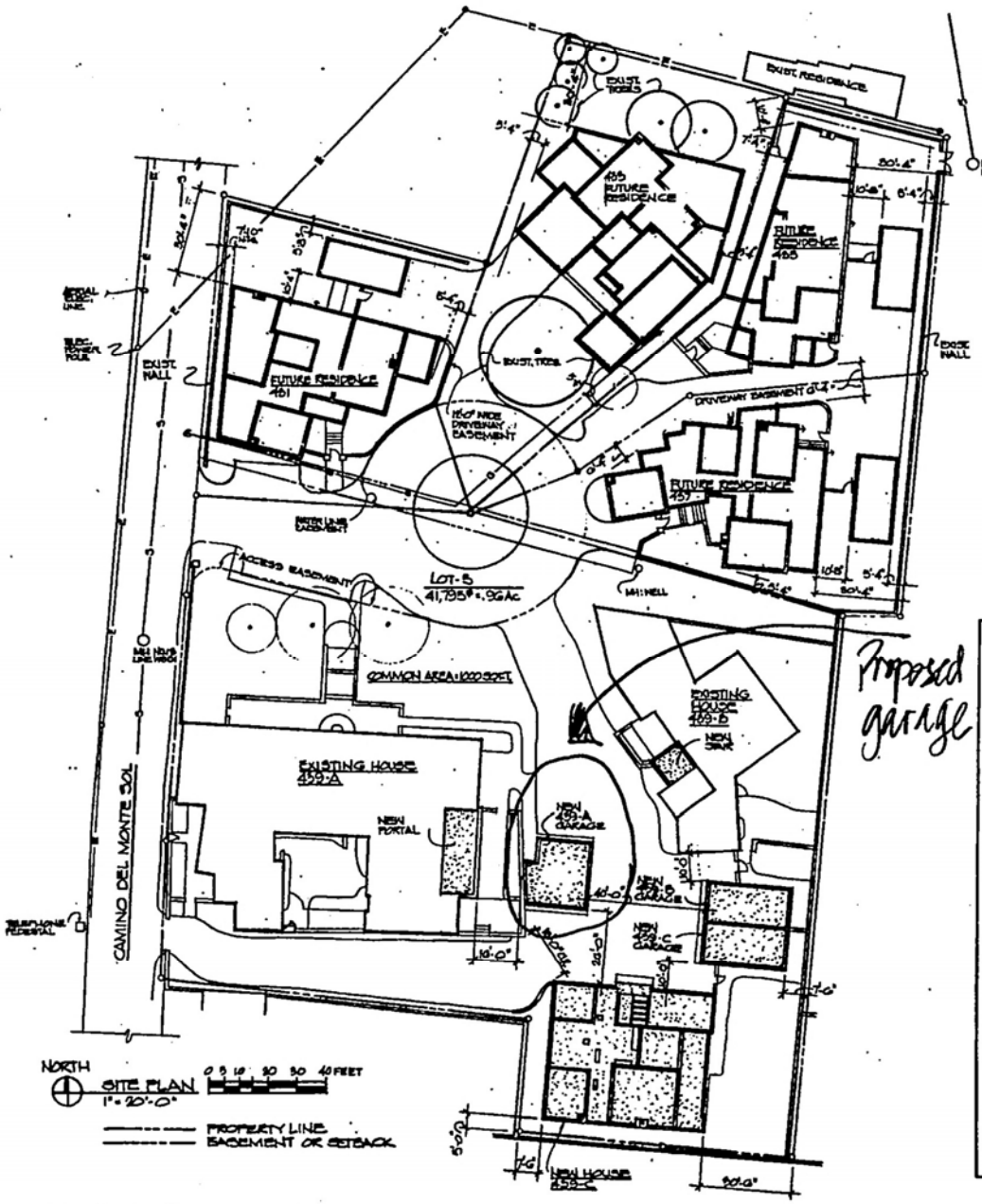
EXISTING SITE PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-97

SHEET # 2

NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

——— PROPERTY LINE
——— EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED/FINISHED: 5,730 SQFT.
GARAGE/STORAGE: 573
PORTAL: 860
6,663 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,340 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 450
3,190 SQ.FT.

LOT COVERAGE:
6,663 SQ.FT. + 3,190 SQ.FT. / 41,795 SQ.FT. = 21%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS = 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, N.M. 87501
[redacted]

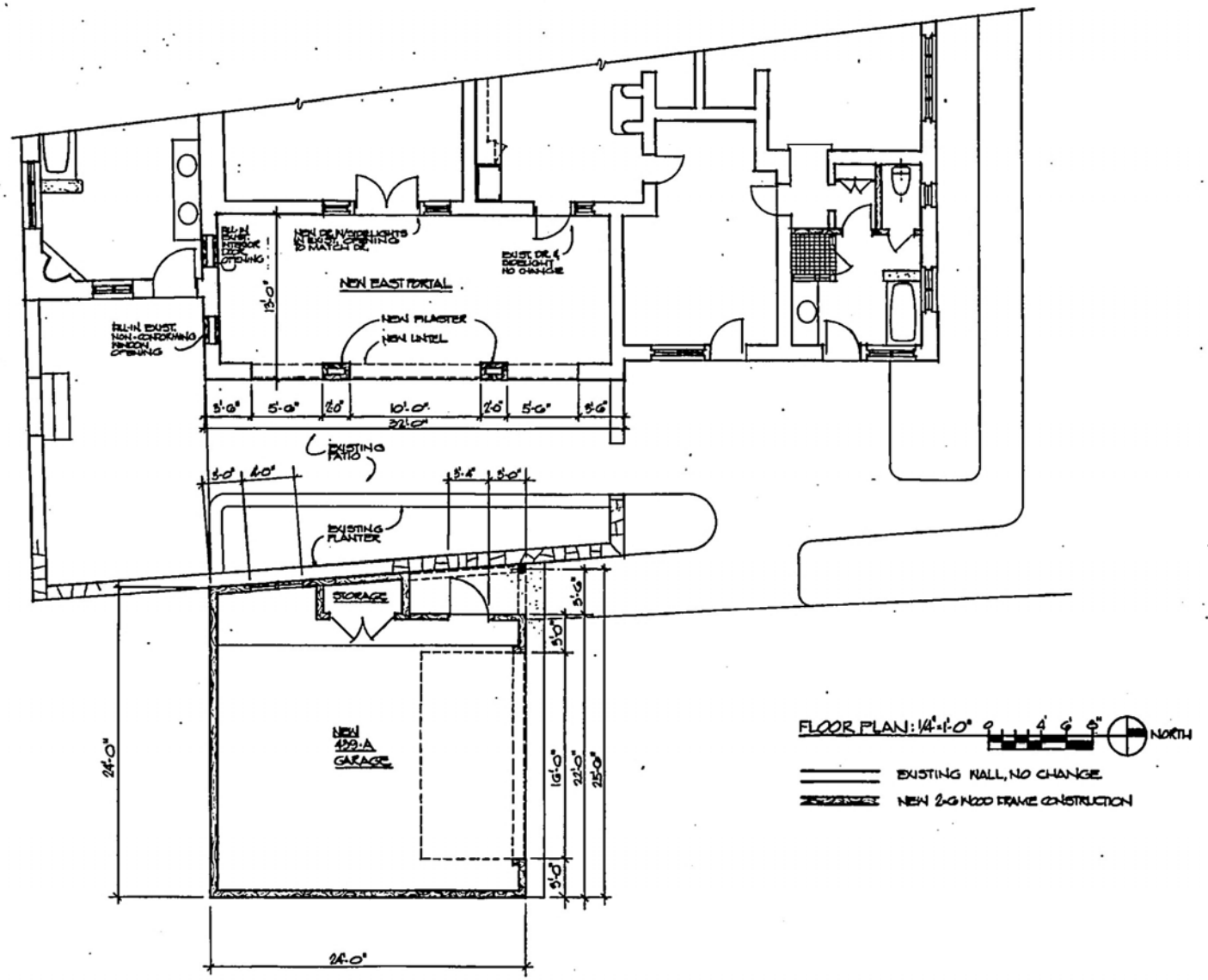
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
459-A-B-C

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE
9-15-97

SHEET #
1



STATE OF NEW MEXICO
MICHAEL F. BAUER
NO. 770
REGISTERED ARCHITECT

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1434 EMBOSO DE PARADA SANTA FE, NM 87501
505-988-1993

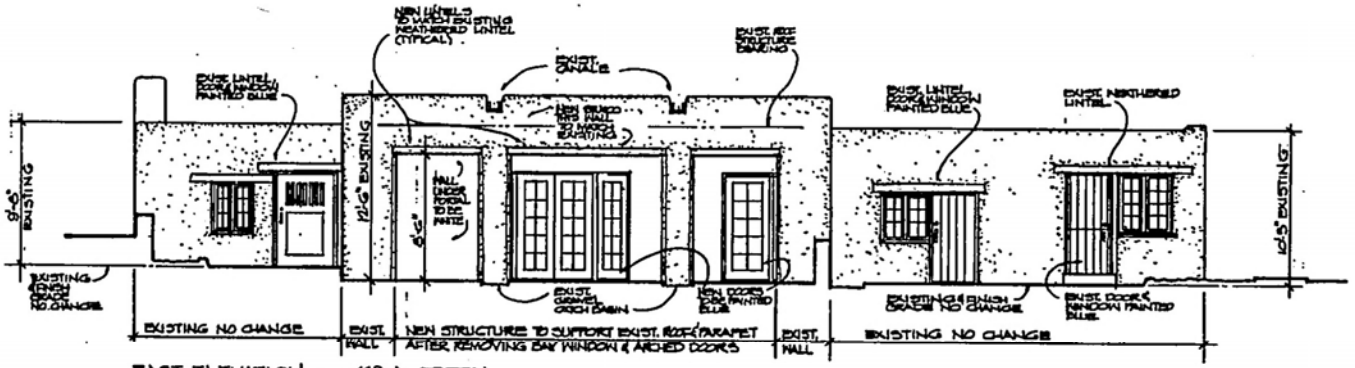
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A

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

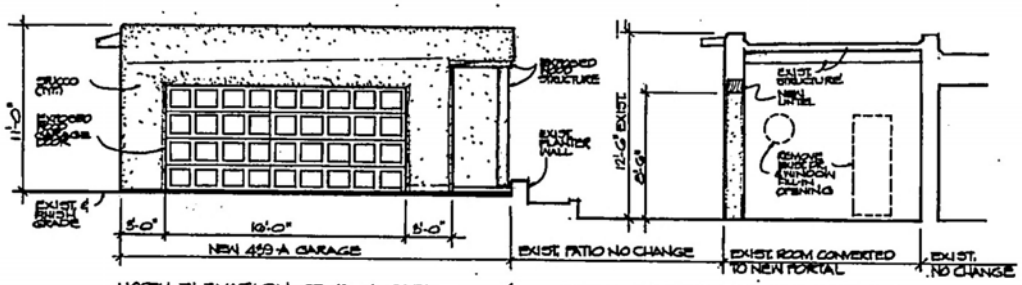
JOB#

DATE
9-15-97

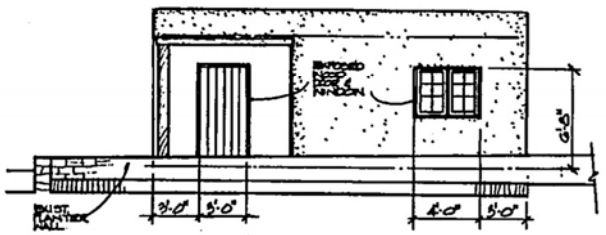
SHEET#
4



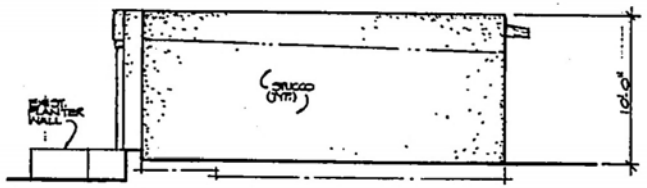
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

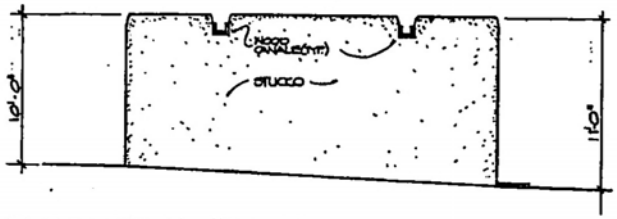


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT: MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PARANTA SANTA FE, NM. 87501
505-988-1903

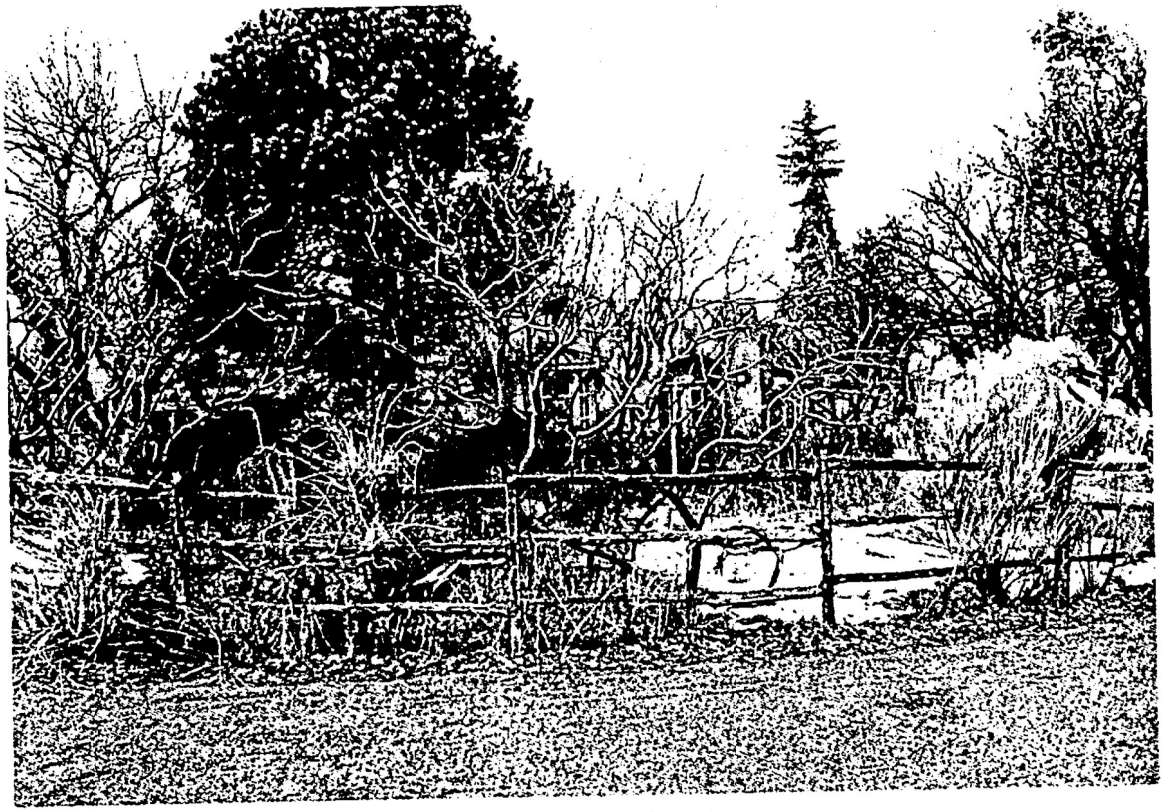
[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE: EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

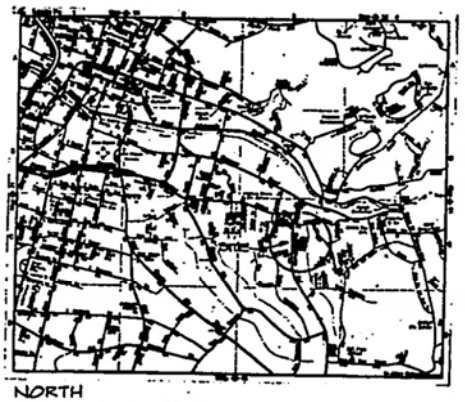
DATE 9-18-97

SHEET# 5

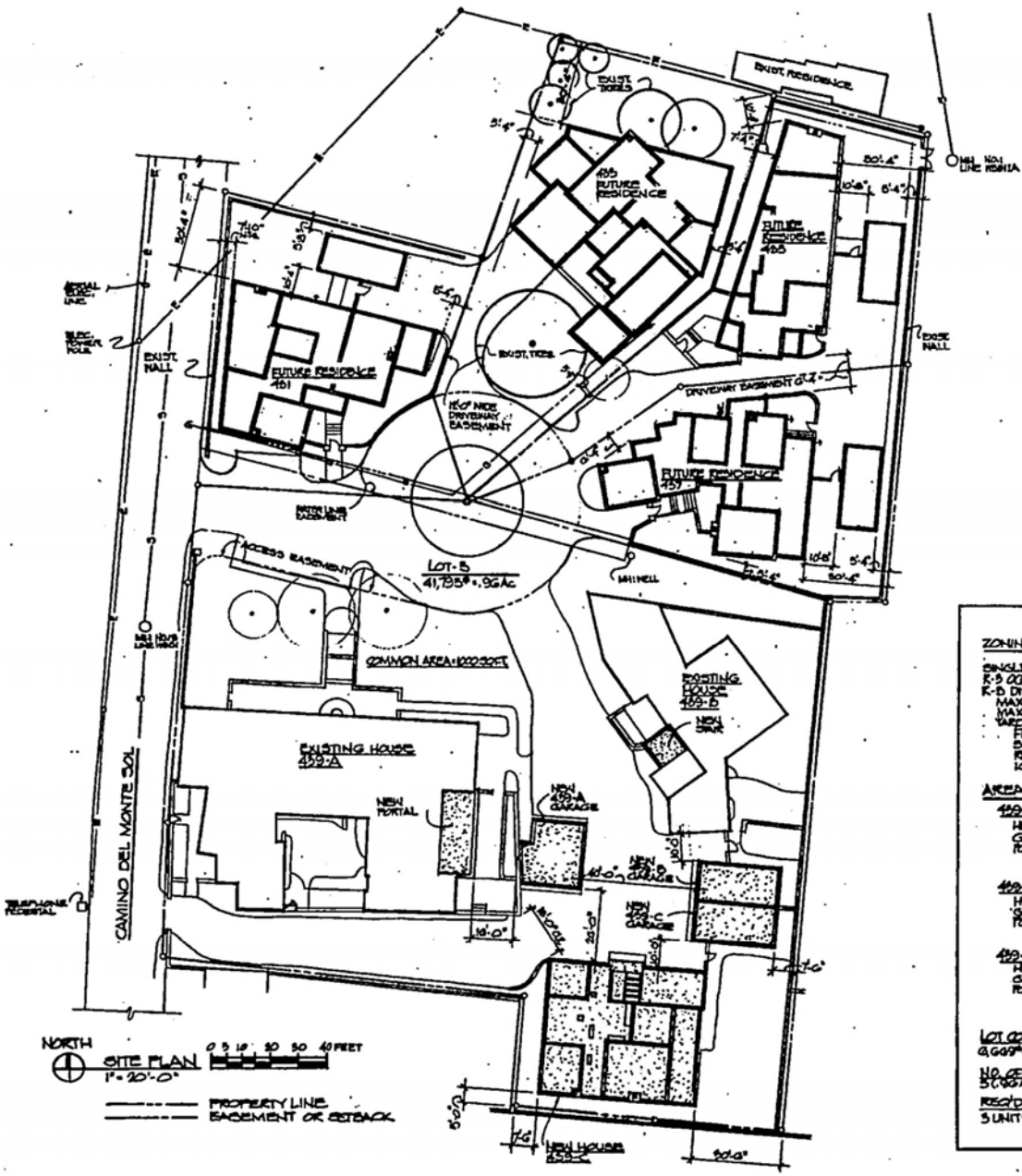


439-A Garage Site

H-97-132



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-B DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED & FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 360
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

STATE OF NEW MEXICO
MICHAEL P. BAUER
NO. 770
REGISTERED ARCHITECT

ARCHITECT:
MICHAEL P. BAUER & ASSOCIATES
434 PASEO DE PERALTA SANTA FE, NM 87501
505-988-1985

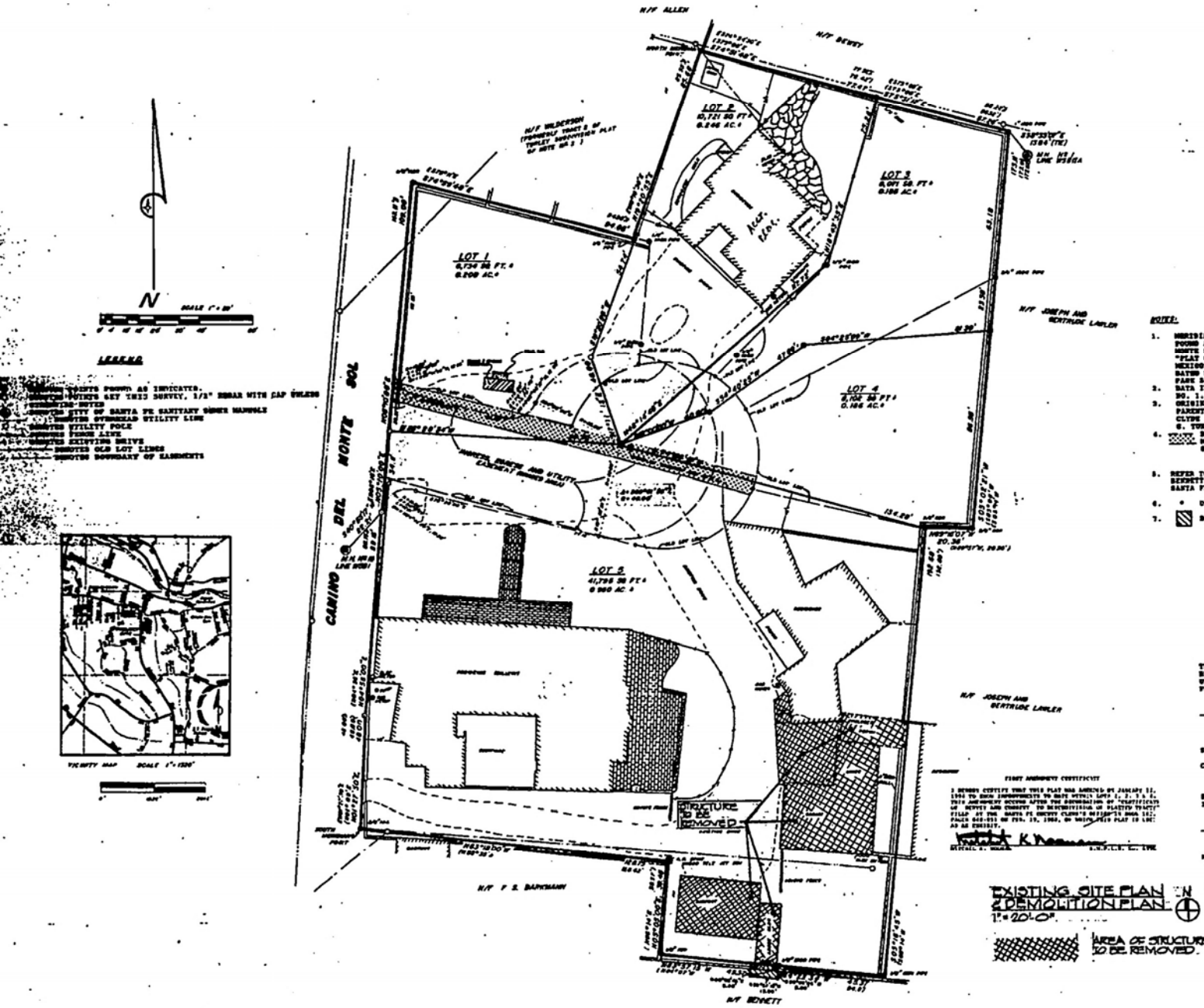
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

SHEET TITLE
SITE PLAN: LOT-B
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N72°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 58.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-3, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49676-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 165.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 701-706
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/15/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO }
} S.S.
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 1986, BY MITCHEL K. NOONAN.

E. Gabriel E. Hassan
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 11, 1994 TO SHOW IMPROVEMENTS TO MAKE WITHIN LOTS 1, 2, 3 & 4, THIS AMENDMENT SECURE AFTER THE DECLARATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIPTION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 102, PAGES 848-851 ON FEB. 19, 1988, ON WHICH THIS PLAT IS LIST AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

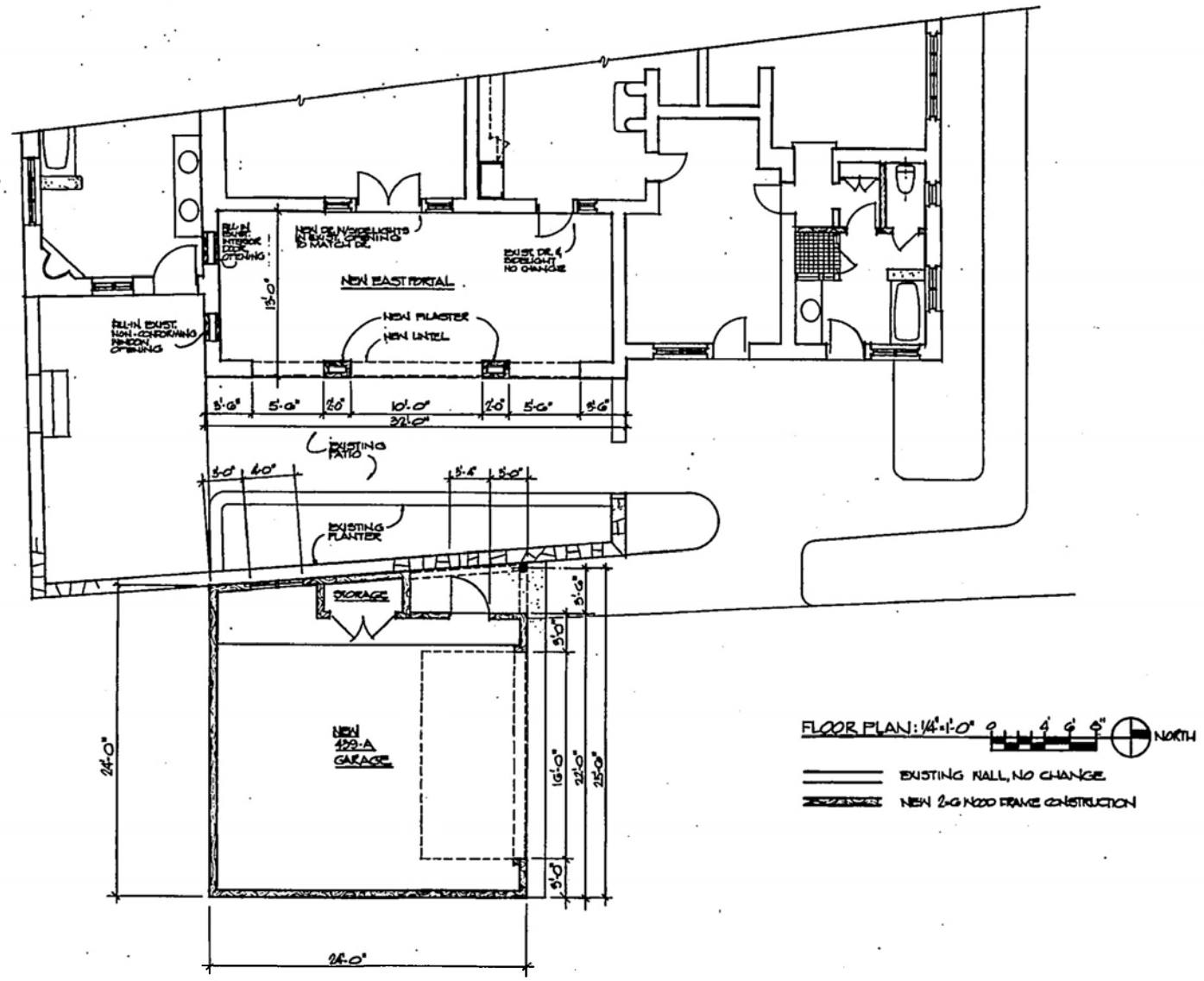
ARCHITECT: MARY ALBERT COMPOUND
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-97

SHEET # 2



ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1434 ENSEÑADA SANTA FE, NM 87501
[illegible]

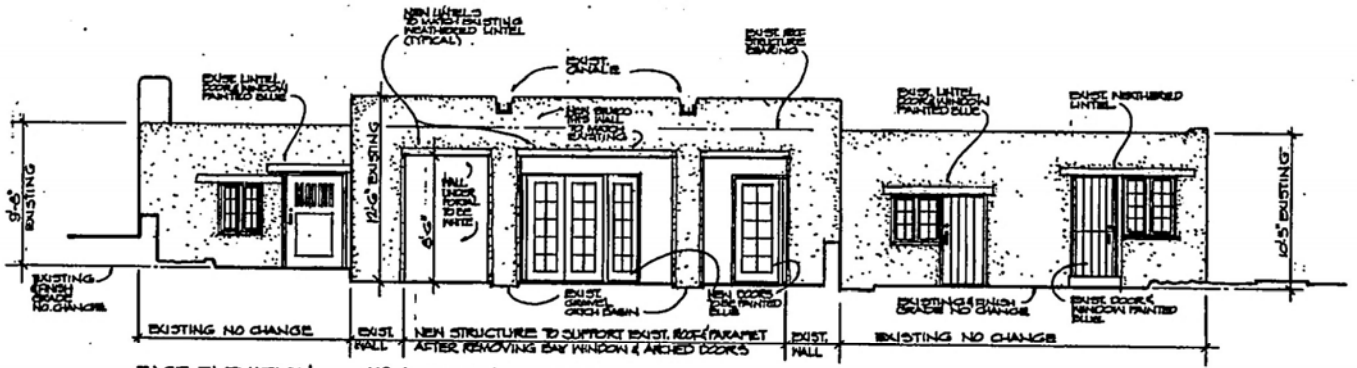
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A

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

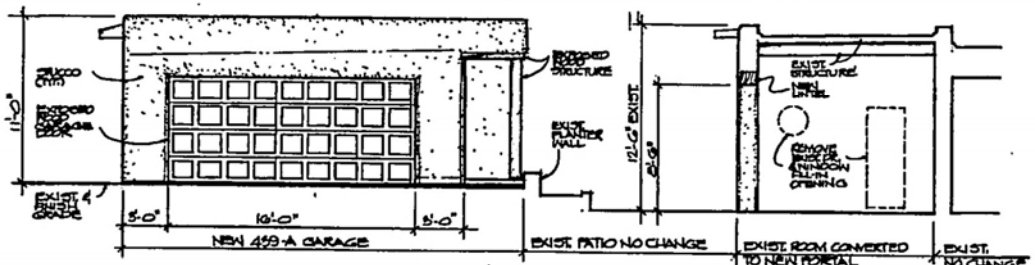
JOB#

DATE
9-15-97

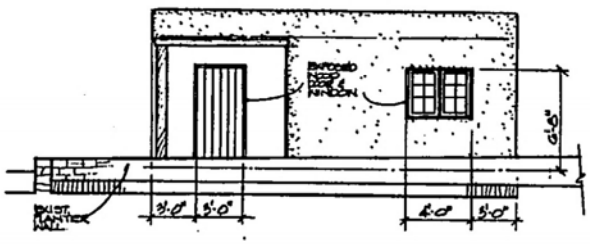
SHEET#
4



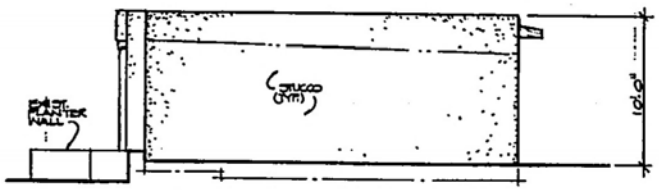
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

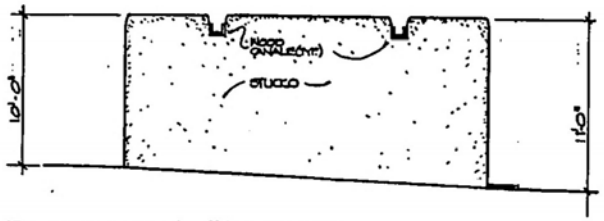


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, GLULAM BEAM & CANALES &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1451 PASEO DE PERALTA, SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF NEW PORTAL AND

JOB#

DATE
3-15-97

SHEET#
5

439-A Garage Site

H-97-132

EXHIBIT (C)

RECEIVED
[redacted] 8 1997
10:20 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: GARAGE FOR 439-A

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

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

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

If yes, who? HEATHER PIERSON Date? 7-15-97

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

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

_____

What is the proposed height as illustrated in your project? 11'-0" MAX.

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

If yes, who? MONICA MONTOYA Date? 7-28-97

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

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

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

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

Michael F. Bauer 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen — 825 El Caminito
Santa Fe, NM 87501 — (505) 9888961

AP- Bauer, Michael — 1424 Paseo De Peralta
Santa Fe, NM 87501 — (505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE
HISTORIC DIST SURVEY NUMBER	7270
AGE OF STRUCTURE	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	COMMERCIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-171 ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design, preservation, and height have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the following renovation treatments: the removal of bay windows and French doors on the east elevation thereby creating a portal and restoring the historic profile of that elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the rear (south) of the building.

As noted on the New Mexico Building Inventory Form, the east elevation has been altered. The proposed work will not involve the removal of any historic fabric or character; therefore, the historic status will be retained (Section 14-70.73A1 SFCC 1987). The proposed portal structure will return the building to its original footprint on that elevation. The proposed yard wall is within the 6-foot height allowed per Section 14-70.20B2c SFCC 1987.

b:sr\hp\97171.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 05160000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

____ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

05160000123.1

DEGREE OF REMODELING:

____ MINOR X MODERATE

____ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ____ GOOD

____ FAIR ____ DETERIORATED

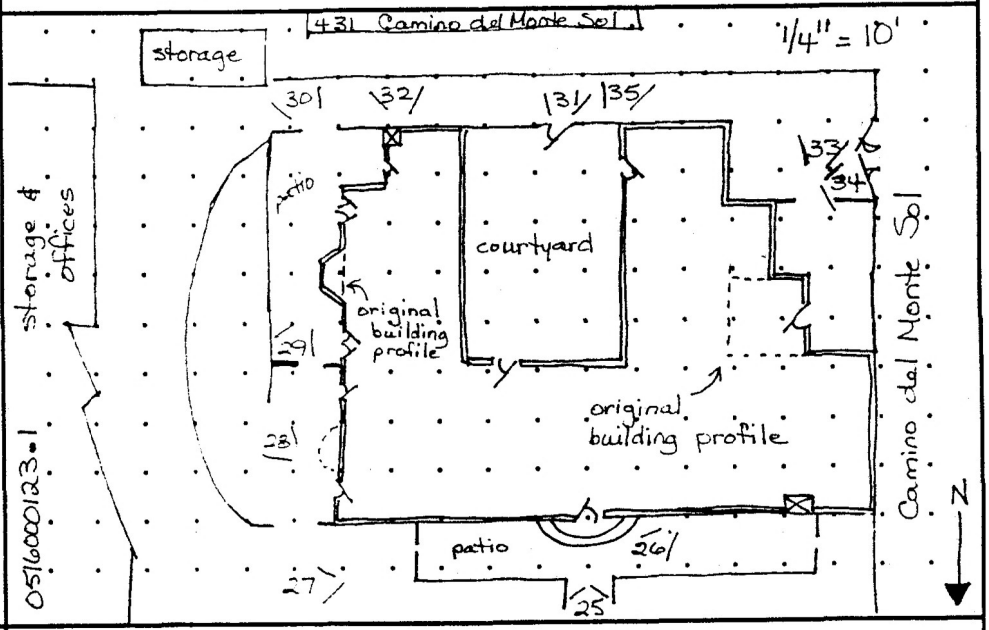
BUILDING THREATENED?

____ YES X NO

PHOTO

#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

____ SIGNIFICANT X CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES ____ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

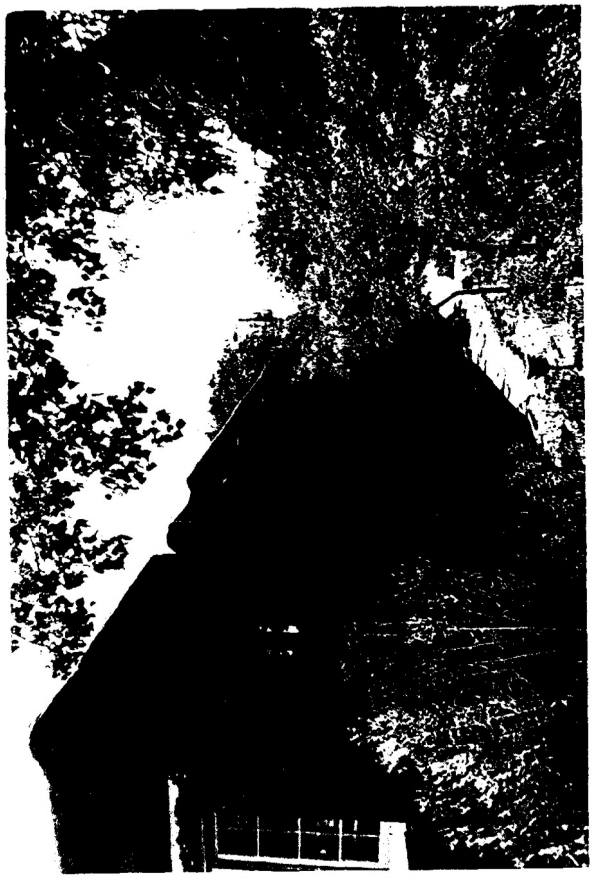
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2, 3, 4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas — appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS

#26 partial north elevation



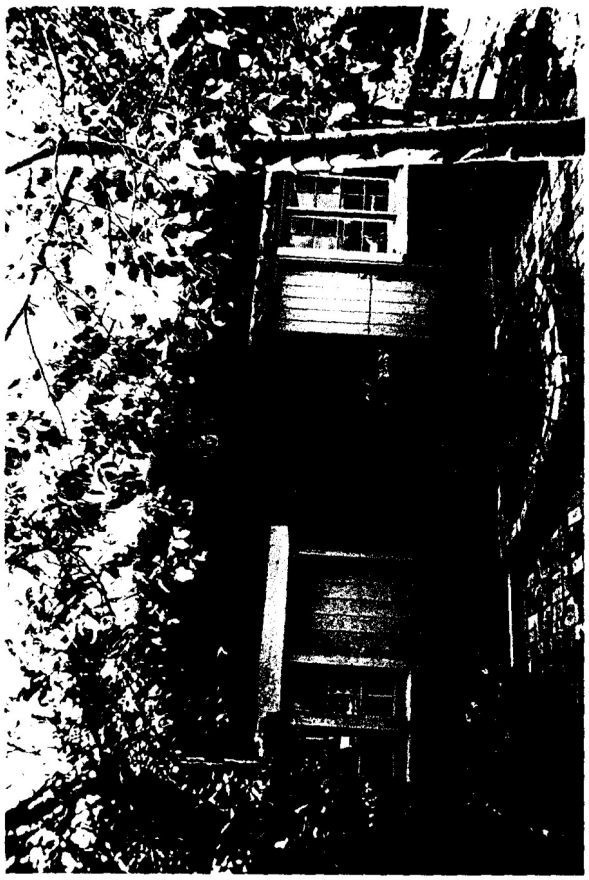
#27 from northeast

IDENTIFICATION

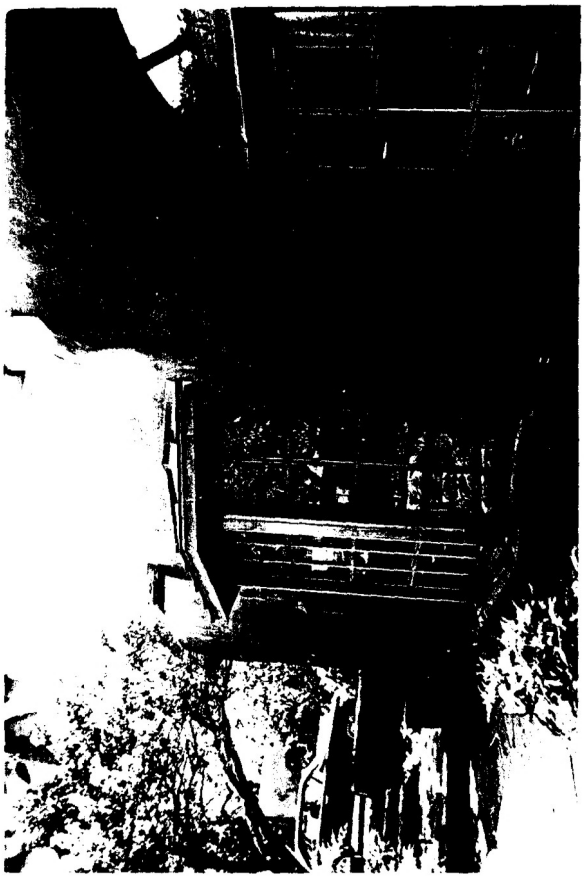
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)

#30 from southeast

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

#35 courtyard gate, south

#31 courtyard, south

#32 partial south elevation

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

#33 from southwest

#34 partial west elevation

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol, Unit 1 & 2

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a two unit condominium.

The major exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The other change is to construct a dividing yard wall in the South Courtyard at the same height as the existing wall.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

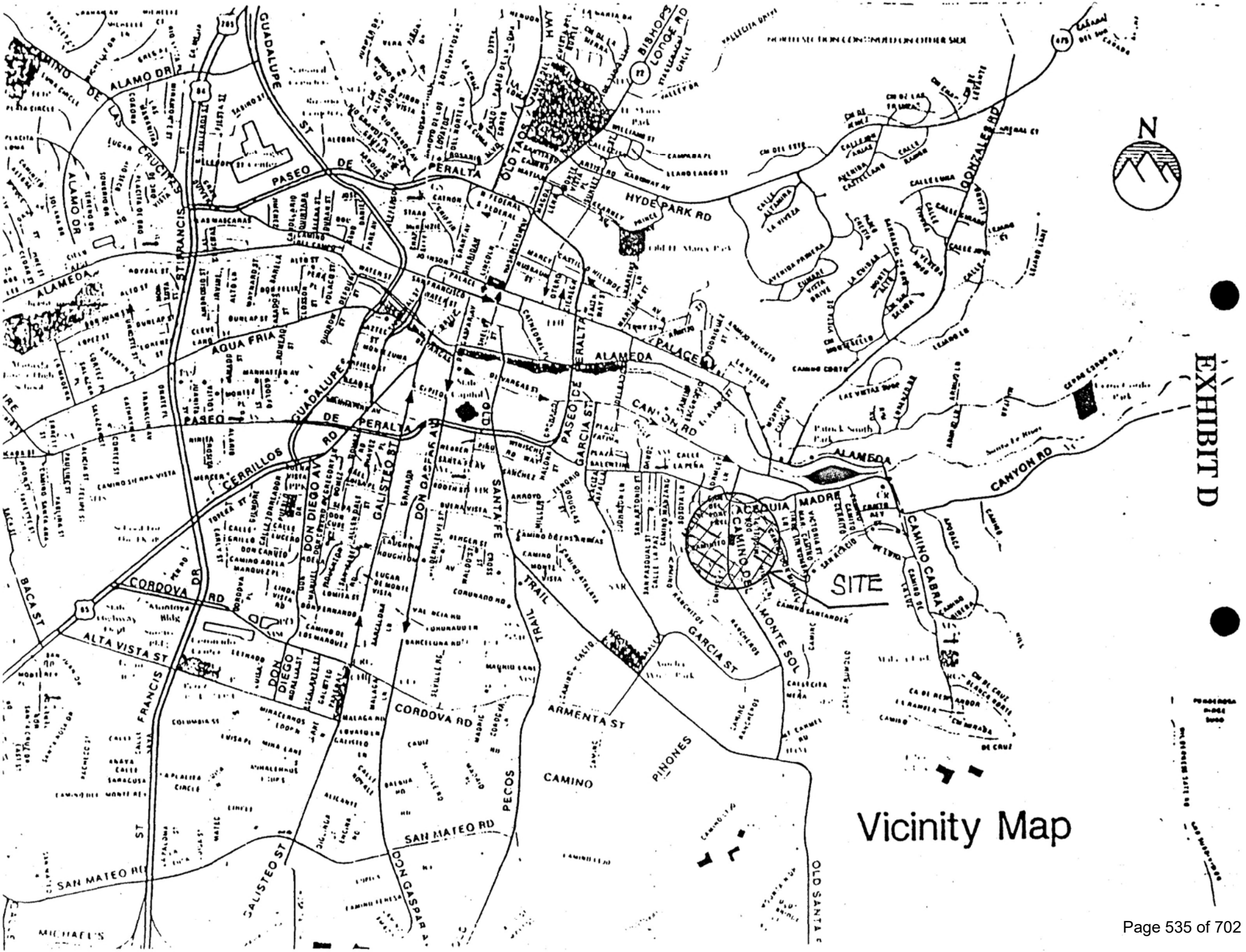
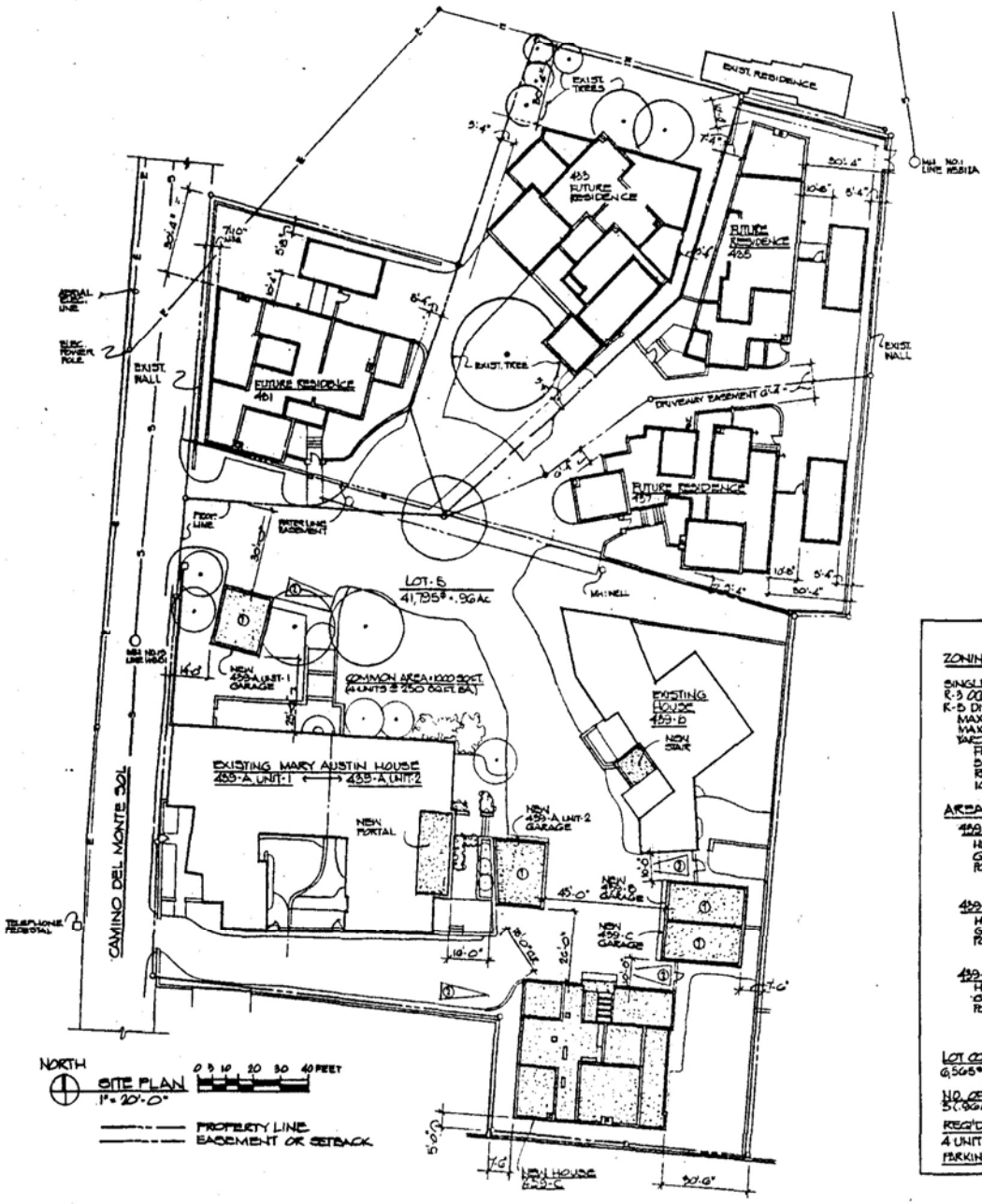

N
SITE
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ALAMO DR
CAMINO DE LAS CRUCITAS
ST FRANCIS
AQUA FRIA
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
CAMINO PINONES
PECOS
SAN MATEO RD
OLD SANTA FE
HYDE PARK RD
GONZALES RD
BISHOPS LODGE RD
OLD TAOS HWY
Vicinity Map

EXHIBIT D

NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-5 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,577#	2,501#
GARAGE/STORAGE:	582	405
PORTAL:	-0-	400
	3,159	3,306#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	500
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL F[redacted]ER & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

[redacted]ARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
8-11-97
11-5-97:
REVISED 439-A TO 2 UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIMUMS

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

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT
NO. OF UNITS ALLOWED: 5 UNITS PER AC
5(.76 AC) = 4.8 = 4 UNITS
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BLDG.S
REQD. COMMON AREA = 4 (250#) = 1000#

OCCUPANCY: R-3
TYPE V N CONSTRUCTION

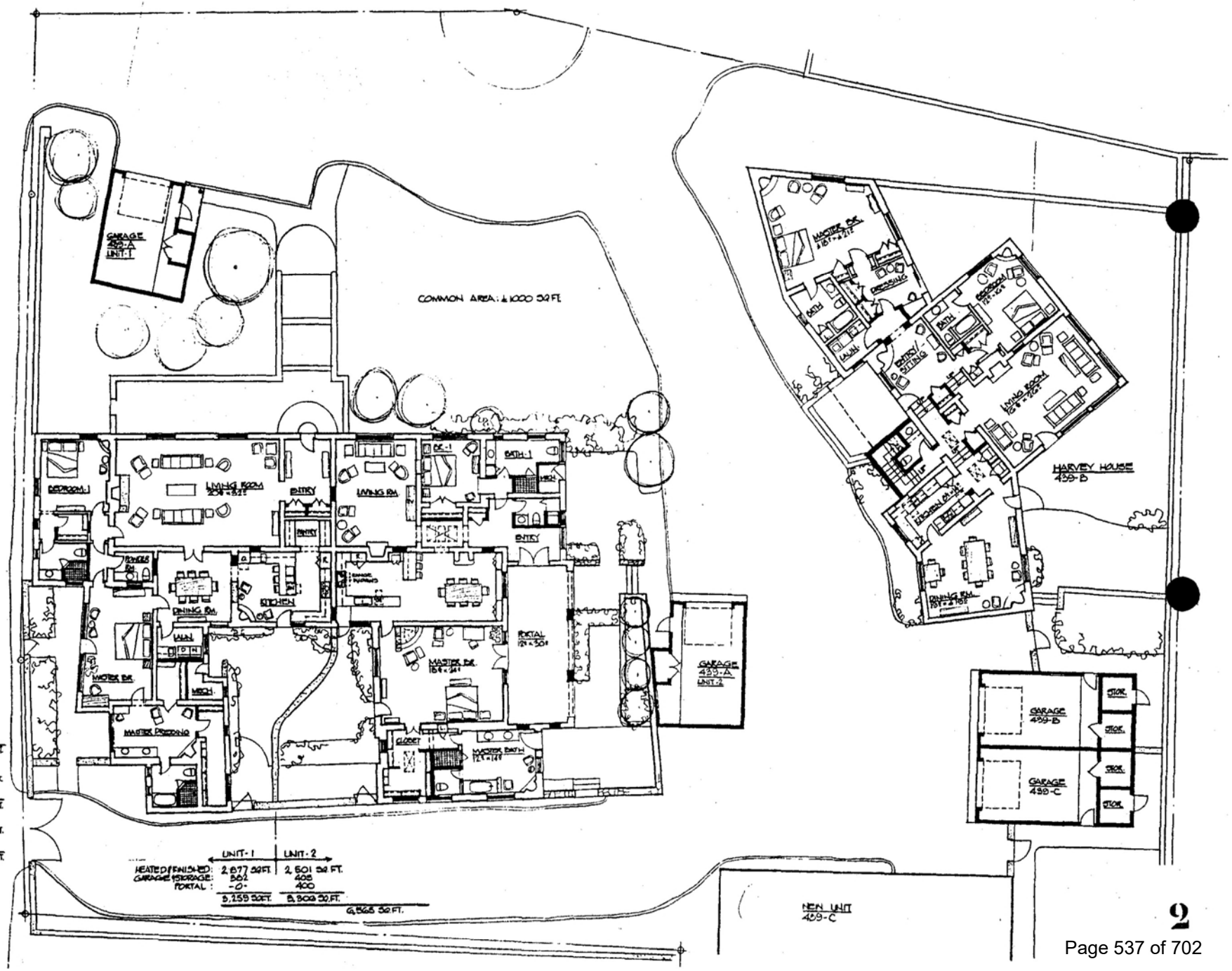
AREA TABULATION:

MARY AUSTIN HOUSE: 439-A
HEATED & FINISHED: 5,378 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 350
3,166 SQ.FT.

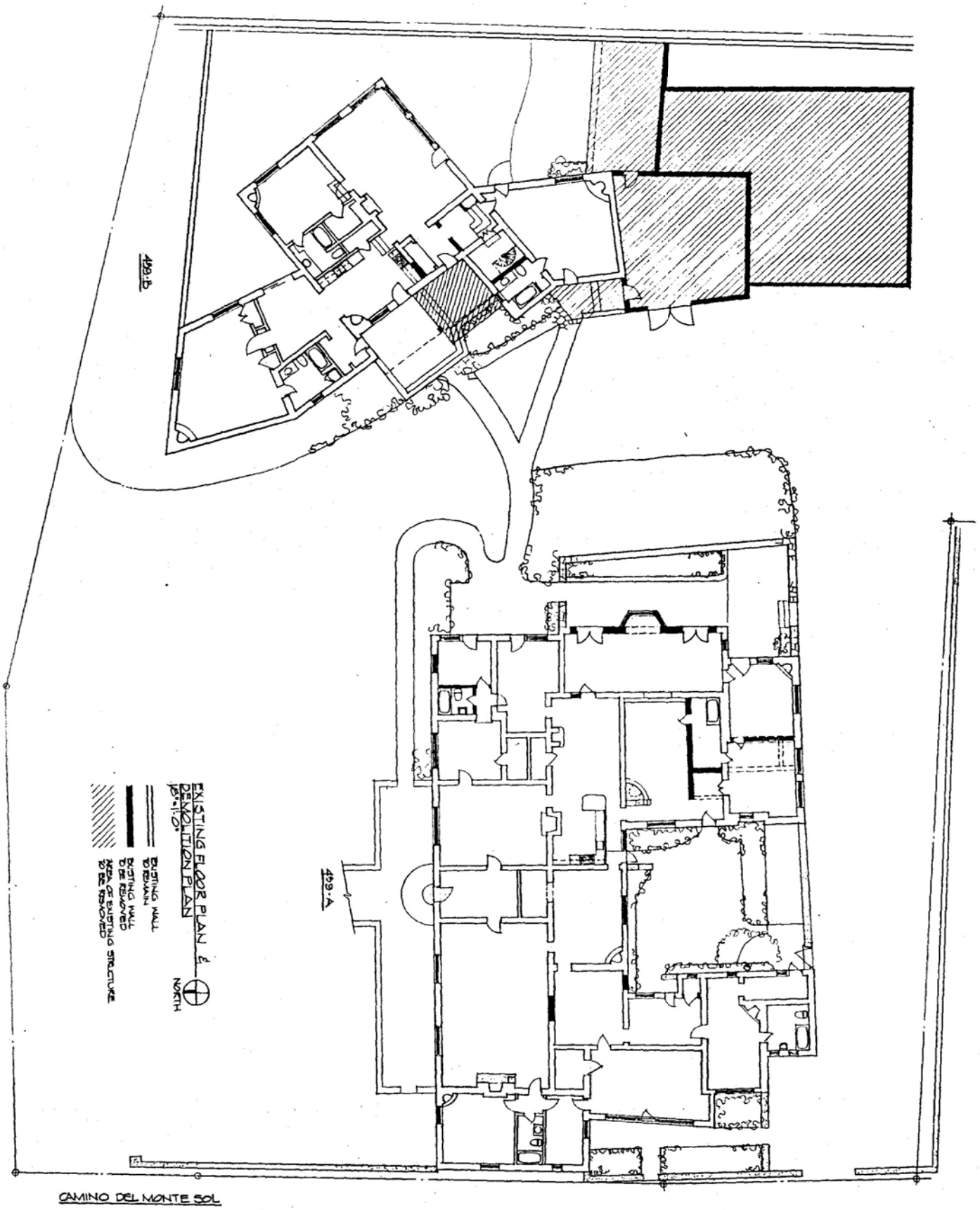
LOT COVERAGE:
6,565# + 3,411# + 3,166#/41,795# = 32%



	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877 SQ.FT.	2,501 SQ.FT.
GARAGE & STORAGE:	382	405
PORTAL:	-0-	400
	3,259 SQ.FT.	3,306 SQ.FT.

6,565 SQ.FT.

2



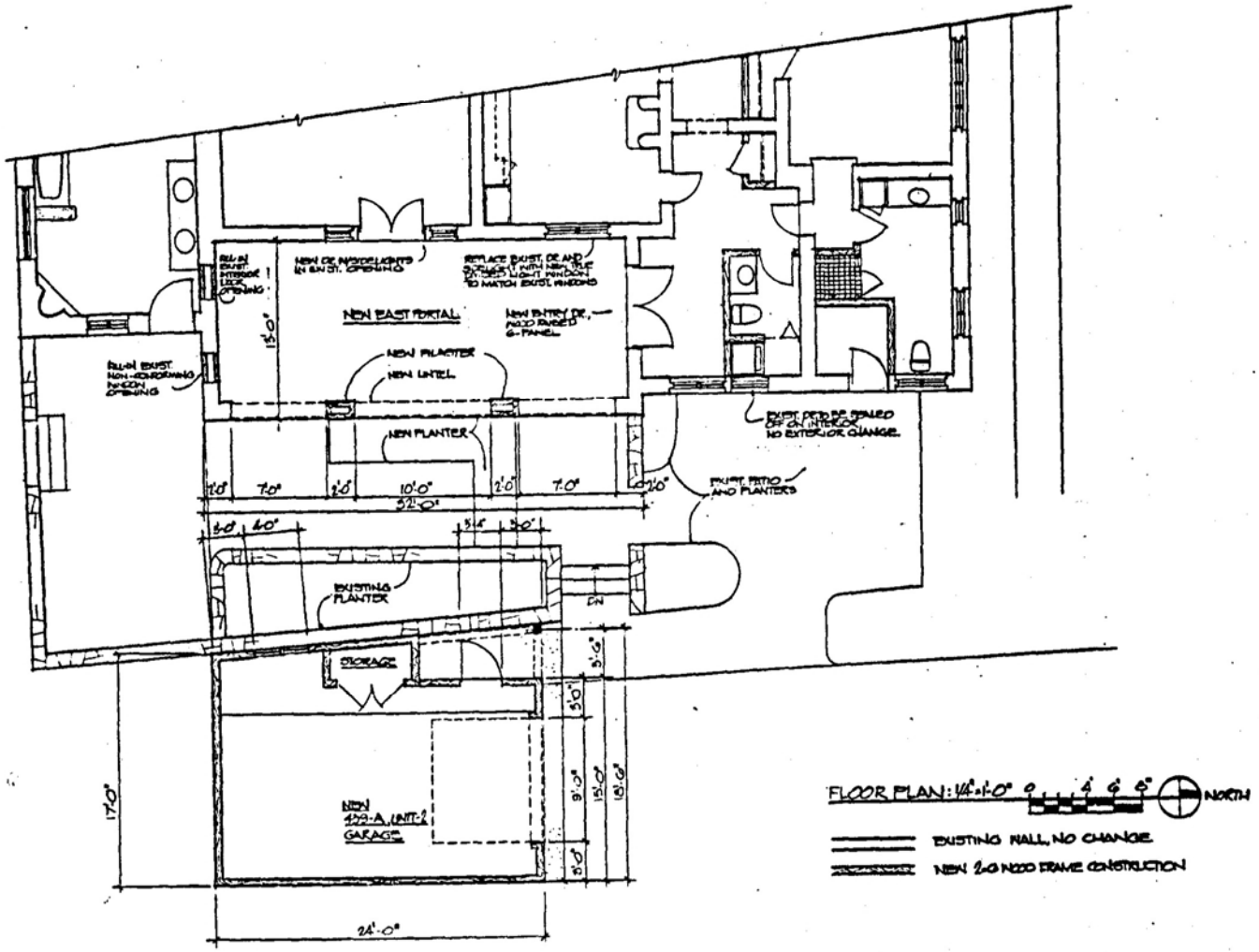
SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

ARCHITECT:
MICHAEL E. SAUER & ASSOCIATES
1424 [illegible] SANTA FE, NM. 87501
[illegible] 780-1905

STATE OF NEW MEXICO
NO. 770
REGISTERED ARCHITECT

SHEET 5
DATE 9-6-79
11-6-79
JOB#



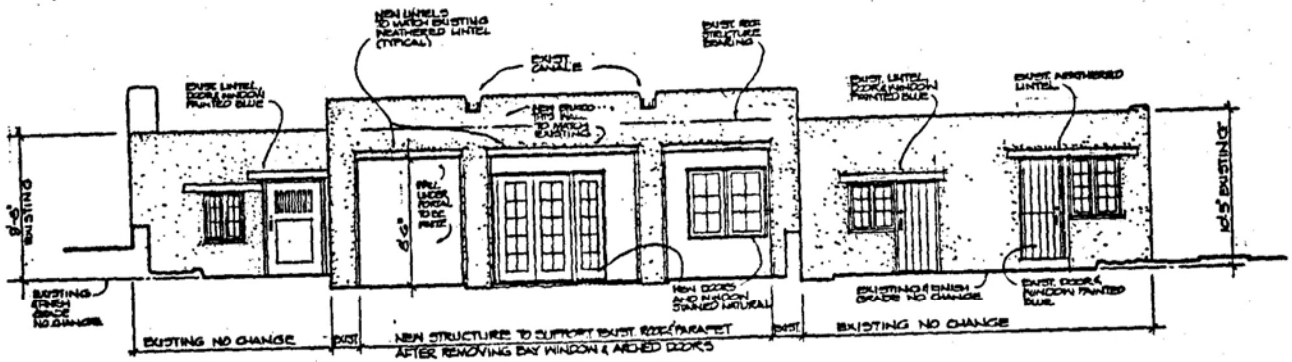
MARY AUSTIN COMPOUND
439-A UNIT-2

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

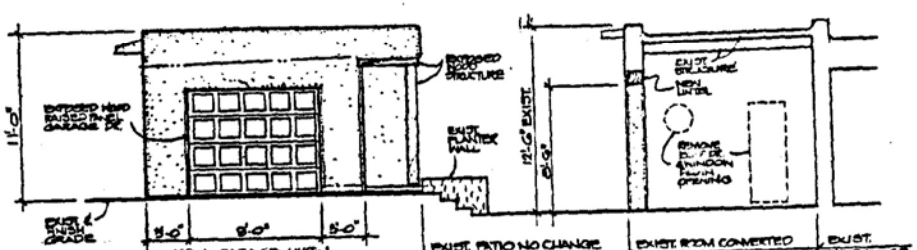
JOB#

DATE: 3-10-97
11-3-97

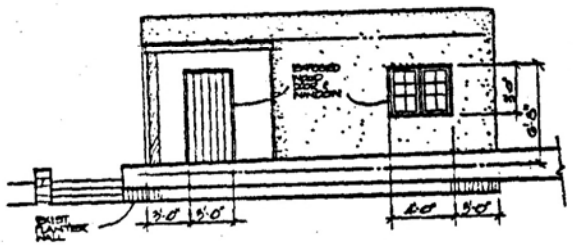
SHEET# 4



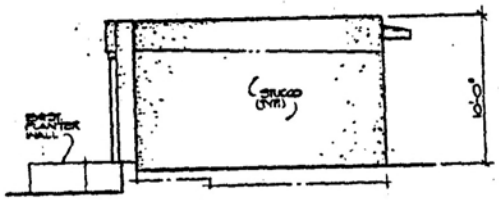
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

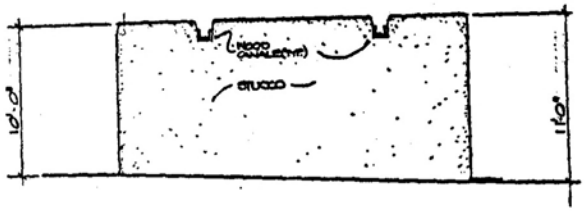


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GAVE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GAVE HOUSE STAIN, TANNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CANTA SANTA FE, NM. 87501

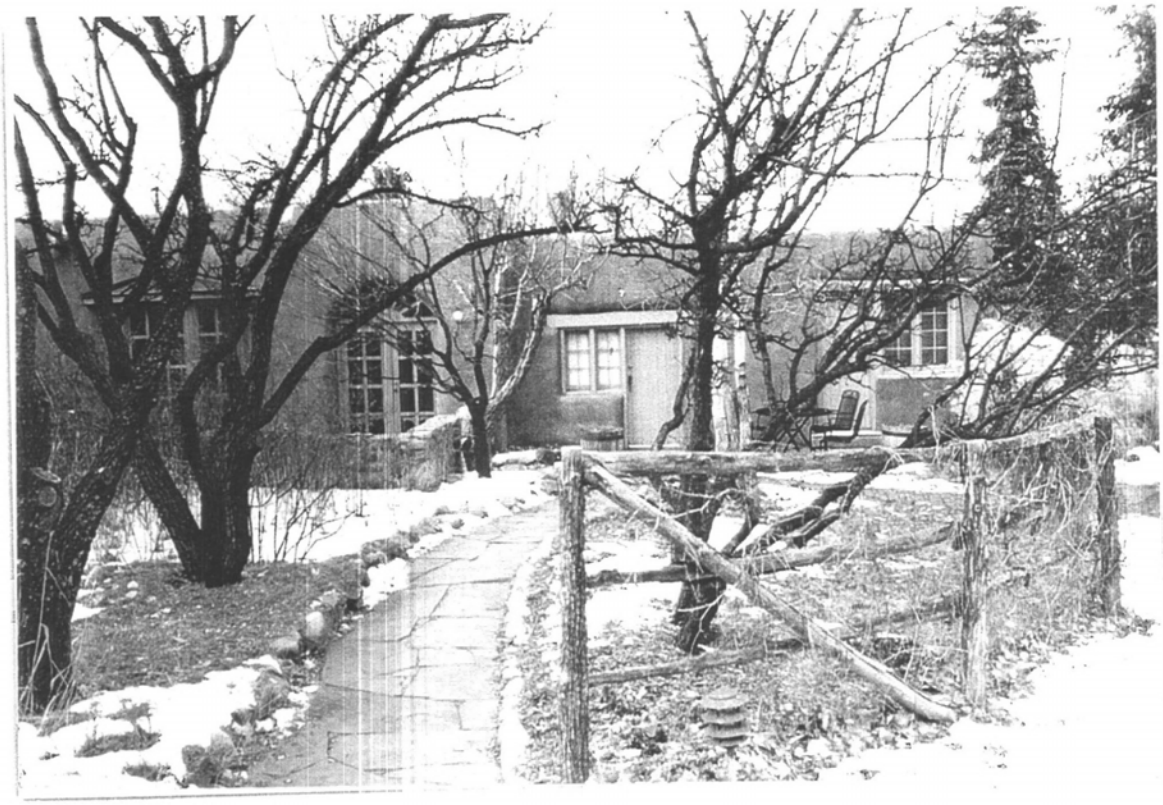
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

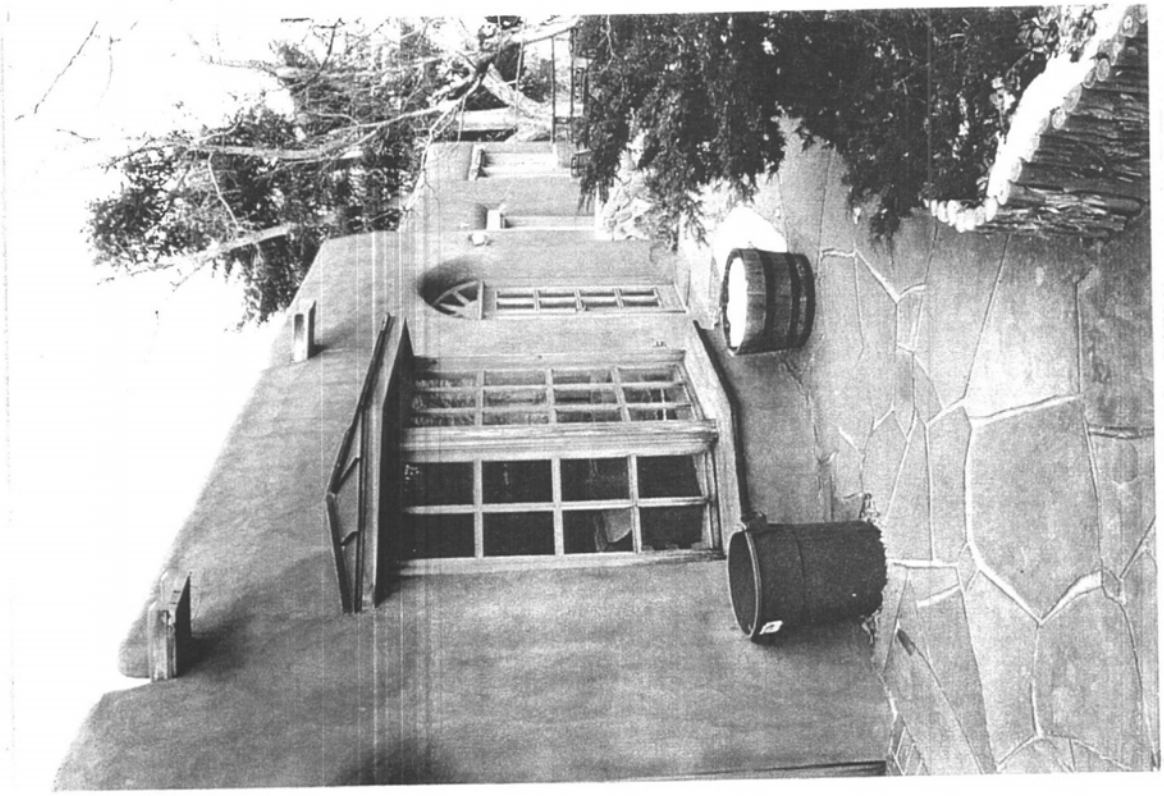
JOB#

DATE 5-18-97
11-5-97

SHEET#
5

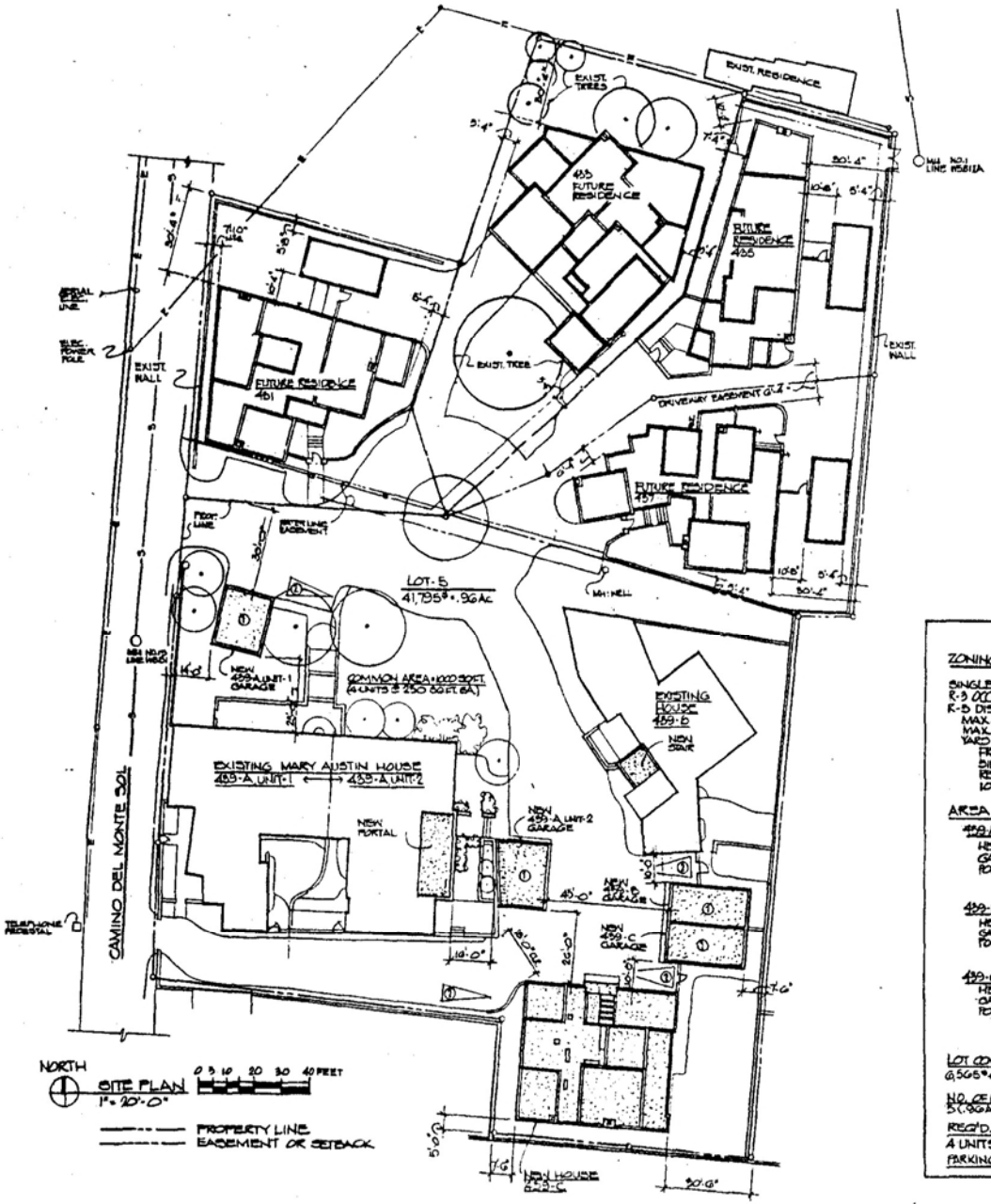


439-A, UNIT 2
BAY WINDOW & FRENCH DOORS TO BE REMOVED FOR NEW EAST PORTAL



SOUTH COURTYARD: NEW WALL BETWEEN UNITS, HT. TO MATCH EXISTING.

NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	405
PORTAL:	-0-	400
	3,259	3,306#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
5-11-97
11-5-97:
REVISED 439-A TO 2-UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

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

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT
NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96AC) = 4.8 = 4 UNITS
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (750') = 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

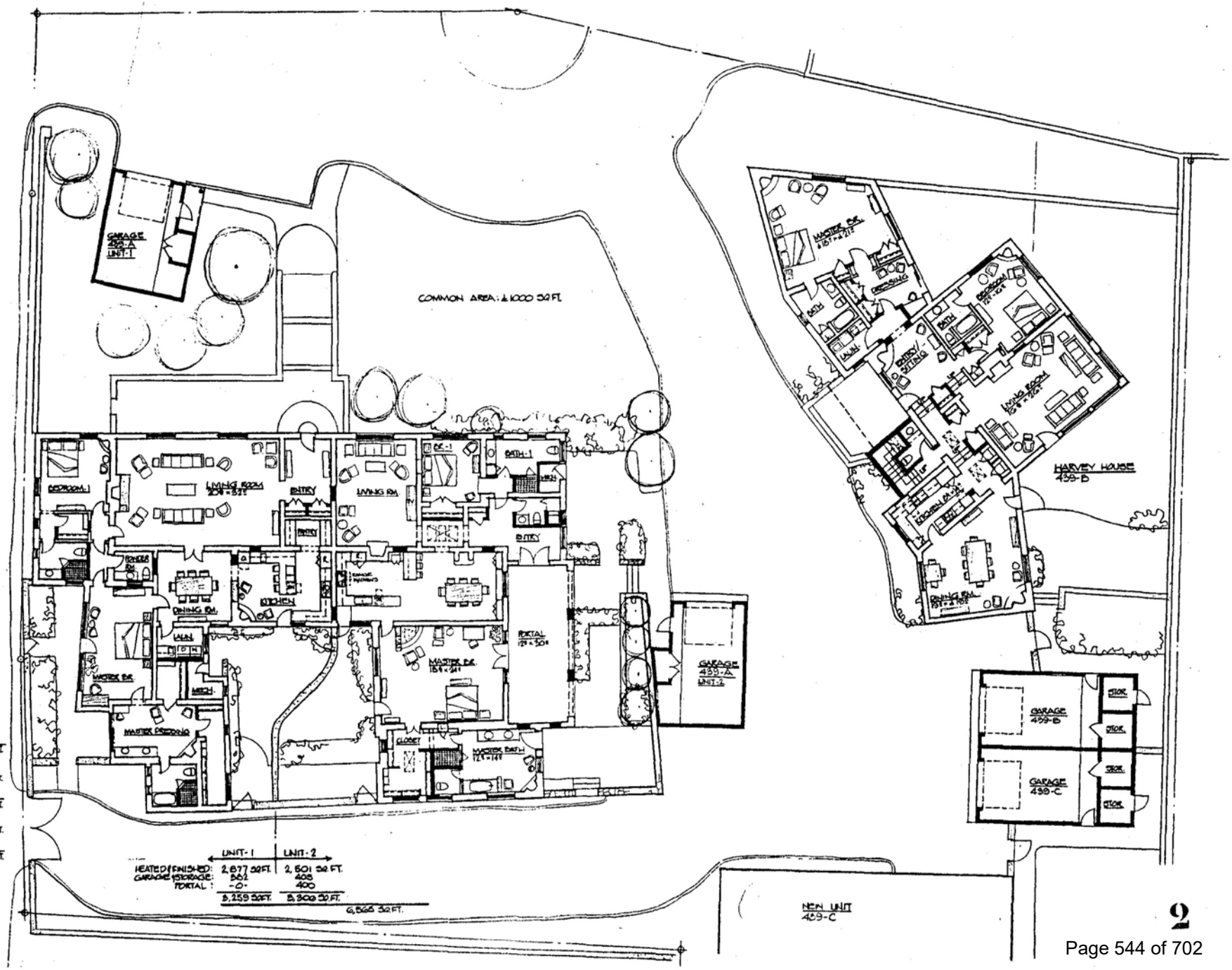
AREA TABULATION:

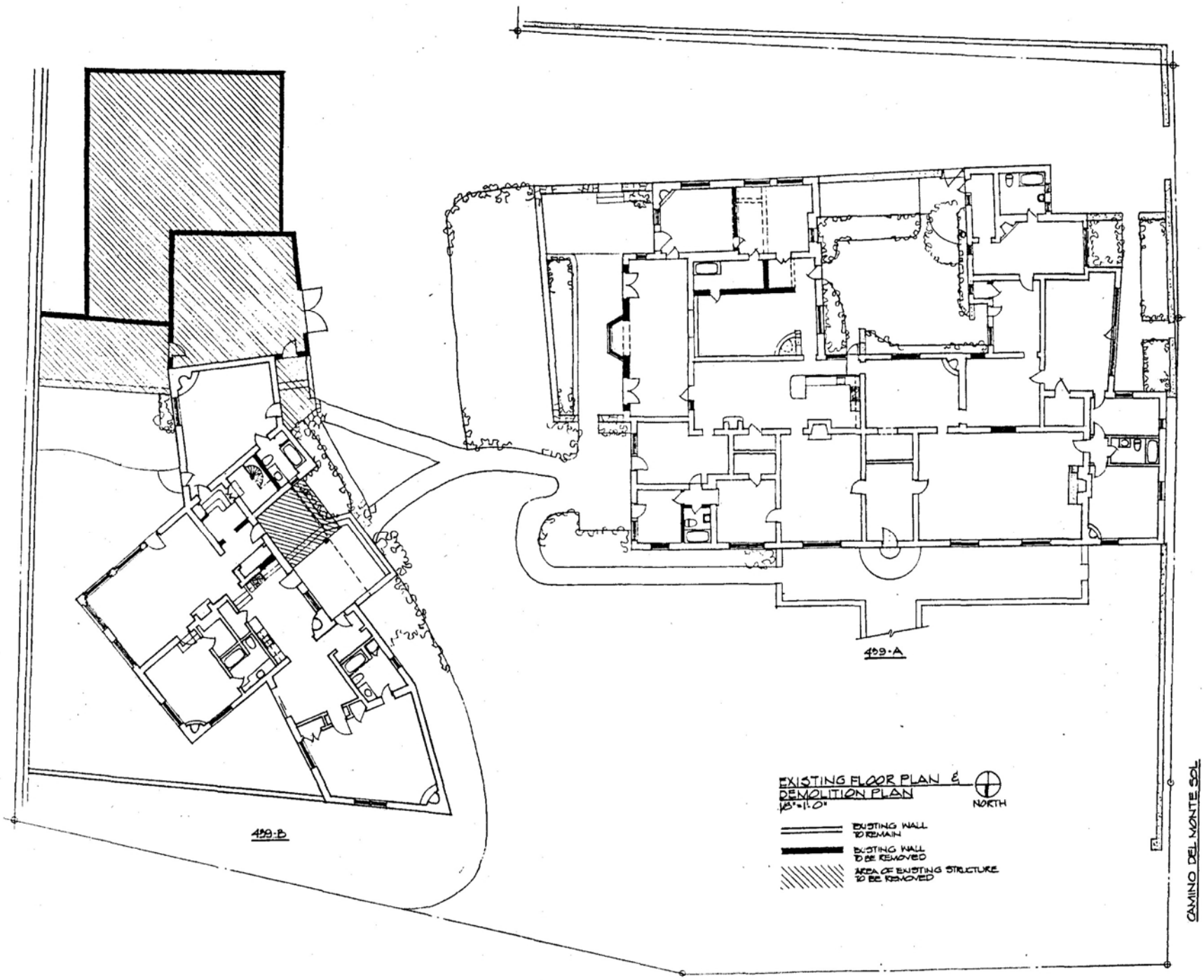
MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,370 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,654 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,816 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565' + 3,411' + 3,166'/41,786' = 32%





ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 ENCINO DE BARANTA, SANTA FE, NM. 87501
505-988-1905

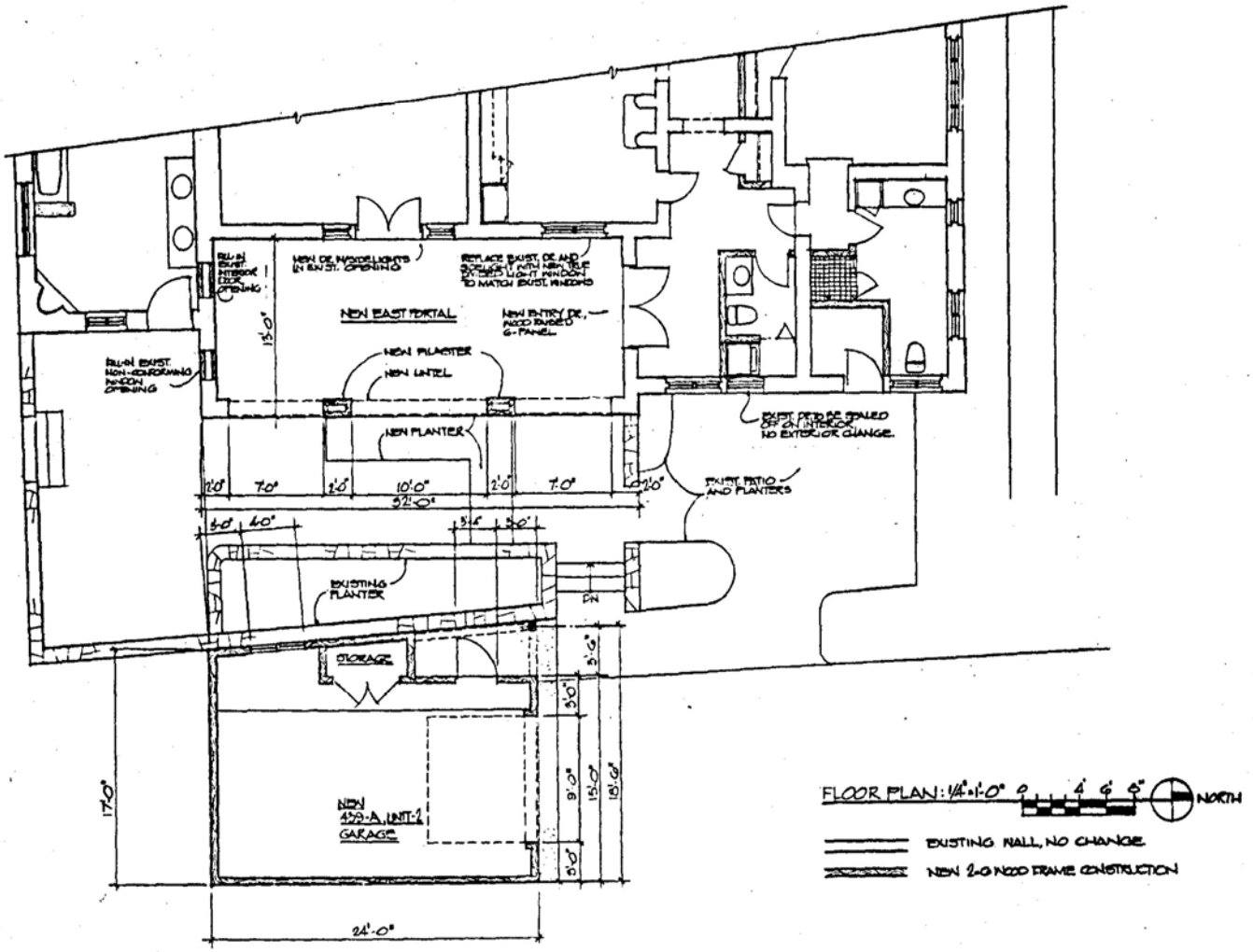
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
EXISTING FLOOR PLAN
& DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1434 PASEO DE PERALTA, SANTA FE, NM 87501
505-988-1995

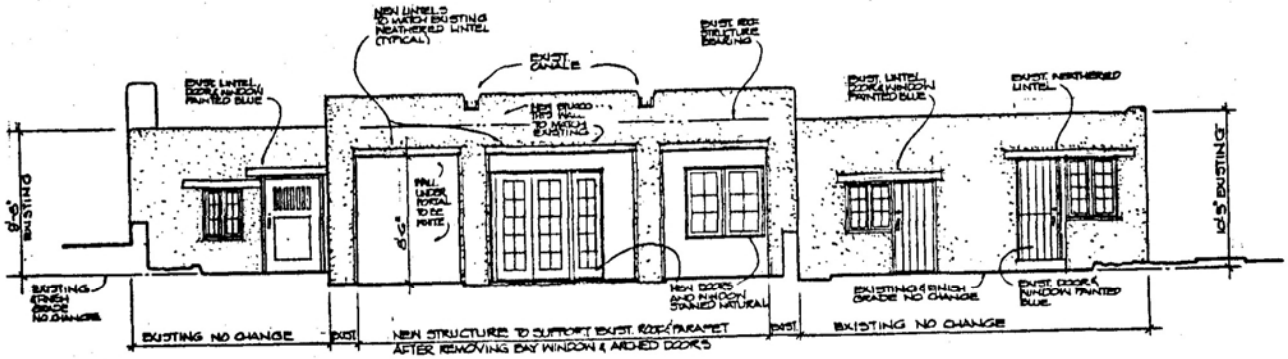
MARY AUSTIN COMPOUND
429-A UNIT-2

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

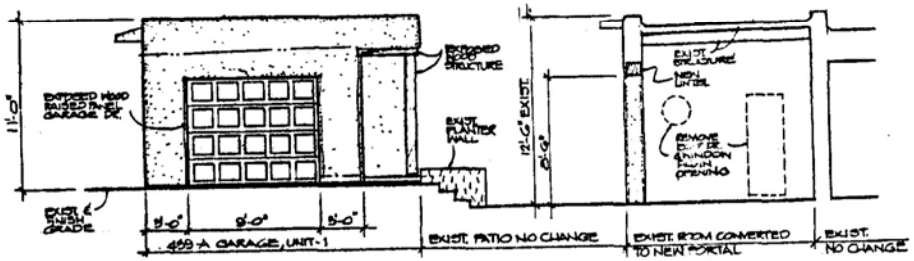
JOB #

DATE 3-8-87
11-5-87

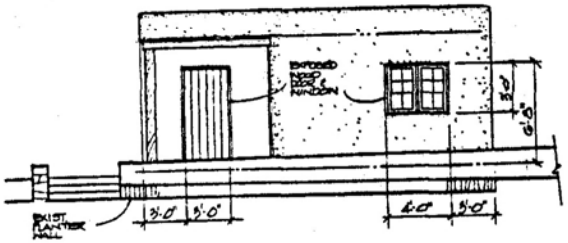
SHEET #
4



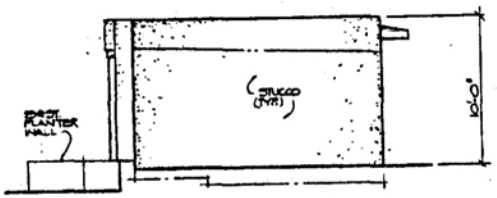
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE, UNIT-2

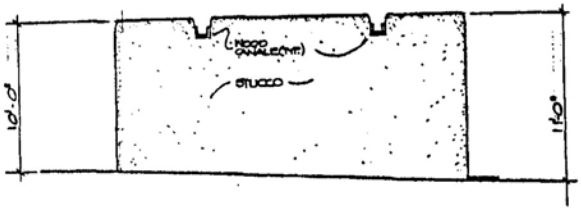


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN
ALL EXPOSED WOOD STRUCTURE, COLUMN, LEAN-TO, CANALES &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PACHECO ST. SANTA FE, NM. 87501
505 / 986-1993

MARY AUSTIN COMPOUND
SANTA FE, NM
459-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-16-97
11-5-97

SHEET#
7 of 7

H-92-101

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL AT 439-A, UNIT-2

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

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

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

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

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

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

_____

What is the proposed height as illustrated in your project? _____

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

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

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

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

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

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

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	N
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172A ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the northwest of the main residence. The garage's height will vary from 9'6" to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172a.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-1

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-1.

The structure will be located to the ~~east~~ northwest of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

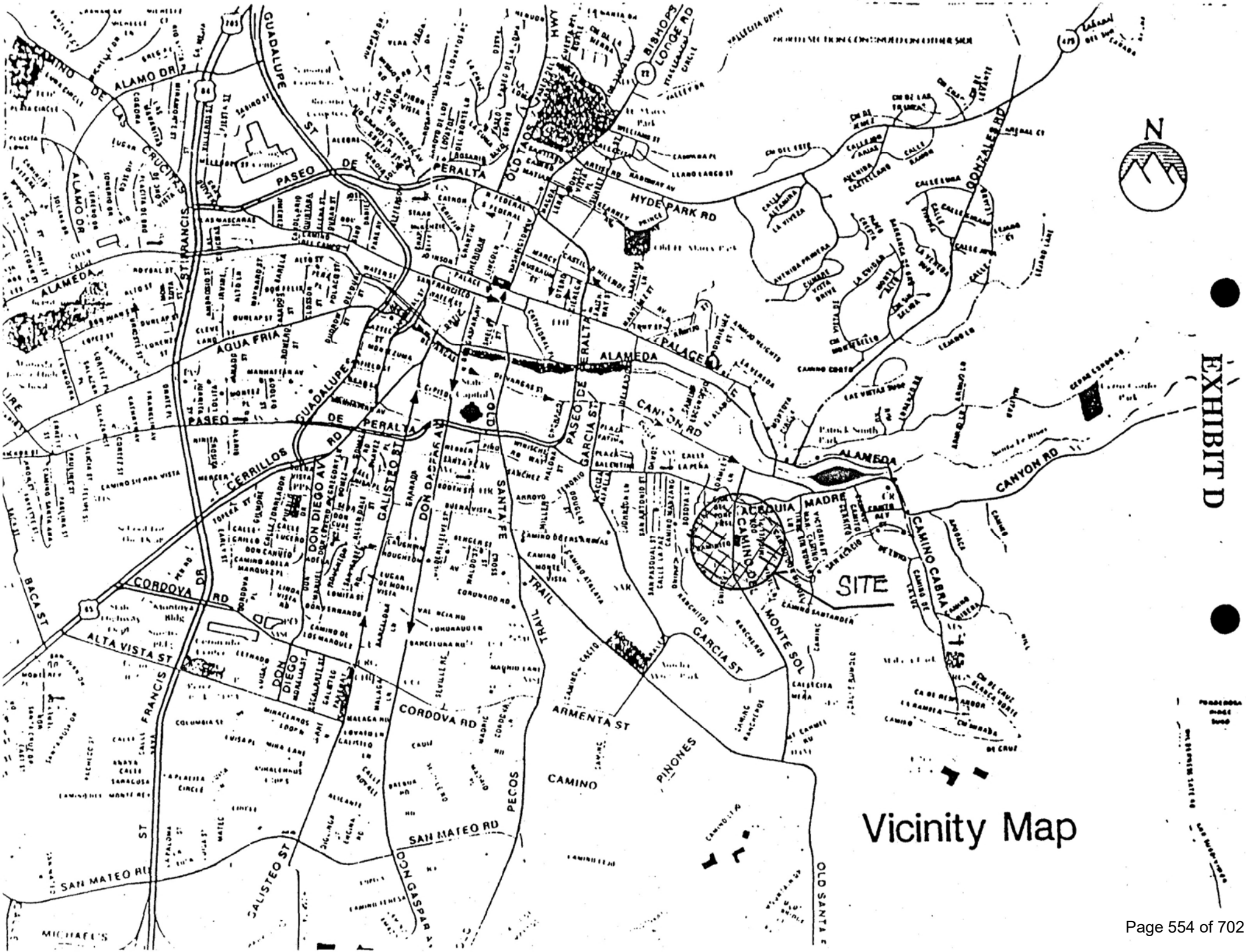
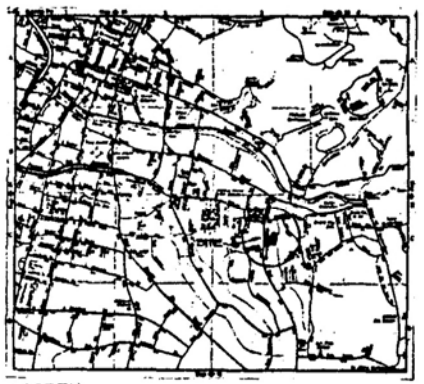
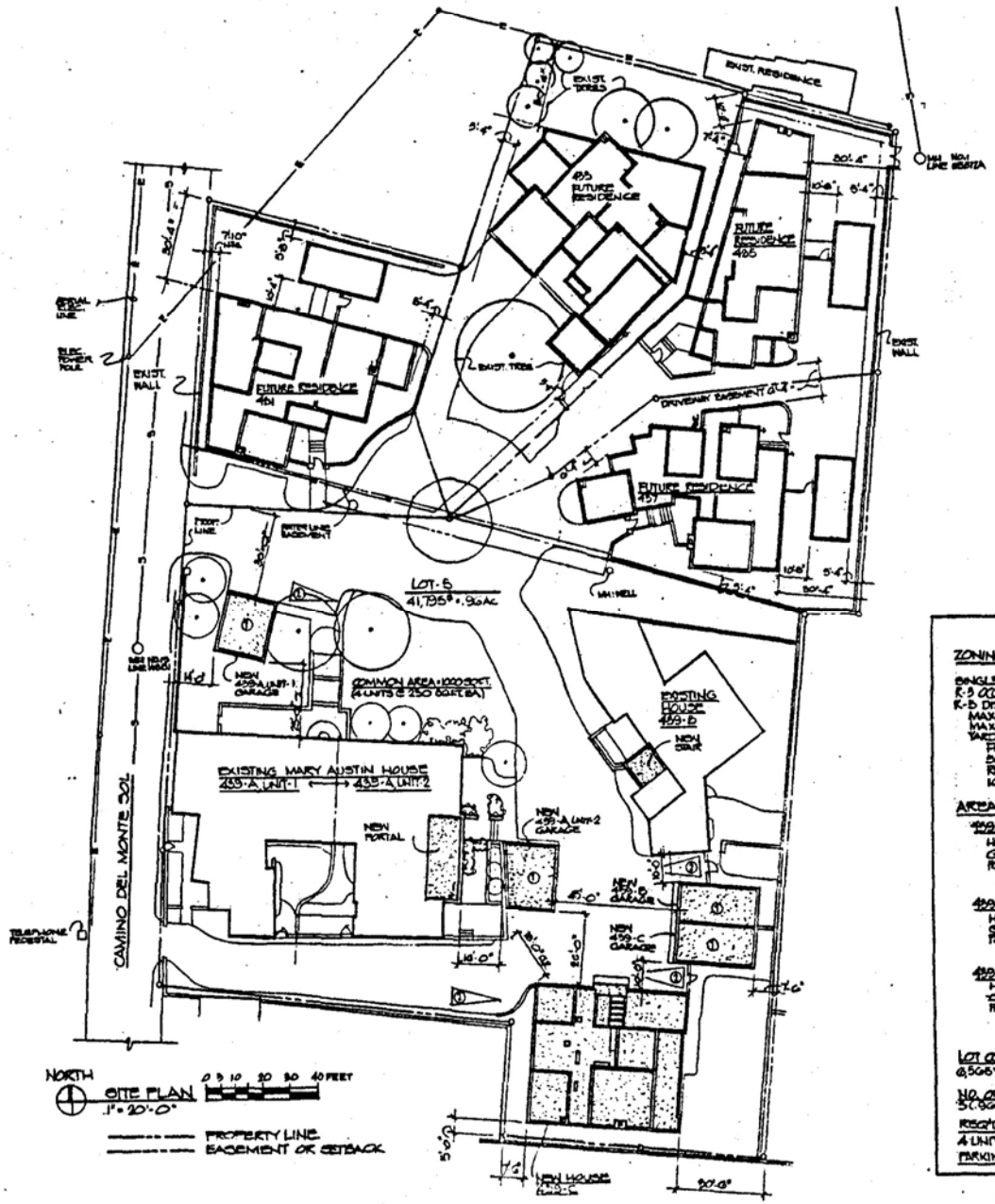


EXHIBIT D
N
SITE
Vicinity Map



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#
		6,565#

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT

ARCHITECT: MICHAEL F. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
[illegible]

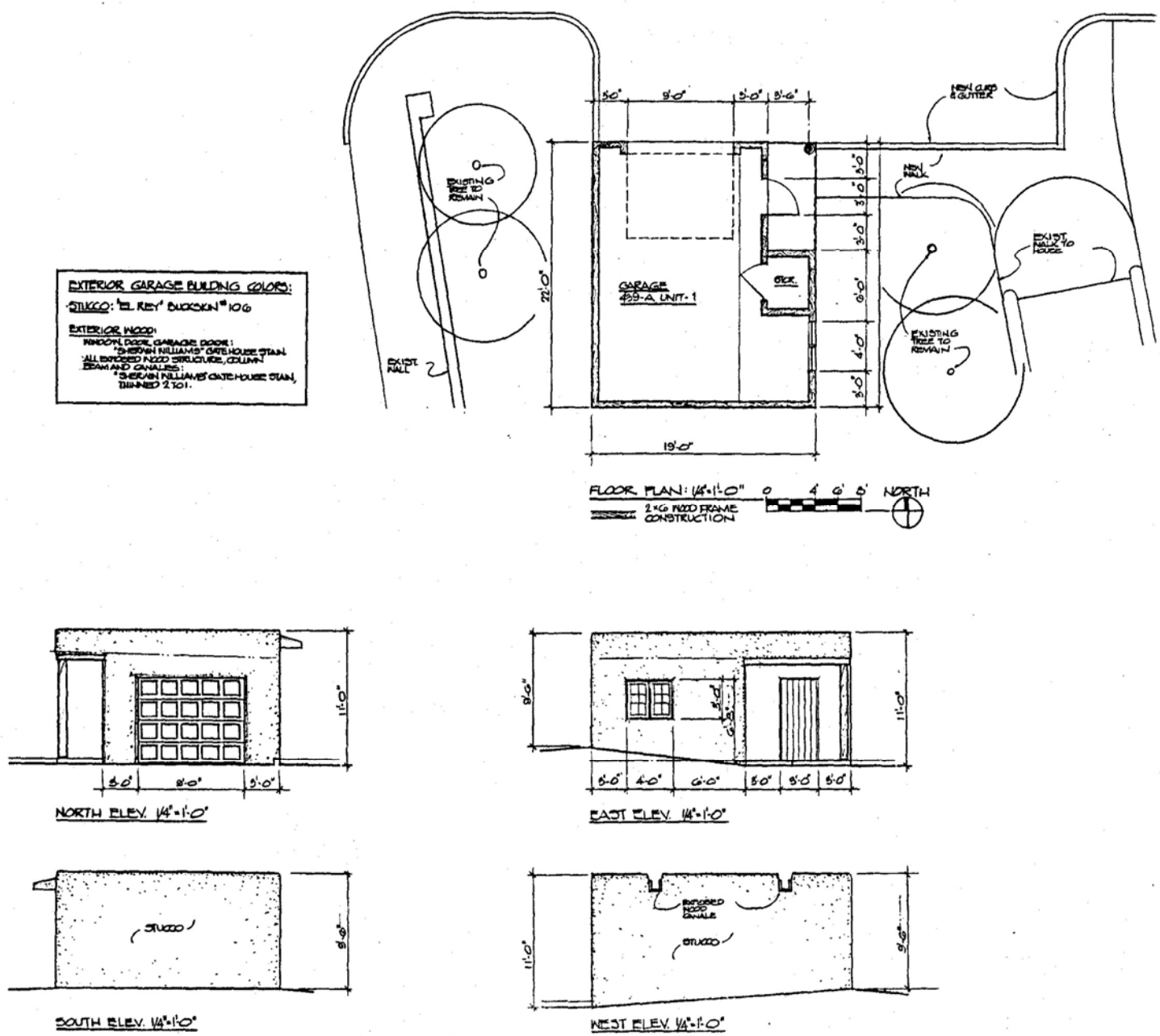
[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1



ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

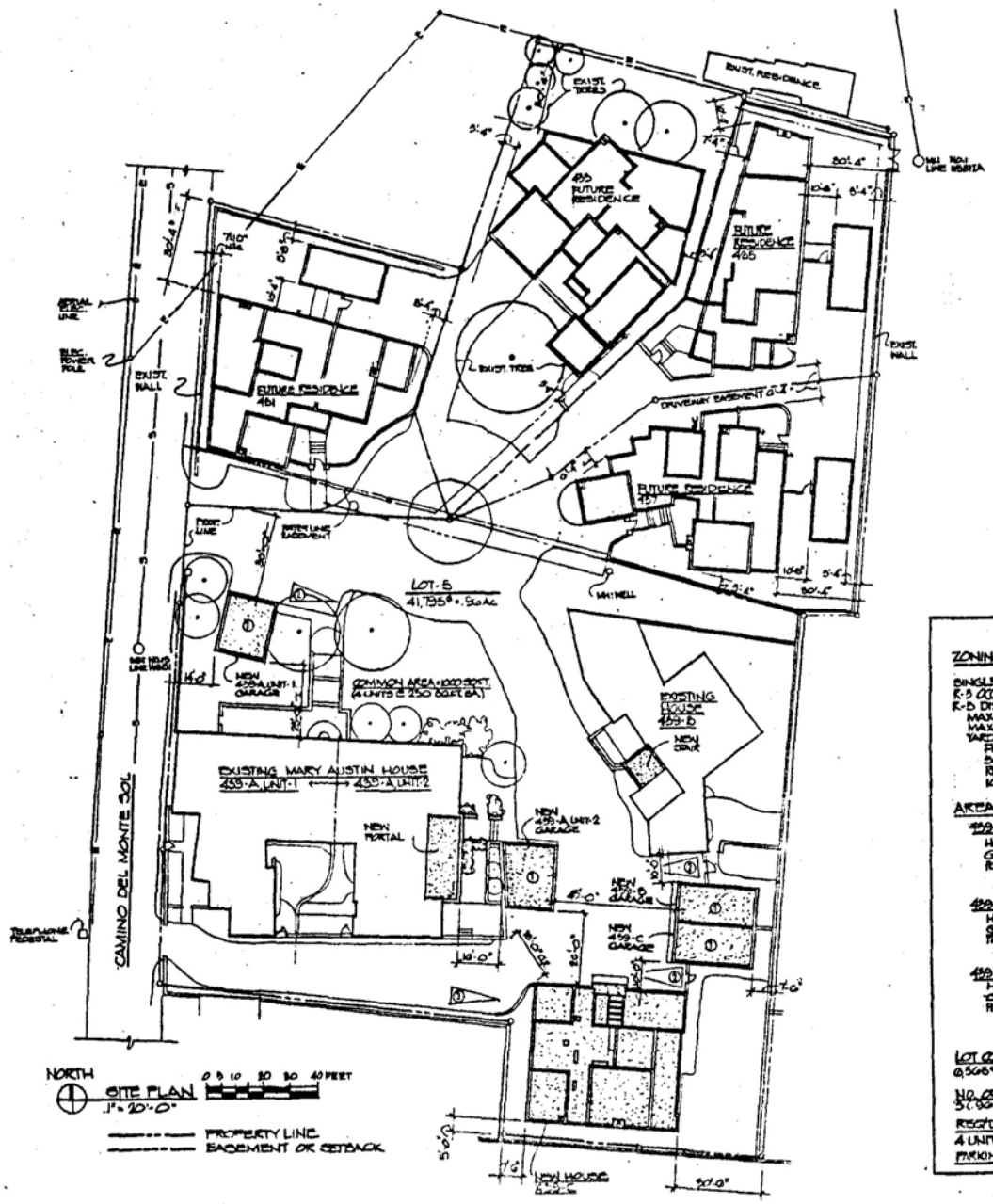
JOB#

DATE 11-5-97

SHEET# 2

439-A, UNIT-1 GARAGE SITE

NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
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MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
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10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	405
PORTAL:	-0-	400
	3,259#	3,306#
		6,565#

439-B: HARVEY HOUSE	
HEATED/FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED/FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	500
	3,166 SQ.FT.

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NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM 87501
505-780-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

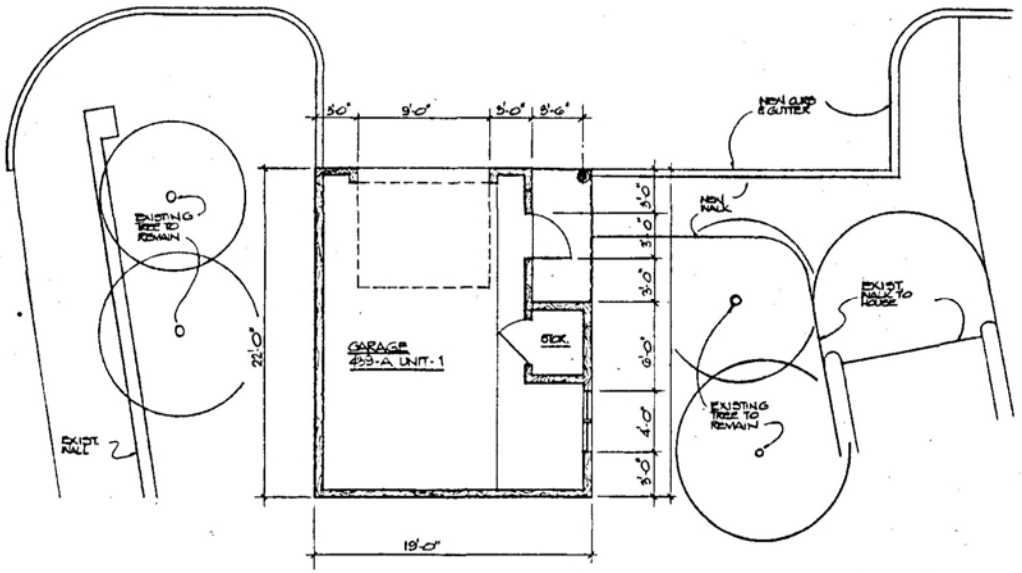
DATE 9-16-97
11-5-97

SHEET#
1

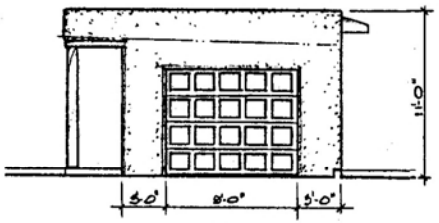
EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

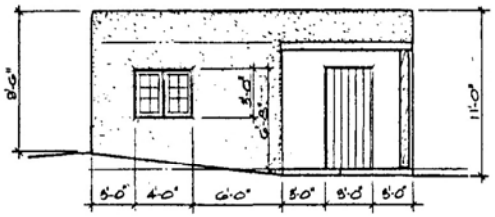
EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN BEAM AND CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



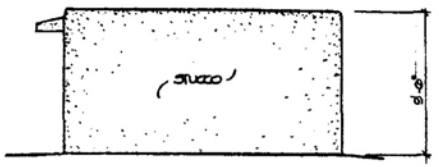
FLOOR PLAN: 1/4"=1'-0"
2×6 WOOD FRAME CONSTRUCTION
0 4' 6' 8' NORTH



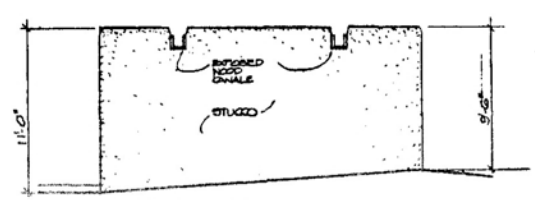
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PARAIDA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET# 9

H-97-128

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-1

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

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

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

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

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

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

_____

What is the proposed height as illustrated in your project? _____

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

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

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

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

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

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

John B. Larson
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE TO THE E. OF MAIN RES.
Project number . . . : 97- 10100196
Case Number . . . . . : H-97-172B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak Planner III
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172B ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
__ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the east of the main residence. The garage's height will vary from 10' to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172b.hrb

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-2

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-2.

The structure will be located to the ~~north~~ east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer /jba

Michael F. Bauer

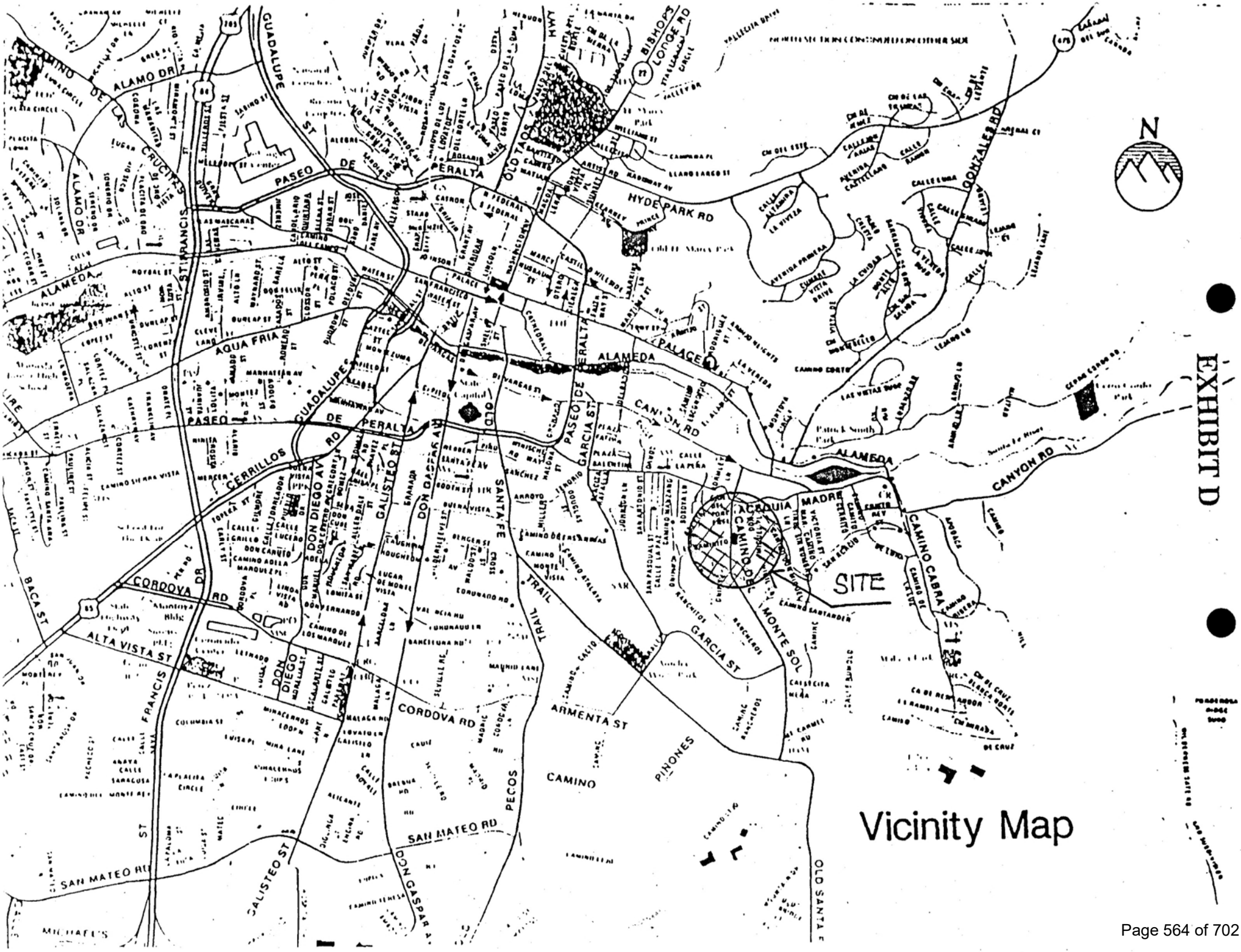
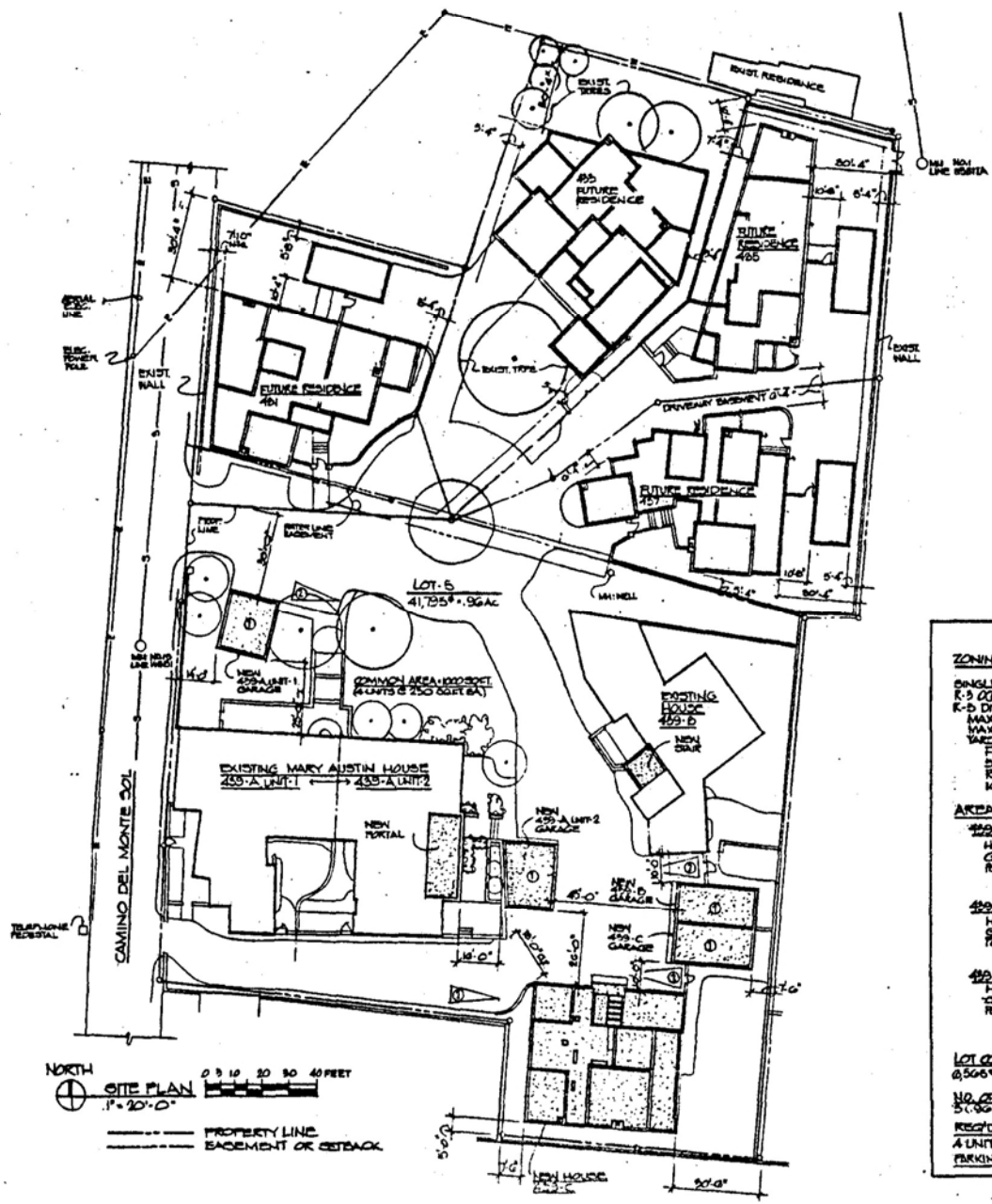


EXHIBIT D
N
SITE
Vicinity Map
ALAMO DR
PASEO DE PERALTA
HYDE PARK RD
ALAMEDA
CANYON RD
CORDOVA RD
ALTA VISTA ST
ARMENTA ST
SAN MATEO RD
CAMINO PINONES
OLD SANTA FE TRAIL
GARCIA ST
CAMINO CABRA
CAMINO DEL MONTE SOL
GUADALUPE ST
ST FRANCIS
DON DIEGO AV
DON GASPAR AV
SANTA FE TRAIL
PECOS TRAIL
GALISTEO ST
BISHOPS LODGE RD
GONZALES RD
CERRILLOS RD
AQUA FRIA
BACA ST
PASEO DE GARCIA ST

NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

455-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577 ±	2,501 ±
GARAGE/STORAGE:	362	405
PORTAL:	-0-	400
	3,139 ±	3,306 ±
	6,505 ±	

459-B: HARVEY HOUSE	
HEATED/FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C: NEW UNIT	
HEATED/FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	300
	3,196 SQ.FT.

LOT COVERAGE:
6,505 ± + 3,411 ± + 3,196 ± / 41,795 ± = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
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REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

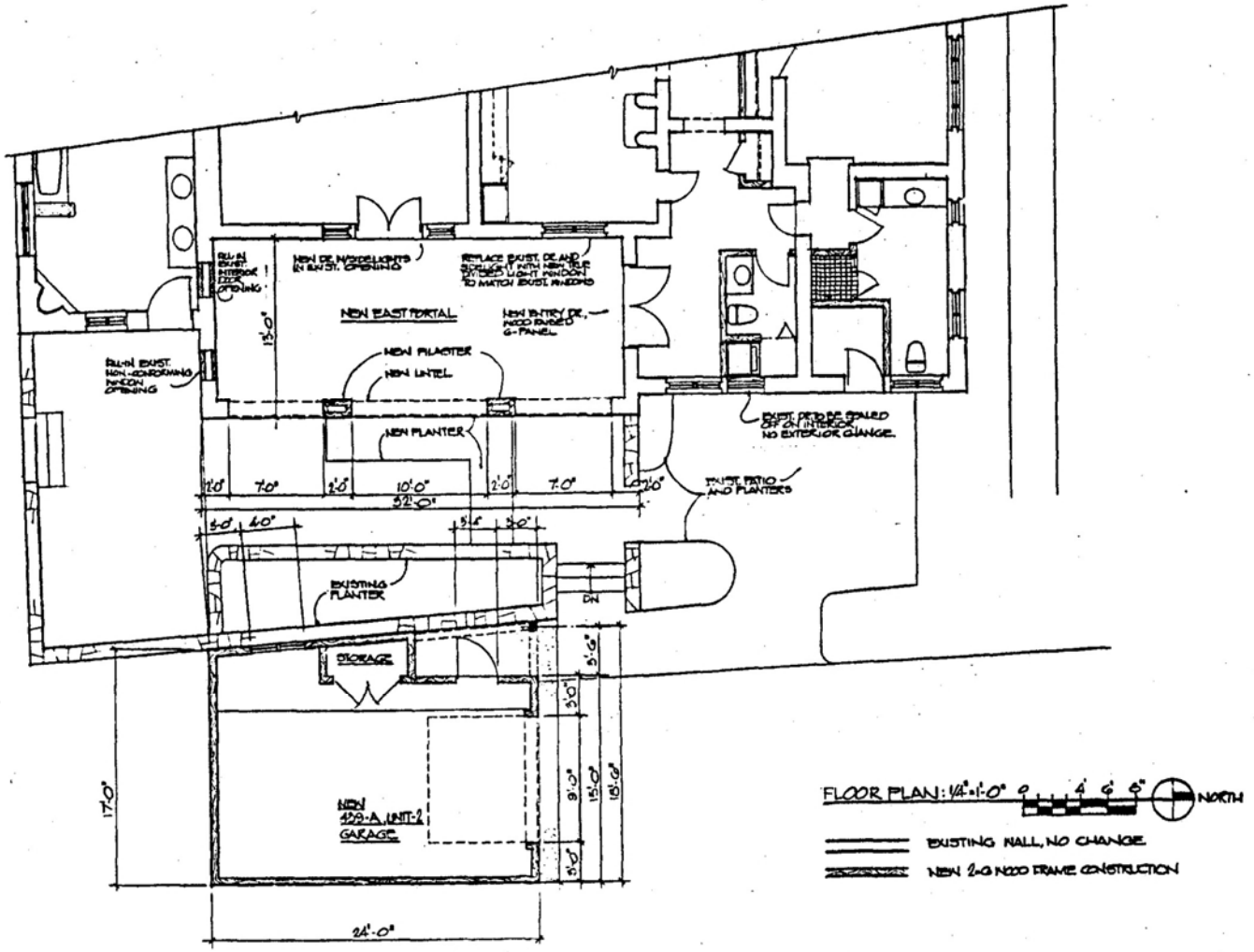
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
459-A UNIT 1&2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-16-97
11-5-97

SHEET #
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

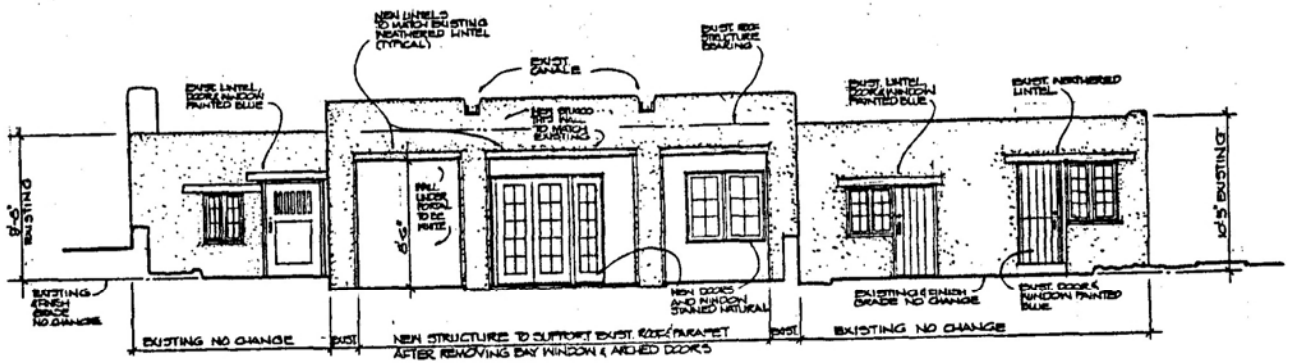
MARY AUSTIN COMPOUND
429-A UNIT-2

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

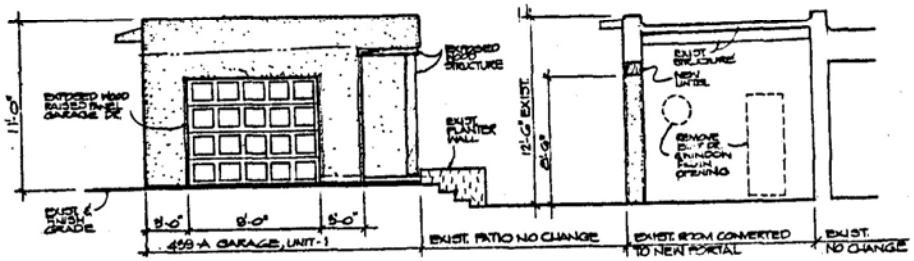
JOB #

DATE 3-15-07
11-3-97

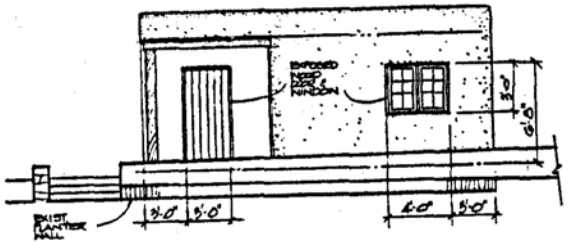
SHEET #
4



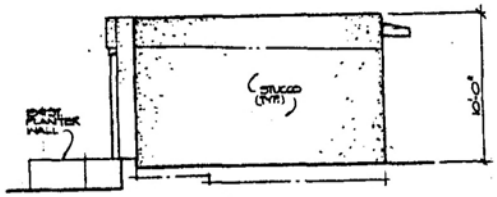
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

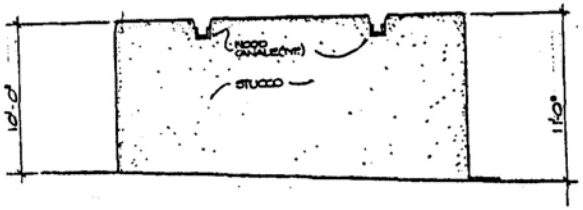


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BX
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CALTA SANTA FE, NM. 87501
505-[illegible]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

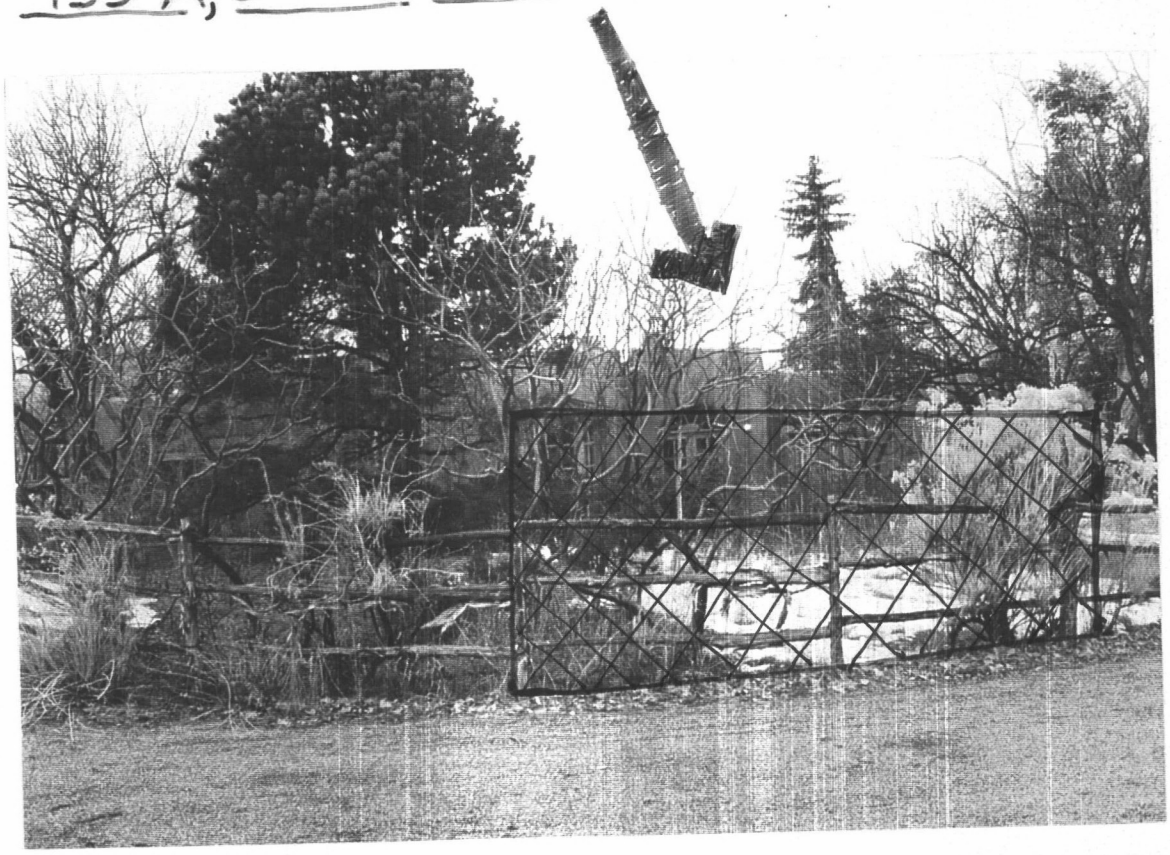
SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

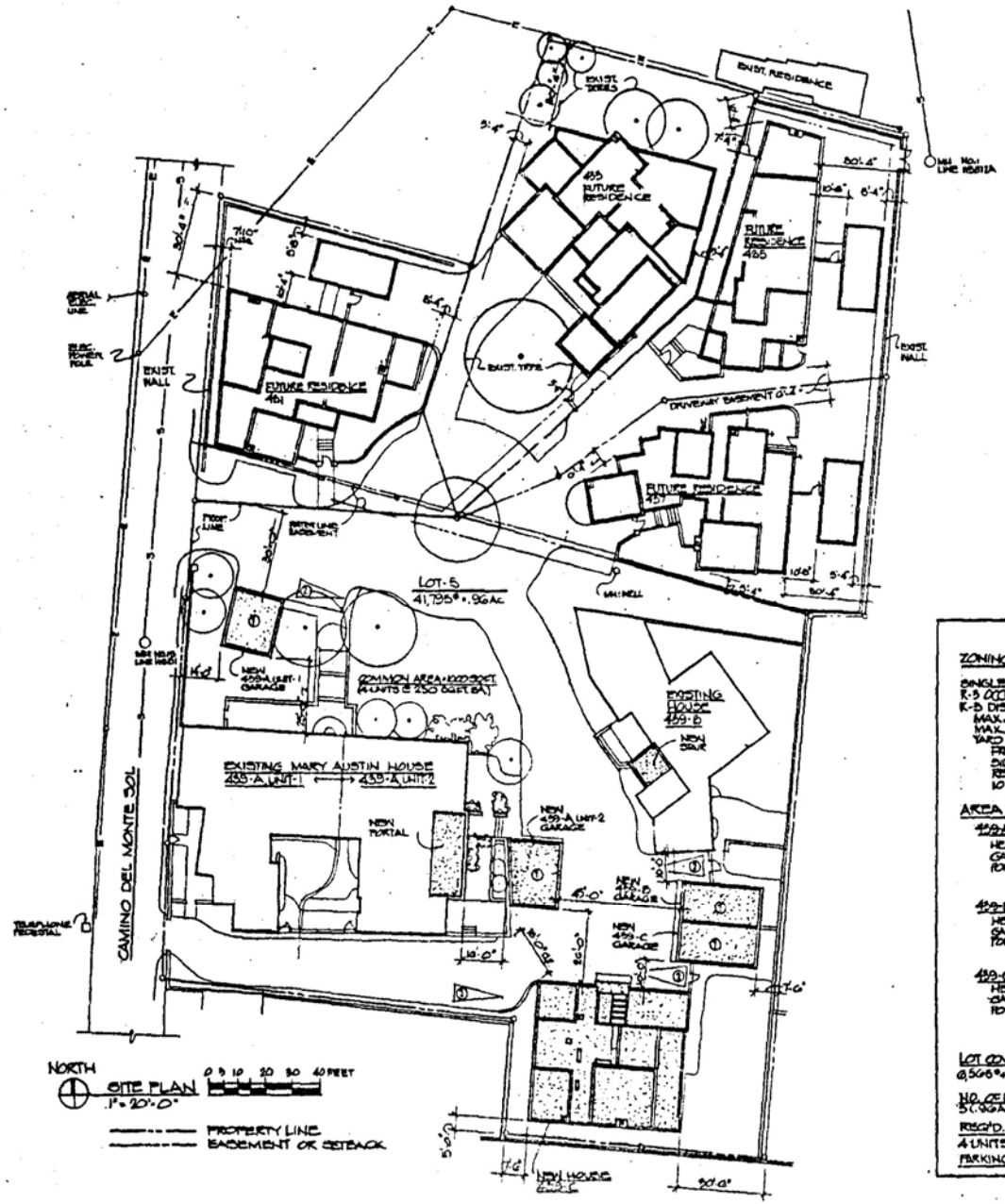
DATE 9-16-97
11-5-97

SHEET#
5

439-A, UNIT-2 GARAGE SITE



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

——— PROPERTY LINE
– – – – EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

455-A MARY AUSTIN HOUSE:

	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577 SQ.FT.	2,501 SQ.FT.
GARAGE/STORAGE:	562	408
PORTAL:	-0-	400
	3,139 SQ.FT.	3,309 SQ.FT.
	@505 SQ.FT.	

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,884 SQ.FT.
GARAGE/STORAGE: 410
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 300
3,100 SQ.FT.

LOT COVERAGE:
@505 SQ.FT. + 3,411 SQ.FT. + 3,100 SQ.FT. / 41,795 SQ.FT. = 20%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 SQ.FT. = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1231 PASEO DE PERALTA SANTA FE, NM 87501
505-988-1995

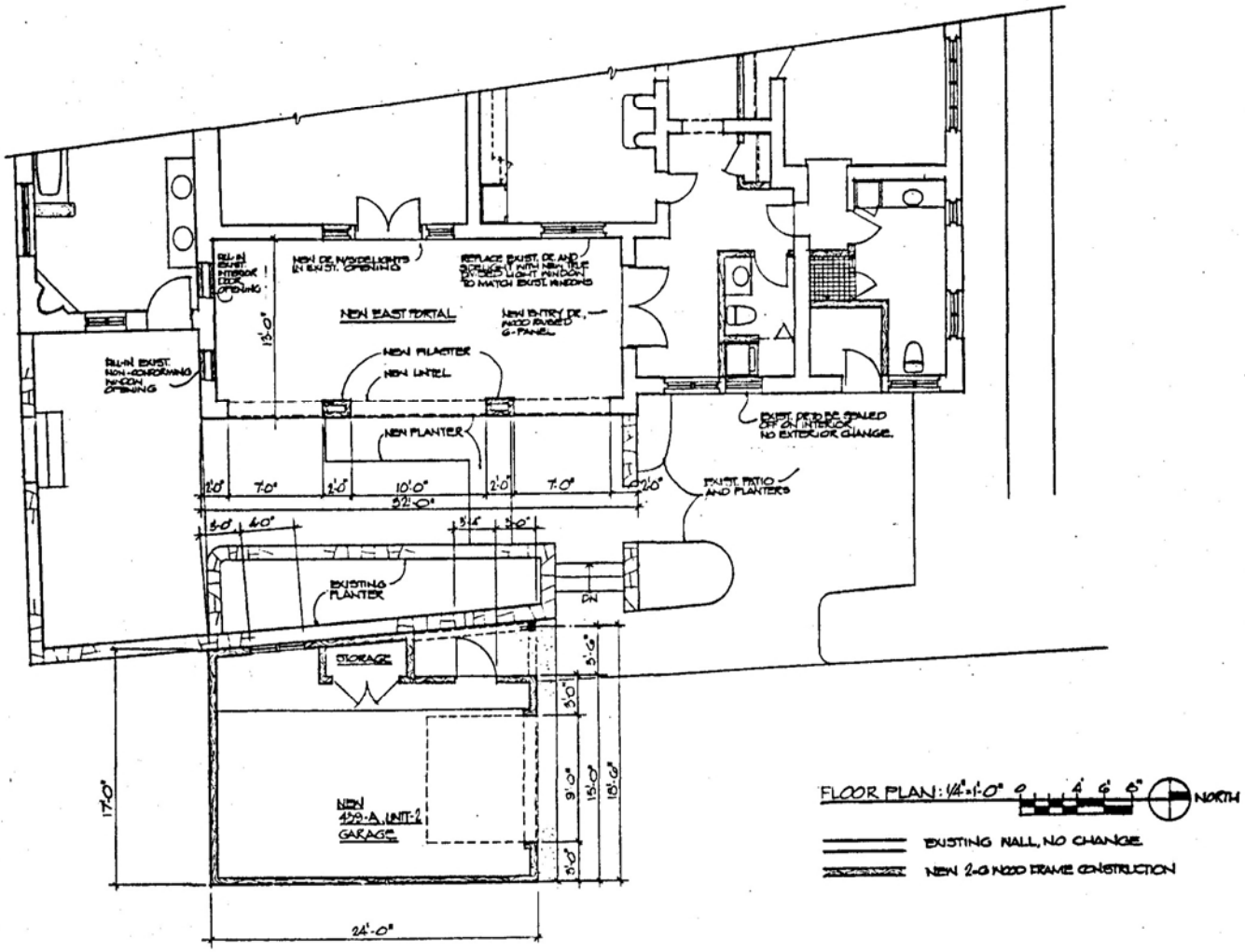
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
455-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-16-87
11-5-97

SHEET #
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE ENRIQUE SANTA FE, NM 87501
505-988-1905

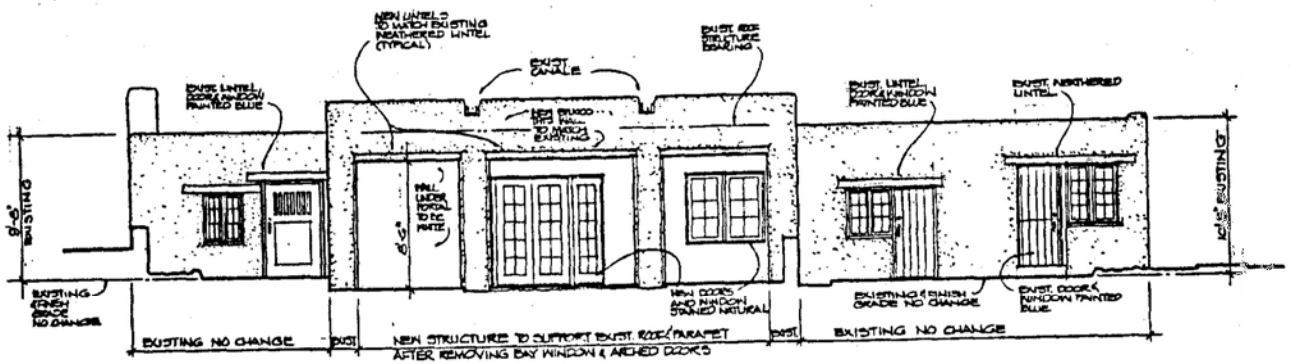
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

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

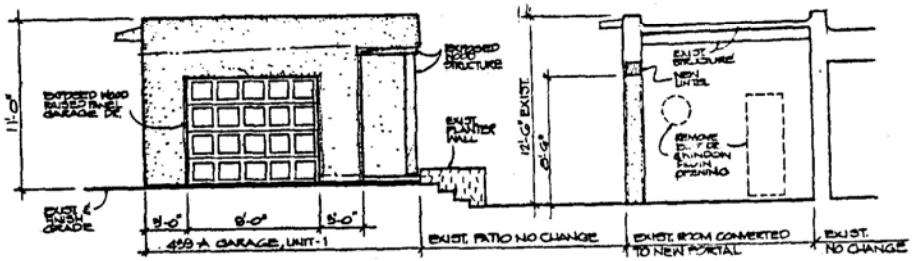
JOB#

DATE 9-18-87
11-3-87

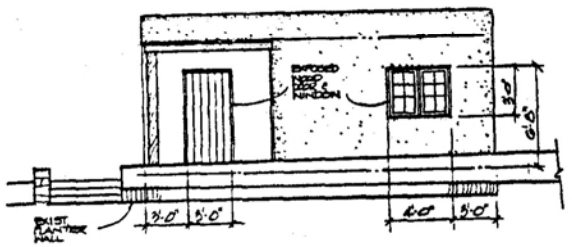
SHEET#
4



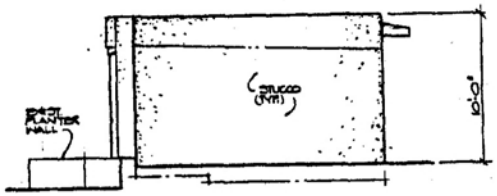
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

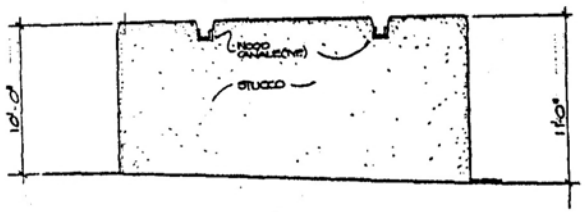


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN,
THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-18-97
11-5-97

SHEET#

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-2

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

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

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

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

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

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

_____

What is the proposed height as illustrated in your project? _____

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

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

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

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

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

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

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 4-8-2025	Property Owner of Record	Christopher Greulich & Matthew Boland (The Greulich-Boland Revocable Trust)	
Applicant/Agent Contact	Charles Rosenberg at Hoopes Architects - Santa Fe, NM 87501 direct # (505) 257-4506		
Site Address	439 Camino del Monte Sol - Santa Fe, NM 87501		
Suite or Space #	Subdivision Name	Cinco Soles Compound	
Lot # 1-A	Block #	Total Roof Area (square feet)	6,286
Lot Coverage % 19.65	Lot Size (square feet)	31,984 (.74 acres)	
Proposed Construction Description	One-car garage and connection (breezeway) addition to existing house.		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District R5	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front (NA) existing	Rear 5' per note 13	Left Side (NA) existing / Right Side (NA) existing
Required Setbacks	Front 7'	Rear 5' per note 13	Left Side 5' / Right Side 5'
Proposed Height 10'3"	Max Height 14'	Parking Required 2	Provided 9 / Bike Parking NA / Provided NA

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.

Charles William Rosenberg ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	✓ Reviewed w/ conditions	☐ Denied
Comments/Conditions	lot is not zoned for commercial Arts Activities	
Preliminary Zoning Review completed by	Rebekah Clouser	Date 4/25/25
Preliminary Zoning Review #	2025-0103604 PAR	

HOOPES
ARCHITECTS

April 07, 2025

Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501
Via Email:hpdsubmittal@santafenm.gov

Re: Proposed One-Garage Addition at
439 Camino del Monte Sol
Lot 1-A of the Cinco Soles Subdivision

Dear Historic Preservation Division,

Hoopes Architects, acting as agent for our client - who owns the above-referenced property, are proposing a one-car garage addition with a connecting breezeway. We are requesting HDRB approval.

This residence is currently undergoing interior renovations. We have all the proper Historic Preservation Division approvals (reference Case # 2024-009101) and a City of Santa Fe Building Permit (# 2024-39006-EXTR) where Tierra Concepts is acting as the General Contractors. Once approved, we wish to construct this garage addition in a seamless manner with on-going construction.

It is our interpretation of the City of Santa Fe codes for the Eastside Historic District that the garage must be 10 ft from the house and its connection (breezeway) 10 ft back from the front façade. Our proposed garage at 10'-3" high is well under the 14 ft height limit. These code sections are cited on our drawing set Cover Sheet attached to this submitted.

We wish to "match existing conditions". Namely, by matching existing house stucco (same color), matching windows and lintels (same detailing, paint, and stain colors), and matching the same garage doors and lintel that exist at other Cinco Soles Compound garages.

For your review and comment, we have submitted herein:

- A drawing set (Cover Sheet, Site Plan, Floor Plans and Exterior Elevations).
- Labeled exterior photos of the street & all facades, including existing garage door at other Compound properties.
- Color Chart (Stucco, Stain, and Paint).
- Architects Color Renderings

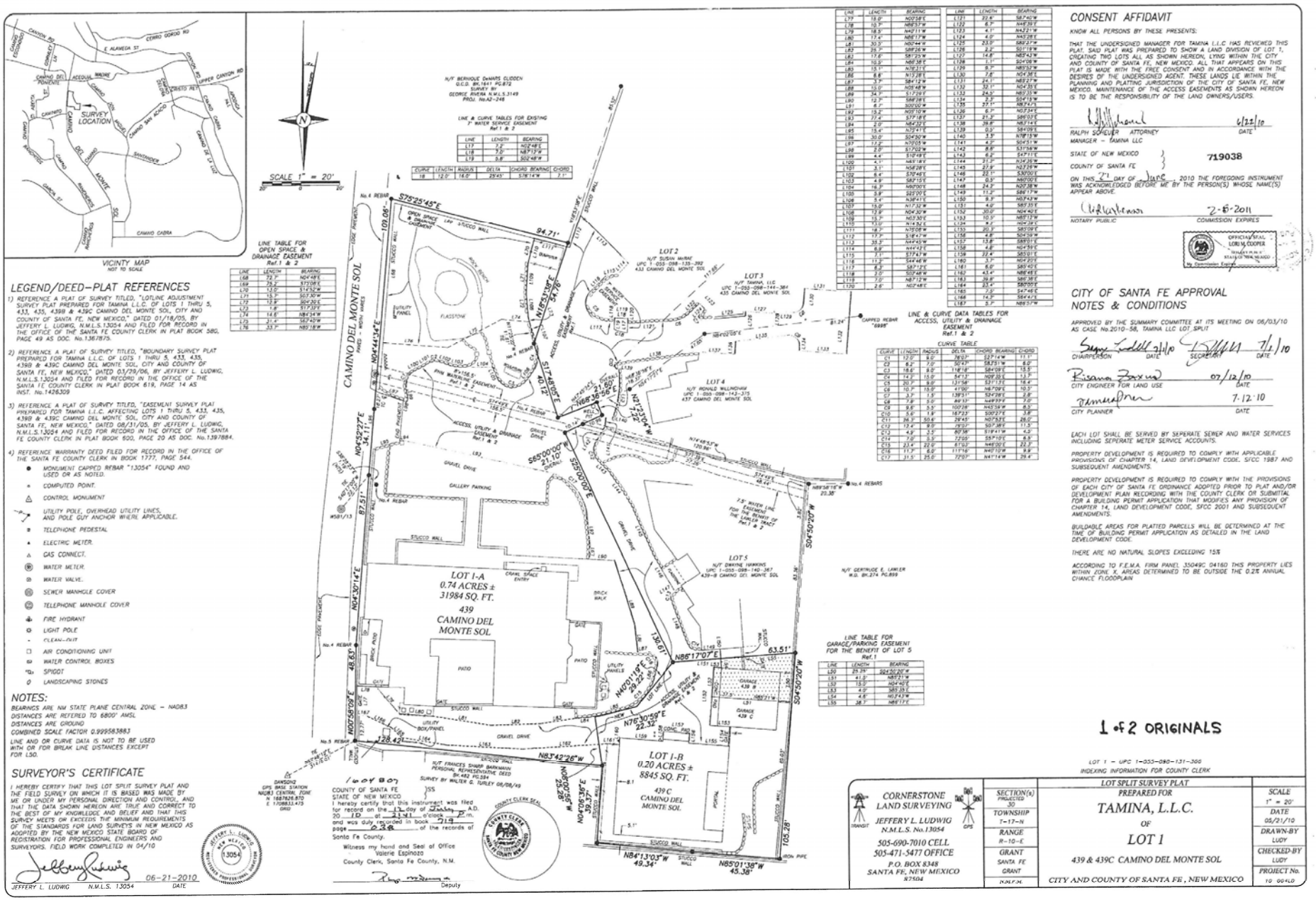
After HDRB approval we wish to submit for a Building Permit as soon as possible. We appreciate your expeditious review and consideration of this matter. If you have any questions, please contact me at the number below. Thank you!

Thank you for your review.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes Architects Ltd. Co.
333 Montezuma Ave.
Santa Fe. NM 87504
505.986.1010


VICINITY MAP
NOT TO SCALE
SURVEY LOCATION
CAMINO CABRA
SCALE 1" = 20'
CAMINO DEL MONTE SOL
LOT 1-A
0.74 ACRES ±
31984 SQ. FT.
439
CAMINO DEL
MONTE SOL
LOT 1-B
0.20 ACRES ±
8845 SQ. FT.
439 C
CAMINO DEL
MONTE SOL
LOT 2
N/F SUSAN McRAE
UPC 1-055-098-135-392
433 CAMINO DEL MONTE SOL
LOT 3
N/F TAMINA, LLC
UPC 1-055-098-144-384
435 CAMINO DEL MONTE SOL
LOT 4
N/F RONALD WILLINGHAM
UPC 1-055-098-142-375
437 CAMINO DEL MONTE SOL
LOT 5
N/F DIMITRI YARMOLYUK
UPC 1-055-098-140-367
439-B CAMINO DEL MONTE SOL
N/F BERNICE CHANDLER CLODEN
Q.C.D. BK.1641 PG.872
SURVEY BY
GEORGE RIVERA N.M.L.S.3149
PROJ. No.A2-248
N/F GERTRUDE E. LANIER
W.D. BK.274 PG.899
N/F FRANCES SHARP BARKMANN
PERSONAL REPRESENTATIVE DEED
BK.482 PG.594
SURVEY BY WALTER G. TURLEY 08/08/49
GRAVEL DRIVE
GALLERY PARKING
GRAVEL SPACE
ENTRY
BRICK WALK
PATIO
UTILITY PANELS
FLAGSTONE
ROCK BORDER
GARAGE 439 B
GARAGE 439 C
GATE
STUCCO WALL
LOGE PINEHAVEN
LOGE PINEHAVEN
No.4 REBAR
No.5 REBAR
CAPPED REBAR "6995"
CAPPED REBAR "13054"
S75°25'45"E 94.71'
S16°53'15"E 54.76'
S17°48'05"E 40.12'
S68°00'00"E 21.10' CHORD
S25°00'00"E 48.22'
S45°30'20"W 83.96'
N85°58'15"W 20.38'
N85°17'07"E 63.51'
N76°30'59"E 22.52'
N83°42'26"W 228.42'
N80°00'35"W 39.37'
N84°13'03"W 49.34'
N85°01'38"W 45.38'
N04°44'34"E 109.06'
N04°52'27"E 34.11'
N04°30'14"E 87.51'
N00°58'09"E 48.63'
N71°23'04"W 7.72'
N68°36'56"E 2.50'
N40°11'19"E 29.22'
S04°50'20"W 136.61'
S00°58'09"W 228.42'
CAMINO DEL MONTE SOL
PASO DE VENADO
LOGE PINEHAVEN
ACCESS, UTILITY & DRAINAGE EASEMENT Ref.1 & 2
OPEN SPACE & DRAINAGE EASEMENT Ref.1 & 2
7.5' WATER LINE EASEMENT FOR THE BENEFIT OF THE LANDS OF TRACT Ref.1 & 2
ACCESS EASEMENT Ref.1 & 2
W.L.E. Ref.1 & 2
P.U.E. Ref.1 & 2
W.L.E. Ref.1 & 2
P.U.E. Ref.1 & 2
W.L.E. Ref.1 & 2
P.U.E. Ref.1 & 2
P.U.E. Ref.1 & 2
W.L

GREULICH-BOLAND RESIDENCE

439 CAMINO DEL MONTE SOL - SANTA FE, NM 87505

PROPOSED ONE-CAR GARAGE AND
CONNECTING BREEZEWAY
ADDITION TO AN EXISTING RESIDENCE

PROJECT OVERVIEW

LEGAL DESCRIPTION:

S30 T17N R10E
LOT 1-A, ONE OF SIX LOTS IN CINCO SOLES SUBDIVISION

SCOPE OF WORK:

NEW ONE-CAR GARAGE ADDITION WITH CONNECTING BREEZEWAY TO HOUSE

APPLICABLE CODES

2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE GREEN BUILDING CODE.
2021 NM EXISTING BUILDING CODE (2021 INTERNATIONAL EXISTING BUILDING CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM PLUMBING CODE (2021 UNIFORM PLUMBING CODE AS AMENDED BY THE STATE OF NEW MEXICO) AND CITY OF SANTA FE UPC AMENDMENTS.
2021 NM MECHANICAL CODE (2021 UNIFORM MECHANICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2020 NM ELECTRICAL CODE (2020 NATIONAL ELECTRICAL CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM ELECTRICAL SAFETY CODE (2012 NATIONAL ELECTRICAL SAFETY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 NM EARTHEN BUILDING MATERIALS CODE
2021 NM HISTORIC EARTHEN BUILDINGS CODE
2021 NM ENERGY CONSERVATION CODE (2021 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF NEW MEXICO) 2018 NM ENERGY CONSERVATION CODE WILL NOT BE ACCEPTED AFTER JULY 30, 2024.
2012 NM SWIMMING POOL, SPA, AND HOT TUB CODE (2012 USPSHTC AS AMENDED BY THE STATE OF NEW MEXICO)
2012 NM SOLAR ENERGY CODE (2012 UNIFORM SOLAR ENERGY CODE AS AMENDED BY THE STATE OF NEW MEXICO)
2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS
NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS
2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

REGULATORY AGENCY:

JURISDICTION: CITY OF SANTA FE

CONTACT INFORMATION: SANTA FE LAND USE DEPARTMENT
SANTA FE CITY HALL, 200 LINCOLN AVE.,
1ST FLOOR, SANTA FE, NEW MEXICO 87501
MAIN PHONE: (505) 955-6585

CITY LAND USE SUMMARY:

ZONING CLASSIFICATION:	R5
HEIGHT LIMIT =	24 FT.
HISTORICAL REVIEW =	SEE ATTACHED ADMIN. APPROVAL LETTER FOR "REPAIRS AND MAINTENANCE"
SETBACKS PER ZONING;	STREET 7 FT, SIDES 5 FT, REAR 15 FT* (*SEE CODE ANALYSIS HEREIN FOR FOOTNOTE # 13 AT REAR SETBACK MIN. YARD REQUIREMENTS)
LOT AREA:	.74 +/- ACRE (31,984 SQ FT)
OVERLAY DISTRICT:	NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT
PARKING:	2 SPACES (MIN) 10 SPACE ACTUAL
OCCUPANCY GROUP =	SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES =	ONE STORY

PROJECT TEAM

OWNER

GREULICH-BOLAND REVOCABLE TRUST
5825 EAST STARLIGHT WAY
PARADISE VALLEY, AZ 85253

INTERIOR DESIGNER

MMB STUDIO, INCORPORATED
4120 NORTH MARSAHLL WAY
SCOTTSDALE, AZ 8521
P. 480.945.3694
E. matthew@mmbstudio.com

ARCHITECT

HOOPES AND ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE., SUITE 200
SANTA FE, NM 87501
P. 505.986.1010
E. craig@hoopesarchitects.com

GENERAL CONTRACTOR

TIERRA CONCEPTS
1512 PACHECO STREET, SUITE D206
SANTA FE, NM 87505
P. 505.989.8484
E. keith@tierraconcepts.com

SHEET INDEX

G-001	COVER SHEET
AN-001	ARCHITECTURAL NOTES
AS-101	OVERALL SITE PLAN
AS-102	ENLARGED PARTIAL SITE PLAN
A-101	EXISTING AND PROPOSED FLOOR PLANS
A-201	EXISTING AND PROPOSED EXT. ELEVATIONS
A-202	EXISTING AND PROPOSED EXT. ELEVATIONS
A-203	EXISTING AND PROPOSED EXT. ELEVATIONS
A-204	EXISTING AND PROPOSED EXT. ELEVATIONS

CODE ANALYSIS:

REAR SETBACK = 15 FT OR 5 FT (SEE BELOW), WE ARE USING THE 5 FT BASED ON BELOW

PER CITY OF SANTA FE CHAPTER 14, TABLE14-7.2-1
"TABLE OF DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS",
SEE FOOTNOTE #13 FOR R-5 ZONING DISTRICT WHERE IT STATES; "THE REQUIRED REAR YARD IS 5 FEET FOR TYPES OF ACCESSORY STRUCTURES SPECIFIED IN SUBSECTION 14-6-3(B)(2) THAT ARE 14 FEET OR LESS IN HEIGHT AND THAT ARE SEPARATED FROM PRINCIPAL STRUCTURES ON THE SAME LOT BY AT LEAST 10 FEET". AND WHERE SUBSECTION 14-6-3(B)(2) IT STATES; "PRIVATE GARAGES" AS PERMITTED ACCESSORY USES AND STRUCTURE....AMONG OTHER STRUCTURES LISTED.

LOT COVERAGE:

MAXIMUM COVERAGE = 40%
ACTUAL COVERAGE = 19.65 % (6,286 SQ FT ÷ 31,984 SQ FT X 100 = 19.65 %, OKAY)

OPEN SPACE:

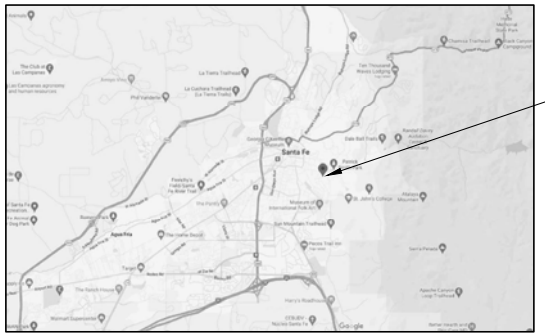
PER SECTION 14-7.5 (C) (1) (a) *"LOT SIZE AVERAGING IN SINGLE-FAMILY SUBDIVISIONS"* "FOR LOTS IN ...R-5..., AN AMOUNT NOT LESS THAT FIFTY PERCENT OF GROSS FLOOR AREA OF THAT DWELLING UNIT."

REQUIRED = 3,143 SQ FT (6,286 SQ FT X .5)
PROVIDED = 7,393 SQ FT (OKAY)

AREA CALCULATIONS:

EXISTING GROSS HEATED SQUARE FOOTAGE	= 5,812 SQ. FT.
PROPOSED ONE-CAR GARAGE GROSS HEATED SQUARE FOOTAGE	= 387 SQ. FT.
PROPOSED CONNECTING BREEZEWAY GROSS HEATED SQUARE FOOTAGE	= 87 SQ. FT.
TOTAL NEW GROSS HEATED SQUARE FOOTAGE	= 6,286 SQ. FT.

VICINITY MAP



LOCATION MAP

PROJECT
LOCATION
N
NTS
ACEQUIA MADRE
CAMINO DEL PONIENTE
CAMINO DEL MONTE SOL
CAMINO DEL MONTE
CAMINO CRISTOBAL
CAMINO MANZANO
CAMINO CRUZ
CAMINO CARLOS
CAMINO CHAMISO
CAMINO CRISTOBAL
CAMINO CRUZ
CAMINO CARLOS
CAMINO CHAMISO
CAMINO MANZAN

GENERAL NOTES

1. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS MARKED AS '±' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
5. CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR REQUESTING ADDITIONAL INFORMATION IF CLARIFICATION ON PLANS IS NEEDED OR IF INFORMATION IS MISSED. CONTRACTOR SHALL NOT MAKE ASSUMPTIONS.
7. ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
8. PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
10. CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
11. ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
12. ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

ARCHITECTURAL DEMOLITION NOTES

1. THIS STRUCTURE IS UNOCCUPIED.
2. CONTRACTOR SHALL BE RESPONSIBLE TO BRACE AND SHORE EXISTING CONSTRUCTION ELEMENTS DURING RENOVATION AND DEMOLITION. ARCHITECT AND ENGINEER SHALL APPROVE CAPACITY AND METHOD OF SHORING AND DEMOLITION.
3. THESE DEMOLITION PLANS ARE MEANT TO BE A CONVENIENCE TO THE CONTRACTOR. DRAWINGS ARE BASED UPON PARTIAL BUILDING PLANS PROVIDED BY OWNER, SURVEYOR AND UPON FIELD OBSERVATION.
4. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION NECESSARY FOR INSTALLATION OF NEW WORK WHETHER SHOWN HERE OR NOT. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHALL BE OBTAINED FROM ALL UTILITY COMPANIES, INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE STARTING WORK. THE LOCATION OF UTILITIES SHOWN HEREIN ARE OF CONVENIENCE TO THE CONTRACTOR AS INFORMATION PROVIDED BY SURVEY AND UPON FIELD OBSERVATION. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES, MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURE TO REMAIN. THE CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN DISCONNECTED. GAS METER SHALL BE REMOVED BY GAS COMPANY, VERIFY STATUS OF ELECTRICAL AND WATER METERS. REFERENCE SURVEY FOR EXISTING GAS, ELECTRICAL TRANSFORMER AND CABLE TV PEDESTAL LOCATIONS.
6. ITEMS NOTED TO BE SALVAGED FOR OWNER'S REUSE ON PLAN HEREIN SHALL REMAIN ON SITE, PLACED AWAY FROM FUTURE CONSTRUCTION AND STACK/STORED IN AN ORDERLY FASHION (COORDINATE WITH OWNER ON SITE).
7. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION. REMOVE FROM SITE ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION AND LAWFULLY DISPOSE OF SAME.

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
BTWN	BETWEEN
BLDG	BUILDING
B.O.	BOTTOM OF
CAB	CABINET
CIR	CIRCLE
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DIA	DIAMETER
DIM	DIMENSION
DS	DOWNSPOUT
DW	DISHWASHER
DWGS	DRAWINGS
EQ	EQUAL
FFE	FINISHED FLOOR ELEVATION
FRZ	FREEZER
GWB	GYPSUM WALL BOARD
HD	HIGH DENSITY
ICF	INSULATED CONCRETE FORM
MW	MICROWAVE
MTL	METAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OFOI	OWNER-FURNISHED, OWNER INSTALLED
OFCI	OWNER-FURNISHED, CONTRACTOR INSTALLED
PL	PLASTER
POU	POINT-OF-USE
PT	PRESSURE-TREATED
R	RADIUS
REF	REFRIGERATOR
RO	ROUGH OPENING
SIM	SIMILAR
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.O.B.	TOP OF BEARING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF FINISH ROOF
T.O.W.	TOP OF WALL
TS	TUBE STEEL
TYP.	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
W	WITH
WH	WATER HEATER
VIF	VERIFY IN FIELD
WC	WATER CLOSET
WD	WOOD
W.I.C	WALK-IN CLOSET

ARCH. SYMBOLS

EARTH

COMPACTED SOIL

CONCRETE

GRAVEL

CMU OR ICF

RIGID FOAM INSULATION

BATT INSULATION

SPRAY FOAM INSULATION

SAND, GWB OR BLOWN-IN BLANKET INSULATION

STEEL

WALL SECTION

BUILDING SECTION

EXTERIOR ELEVATION

DOOR TAG

WINDOW TAG

INTERIOR ELEVATION

ROOM NAME
000

ROOM TAG

DESCRIPTION
ELEV

DATUM REFERENCE

REVISION TAG

DETAIL TAG

CENTERLINE

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ARCHITECT'S PROJECT NO.: 2408

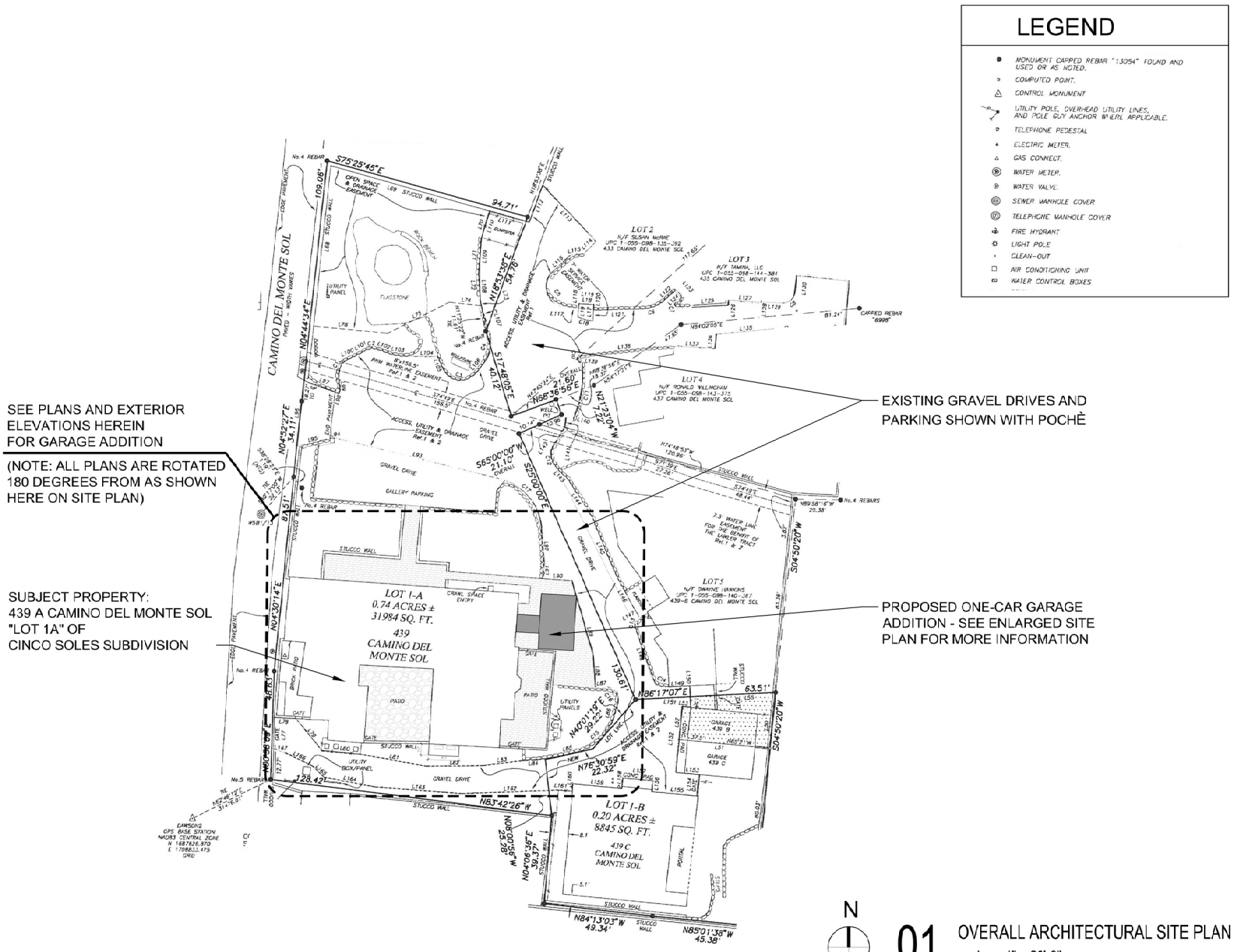
439 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 04.07.2025

HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

ARCHITECTURAL NOTES

AN-001



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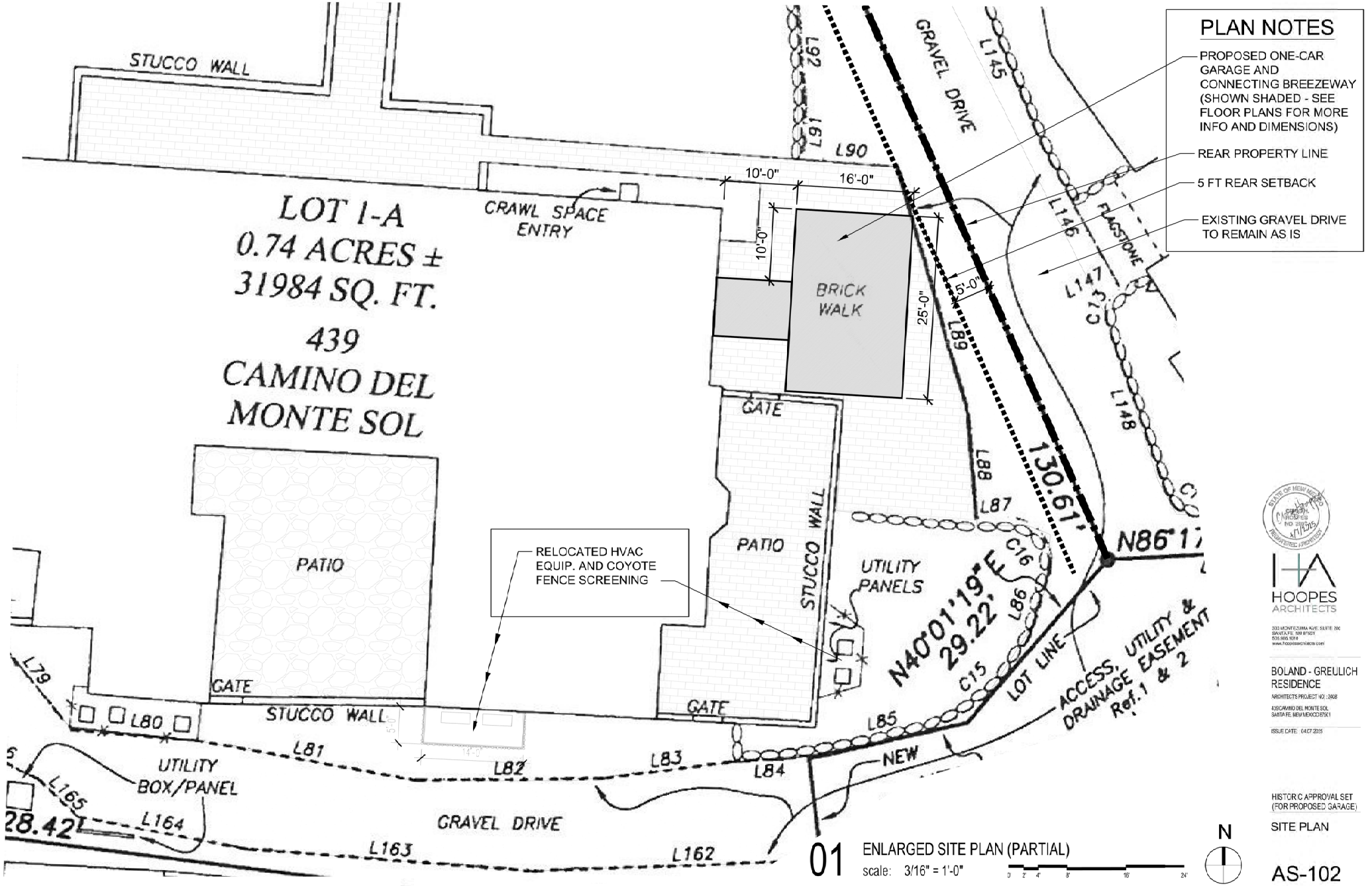
ISSUE DATE: 04.07.2015

HISTORIC APPROVAL SET
(FOR PROPOSED GARAGE)

SITE PLAN

AS-101



01 ENLARGED SITE PLAN (PARTIAL)
scale: 3/16" = 1'-0"

N

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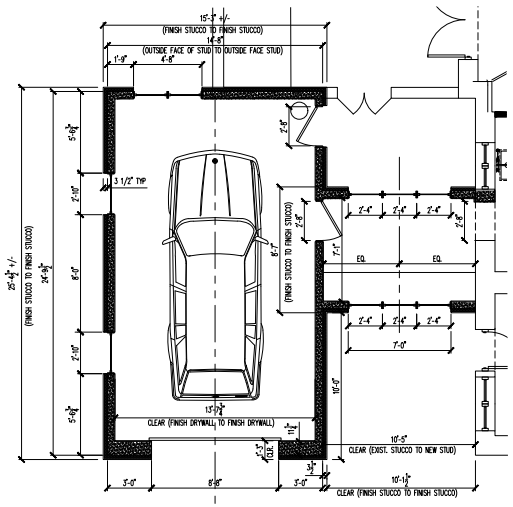
HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

SITE PLAN

AS-102



03 ENLARGED PROPOSED FLOOR PLAN (PARTIAL)

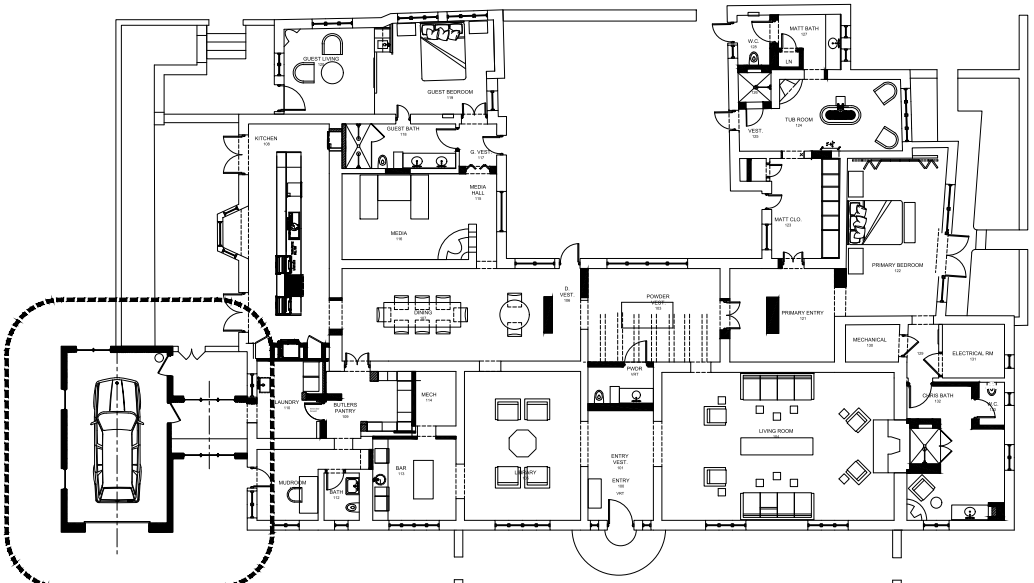
scale: 1/4" = 1'-0"

0' 1' 2' 4' 8' 16'

PLAN NOTES:

1. DIMENSIONS SHOWN HERE ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. NEW WALLS ARE SHOWN SHADED.
3. NEW WALLS HAVE $\frac{3}{4}$" +/- OF THREE-COAT CEMENTITIOUS STUCCO SYS ON 2" OF RIGID INSULATION ON PLYWD. ON STUD. THEREFORE ALL NEW WINDOWS ARE SET BACK APPROX 3" +/-.
4. ALL WINDOWS AND EXTERIOR DOOR TO MATCH EXISTING CONDITIONS - SEE ELEVATIONS, PHOTOS, COLOR RENDERINGS AND COLOR CHART

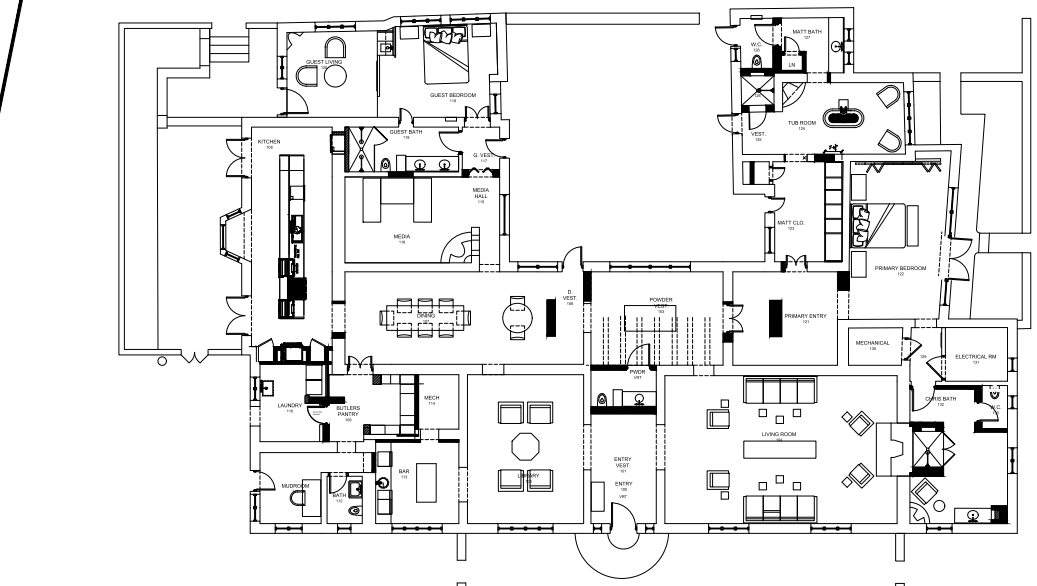
PROPOSED (NEW CONSTRUCTION)
ONE-CAR GARAGE AND BREEZEWAY
ADDITION - SEE EXTERIOR ELEVATIONS



02 PROPOSED FLOOR PLAN

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

0' 2' 4' 8' 16' 32'



01 EXISTING FLOOR PLAN

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

0' 2' 4' 8' 16' 32'

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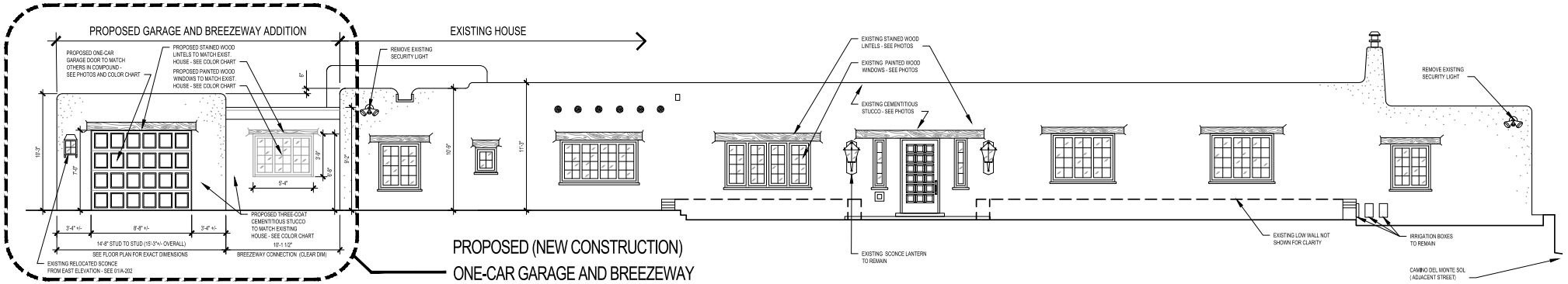
HISTORIC APPROVAL SET
(FOR PROPOSED GARAGE)

EXISTING AND NEW FLOOR PLAN

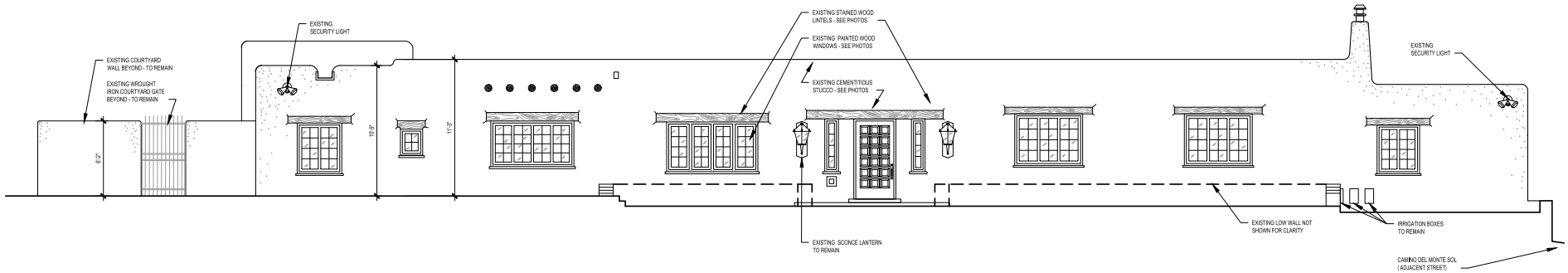
A-101



02 PROPOSED NORTH EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'



01 EXISTING NORTH EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

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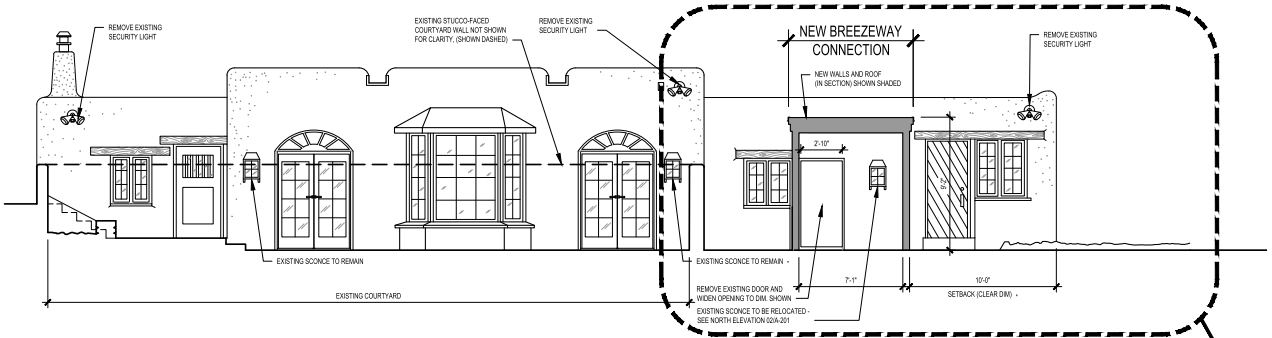
HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

EXISTING AND NEW ELEVATIONS

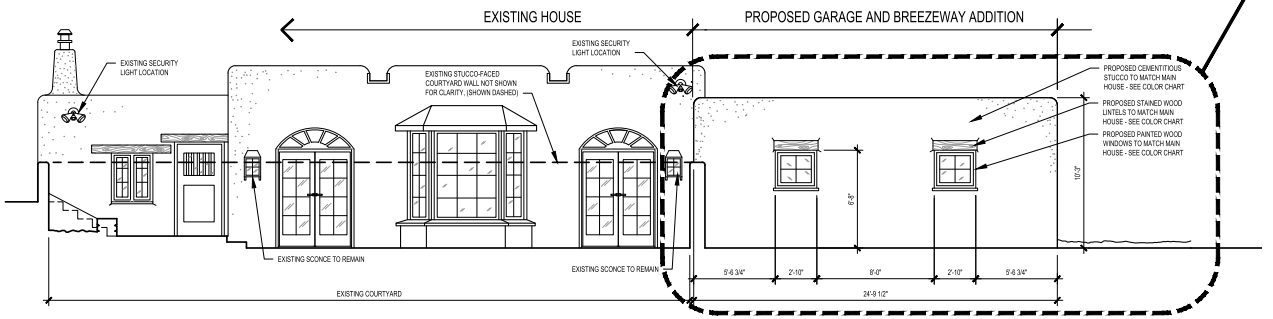
A-201



03 PROPOSED EAST EXTERIOR ELEVATION/SECTION

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

0' 1' 2' 4' 8' 16'

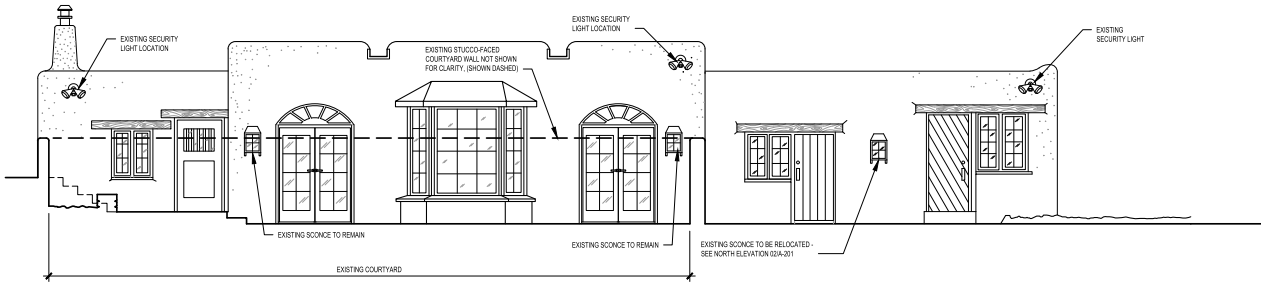


02 PROPOSED EAST EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE AND BREEZEWAY ADDITION - SEE SITE AND FLOOR PLANS



01 EXISTING EAST EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

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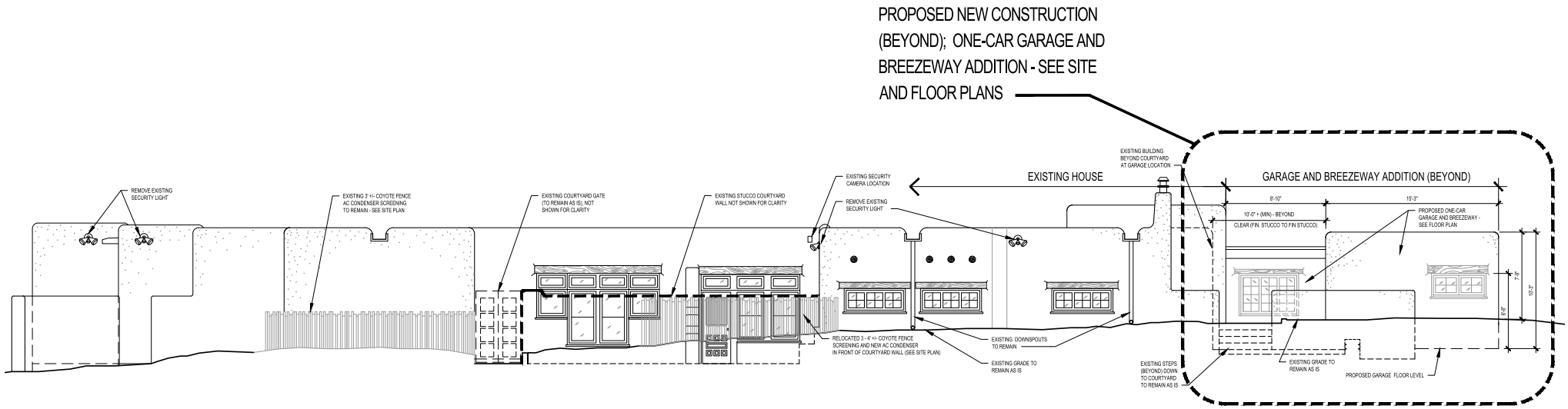
HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

EXISTING AND NEW ELEVATIONS

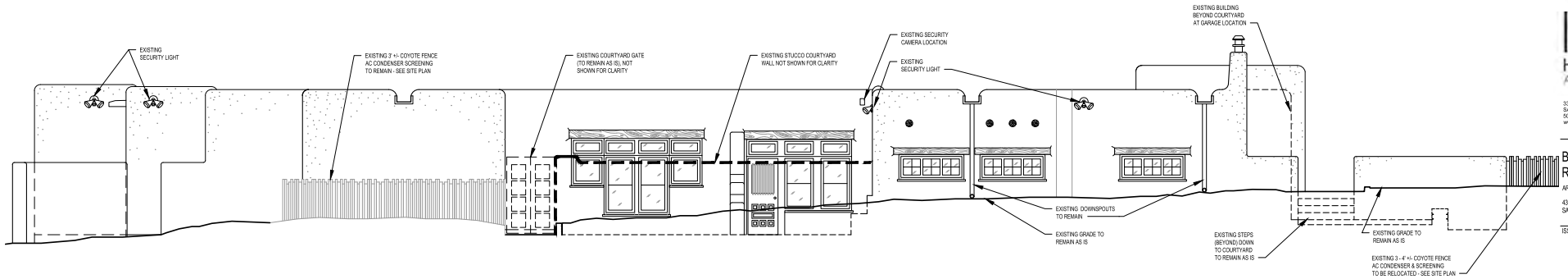
A-202



02 PROPOSED SOUTH EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'



01 EXISTING SOUTH EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

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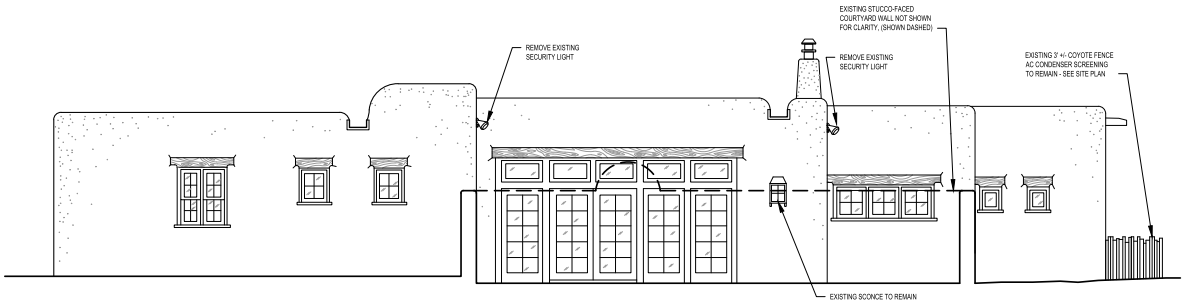
HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

EXISTING AND NEW ELEVATIONS

A-203

NOTE: PROPOSED GARAGE ADDITION NOT SEEN ON THIS FACADE

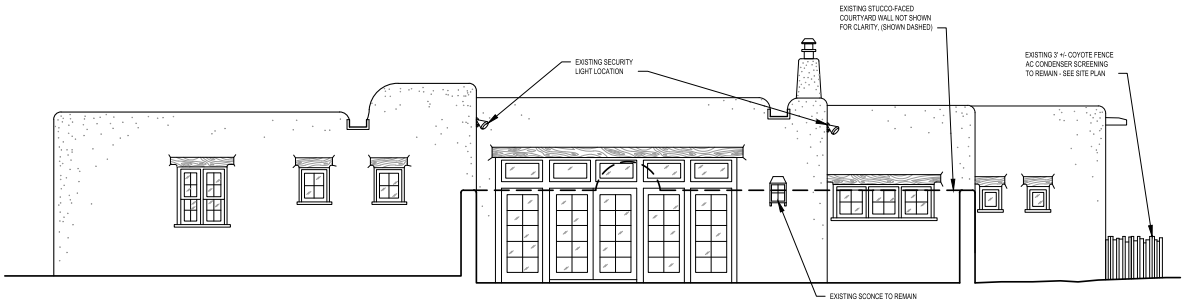


02 PROPOSED WEST EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)



01 EXISTING WEST EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)

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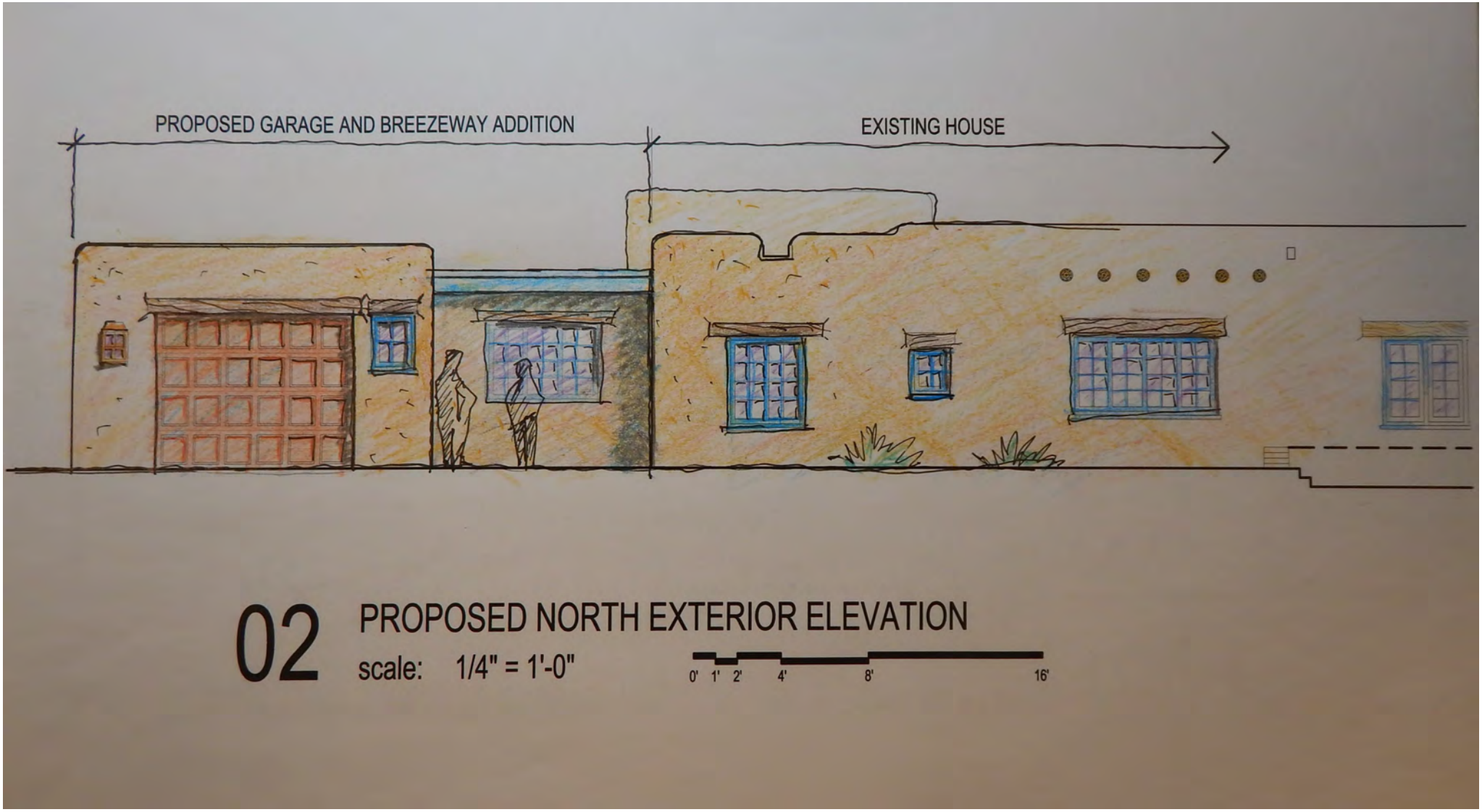
HISTORIC APPROVAL SET (FOR PROPOSED GARAGE)

EXISTING AND NEW ELEVATIONS

A-204



02 PROPOSED NORTH EXTERIOR ELEVATION

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

0' 1' 2' 4' 8' 16'

EXISTING HOUSE
PROPOSED GARAGE AND BREEZEWAY ADDITION
02
PROPOSED EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"
0' 1' 2' 4' 8' 16'

RESIDENTIAL RENOVATION – EXTERIOR COLORS

439 CAMINO DEL MONTE SOL
EASTSIDE HISTORICAL DISTRICT, SANTA FE
APRIL 07, 2025

STUCCO (SAMPLE)

HOUSE AND YARDWALLS COLOR:
"LA LUZ #125 BY EL REY
CEMENTITIOUS COLOR-COAT

EXPOSED WOOD STAIN (STAIN SAMPLE)

EXTERIOR DOOR COLOR:
"RED BRICK" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMIC

WOOD WINDOW AND DOOR COLOR (PAINT SAMPLE)

COLOR: "ANCHORS AWAY"
 # DE5814 BY DUNN EDWARDS

EXPOSED WOOD STAIN (SAMPLE)

EXTERIOR VIGA COLOR:
"NATURAL CEDAR" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMPIC

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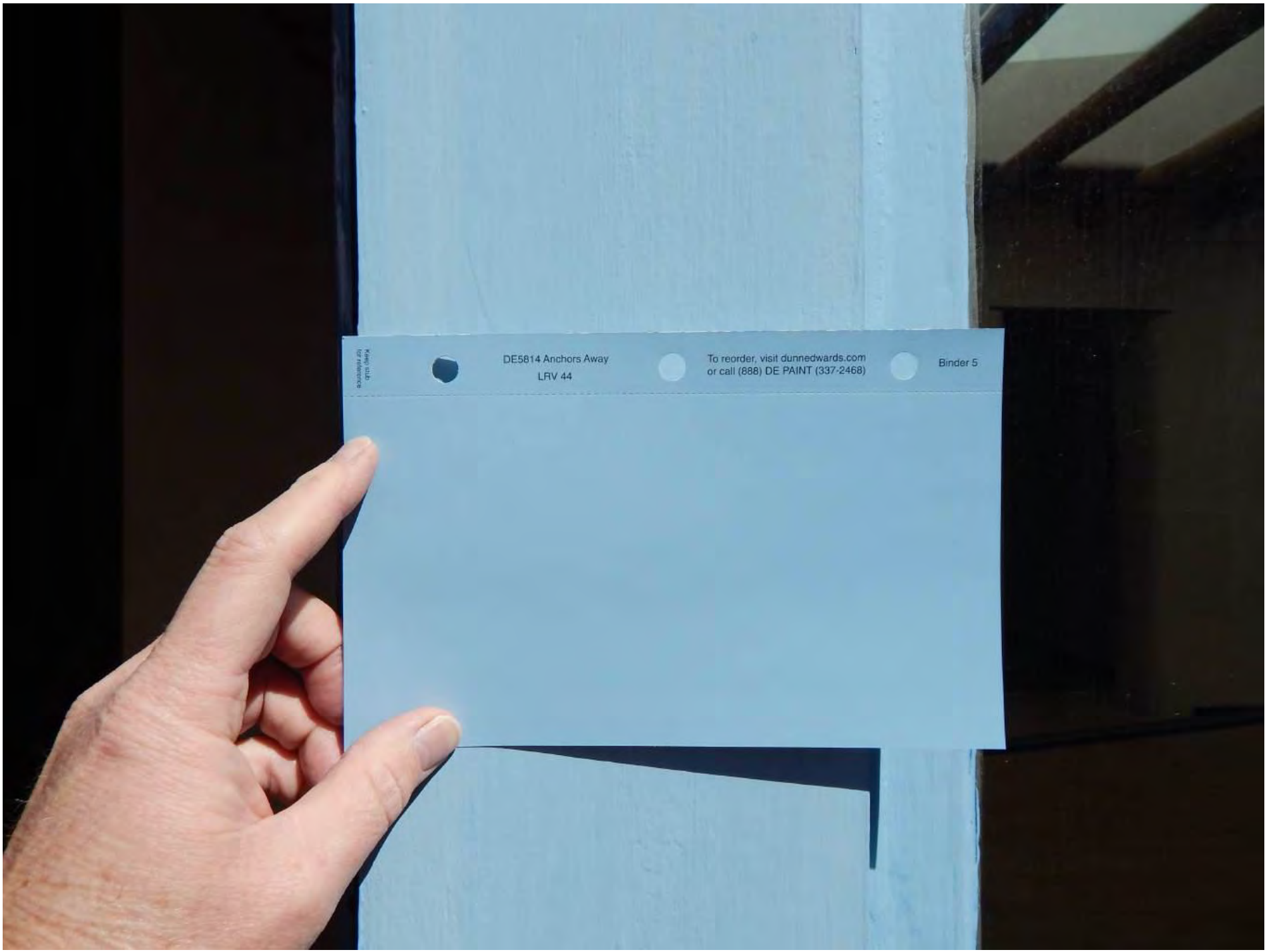
116 ADOBE 24
117 FAWN 45
124 CORAL 35
125 LA LUZ 20
135 SAHARA 35
197 LA MORENA 19

106 BUCKSKIN 35
107 DENIM 47
108 KOKANEE 54
117 FAWN 45
121 SANDALWOOD 56
122 STRAW 42
124 CORAL 35
125 LA LUZ 20
129 IVORY 74
130 PUEBLO 53
135 SAHARA 35
197 LA MORENA 19

DECK
STAIN
BRICK
RED

OLYMPIC
DECK
STAIN
BRICK
RED
ON PRESSURE
TREATED WOOD

Keep stub for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5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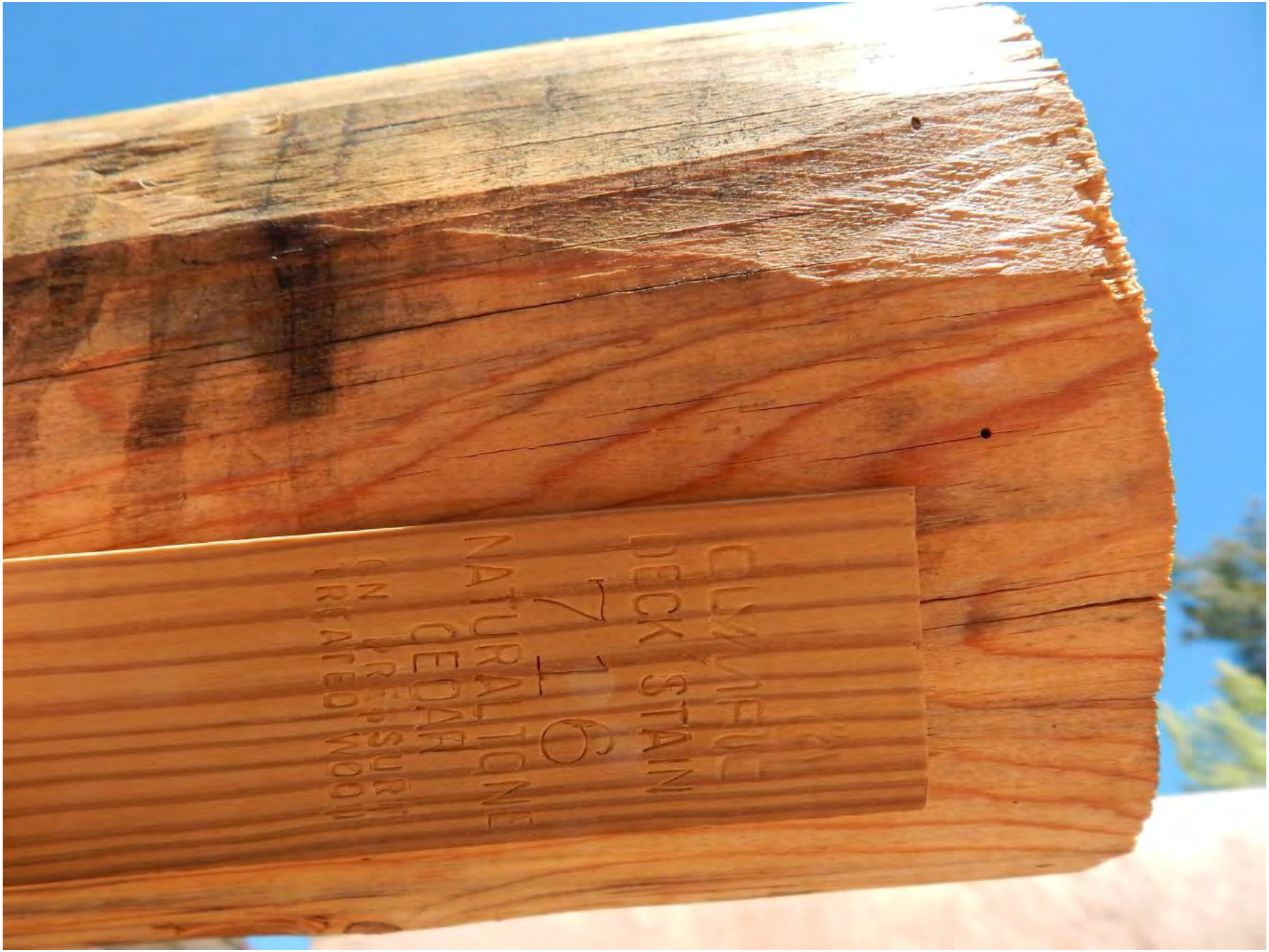
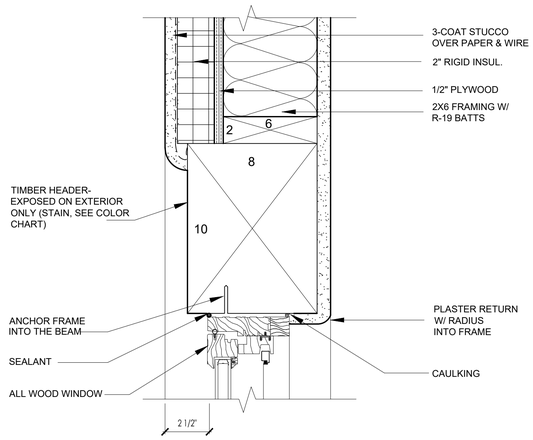
Binder 5

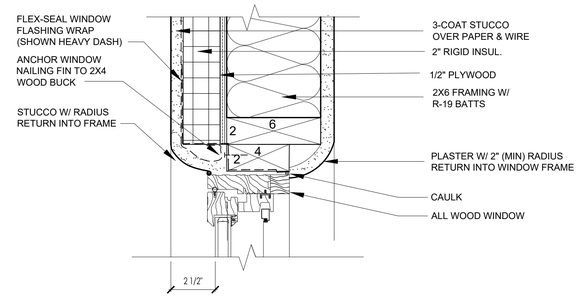

DECK STAIN
716
NATURAL TONE
CEDAR

WINDOW NOTES:

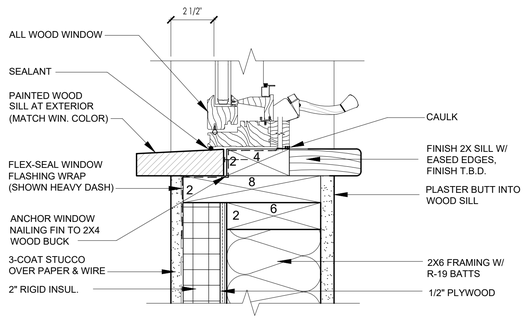
- ALL WINDOWS BY KOLBE, "HERITAGE COLLECTION", CRANK-OUT CASEMENTS W/ LOW E 270 INSULATED GLAZING, WOOD FRAME WITH WOOD EXTERIOR, NO METAL CLAD.
  PAINTED WOOD EXTERIOR TO MATCH EXISTING - SEE COLOR CHART FOR ACTUAL PAINT COLOR
- DIMENSIONS PER EXTERIOR ELEVATIONS
- DIVIDED LITES AND OPERATION PER WINDOW ELEVATIONS, TEMPERED GLASS AS CODE REQUIRES, PROVIDE SHOPS DRAWINGS FOR FINAL APPROVAL BY ARCHITECT
- WINDOWS TO BE RECESSED BACK FROM WALL PER EXTERIOR DETAIL HEREIN
- DIVIDED LITES TO BE 7/8" WITH INTERNAL SPACER BAR - SEE DETAIL



HEAD



JAMB



SILL

01 WINDOW DETAILS AT FRAME WALL

scale: 3" = 1'-0"

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ISSUE DATE: 04.07.2025

HISTORIC APPROVAL SET
(FOR PROPOSED GARAGE)

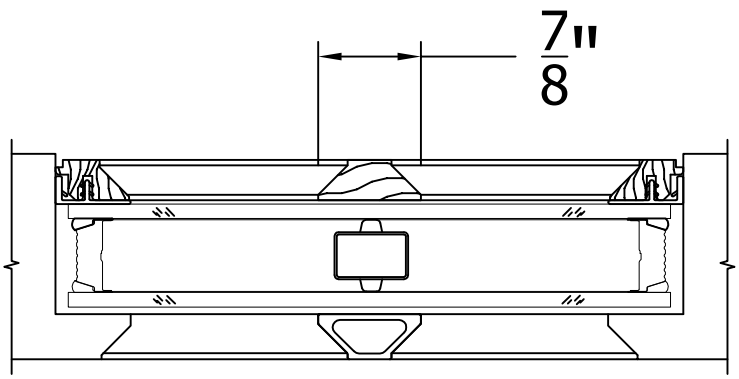
WINDOW DETAILS

A-601

HERITAGE SERIES
PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL HERITAGE PRODUCTS

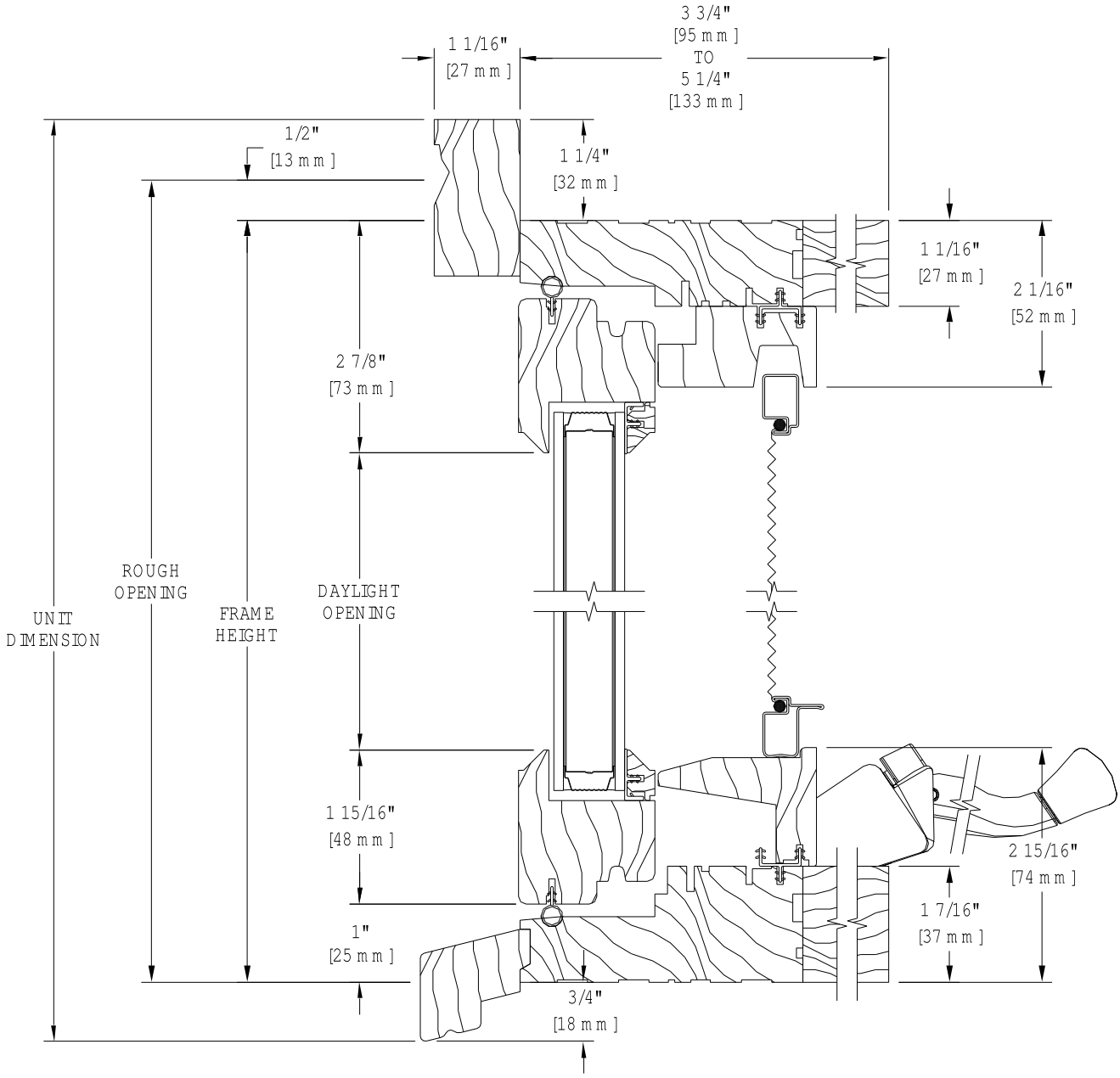
DOUBLE PANE GLASS

Beveled



KOLBE WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
3-3/4" TO 5-1/4" JAMB - SCREEN - MODERN TRIM OPTION
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



MODERN TRIM JAMB EXTENSIONS CONFIGURATION
FOR JAMB SIZES SMALLER THAN 5 5/16" TO 3 3/4"

2BD836

ADV.3

KOLBE
WINDOWS & DOORS

Heritage Series

We're for the visionaries.®

We're for people who take building to new levels.

We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.

We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 75 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

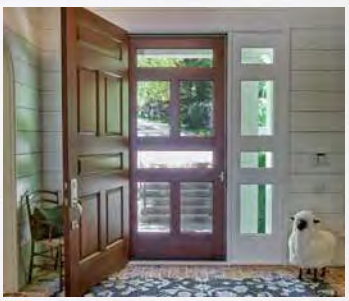
We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.

We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



Let us bring your vision to life.

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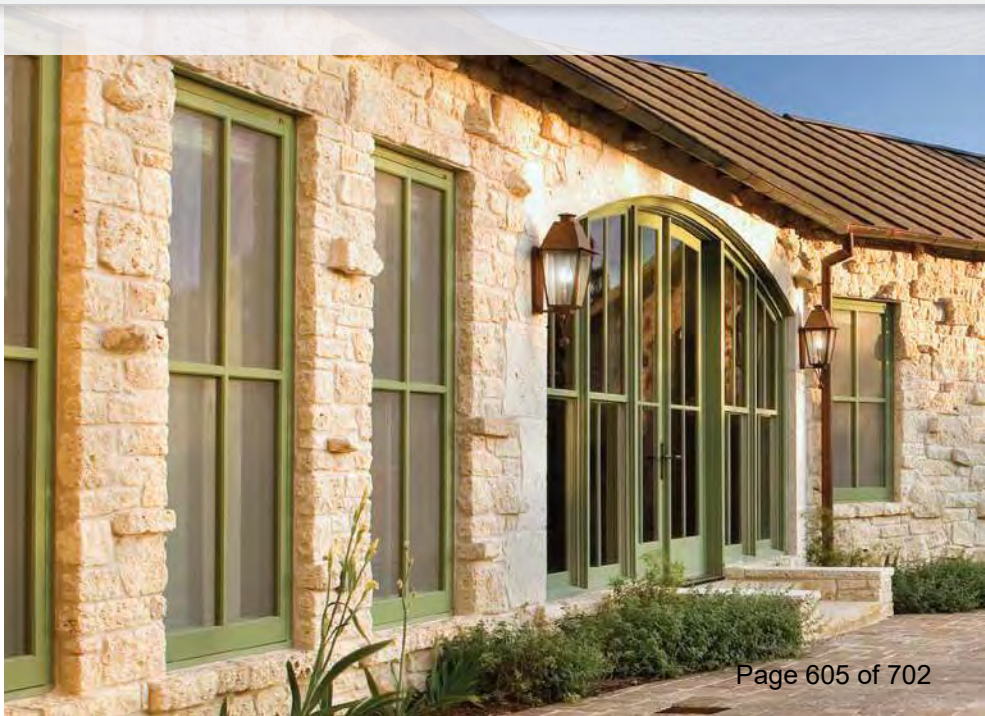


© Kenneth M. Wyner Photography

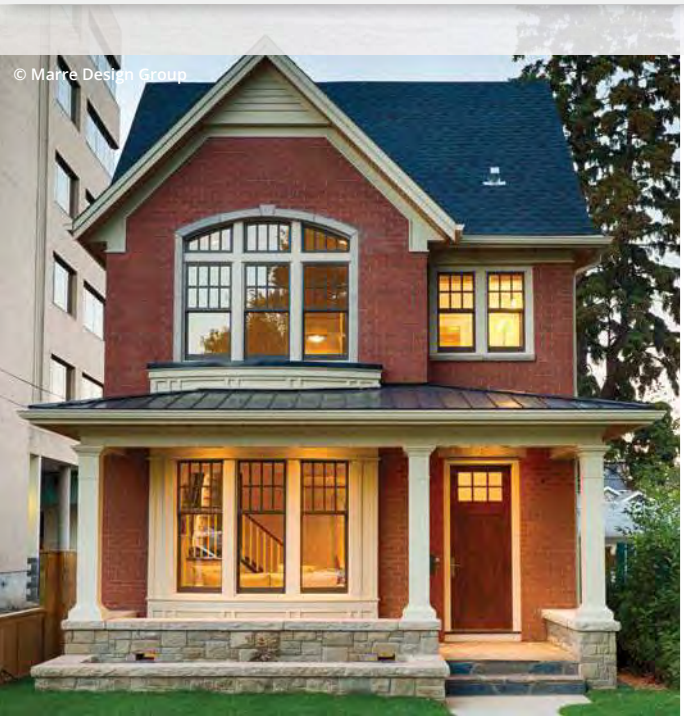
The Heritage Series

All-wood windows & doors designed for architectural & historical authenticity.

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to replicate architectural details with authenticity and alignment with historic district requirements. Choose from an extensive array of exterior colors, interior wood species, finishes, divided lite profiles, and more.

The Heritage Series provides:

- Wood exterior available in unfinished, primed, or painted with our K-Kron II finish, for ultimate flexibility
- High performance exterior K-Kron II finish in 40+ standard colors, plus custom blends
- Wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Traditional design aesthetics with ability to replicate intricate architectural details
- Divided lite profiles & patterns
- Glazing options for enhanced energy efficiency, decorative & specialty glass needs
- Hardware options & finishes to match any décor
- Automation options for ease of operation


© Marre Design Group

© Scot Hill Photography

Capabilities

Craftsmanship and artistry are hallmarks of Kolbe products. We build innovative windows and doors with a wide array of options. But don't let the standard options limit your imagination.

At Kolbe, we love a good challenge. We welcome projects that require special wood species, custom divided lite patterns, unique shapes, custom finish colors, unusual mulling configurations – you dream it, we'll build it. Our windows and doors are built to order, so you can choose the options that best suit your design and vision. We offer multiple product lines with distinct characteristics and a full breadth of capabilities for customization and personalization.

Photo courtesy of Big Cedar Lodge

© Kenneth M. Wyner Photography

Capabilities

Energy Efficiency

In addition to superior craftsmanship, Kolbe windows and doors offer superior performance. Our products undergo independent testing to ensure the highest quality available. Participation in the Window & Door Manufacturers Association (WDMA) Hallmark Certification and ENERGY STAR® programs ensures that our products are tested to industry standards, allowing them to meet and exceed today's stricter building codes and standards for energy efficiency.

Kolbe's Heritage Series windows and doors can meet the strict California Title 24 Building Energy Efficiency Standards. Talk to your Kolbe dealer about specific products with glass options that help meet these stringent energy efficiency requirements.

Sustainability

Kolbe's all-wood Heritage Series windows and doors offer sustainable solutions for long-lasting, durable products that have a lower carbon footprint than other building materials. Prioritizing resilient design, supported with high-performance products, makes Heritage Series a great choice for the environment.

Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).

For energy performance data, visit: **kolbewindows.com/energy**

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at **kolbewindows.com** and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis.
For the most current information, contact your local Kolbe dealer.

Kolbe® has been granted The Forest Stewardship Council® (FSC®) Chain-of-Custody Certification, as have many of our dealers. Consult with your dealer about using FSC®-certified wood in your project (FSC® license code FSC®-C019541).

Capabilities

Craftsmanship

Kolbe products are truly built to order, with numerous options and custom solutions that allow us to craft windows and doors exactly to your specifications. You can choose from standard to exotic wood species, sizes, shapes, divided lite profiles and patterns, glass, interior and exterior finishes, brickmoulds, casings, hardware, and more – or we'll work with you to create a custom product, color or finish for a more personalized design.

Moore Architects, LEED® Silver | Photo © Hoachlander Davis Photography

Historical Replication

Heritage Series all-wood products are ideal for replicating architectural details with authenticity, blending traditional design aesthetics with advanced technology, functionality, and optimal energy efficiency. Adhering to strict building codes and historical district requirements, Kolbe's Heritage Series products were the perfect solution for many National Historic Landmarks and National Trust for Historic Preservation projects aross the US.

Photo courtesy of Big Cedar Lodge

Customized options to address historical or architectural design elements are available, including traditional or enhanced glazing options. Please contact your Kolbe dealer.

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complement décor or add the finishing touch to a new entrance, sliding or access door. Plus, the added functionality of multi-point locks and automation options on select products adds convenience and security to your living experience. For replicating historic details, chain and pulley systems and spoon locks are available for double hung windows.

Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, provide privacy or decorative design. When considered holistically, windows and doors can help create environments that offer a sense of well-being and a connection to nature. Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites (PDL) or true divided lites (TDL). Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home. True divided lites are ideal for historic restoration projects, creating individual panes of glass to mimic original design details. Grilles-in-the-airspace and interior removable wood grilles are also available.

Finish Options

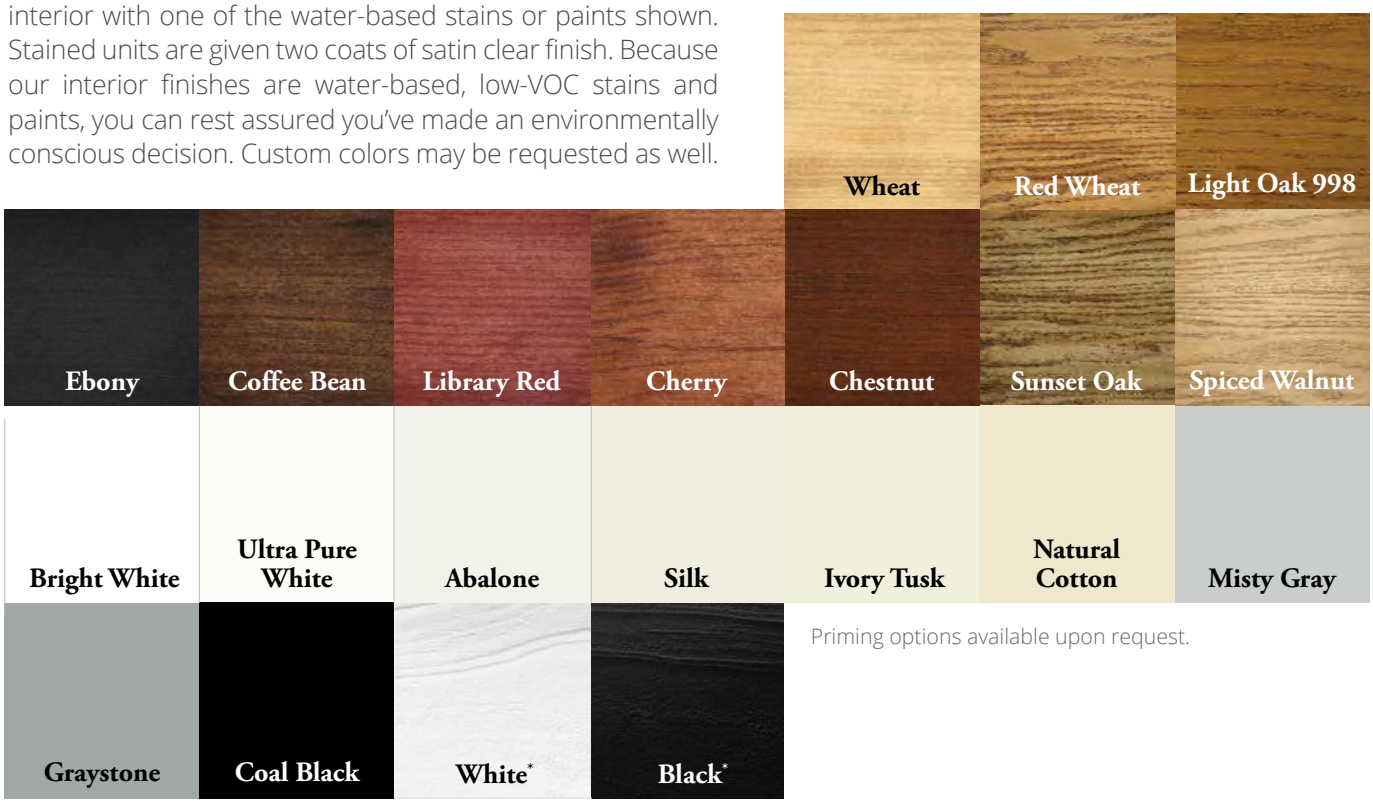
Interior Wood Species

In addition to the standard pine, Heritage Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about the availability of additional wood species.

Interior Finishes

For units that are ready to install upon delivery, Kolbe's Heritage Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin clear finish. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.



Priming options available upon request.

*Applied as a single coat of paint, with some visible wood grain.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

Finish Options

Exterior Colors

Most Heritage Series windows and doors are coated on the exterior with latex primer, ready for your choice of topcoat. Kolbe also offers K-Kron II – a durable exterior finish that enhances and preserves the look of wood windows and doors.

White	Cloud	Ultra Pure White
Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki
Sahara	Beige	Natural Cotton
Spiced Vinegar		
Gingersnap	Truffle	Rustic
Shadow	Shale	Smokestack
Timberwolf		
Sapphire	Coastal Storm	Lunar
Steel Gray	Slate	Castlerock
Emerald Isle		
Cider	Copper Canyon	Basil
Mystic Ivy	Mediterranean	Green Tea Leaf
Hartford Green		
Chutney	Roma	Maize
Custom Colors Available		

Wire Brush Finish

Most of Kolbe's Heritage Series wood windows and doors can be further enhanced by our custom wire brush finish. Wire brushing creates a rugged texture and adds character to complement any rustic design.

Due to the nature of the finishes, certain limitations apply. Contact your local Kolbe dealer for more information.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on color samples available from your Kolbe dealer.

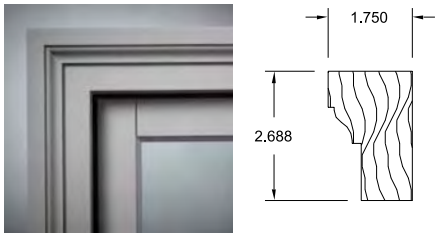
Accessories

Brickmould & Casing

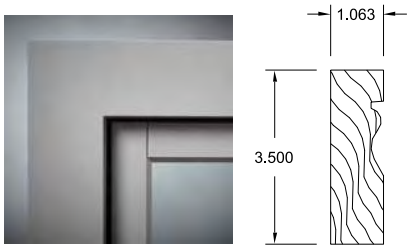
Accentuate the beauty of your home with Kolbe's exterior brickmoulds and casings. In addition to the casings shown, various sill nosings can be applied to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.

1-15/16" brickmould

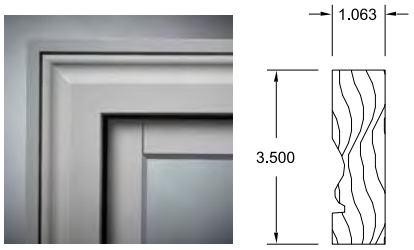
1-15/16" flat casing



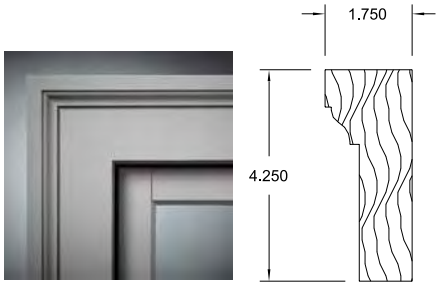
1-15/16" flat casing with backband



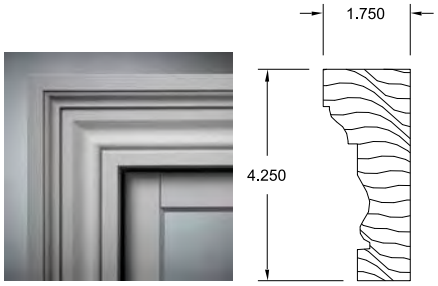
3-1/2" flat casing



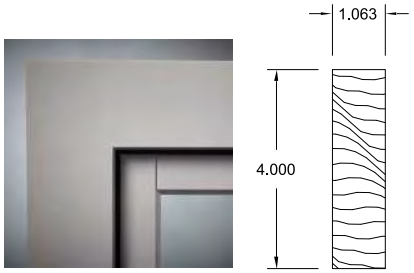
3-1/2" profiled brickmould



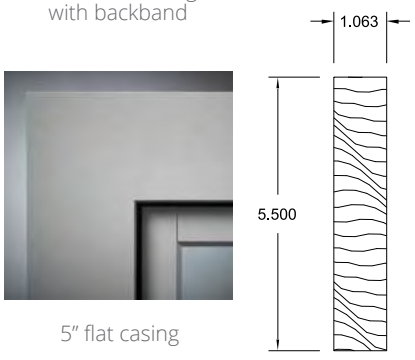
3-1/2" flat casing with backband



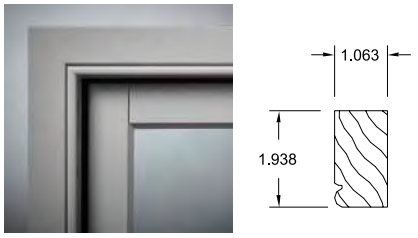
3-1/2" profiled brickmould with backband



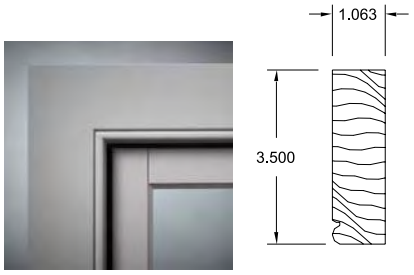
4" flat casing



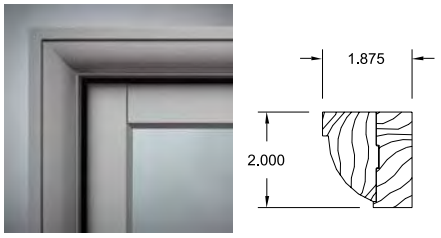
5" flat casing



2" beaded casing



3-1/2" beaded casing



Prospect casing

NOTES: Limitations apply when combining trim options. Not all brickmould profiles are available for all products. Not all profiles are available for radius units. Please consult your local Kolbe dealer for more information.

Click to view more: kolbewindows.com/gallery

Casements

Offering ventilation and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

Crank-Out Casements | Push-Out Casements | Inswing Casements | French Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units

Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization. Swinging out at the side to provide fresh air and ventilation, they close easily and effectively with a tight seal. Crank handles fold down when not in use to prevent interference with window treatments and views.

Standard Features – Crank-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks* (lock handles match operator handle colors)
- Corrosion-resistant dual-arm operators with concealed, adjustable hinges *(single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

Options – Crank-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Single-arm operators with Euro hinges
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Retractable screen kit; beveled *(standard)* or square retractable screen covers; wood-wrapped screens *(not available on radius top or "S" series units)*; screens with aluminum or UltraVue® fiberglass mesh and wood frame
- Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* Not available on French casements.

Push-Out Casements

Kolbe's push-out casements have a uniquely simple operation. Simply unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer Old World aesthetics with today's energy efficiency.

Standard Features – Push-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 3-1/2" plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French push-out casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Retractable screen covers available as beveled *(standard)* or square; screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Inswing Casements

Kolbe's inswing casements are inspired by classic French design with modern updates to meet energy efficiency standards, proving it's possible to honor traditionally beautiful design while making a modern architectural statement. Inswing casements open inward for ventilation and are available in single or French units.

Standard Features – Inswing Casement

- 1-3/4" thick sash
- Bottom rail height is 3-1/2"
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Multi-point locking hardware secures the unit
- Bright Brass handle set as standard
- Sash hang on 3-1/2" x 3-1/2" butt hinges in a Bright Brass finish
- Exterior screens with BetterVue® fiberglass mesh and aluminum screen frames in a variety of colors
- A drip-lip applied to the bottom exterior of the sash and a weep channel system on the sill

Options – Inswing Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French inswing casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 7")*
- Screens to match exterior color; screens with aluminum or UltraVue® fiberglass mesh
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

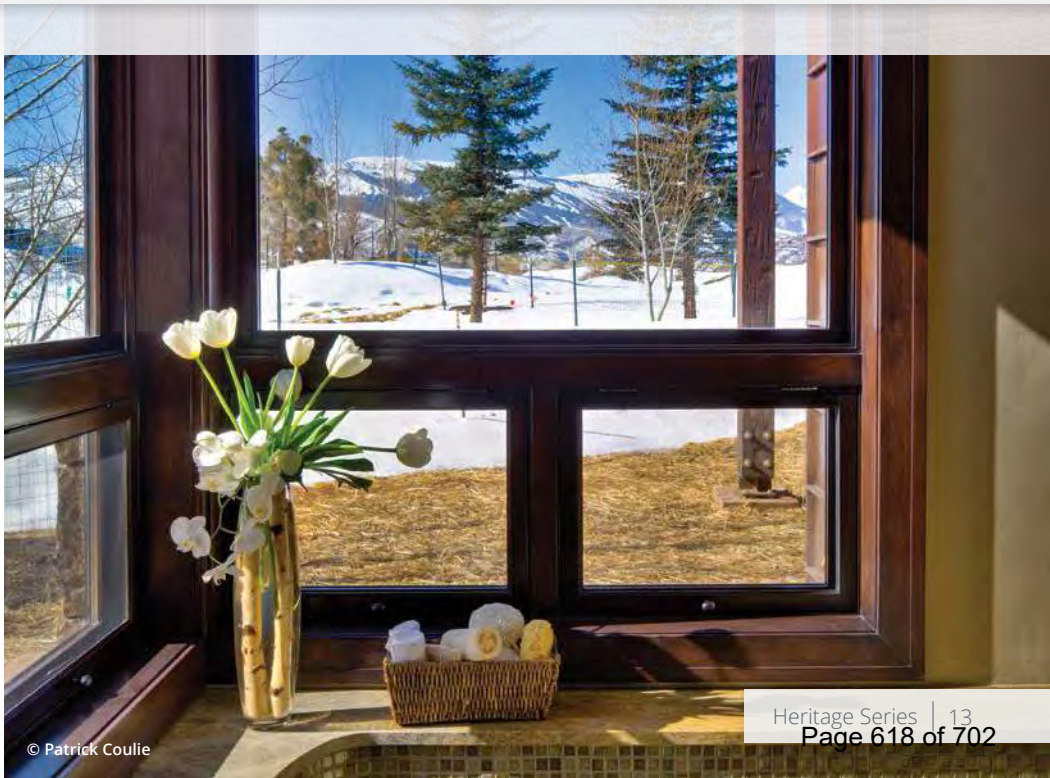
NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Click to view more: kolbewindows.com/gallery

Awnings

Heritage Series awning windows open outward from the bottom, so they are fully functional even when there is a gentle rain outside. Awnings offer unique style and architectural interest to any room, and are the perfect complement to other Kolbe® windows and doors. Nesting handles and dual-arm operators make these windows easy to operate, with additional light and ventilation..

Crank-out Awnings | Push-out Awnings | Picture Units | Picture Combination Units | Mulled Configurations



Crank-Out Awnings

Crank-out awnings open outward from the bottom with a crank handle that folds down when not in use. Choose motorized operators for an effortless way to open and close your window, especially when it's in a hard-to-reach place.

Standard Features – Crank-Out Awning

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box width is 3-1/2")*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- 1-15/16" exterior brickmould applied
- Exterior frame and sash are latex applied
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges

Options – Crank-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Screens with White, Beige, Sand, Dark Bronze Anodized, Clear Anodized, or Coal Black frames
- Screens with aluminum or UltraVue® fiberglass mesh
- Wood wrapped screens; retractable screen kit; beveled retractable screen covers *(standard)* or square
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Push-Out Awnings

The simple operation of push-out awning windows makes them ideal for adding ventilation to any room. The sash pushes out and pulls in tightly to the frame. Weatherstripping prevents air infiltration, making them another great energy-efficient option.

© Tarleton Photography

Standard Features – Push-Out Awning

- 1-3/4″ thick sash
- Overall jamb depth is 4-9/16″ *(basic box depth is 3-1/2″ plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12″ applied, over 12″ shipped loose for field application)*
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Beveled *(standard)* or square retractable screen covers
- Screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Photo provided by North Atlantic Corp.

Click to view more: kolbewindows.com/gallery

Double Hungs

Kolbe offers a variety of double hung windows for residential or commercial projects, from historic restoration to remodeling. Quality details adorn the classic design of Heritage Series all-wood double hungs, with smooth operation, venting options, and removable sash for easy cleaning. There are many options and configurations to choose from, including cottage-style and radius-topped units or triple pane glass options for increased energy efficiency.

Sterling Double Hungs | XL Sterling Double Hungs | Traditional Double Hungs
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units
Picture Combination Units | Segment Head & Half-Circle Top Units | Single Hungs

© Kenneth M. Wyner Photography, Inc.

Sterling Double Hungs

Whether residential or commercial, Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, giving the windows a rich, all-wood appearance. The XL Sterling double hung offers a boost in performance and enhances the architectural design with oversized openings.

© Puliatti Photographic

© Ryann Ford Photography

Standard Features – Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16", slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Wood-wrapped jambliner closure on the interior *(unless interior is prefinished white or primed, then jambliner will be white)* and a primed, extruded aluminum jambliner closure on the exterior hides balance system

Standard Features – XL Sterling Double Hung *(includes Sterling double hung standard features, with the exception of the following substitutions):*

- Overall jamb depth is 5" *(basic box depth is 5")*
- Class 5 balances capable of carrying heavier loads

Options – Sterling Double Hung/XL Sterling Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Class 5 balances available for commercial specifications or larger units
- Universal design crank handle hardware kit in White
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Sash limiters for safety
- Galvanized steel installation clips
- Full or half aluminum frame insect screen with aluminum, BetterVue® or UltraVue® fiberglass mesh; retractable insect screen kit with beveled or square cover
- Factory-installed Window Opening Control Device (WOCD)
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units or radius-top shapes, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.

© Pearson Photography

Moore Architects, LEED Silver | Photo © Hoachlander Davis Photography

Standard Features – Traditional Double Hung

- 1-3/8" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16"; slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Rigid PVC head parting stop with flexible fins and waterseal at the sill
- Clay-colored heavy duty sash lock
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

Options – Traditional Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- No finger grooves in top, bottom or both sash
- White jambliners
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- Factory-installed Window Opening Control Device (WOCD)
- Sash limiters for safety
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Old World Classic Double Hungs

Old World Classic double hungs bear the charm and character of early double hung windows. Ideal for historically-accurate replication projects, their visible brass pulley system with solid brass chains and alloyed weights accentuates the design details, while allowing fluid operation. Specifically engineered for each unique project, Old World Classic windows offer an unprecedented level of customization – even as triple hungs, radius-tops, and cottage-style units.

Standard Features – Old World Classic Double Hung

- 1-3/4" thick sash
- Basic frame jamb width is 6-9/16"
- Constructed of pine with pine interior head parting stops and side stops
- Energy efficient, insulating Solar Low-E glass
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Heavy duty sash lock with Antique Brass finish
- Brass chains and pulleys
- A proportionate balance between sash and alloyed weights creates a one-to-one ratio

Options – Old World Classic Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Available as single, double or triple hung
- Ogee lugs integrated into the top sash stiles
- Oil-Rubbed*, Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match unit's exterior color
- Galvanized steel installation clips
- High performance modifications

Brass chains and pulleys

Brass sash locks

Optional ogee lugs

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
* The Oil-Rubbed finish is not available on curved sash lift handles.
This is a living finish, which means that it will change appearance over time with use.

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Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.

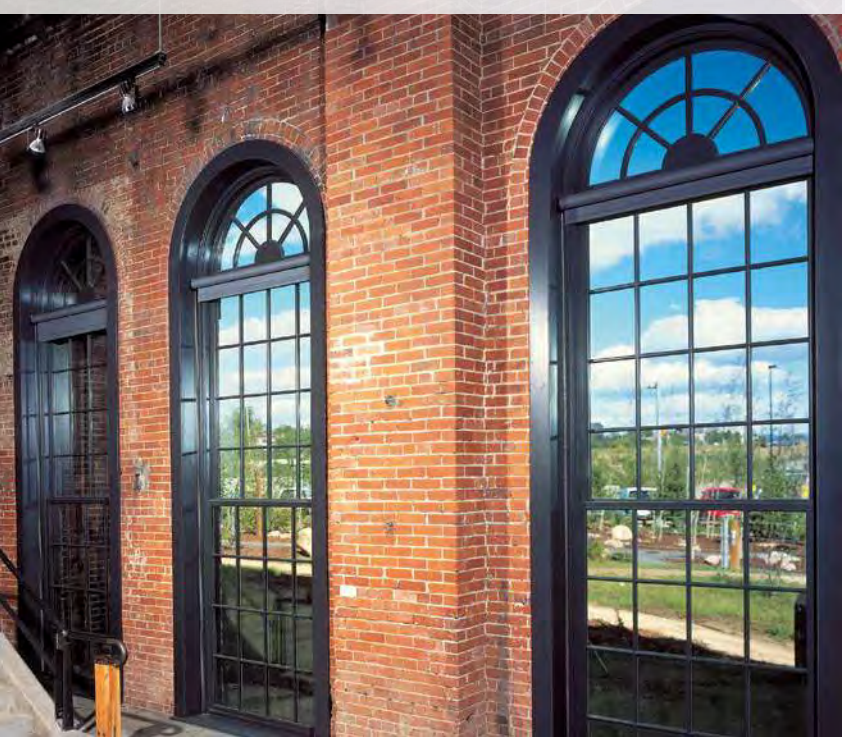
Photo © Dan Mullins

Click to view more: kolbewindows.com/gallery

Specialty Windows

Heritage Series specialty windows are available in a variety of sizes, shapes and styles. Add radius or geometric windows to create a focal point, extend the daylight or replicate architectural details. Half-circle or elliptical units stacked above other Kolbe windows and doors create gracious curves and allow more light to enter your room. Follow the slope of a roofline or comprise a window wall with a variety of angled shapes, from triangles and trapezoids to pentagons, diamonds, or any shape you can imagine. Integrate pass-through capabilities with expansive folding windows and screens.

Folding Windows | *Radius Windows* | *Geometric Windows*



Folding Windows

Folding windows can infuse a room with a remarkable amount of fresh air by offering openings up to 52 feet wide. With up to 8 panels per side, folding windows are highly customizable with numerous configurations available. These made-to-order windows open up spaces dramatically by extending the living area to the outdoors, and allowing pass-through convenience.

Standard Features – Folding Windows

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding windows feature LVL locking stiles; stiles and rails are a nominal 3″ wide
- Frame setup up to 177″ wide x 77-1/8″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point* mortise latch with handle set in a Bright Brass finish
- Thick oak interior threshold

Options – Folding Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick panel
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Single-point hardware for access panel
- Concealed shootbolt locking hardware for folding panels
- Stile and top rail options: 4-5/8″ or 6″
- Bottom rail options: 4-5/8″, 6″, 7-9/16″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Face-mounted flush bolt locking hardware on folding panels
- Uno or Aria handle set for folding panels with concealed shootbolt locking hardware
- Hinges with handles in Bright Brass, Chrome, Satin Nickel and Matte Black
- Finger pulls for panels without hinge handles
- Magnetic latches or panel stays to help keep windows stationary while open
- Black pleated retractable insect screens; black pleated sliding screens on units with the frame setup
- Recessed floor track sill *(interior)*, weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Minimum panel height is 36″, minimum panel width is 16″, maximum panel height is 72″ and maximum panel width is 39-3/8″.
* Minimum panel height for multi-point hardware is 36″.

Radius Windows

Kolbe makes radius windows in stand-alone full circles, half-circles, quarter-circles, ellipticals, ovals and custom shapes. Half-circle or elliptical windows can be stacked over other Kolbe windows and doors to create larger window walls. We build our radius windows to order so that their profiles match those of the windows they complement.

© Kenneth M. Wyner

© James R. Salomon Photography

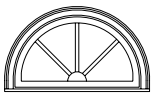
Standard Features – Radius Windows

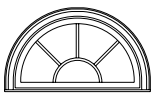
- 1-3/4″ thick sash
- Overall jamb width is 4-9/16″
- 3″ straight legs on half-circles
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads

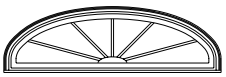
Options – Radius Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes such as bell-tops and gothic-tops
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extended legs or no legs on half-circles
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

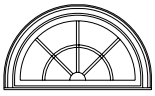
Radius Divided Lite Patterns *Dimension calculation formulas for radius units vary per unit and application. Please contact your Kolbe dealer for formulas.*

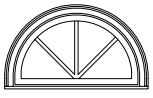

Sunburst

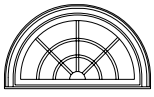

Open Hub Sunburst


Elliptical Sunburst

NOTE: 2-1/4″ PDL bars are not available for patterns with curved bars. Some designs may have a composite material for the exterior PDL bar.


Double Cut Sunburst


Starburst


Triple Cut Sunburst

Spider Web

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

Geometric Windows

Make your design truly distinctive with Kolbe's geometric windows. These angled attention-grabbers create an impactful focal point and accentuate the architectural design. Kolbe can produce various window shapes and sizes, with a vast array of glazing options to create a light-filled room with a uniquely framed view..

© Roger Wade

© Dan Mullins

Standard Features – Geometric Windows

- 1-3/4" thick sash
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads
- Standard geometric shapes include triangles, octagons, hexagons, pentagons, trapezoids, and diamonds

Options – Geometric Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

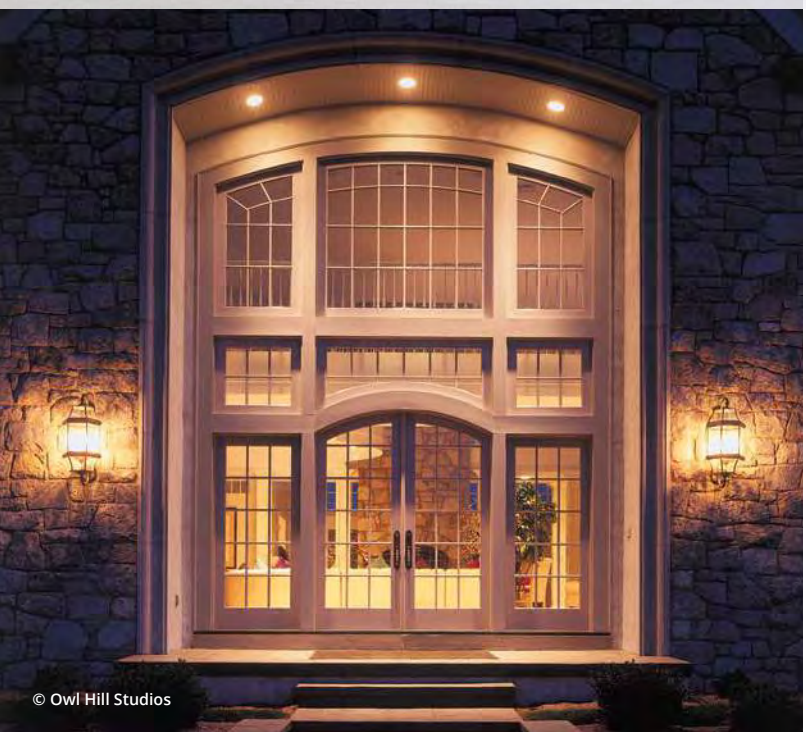
NOTE: All measurements are nominal.

Click to view more: kolbewindows.com/gallery

Doors: Entrance to Expansive

Whether it's a stunning entryway or a passageway to an outdoor living area, Heritage Series doors bring beauty and elegance to any project. Customize an entry to exemplify your personal aesthetic or enhance your swinging doors with matching transoms, sidelites or radius units. Take indoor-outdoor living to various levels with sliding or folding doors, utlizing Kolbe's custom solutions and nearly endless options for glass, divided lites, hardware, finishes, and more.

Sliding Doors | Folding Doors | Inswing Doors | Outswing Doors | Raised Panel Doors
French Doors | Sidelites & Transoms | Commercial Doors



© Owl Hill Studios

© Andrea Rugg Photography

Sliding Doors

Sliding doors are a space-saving way to connect your indoor and outdoor living spaces. Slide them from side-to-side to operate in two-, three- or four-wide configurations to create easy access to the outdoors. Sliding doors are available in various sizes to accommodate new construction or remodeling projects.

Standard Features – Sliding Doors

- 1-3/4" thick sash
- Standard jamb width is 5"
- 3" wide LVL stiles and rails
- Frame setup
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- All wood interior for clean look
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and panels are latex primed
- Tandem rollers with adjustable, ball-bearing wheels carry the sliding panel
- Single-point mortise latch with handle set in a Bright Brass finish
- Screens with BetterVue® fiberglass mesh and extruded aluminum frames
- One-piece, pultruded fiberglass sill with continuous aluminum sill nosing and fiberglass sill filler
- Thick oak interior threshold

Options – Sliding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Available with wide stiles and rails *(stiles and top rail are a nominal 4-5/8", bottom rail is 7-9/16" or 12 5/8")*
- 2-1/4" thick panels
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Two types of escutcheon styles: bell and arch *(multi-point only)*
- Multi-point lock
- Keyed lock
- Secondary security lock
- Corrosion-resistant hardware
- Automated operation
- Sliding screen with fiberglass mesh and extruded aluminum screen frames
- Screens with UltraVue® fiberglass mesh or aluminum mesh
- Extension jambs in a wide variety of sizes *(shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

Operational Options

3-Wide Unit

- Operation = Active-Fixed-Active (AFA)

4-Wide Unit

- Operation = Fixed-Active-Active-Fixed (FAAF)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Folding Doors

Breathe in fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors that swing out, fold to one side, or split and fold to either side. With up to 8 panels per side, folding doors allow massive views up to 45 feet wide – plus 90˚ custom corner configurations. Enjoy indoor-outdoor living with these expansive openings.

Standard Features – Folding Doors

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding doors feature LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high
- Frame setup up to 177″ wide x 106″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass *(tempered glass is standard on folding doors)*
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point mortise latch with handle set in a Bright Brass finish
- Face-mounted flush bolt locking hardware on folding panels
- Thick oak interior threshold

Options – Folding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Bottom rail options: 4-5/8″, 6″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Concealed shootbolt locking hardware for folding panels
- Single-point hardware for access door
- Black pleated sliding screens available up to 177″ wide x 102″ tall *(screen opening size; screen only available on units with the frame setup)*
- Recessed floor track sill *(interior),* weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Limitations may apply. See your Kolbe dealer for product specifics.

Inswing Doors

Whether it's an entrance door or a sliding door, Kolbe offers custom options to personalize any entryway. Choose from various glass, panel configurations, wood species and finishes to make a personal statement. Add further distinction to a single, double or French unit with sidelites or transoms.

Standard Features – Inswing Doors

- 1-3/4" thick sash panel prehung in the 1-5/16" frame; entrance doors are prehung in the 3/4" frame with a 9/16" stop
- Standard jamb width is 4-9/16"
- LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- HLS 9000 stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- Sliding screen with BetterVue® fiberglass mesh and extruded aluminum frames
- Bronze Anodized aluminum, self-draining exterior sill with an oak interior threshold

Options – Inswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4" thick door panels
- Extension jambs in a variety of sizes
- 3" or 6" optional stiles and optional 12-5/8" bottom rail
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock *(available for select single-panel doors up to 8' high with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)*
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in additional finishes
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in a variety of finishes
- Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners, and 4-1/2" x 4-1/2" hinges in select finishes
- Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- Clear Anodized weep sill
- Adjustable sills in Bronze or Clear Anodized
- Oak or Mahogany sills
- Thermal break or non-thermal break ADA-compliant sills
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.
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Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have space constraints. Outswing entrance doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.

Standard Features – Outswing Doors

- 1-3/4″ thick sash panel, prehung in the 1-1/16″ frame with a 1/2″ rabbeted-in stop
- Standard jamb width is 4-9/16″
- LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high on all doors
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in a Bright Brass finish
- Bronze Anodized aluminum bumper sill with oak interior threshold

Options – Outswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick door panels
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- 3″ or 6″ optional stiles and optional 12-5/8″ bottom rail
- High profile panel moulding
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Electronic multi-point lock *(available for select single-panel doors up to 8′ high with stiles wider than 3″; not available on double or French door configurations. Not recommended for coastal applications.)*
- HLS 9000 stainless steel multi-point locking hardware on single panel doors; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Adjustable, 4″ x 3-5/8″ hinges with 5/8″ radius corners in a variety of finishes
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in additional finishes
- Non-adjustable, commercial- grade 4″ x 4″ ball-bearing hinges with square corners, and 4-1/2″ x 4-1/2″ hinges in select finishes
- Clear Anodized bumper sill
- Oak or Mahogany sill
- Thermal break or non-thermal break ADA-compliant sill
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.

Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.

Photo provided by North Atlantic Corp.

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showrooms

Experience Kolbe's full capabilities through two interactive showrooms filled with product displays and custom solutions.

Showroom Tour

Browse through 26 displays to see Kolbe's innovative products and options in unique configurations.

Exhibit Tour

brand new booth from IBS 2023, filled with trendy solutions for modern living.

Navigate the **Virtual Showrooms**

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information and technical data, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

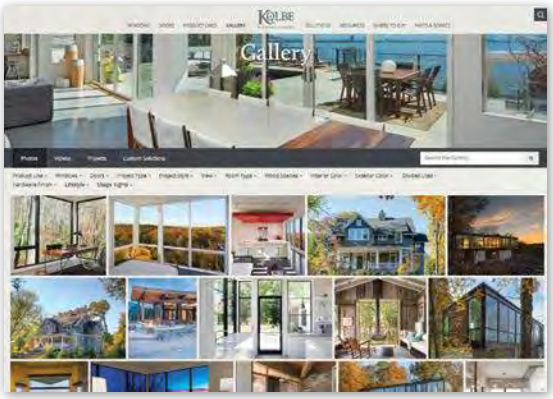
Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

Explore **Professional Tools**

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery**

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715.842.5666

www.kolbewindows.com

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Front cover photo: Moore Architects, LEED® Silver | © Hoachlander Davis Photography

Street view of entry gate on Camino del Monte Sol

Street view on Camino del Monte Sol (house uphill on left)

Street view of house on Camino del Monte Sol

Street view of house on Camino del Monte Sol

Street view of house on Camino del Monte Sol

Street view of house on Camino del Monte Sol

Street view of house on Camino del Monte Sol

Street view of house on Camino del Monte Sol
("service" gate at rear of house)

Entry View (north elevation) of house on Camino del Monte Sol

North Elevation

North Elevation

North Elevation

North Elevation

North Elevation

North Elevation

North Elevation

North Elevation

East Elevation

East Elevation

East Elevation

East Elevation

East Elevation

East Elevation

South Elevation

South Elevation

South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard)

South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard)

South Elevation (rear courtyard gate)

South Elevation
(rear courtyard gate and wall, condenser fence screening in foreground)

South Elevation (condenser
screening in foreground,
service gate to left)

West Elevation

West Elevation

Existing Typical Cinco Soles Compound Garage Door
(IE: To be matched at Proposed One-Car Garage at Lot 1-A)

City of Santa Fe, New Mexico

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

2025-010510-HDRB, 911 Old Santa Fe Trail, Downtown & Eastside Historic District, Frank Morrison, Agent, agent for Arthur & Susan Cordova, owners, proposes to construct a new 4,781 sq.ft. residence, including a garage and exterior portals, to a maximum height of 15'-6" where the maximum allowable is 15'-10".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

____ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motion:

a. Approve or deny Case #2025-010510 to allow new construction on 911 Old Santa Fe Trail.

BACKGROUND & SUMMARY:

The property known as 911 Old Santa Fe Trail is currently a vacant lot. The proposed residential structure and garage is designed in Recent Santa Fe Style at a maximum height of 15'-6". The south elevation has divided lite windows and large glass pane windows under the portal on the north elevation. The proposed design includes five (5) skylights on the roof that will not be publicly visible. Canales will be galvanized metal cladding and natural wood; the residence will be stuccoed in "Buckskin" color.

APPLICANT'S REQUEST:

The applicant request approval for the new construction of a 4781 sq. ft. residence.

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.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date	4/7/2024	Property Owner of Record	ARTHUR AND SUSAN CORDOVA				
Applicant/Agent Contact	FRANK MORRISON - TWILIGHT HOMES						
Site Address	911 OLD SANTA FE TRAIL						
Suite or Space #		Subdivision Name	DE VARGAS DEVELOPMENT				
Lot #	3	Block #	134	Total Roof Area (square feet)	4781		
Lot Coverage %	20	Lot Size (square feet)	23491				
Proposed Construction Description	ONE STORY NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE						
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ☐ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan						
Zoning District	R3	Overlay Districts	✓ Escarpment ☐ Flood Plain ☐ Other				
Proposed Setbacks	Front 35' 10"	Rear 42' 0"	Left Side 38' 0"	Right Side 25' 9"			
Required Setbacks	Front 7' 0"	Rear 15' 0"	Left Side 5' 0"	Right Side 5' 0"			
Proposed Height	15' 0"	Max Height 24' 0"	Parking Required 2	Provided 2	Bike Parking	Provided	

Historic Planning Case Manager: Other

If you selected "other," please write in the name of your case manager. AMANDA ROMERO

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.

FRANK MORRISON ☐ Owner ✓ Applicant ☐ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Stephanie Perea	Date 05/07/2025	
Preliminary Zoning Review # 2025-010412-PAR		

TWILIGHT HOMES-CORDOVA

CORDOVA RESIDENCE
911 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505

TWILIGHT HOMES
Dreams Begin at Twilight

S&V Designs,LLC
(505249-4157
sandvdesignsllc@gmail.com

NOTE: CONTRACTOR SHALL COORDINATE ALL SHOP DRAWINGS AND REVIEW THEM FOR ACCURACY AND COMPLETENESS.

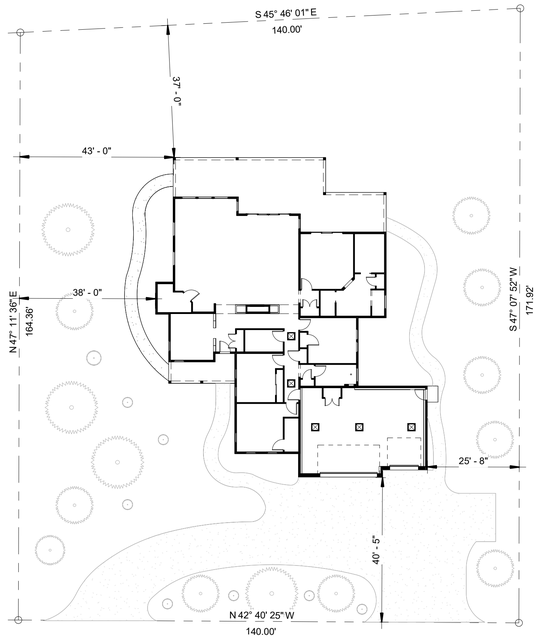
AREA TABULATION

FIRST FLOOR LIVING	2963
SECOND FLOOR LIVING	0
TOTAL LIVING	2963
ENTRY PORCH	124
BACK PORCH	810
GARAGE	884
TOTAL AREA	4781

SHEET LIST

A-1	COVER SHEET
A-2	ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	SITE PLAN
A-5	FLOOR PLAN
A-6	FOUNDATION PLAN
A-7	DIMENSION PLAN
A-8	FRAMING PLAN
A-9	ELECTRICAL PLAN
A-10	BRACE WALL PLAN
A-11	DETAILS

COVER SHEET	A-1
SCALE:	
ARPIL 7, 2025	



911 SANTA FE TRAIL

SITE PLAN

SCALE: 1" = 20'-0"

CORDOVA RESIDENCE

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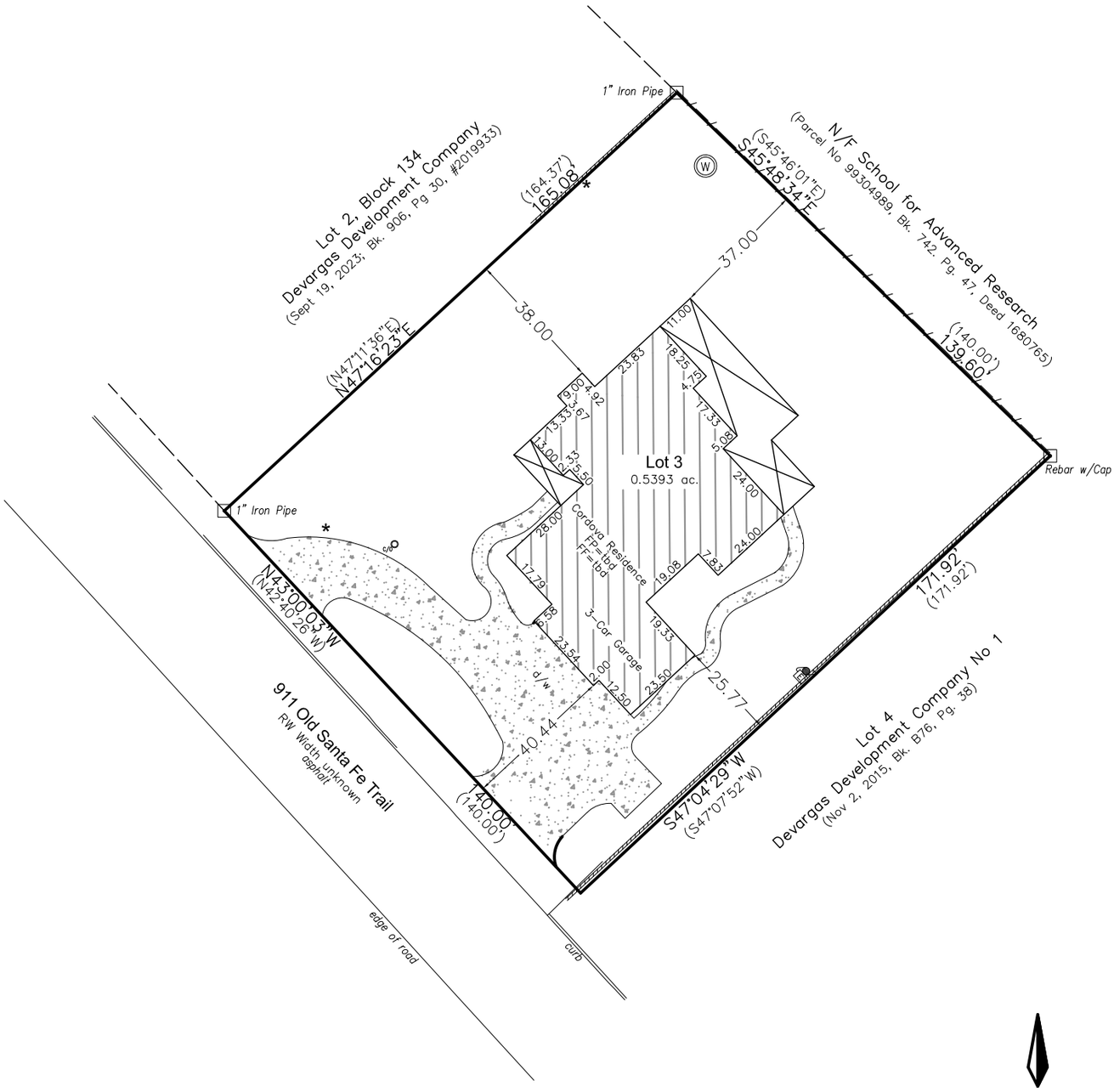
A-9 ELECTRICAL PLAN
A-10 BRACE WALL PLAN
A-11 DETAILS

SITE PLAN	A-4
SCALE: 1" = 20'-0"	
ARPIL 7, 2025	



Legend

Symbols shown are graphic only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Underground Well Equipment
- Spigot
- Cleanout
- Utility / Power Pole
- Electric Meter
- Fence
- Wall

SCALE: 1"=40'

Concrete Table

Driveway	TBD sf
Apron	TBD sf
Sidewalk	TBD sf
Leadwalk	184 sf

PLOT PLAN

Lot 3
Devargas Development Company
911 Old Santa Fe Trail

1. PROVIDE 28' WIDE DRIVEWAY WITH MATCHING CURB.
2. EXTERIOR COLORS & LANDSCAPING SHALL COMPLY TO THE SECTOR DEVELOPMENT PLAN AND/OR SUBDIVISION REQUIREMENTS

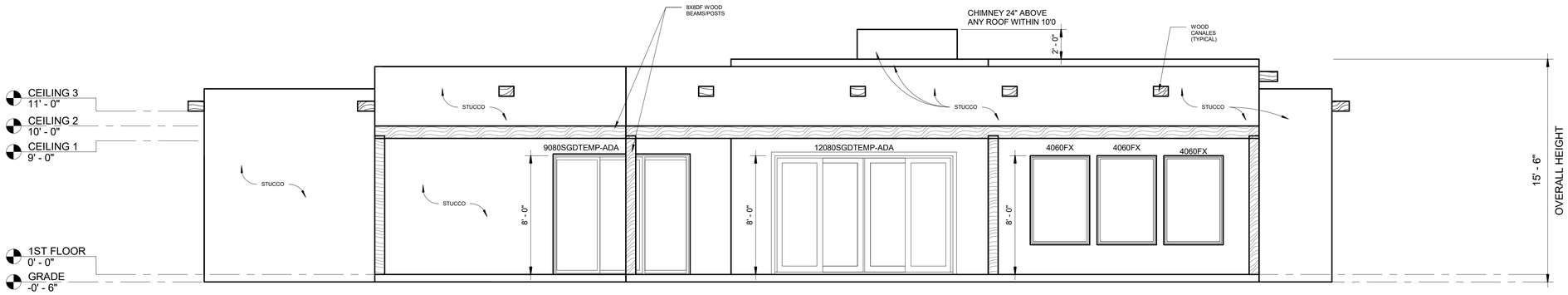
MTV ENTERPRISES, LLC

Community Sciences Corporation
Land Surveying
(505) 897.0000

F:\CERTS\SUBD\Devargas Devt Co\Lot 03 Topo'25.dwg

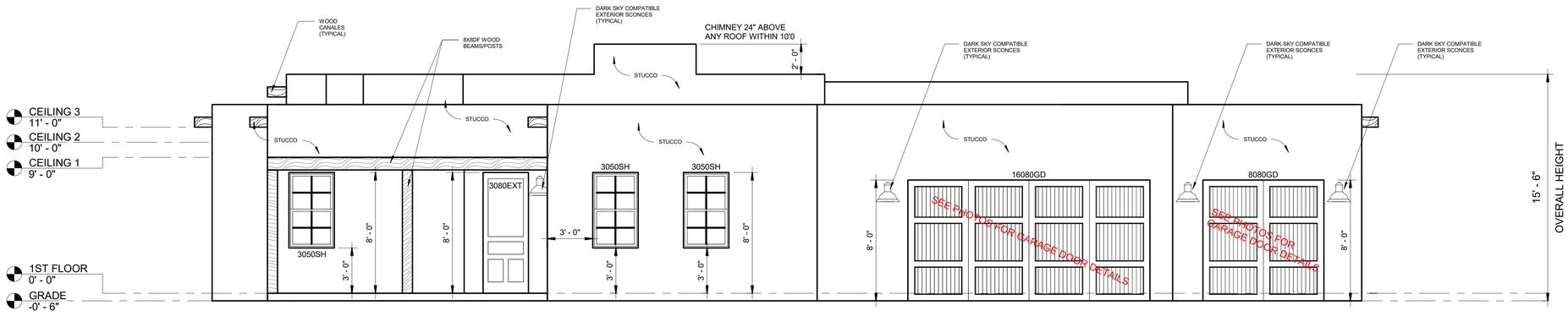
1/29/25.DKS, rev. 04/07/25,sln, REC. 04/30/25,SLN

*STUCCO NOTES:
1. STUCCO CONTROL JOINTS EVERY 18" VERTICALLY AND AT EVERY TOP PLATE HORIZONTALLY
2. ALL EXTERIOR CORNERS TO HAVE ROUNDED STUCCO CORNERS



NORTH ELEVATION

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



SOUTH ELEVATION

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

CORDOVA RESIDENCE
911 OLD SANTA FE TRAIL
SANTA FE, NEW MEXICO 87505

TWILIGHT HOMES
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ELEVATIONS	A-2
SCALE: 1/4" = 1'-0"	
ARPIL 7, 2025	

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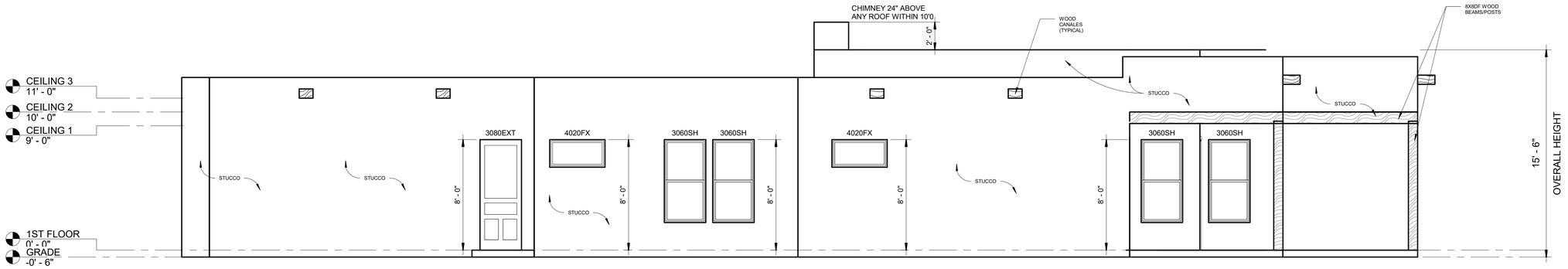
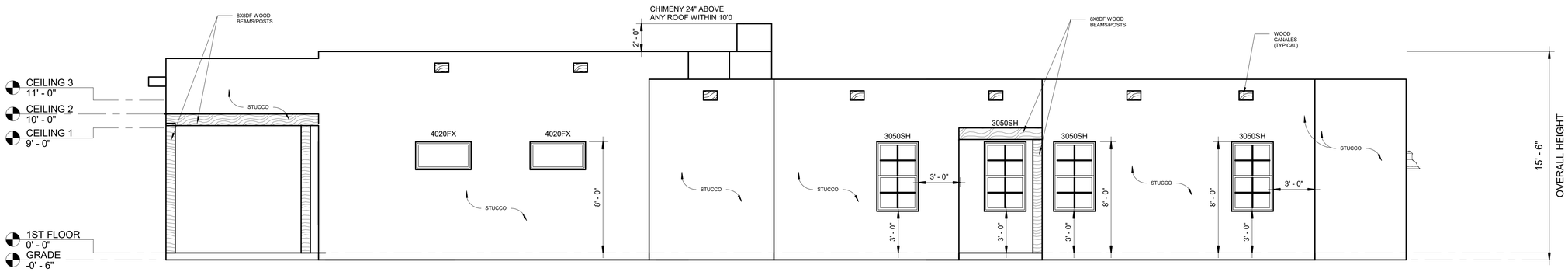


EAST ELEVATION

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



WEST ELEVATION

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

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AREA TABULATION

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TOTAL LIVING	2963
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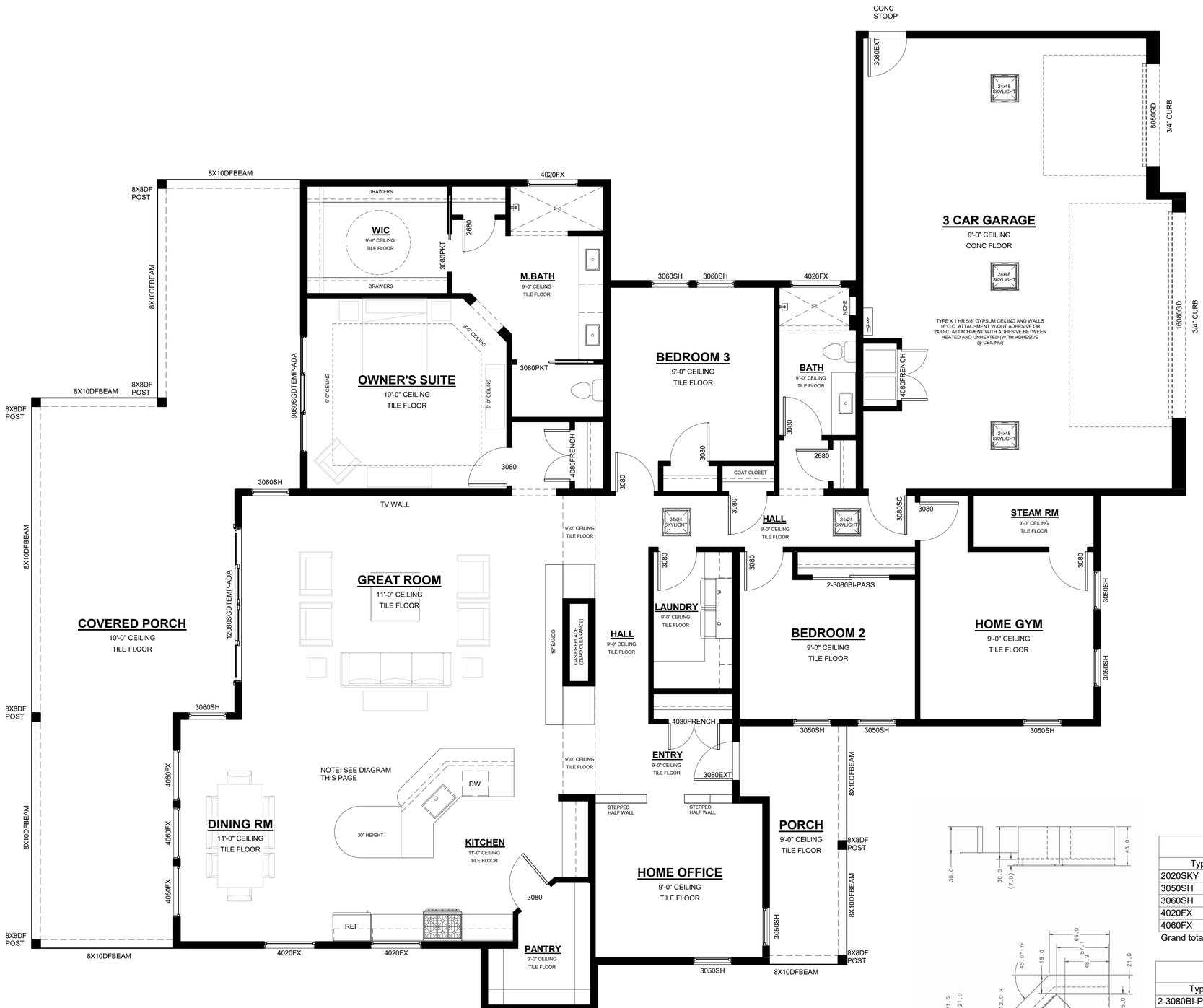
BACK PORCH	810
GARAGE	884
TOTAL AREA	4781

SHEET LIST

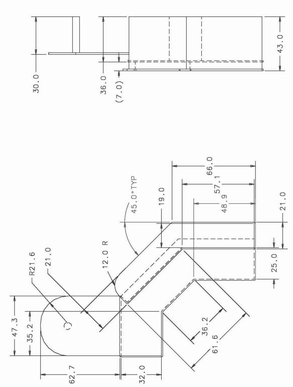
A-1	COVER SHEET
A-2	ELEVATIONS
A-3	SIDE ELEVATIONS
A-4	SITE PLAN
A-5	FLOOR PLAN
A-6	FOUNDATION PLAN
A-7	DIMENSION PLAN
A-8	FRAMING PLAN
A-9	ELECTRICAL PLAN
A-10	BRACE WALL PLAN
A-11	DETAILS

SIDE ELEVATIONS	A-3
SCALE: 1/4" = 1'-0"	
ARPIL 7, 2025	



FLOOR PLAN

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



KITCHEN ISLAND DIMENSIONS

WINDOW SCHEDULE

Type Mark	Count	Width	Height
2020SKY	5	2' - 0"	2' - 0"
3050SH	7	3' - 0"	5' - 0"
3060SH	4	3' - 0"	6' - 0"
4020FX	4	4' - 0"	2' - 0"
4060FX	3	4' - 0"	6' - 0"

Grand total: 23

DOOR SCHEDULE

Type Mark	Count	Width	Height
2-3080BI-PASS	1	6' - 0"	8' - 0"
2680	2	2' - 6"	8' - 0"
3080	10	3' - 0"	8' - 0"
3080EXT	2	3' - 0"	8' - 0"
3080PKT	2	3' - 0"	8' - 0"
3080SC	1	3' - 0"	8' - 0"
4080FRENCH	3	4' - 0"	8' - 0"
8080GD	1	8' - 0"	8' - 0"
9080SGDTEMP-ADA	1	9' - 0"	8' - 0"
12080SGDTEMP-ADA	1	12' - 0"	8' - 0"
16080GD	1	16' - 0"	8' - 0"

Grand total: 25

GENERAL NOTES

1. 1. CONTRACTOR SHALL PROVIDE ADDRESSES LEGIBLE FROM STREET, MIN 4" LETTERS AND NUMBERS, FROM ONSET OF CONSTRUCTION THROUGH FINAL INSPECTION.
2. PROVIDE DOOR VIEWER AT FRONT ENTRY DOOR OR A VIEW WINDOW OF NOT LESS THAN 180 DEGREES THROUGH WINDOW OR VIEW PORT.
3. CONFIRM ALL INTERIOR SPECIFICATIONS WITH OWNER.

CONCRETE

1. WET CURE ALL CONCRETE FOLLOWING INITIAL SLAB PLACEMENT FOR UP TO 72 HOURS WHEN TEMPERATURES EXCEED 80 DEGREES AND/OR EXCESSIVELY WINDY CONDITIONS EXIST. ALL PUMPED CONCRETE SHALL INCLUDE PLASTICIZER AND BE 3/8" PUMP MIX. WHEN POURING IN COLD WEATHER FOLLOW COLD WEATHER CONCRETE STANDARDS AND INCREASE CONCRETE STRENGTH TO NOT LESS THAN 3500 PSI. EXCESSIVE CONCRETE CURING COMPOUNDS SHALL BE REMOVED FORM CONCRETE SLAB PRIOR TO THE INSTALLATION OF FLOOR TILE.
2. ALL SOILS SHALL BE COMPACTED AS REQUIRED. ALL UTILITY TRENCHES INSIDE AND OUTSIDE FOUNDATION SHALL BE SHADED AND COMPACTED TO 95%.
3. ALL FINISH FLOOR ELEVATIONS OR SILL PLATE SHALL BE NOT LESS THAN 6" ABOVE FINISHED GRADE AND FINISHED GRADES SHALL SLOPE AWAY FROM BUILDING AT NOT LESS THAN 5%(NOT LESS THAN 6" WITH 10'). AS PROVIDED BY GRADING AND DRAINAGE PLAN, OR AS ALLOWED BY 2021 IRC.

WALL CONSTRUCTION

1. ALL EXTERIOR AND/OR INTERIOR LOAD-BEARING WALLS TO BE 2"X6" SPF #2 STUDS @ MIN 24"O.C. TO 12'-0" (UNLESS OTHERWISE NOTED).
2. ALL WALLS TO 12'-0" SHALL BE 2"X6" (OR AS SPECIFIED ON PLAN) DOUB FIR #2 @ MIN 24" O.C.
3. ALL WALLS OVER 10'-0" SHALL BE DOUB FIR #2 @ 12" O.C. OR EQUIVALENT TMBERSTRAND 2"X6" STUDS AT 16"O.C.
4. INTERIOR NON-BEARING WALLS WITHOUT PASSAGE DOORS MAY BE 2"X4" SPF STUDS @ MIN 24"O.C.
5. GARAGE WALLS SHALL BE 2"X4" SPF STUDS AT MIN 24"O.C (UNLESS OTHERWISE NOTED).
6. FIRE-BLOCK ALL WALLS 10'-0" OR GREATER.
7. PROVIDE 2"X SOLID WALL BACKING AT ALL WALL HANGING LOCATIONS (SEE /BUILDER/OWNER), TOWEL BAR PAPER HOLDER LOCATIONS, CABINET UPPER AND SHELVING LOCATIONS, SHOWER SEAT LOCATIONS, AND FUTURE GRAB-BAR LOCATIONS AT ALL BATH LOCATIONS
8. 2-2"X4" NON-LOAD-BEARING HEADERS AND 2-2"X12" LOAD-BEARING HEADERS.
9. 1" THICK OX-IS STRUCTURAL SHEATHING FOR SHEAR STRENGTH U.N.O. ON SHEAR PLAN.
10. AIS OR OPTIONAL 1/2" EXTERIOR GYPSUM BOARD ALLOWED BETWEEN OSB.
11. 17 GAUGE STUCCO NETTING WITH 3 COAT STUCCO OR OPTIONAL 20 GAUGE NETTING WITH 2 COAT POWER WALL OR WESTERN 1 COAT FIBERGLASS REINFORCED STUCCO SYSTEM.
12. PROVIDE WALL RECESSES WHERE SPECIFIED BY OWNER/BUILDER FOR MEDICINE CABINETS AND SPICE RACKS.
13. SILL SEALER SHALL BE INSTALLED PRIOR TO PLACING WALLS AND CONCRETE BURRS AND ROUGH FINISHES SHALL BE REMOVED PRIOR TO PLACEMENT OF WALLS
14. ALL WET AREAS TO HAVE CEMENT/FIBER CEMENT, AND GLASS MATT GYPSUM BACKERS. (GREEN BOARD NOT ACCEPTABLE).
15. WHERE SHOWER WALLS AND STEM WALLS ARE DROPPED TO ALLOW FOR CURB-LESS ENTRIES, ALL SURROUNDING STUDS SHALL BE PRESSURE-TREATED AND NOT INDIRECT CONTACT WITH MASONRY SHOWER PAN MATERIALS.
16. ALL SILL PLATES SHALL BE PRESSURE TREATED. PROVIDE DURABLE, LONG-LASTING CAULK SEAL AT BOTH SIDES OF ALL SILL PLATES AT EXTERIOR WALLS.
17. VERIFY ALL PLUMBING ROUGH-IN DRAINS, MECHANICAL, AND ELECTRICAL FLOOR PLUG, AND CONDUIT LOCATIONS (IF PROVIDED PRIOR TO SLAB POUR).

WINDOWS AND GLASS DOORS

1. ALL SHALL BE INSULATED, LOW-E-GLASS, WITH U-VALUE OF .35 OR BETTER (SEE PLANS FOR HEADER HEIGHTS).
2. PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATIONS WHERE PER 2018 IRC, INCLUDING GLAZING AT TUB LOCATIONS (WHERE LESS THAN 60" ABOVE FLOOR SURFACE).
3. FINAL ROUGH OPENING SIZES SHALL BE AS PROVIDED BY SUPPLIER.
4. FINAL WINDOW SELECTIONS SHALL BE PROVIDED TO DESIGNER PRIOR TO PLACING ORDERS.
5. EGRESS WINDOWS IN SLEEPING ROOMS PER IRC R310.1: NOT LESS THAN 5.7 SQ FT NET OPERABLE AREA, MIN 20" WIDE, 24" HIGH, AND MAX 44" AFF.
6. ALL GLASS BLOCK TO HAVE DOUBLE SILL AND CRIPPLES 12" O.C. TO SUPPORT WEIGHT OF MASONRY WATER PROOF MEMBRANE AT WOOD TO BLOCK CONNECTIONS.

FIRPLACES

1. PRE-MANUFACTURED FIREPLACES AND CHIMNEYS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, WHICH SHALL BE AVAILABLE ON-SITE FOR FRAMING AND FINAL INSPECTIONS. CLEARANCES TO COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED BY ICC ES REPORT.
2. WHEN PROVIDED, WOOD BURNING FIREPLACES SHALL BE PROVIDED WITH DEDICATED OUTSIDE COMBUSTION AIR TO THE FIREBOX AND NON-COMBUSTIBLE HEARTH AS REQUIRED BY 2015 IRC.

ROOF NOTES

1. ALL MEMBRANES TO MEET OR EXCEED 900 FB 7/16" OSB WITH H-CLIPS AT ROOF DECKING (STAGGER ALL JOINTS 6 MIL).
2. POLY-VAPOR BARRIER OPTIONAL WITH R49 BATT INSULATION AT CEILINGS.
3. R-23 AT FLOOR BETWEEN 1ST FLOOR UNHEATED AND 2ND FLOOR HEATED.
4. ALL SLOPING FLAT ROOFS TO HAVE A MIN 1/4" PLF SLOPE WITH 3-PLY BUILD-UP ROOFING.
5. ALL TRUSSES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND ALL LATERAL BRACING PER TRUSS ENGINEERING LOCATIONS.
6. SLOPING FLAT TRUSSES MIN 3/12 PITCH. (SEE ATTACHED ENGINEERING FOR EXACT TRUSS CONSTRUCTION AND INSTALLATION SPECIFICATIONS).
7. H2.5 TRUSS CONNECTORS TO EXTIORIOR WALL PLATE.
8. ALL CANALES/SCUPPERS MUST HAVE A METAL PAN LINING EXTENDING 6" MIN PAST THE INSIDE OF THE PARAPET AND 6" MIN TO EA SIDE OF THE CANALE/SCUPPER OPEINING. ALL CANALES/SCUPPERS MUST HAVE POSITIVE DRAINAGE.

SHEATHING

1. FLOOR SHEATHING SHALL BE ATTACHED WITH INTERMEDIATE OR EXTERIOR GLUE AND SCREWED.
2. PLYWOOD/OSB ROOF BE EXTERIOR GRADE.
3. SHEATHING ATTACHED W/16 GAUGE 7/16" CROWN STAPLES x 2" L ONG @ 3" O.C. EDGES AND FIELD UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE.

MECHANICAL NOTES

1. MECHANICAL CONTRACTOR SHALL PROVIDE MECHANICAL DUCT DISTRIBUTION PLAN WITH MANUAL J AND D CALCULATIONS.
2. FURNACES SHALL BE HEIL 90" AFUE MODULATING TYPE WITH CONDENSATE DRAINS, (OR EQUAL) AND PVC VENTS.
3. MECHANICAL ROOM DOORS SHALL BE SEALED AND INSULATED WITH OUTSIDE COMBUSTION AIR PROVIDED TO INDIVIDUAL APPLIANCES SIZED ACCORDINGLY.
4. THERMOSTATS SHALL BE PROGRAMMABLE TYPE PRO 1 OR EQUAL.
5. MINIMUM REFRIGERATION 14 SEER (15 SEER AS BID OPTION).
6. ALL SUPPLY DUCTWORK SHALL BE NOT LESS THAN 26 GAUGE AND INSULATED TO R-8.
7. PROVIDE ENERGY RECOVERY VENTILATORS (ERV) WITH DISTRIBUTION TO SLEEPING ROOMS, REMOVAL FROM BATHS AND LAUNDRY. VERIFY LAYOUT WITH BUILDER.
8. REGISTERS/GRILLS (ALUMINUM) SHALL BE HEAVY DUTY AND PAINTED TO MATCH WALLS.
9. PROVIDE OFFSET AND/OR TRANSFER GRILLS AT ALL BEDROOMS.
10. PROVIDE 45 DEGREE SADDLES AT ROUND DUCT WORK AND TURNING VEINS IN RECTANGULAR ELBOWS.
11. VERIFY ALL ROUGH-IN LOCATIONS AND CONDENSATE FLOOR DRAINS OR FLOOR SINKS PRIOR TO SLAB POUR.
12. WHEN SHOWN ON ELEVATIONS FOR DECORATIVE CHIMNEYS PROVIDE VENTING TO SATISFY CODE REQUIREMENTS. ALL EXPOSED SHEE METAL SHALL BE PAINTED.

PLUMBING NOTES

1. ALL PLUMBING TRIM AND FIXTURES SHALL BE AS SPECIFIED BY OWNER/BUILDER.
2. ALL UNDERGROUND WATER LINES TO BE 1CROSS-LINKED PLYETHELENE (PEX).
3. PROVIDE FLOOR DRAINS OR SINKS AT ALL CONDENSING MECHANICAL APPLIANCES. COORDINATE LOCATION AND SIZES WITH MECHANICAL CONTRACTOR.
4. VERIFY ALL ROUGH-IN LOCATIONS IMMEDIATELY PRIOR TO SLAB POUR. FRAMER TO MINIMIZE VISIBILITY FROM STREET. ALL VISIBLE VENTS SHALL BE PAINTED TO MINIMIZE VISIBILITY.

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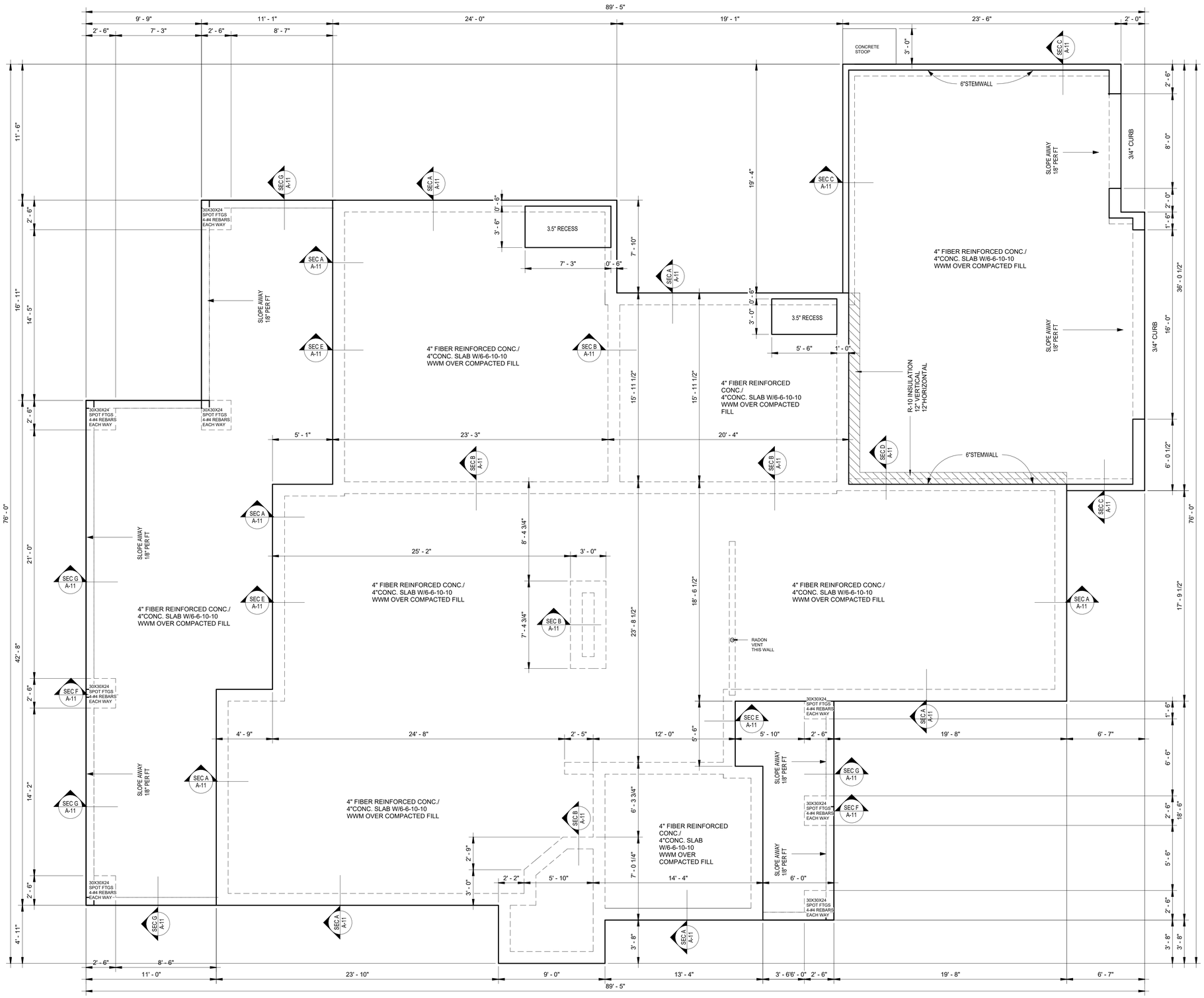
A-11	DETAILS

FLOOR PLAN	A-5
SCALE: 1/4" = 1'-0"	
ARPIL 7, 2025	



FOUNDATION PLAN

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

CONCRETE SLAB REINFORCEMENT R506.2.4

*WHERE PROVIDED REINFORCEMENT SHALL BE SUPPORTED IN CENTER TO UPPER 1/3 OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

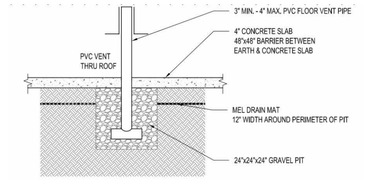
ELECTRICAL CONDUIT

TO BE PLACED BEFORE SLAB POUR.

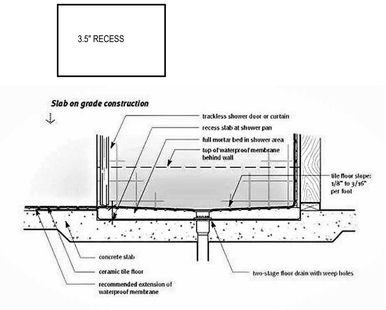
FOUNDATION NOTES

1. ALL WORK SHALL CONFORM TO 2021 IRC.
2. THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL, AND FOREIGN MATERIAL REMOVED.
3. FILL MATERIAL SHALL BE FREE OF VEGETATION FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTH SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL AND 8"FOR EARTH.
4. ENGINEER CERTIFICATION SHALL BE REQUIRED FOR ANY CONCRETE POURED WITHOUT INSPECTION.
5. CAST IN PLACE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
6. CONCRETE SLAB-ON GRADE FLOORS SHALL BE A MINIMUM OF4" WITH A MINIMUM OF 12"WIDTH AND 24" DEPTH
7. ALL CMU WALLS FOR FOUNDATION TO BE 8"X8"X16" MIN WITH JOINT REINFORCEMENT 16"O.C.VERTICALLY AND 48" O.C. MAX.
8. MINIMUM 1/2"X10" ANCHOR BOLTS AT 4'0 O.C. AND 12" FROM EVERY CORNER. POWDER ACTUATED FASTENERS 24"O.C. MAX AND WITHIN 12" FROM END PLATE FOR INTERIOR BEARING SIDE PLATES, EXCLUDING CMU STEM WALLS.
9. 2-#4 CONTINUOUS REBAR AT FOOTINGS MIN WITH MIN 40" DIAM LAP AT JOINTS. REINFORCEMENT STEEL SECURED IN PLACE WITH MIN 3" COVERAGE.
10. INTERIOR LOAD BEARING WALLS 12" MIN WITH X 12" MIN DEPTH AT ALL INTERIOR FOOTINGS.
11. ALL ADOBE WALL FOOTINGS TO BE 2" WIDER THAN WALL ABOVE FLOOR. STABILIZED BOND BEAM MIN 6"X10" WITH 2-#4 REBAR.
12. 2"X24" R-10 RIGID INSULATION AT EXTERIOR PERIMETER OF HEATED SPACE AND AT GARAGE SEPARATION WALL. WOOD FLOOR JOISTS AND 12" TO BOTTOM OF WOOD GIRDERS. PROVIDE A MIN CRAWL SPACE OF 18"X24" WITH CROSS VENTILATION OF MIN 1 SF PER 150 SF OF UNDER FLOOR AREA.
13. MIN 3'X3' LANDING IS REQUIRED OUTSIDE OF EVERY DOOR LEADING TO EXTERIOR OF BUILDING.
14. AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE SHOULD BE LOCATED IN AND NEAR BOTTOM OF CONCRETE FOUNDATION OR FOOTING IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20" OF ONE OR MORE ELECTRICALLY CONDUCTIVE STEEL REINFORCING REBAR OF NOT LESS THA 1/2" DIAM.
15. DESIGN SOIL BEARING PRESSURE 2000 PSI WITH FOOTINGS AND SLAB PLACED ON ENGINEERED COMPACTED FILL.
16. RIGID INSULATION TO BE 2" R-10 MIN. EXTRUDED POLYSTYRENE OR POLYISOCYANURATE FOAM.
17. SLABS SHALL BE PLACED ON COMPACTED FILL. COMPACTION SHALL EXTEND 5 FEET BEYOND EDGES OF FOOTINGS. LATERALLY SHALL GAVE A DEPTH OF 2 FT BENEATH BEARINGS. ELEVATIONS OF FOOTINGS AND 12 IN BENEATH SLABS ON GRADE. FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BENEATH SLABS.
18. LAP ALL REINFORCING BARS40 DIAM (UNLESS OTHERWISE NOTED).
19. ALL HORIZONTAL REINFORCING IN FOOTINGS SHALL BE CONTINUOUS AROUND CORNERS OR HAVE CORNER BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL BARS WITH LAP LENGTH.

NOTE: MIN 2 ANCHOR BOLTS @ALL WALL BRACE LOCATIONS



1 RADON VENT DETAIL
SCALE 1/2" = 1'-0"



RECESS CONCRETE @ SHOWER

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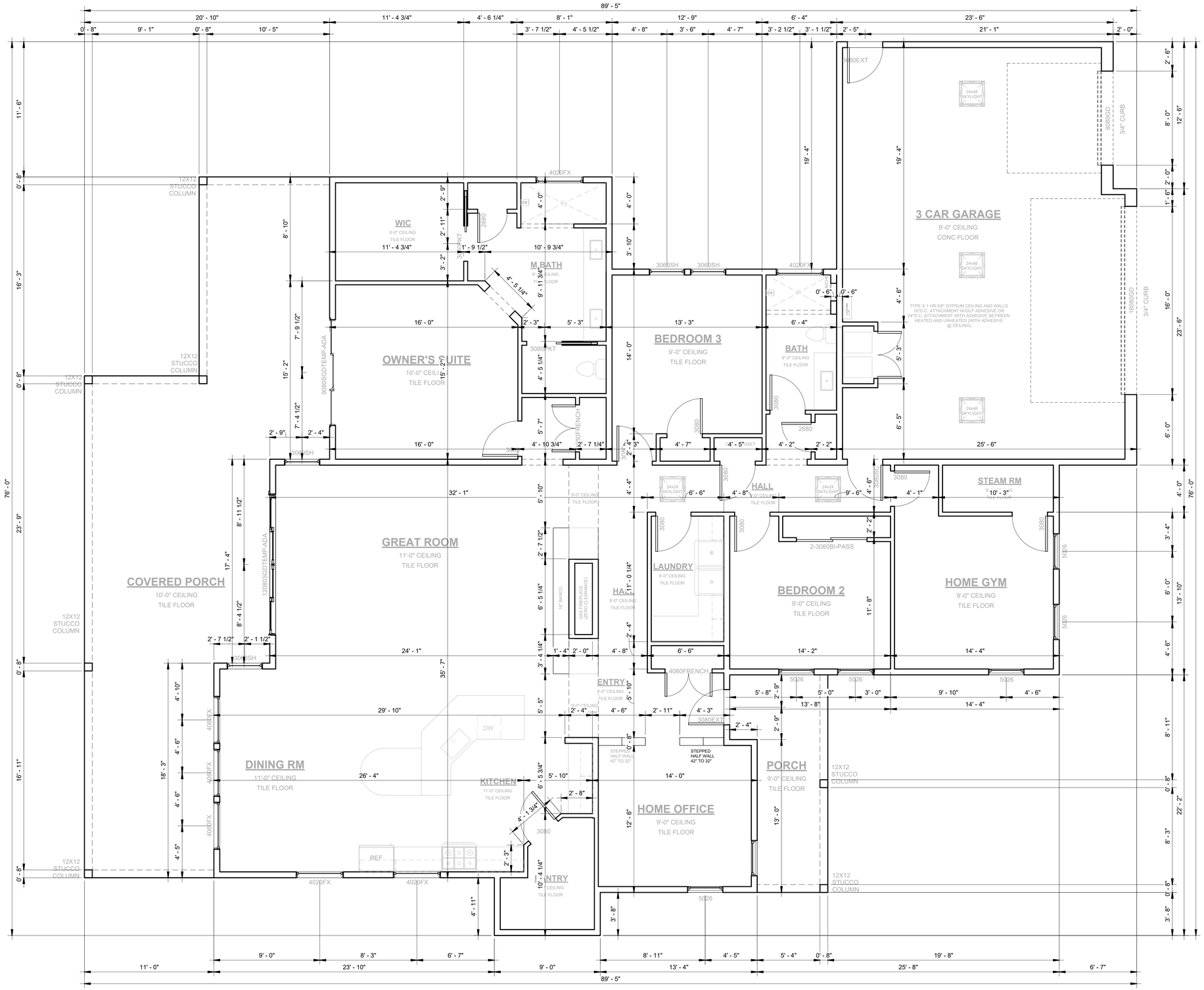
FOUNDATION PLAN	
SCALE: 1/4" = 1'-0"	A-6
ARPIL 7, 2025	



DIMENSION PLAN

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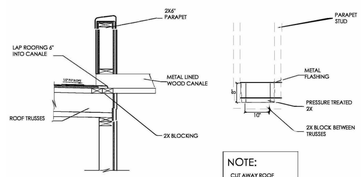
A-11	DETAILS

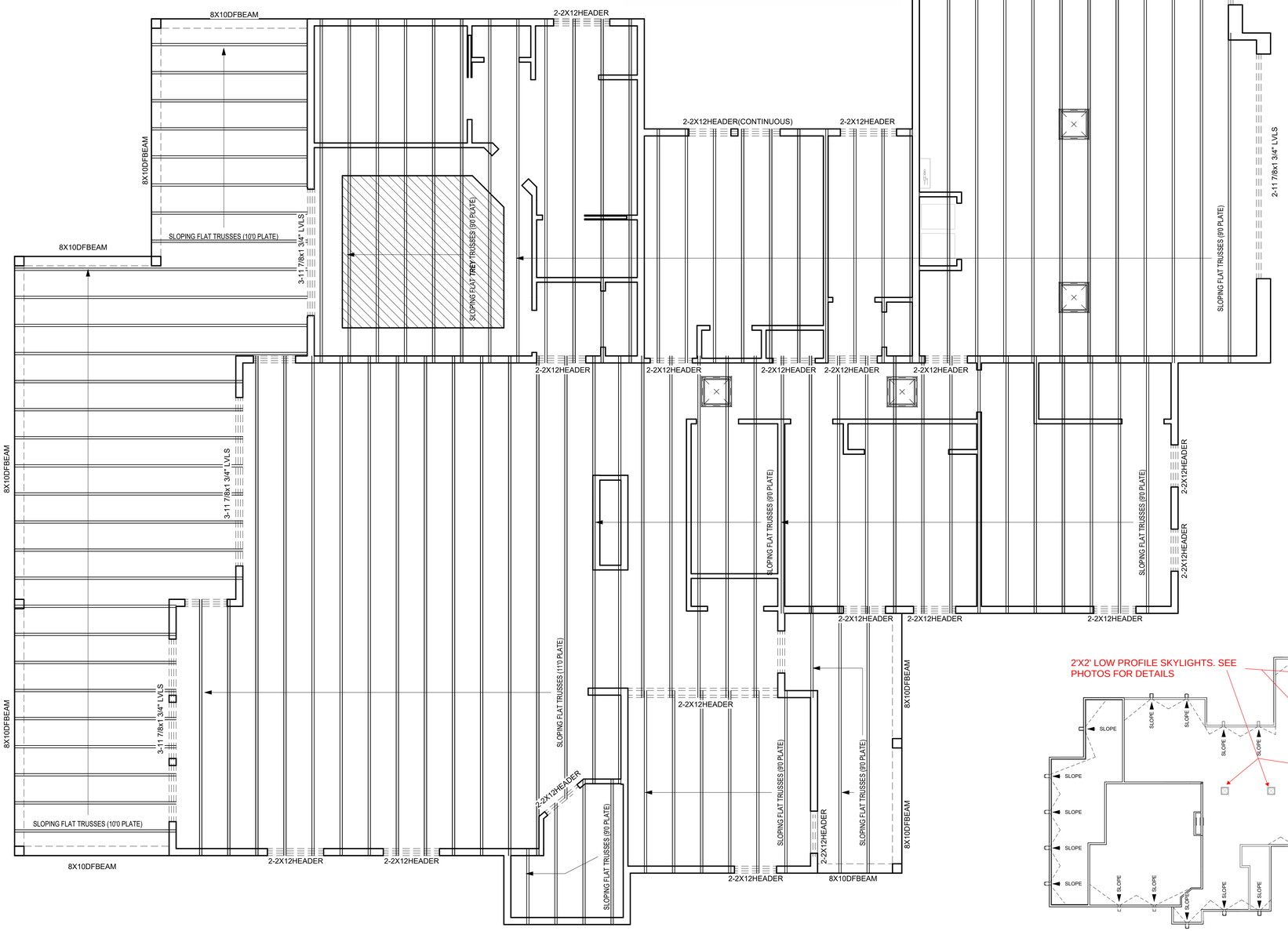
DIMENSION PLAN	A-7
SCALE: 1/4" = 1'-0"	
ARPIL 7, 2025	

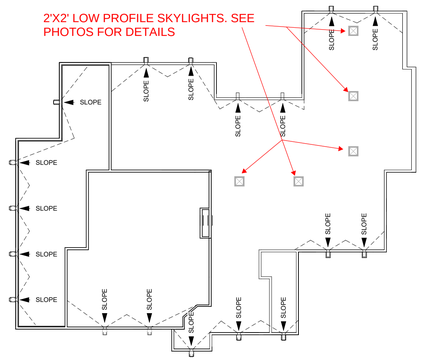
NOTE: SIIMPSON STRONG-TIE H2.5A 18-GUAGE (TYPICAL)



CANALE DETAIL

SCALE: NTS





FRAMING PLAN

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

ROOF PLAN

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

GENERAL NOTES FRAMING:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE 2021 IRC REQUIREMENTS AND REGULATIONS OF THE CITY, COUNTY, AND STATE JURISDICTION.
2. A HOUSE NUMBER SHALL BE DISPLAYED IN A PROMINENT MANNER SO IT IS REASONABLE VISIBLE TO EMERGENCY VEHICLES TO LOCATE THE RESIDENCE. MATERIAL, LOCATION AND MOUNTING HEIGHT PER OWNER/BUILDER DISCRESSION.

TRUSS NOTES

1. ENGINEERING FOR ALL TRUSSES TO BE PROVIDED BY MANUFACTURER.
2. PRE-FABRICATED WOOD TRUSSES TO BE PROVIDED BY AN APPROVED FABRICATOR. TRUSS DIAGRAMS TO BE AVAILABLE AT THE TIME OF FRAMING INSPECTION.
3. ALL SLOPING FLAT TRUSSES TO HAVE A LOW END HEEL HEIGHT OF 16" (UNLESS OTHERWISE NOTED).
4. TRUSS MFR. TO KEY TRUSSES LIKE PLAN.

CARPENTRY NOTES

1. ALL SILL PLATES SHALL BE TREATED OR FOUNDATION REDWOOD PER 2015 IRC. EXTERIOR SILL PLATE SHALL BE SEALED AND BOLTED TO FOUNDATION WALL PER DETAILS.
2. ALL PRE-MANUFACTURED ROOF AND FLOOR TRUSSES SHALL CONFORM TO ANSI STANDARDS AND SHALL BE MANUFACTURED BY A CODE APPROVED FABRICATOR. TRUSS DRAWINGS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF NEW MEXICO.
3. IT SHALL BE THE RESPONSIBILITY OF THE FABRICATOR OF THE STRUCTURAL UNITS TO DESIGN THE UNITS AND TO SUBMIT STRUCTURAL CALCULATIONS FOR APPROVAL STRUCTURAL CALCULATIONS SHALL BEAR THE SEAL OF AN ENGINEER HOLDING CURRENT REGISTRATION IN THE STATE OF NEW MEXICO.
4. ALL SAWN LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY. ROOF JOISTS, FLOOR JOISTS, LEDGERS AND PLATES TO BE SPF #2 OR BETTER. STUDS TO BE SPF #2 OR BETTER. POSTS TO BE DOUGLAS FIR #2 OR BETTER.
5. ROOF SHEATHING SHALL BE 7/16"THICK 5 PLY CDX EXTERIOR PLYWOOD WITH EXTERIOR GLUE OR 7/16" THICK ORIENTED STRAND BOARD (OSB).
6. ALL ROOF SHEATHING SHALL BE FASTENED WITH 8D COMMON NAILS AT 6" O.C. AT EDGES AND BOUNDARY. 8D AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS OR 16" GAUGE X 1-3/4" LONG X 7/16" O.C. CROWN GALVINIZED WIRE STAPLES AT 3" O.C. AT EDGES AND BOUDARY, AND 6" O.C. AT INTERMEDIATE.
7. ALL SHEATHING SHALL BE INSTALLED WITH STAGGERED JOINTS AND THE FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS WITH A TWO SPAN MINIMUM.
8. ALL COLUMNS AND CORNERS ARE TO HAVE 90 DEGREE SQUARE CORNERS WITH FLAT SURFACES FROM EDGE TO EDGE. NO INWARD OR OUTWARD BOWING ACROSS FLAT PORTIONS OF ANY COLUMN OR WALL.

FRAMING NOTES

1. PROVIDE 1/2" GYM BOARD FIRESTOP/DRAFTSTOP.
2. COORDINATE FRAMING LAYOUTS WITH MECHANICAL TRADES, CUT AND BLOCK FOR ALL MECHANICAL INSTALLATIONS. CHIMNEY HOLES, ROOF VENTS, ETC.
3. FLAT ROOF AREAS SHALL HAVE A MIMIMUM SLOPE OF 1/4" PER FT. ALL DECKS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FT.
4. REFER TO TRUSS CALCULATIONS AND LAYOUT PLANS FOR EXACT NUMBER OF PLIES AT GIRDER TRUSSES, TRUSS CONFIGURATION PLACEMENT AND LAYOUT.
5. A REGLET TO BE INSTALLED AT BACK OF PARAPET.
6. PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OR STAGGARED STUDS AS FOLLOWS: VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT.
   B. AT ALL INTERCONNECTORS BETWEEN CONCEALED VERTIAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
   D. FOR THE FIRE BLOCKING OF CHIMNEY AND FIREPLACES).
   E. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
   F. THE INTEGRIT OF ALL FIREBLOCKING AND DRAFT STOPS SHALL BE MAINTAINED.
7. FOR DROPPED CEILING FRAMING.
8. ALL BEARING HEADERS TO BE 2-2X12 SPF #2, 2-2X8 FOR 8'0 DOORS/WINDOWS WITH 9'0 CEILING (UNLESS OTHERWISE NOTED).
9. ALL NON-BEARING HEADERS TO BE 2-2X4 SFP #2 (UNLESS OTHERWISE NOTED).
10. ALL SHADED WALLS TO BE BEARING WITH STUDS AT MIN 24" O.C.
11. TRUSSES AND RAFTERS TO BE FASTENED TO TOP PLATES WITH SIMPSON H2.5 CLIPS AT BOTH ENDS AND ANY INTERIOR BEARING PLATES.
12. TAPERBOARD (1/2" TO 0") TO BE INSTALLED AT ALL CRICKET/CANT STRIPS, GAPS, AND INTERSECTIONS.
13. CONCRETE SPLASH BLOCKS TO BE INSTALLED AT ALL CANALE DRAIN LOCATIONS THAT DRAIN FROM ONE ROOF ONTO A LOWER ROOF LEVEL.
14. ALL WALL TIES AND CORNERS SHALL BE INSULATED PRIOR TO INSTALLING SHEATHING.
15. PROVIDE SOLID BACKING AT ALL GRAB BARS AND TOWEL BAR LOCATIONS. VERIFY LOCATIONS AND FRAME STAGE WITH OWNER.
16. FOR CEILING JOIST SPANS.
17. PARAPET HEIGHTS NOT TO EXCEED 12" ABOVE HIGHEST POINT OF ROOF TRUSSES. CONFIRM MAXIMUM ALLOWABLE BUILDING HEIGHTS AND REQUIRED MASSING REQUIREMENTS PRIOR TO CONSTRUCTION OF ALL PARAPETS.
18. ROOF SHEATHING TO BE MIN 7/16" OSB.

WALL CONSTRUCTION

1. ALL EXTERIOR AND/OR INTERIOR LOAD-BEARING WALLS TO BE 2"X6" SPF #2 STUDS @ MIN 24"O.C. TO 10'-0" (UNLESS OTHERWISE NOTED).
2. ALL WALLS TO 12'-0" SHALL BE 2"X6" (OR AS SPECIFIED ON PLAN) FIR #2 @ MIN 16" O.C.
3. ALL WALLS TO 14'-0" SHALL BE FIR #2 @ 12" O.C. .
4. INTERIOR NON-BEARING WALLS WITHOUT PASSAGE DOORS MAY BE 2"X4" SPF STUDS @ MIN 16"O.C.
5. GARAGE WALLS SHALL BE 2"X6" SPF STUDS AT MIN 16"O.C (UNLESS OTHERWISE NOTED).
6. FIRE-BLOCK ALL WALLS 10'-0" OR GREATER.
7. PROVIDE 2"X SOLID WALL BACKING AT ALL WALL HANGING LOCATIONS (SEE /BUILDER/OWNER), TOWEL BAR PAPER HOLDER LOCATIONS, CABINET UPPER AND SHELVING LOCATIONS, SHOWER SEAT LOCATIONS, AND FUTURE GRAB-BAR LOCATIONS AT ALL BATH LOCATIONS
8. 2-2"X4" NON-LOAD-BEARING HEADERS AND 2-2"X12" LOAD-BEARING HEADERS.
9. 1" THICK OX-IS STRUCTURAL SHEATHING FOR SHEAR STRENGTH U.N.O. ON SHEAR PLAN. CONTINUOUS 2X BLOCKING AT ALL EDGES OF SHEATHING.
10. 17 GAUGE STUCCO NETTING WITH 3 COAT STUCCO OR OPTIONAL 20 GAUGE NETTING WITH 2 COAT POWER WALL OR WESTERN 1 COAT FIBERGLASS REINFORCED STUCCO SYSTEM.

ATTIC VENT CALCULATION:

1. 2474 SF/150=17
2. 28 X 144=2448 SQ. IN.

(VENTS CAN INCLUDE: SOFFIT, RIDGE, PARAPET, & ROOF VENTS TOTALING 2448 SQ. IN.)

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GARAGE	884
TOTAL AREA	4781

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A-3	SIDE ELEVATIONS
A-4	SITE PLAN
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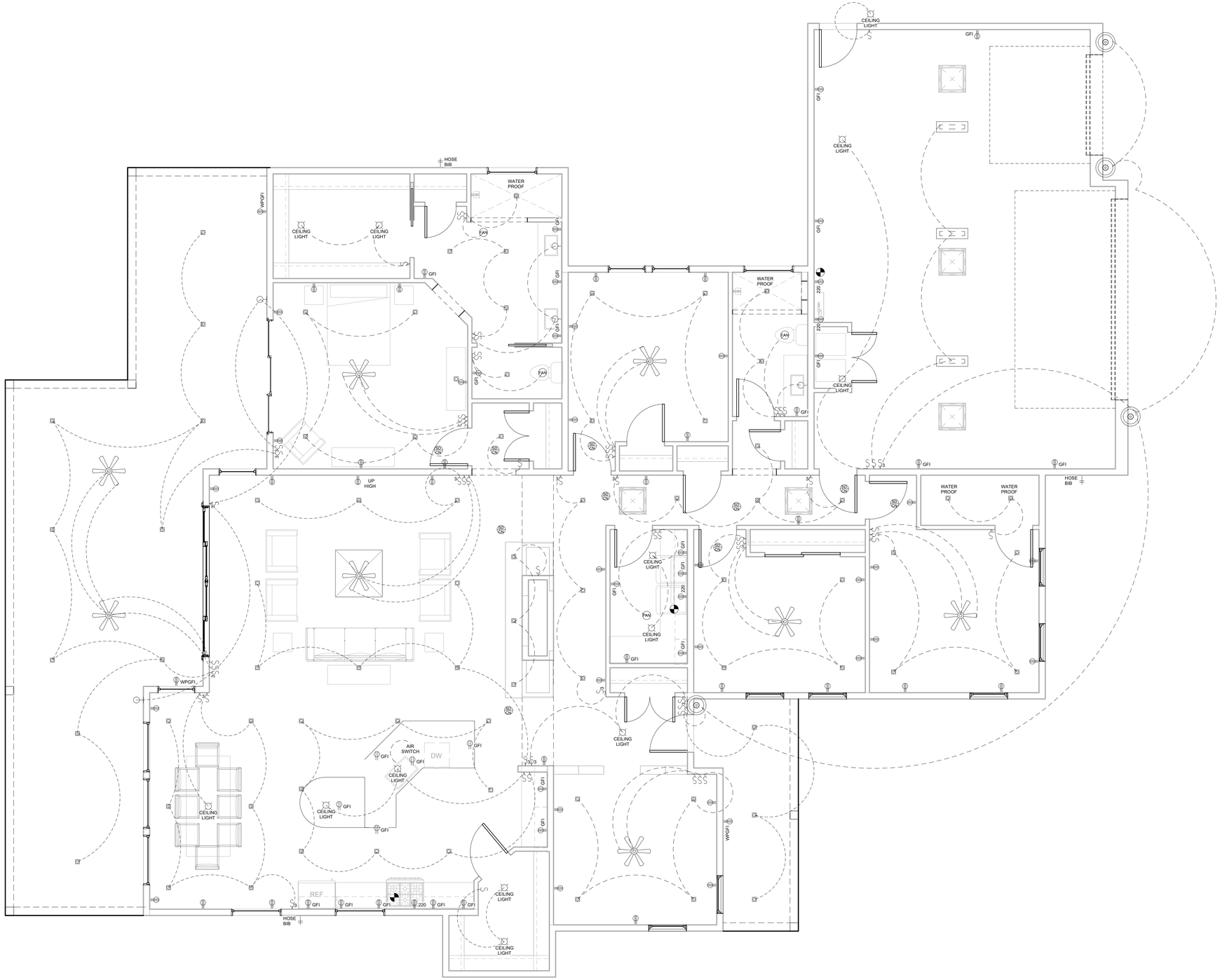
A-6	FOUNDATION PLAN
A-7	DIMENSION PLAN
A-8	FRAMING PLAN
A-9	ELECTRICAL PLAN
A-10	BRACE WALL PLAN
A-11	DETAILS

FRAMING PLAN	A-8
SCALE: As indicated	
ARPIL 7, 2025	



ELECTRICAL PLAN

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

ELECTRICAL NOTES

*NOTE: ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 NEC AND THE NMEC.

OUTLETS
1. OUTLETS SHALL BE 12: ABOVE FINISH FLOOR (AFF) (UNLESS OTHERWISE NOTED).
2. OUTLETS IN KITCHEN, LAUNDRY AND GARAGE SHALL BE 44" AFF.
3. COPPER WIRING SHALL BE USED THROUGHT INTERIOR. EXTERIOR LIGHTING FIXTURES, OUTLETS, AND SWITCHES TO BE GFI AND WEATHER PROOFED.
4. BATHROOM OUTLETS SHALL BE GFI.
5. AFCI-NEC 210.12(A) ALL BRANCH CIRCUITS SUPPLYING 125-VOLT, 15 AND 20 AMPERE OUTLETS IN DWELLING UINIT, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, (AFCI) COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

CARBON MONOXIDE DETECTORS
SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE HOUSEHOLD FIRE-WARNIGN EQUIPMENT OF NFPA 72. CARBON MONOXIDE DETECTORS SHALL BE LOCATED WITHIN 15 FT OF EACH BEDROOM OR SLEEPING ROOM.

SMOKE DETECTORS
SMOKE DETECTORS SHALL BE HARDWIRED AND HAVE BATTERY BACK-UP SYSTEM AND BE EQUIPPED WITH AN ALARM AND INSTALLED IN EVERY BEDROOM, HALLWAY OUTSIDE OF BEDROOMS, AND EVERY CHANGE IN CEILING HEIGHT OF 24".

CEILING FANS
CEILING FANS TO HAVE VARIABLE SPEED CONTROL.

SPA TUBS
WHIRLPOOL SWITCH SHALL BE LOCATED NOT LESS THAN 5 FT FROM TUB AND HAVE AN AIR ACTIVATED SWITCH.

ELECTRICAL PANEL
TWO FULL HEIGHT STUDS SHALL BE PLACED ON EITHER SIDE OF BLOCKOUT. WITH WALL PLATES TO BE CONTINUOUS OVER BOX BLOCKOUT AND SUPPORT STUDS. MAXIMUM BLOCKOUT OPENING WIDTH TO BE 16: (ACTUAL ROUGH OPENING WIDTH 14.5").

NOTE: ALL ELECTRICAL WIRE TO BE A MINIMUM NM 12 GAUGE PER CODE. OUTDOOR LIGHTING TO COMPLY WITH NM NIGHT SKY PROTECTION ACT. 1/3 OF OUTDOOR LIGHTING TO BE TIMED/OR CONTAIN SENSORS. A LISTED NON-FLEXIBLE 1-1/4" ELECTRICAL RACEWAY SHALL BE PROVIDED TO ROOF FOR FUTURE PHOTOVOLTAIC WIRING.

MECHANICAL NOTES
1. ALL RADIANT PIPING BURIED IN THE CONCRETE FLOOR SLABS, STAIRS, ETC., SHALL BE WIRSBO 1/2" NOM. PE PEX CROSS LINKED POLYETHYLENE OXYGEN DIFFUSER BARRIER TUBING DESIGNED FOR CLOSED LOOP RADIANT PANELS, MANUFACTURED TO ASTM F876 STANDARD AND RATED 180 DEGREES F AT 100 PSI.
2. FURNISH AND INSTALL SUPPLY/RETURN MANIFOLDS WITH THE NUMBER OF LOOPS REQUIRED, MOUNTED HORIZONTALLY OR VERTICALLY WITHIN STUD WALLS, WITH END CAPS AND VENTS, ADAPTERS AND FITTING ASSEMBLIES INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS DIRECTIONS.
3. FURNISH, INSTALL AND WIRE 24 VOLT T87h WIRSBO ROOM THERMASTATS AND TRANSFORMERS AS REQUIRED.
4. UNDERGROUND DIRECT BURIED RADIANT PIPING SHALL BE INSULATED WITH 1" THICK ARMAFLEX INSULATION AND SHALL BE TYPE L COPPER OR 1/2" WIRSBO PEX TUBING. SYSTEM SHALL BE FILLED WITH A MIXTURE OF 45% BY VOLUME OF NON-TOXIC PORPYLENE GLYCOLAND WATER BY THE CONTRACTOR.

EVAPORATIVE COOLERS
EVAPORATIVE COOLERS SHALL HAVE HIGH-LOW SWITCH SETTINGS AND SHALL BE LOCATED PER OWNER/BUILDER CONTRACTORS SPECIFICATIONS.

ELECTRODE
AN ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED WITHIN/NEAR BOTTOM OF CONCRETE FOUNDATION/FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH AND CONSISTING OF AT LEAST 20: OF ONE OR MORE ELECTRICALLY CONDUCTIVE STEEL REINFORCING REBAR OF NOT LESS THAN 1/2: DIAM.

PLUMBING NOTES
1. 1" LEAD-IN-PIPE FROM WELL OR PUBLIC WATER SUPPLY. MINIMUM 100' FROM WELL TO SEPTIC SYSTEM.
2. HOSEBIB TO BE LOCATED IN FRONT, BACK, AND SIDES, ACCORDING TO OWNER/BUILDER SPECIFICATIONS.
3. PLUMBING TO BE PERMITTED AND EXECUTED ACCORDING TO THE IRC 09 CODE.
4. ICE-MAKER ROUGH-IN TO BE LOCATED BEHIND REFRIGERATOR.

ELECTRICAL SYMBOLS KEY

S	ONE-WAY SWITCH
S3	3-WAY SWITCH
S4	4-WAY SWITCH
	110 RECEPTICAL
220	220 RECEPTACLE
GFI	GFI RECEPTACLE
	WATER PROOF GFI RECEPTICAL
	EXHAUST FAN
	SMOKE DETECTOR CARBON MONOXIDE ALARM
	GAS STUB
	CEILING LIGHT
	WALL SCONCE
	RECESSED LIGHT
	MINI RECESSED CAN
	SPOT LIGHT
	CEILING FAN
	FLOURESCENT LIGHT
Hose Bib	HOSE BIB

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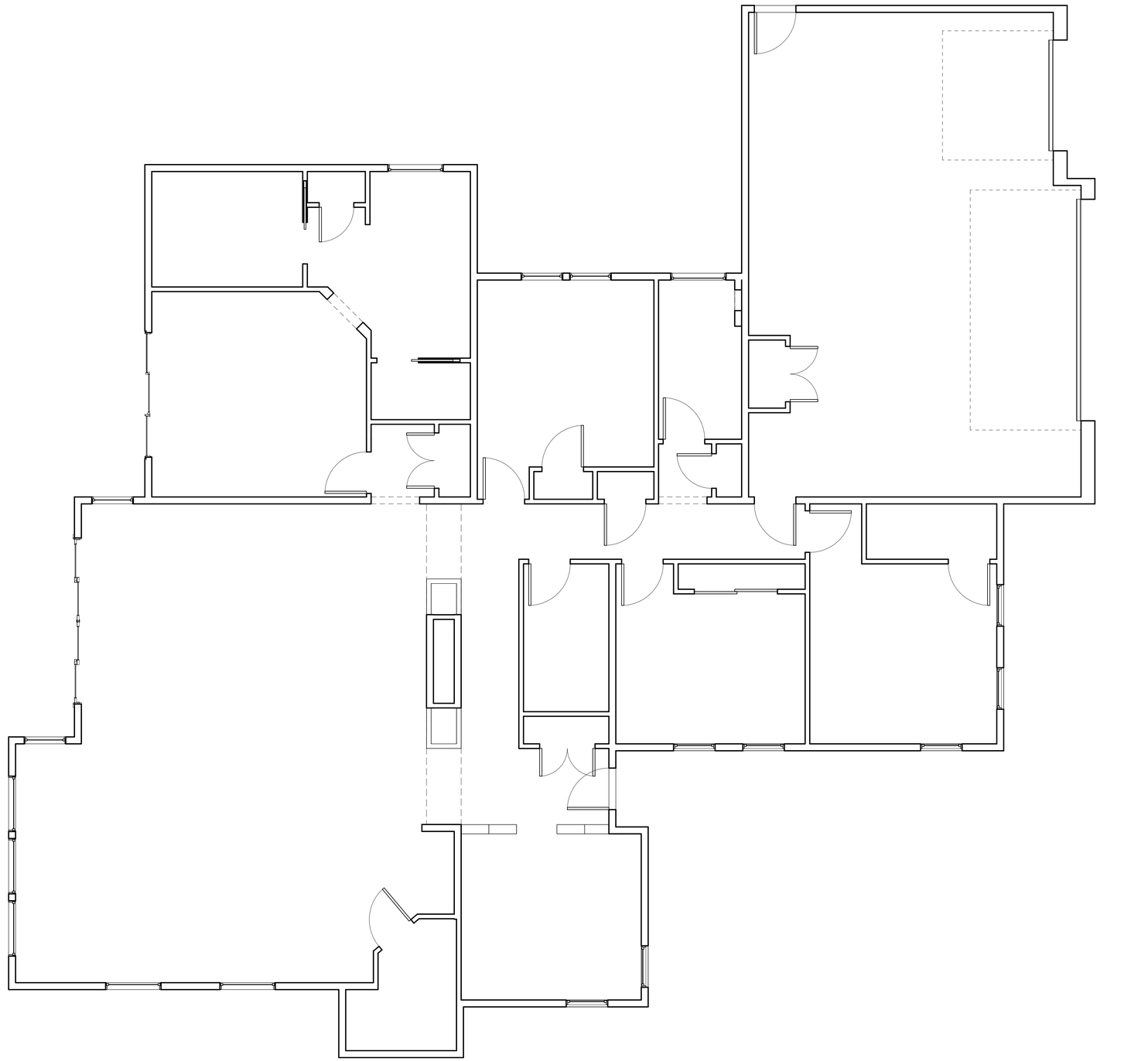
ELECTRICAL PLAN	A-9
SCALE: 1/4" = 1'-0"	
ARPIL 7, 2025	



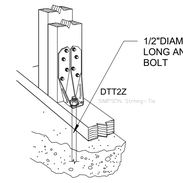
SHEATH ALL EXTERIOR WALLS WITH 1" THICK OX-IS STRUCTURAL SHEATHING ATTACHED WITH 16 GAUGE 7/16" CROWN STAPLES X2" LONG @ 3"O.C. EDGES AND FIELD UNLESS NOTED OTHERWISE IN THE SHEAR WALL SCHEDULE.

SHEAR WALL SCHEDULE

1. 5/8" THICK GYPBOARD ON BOTH SIDES OF THE WALL EACH LAYER ATTACHED WITH 6D COOLER NAILS OR #8 DRYWALL SCREWS @ 4" O.C. EDGES AND FIELD WITH ALL EDGES BLOCKKED WITH 2" NOMINAL LUMBER. ATTACHED SILL PLATE WITH 1/2"DIAM X 10" LONG ANCHOR BOLTS @ 30" O.C.
2. 1"THICK OX-IS STRUCTURAL SHEATHING WITH 16 GAUGE X 7/16" CROWN STAPLES X 2" LONG AT 3" ON CENTER EDGES AND FIELD. 1/2 GYPSUM WALL BOARD ON INTERIOR FACE ATTACHED WITH #6 SCREWS AT 16" ON CENTER EDGES AND FIELD. ATTACH SILL PLATE WITH 1/2" DIAM X10" LONG ANCHOR BOLTS AT 24" ON CENTER.
3. 1" THICK OX-IS STRUCTURAL SHEATHING ATTACHED W/NO. 16 GAUGE X 7/16" CROWN STAPLES X 2" LONG @ 3"O.C. EDGES AND FIELD. 1/2" GYPSUM WALL BOARD ON INTERIOR FACE ATTACHED WITH #6 SCREWS @ 8" O.C. EDGES AND FIELD. ATTACH SILL PLATE WITH 1/2" DIAM X 10" LONG ANCHOR BOLTS @ 18"O.C.
4. PORTAL FRAME PER DETAIL THIS SHEET.

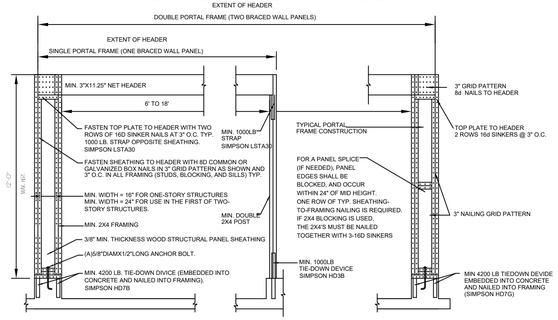
NOTES:

1. SHEATH ENTIRE PORTAL FRAME WITH 7/16" THICK OSB.
2. ALL SHEAR WALLS TO HAVE ANCHOR BOLTS.
3. ALL ANCHOR BOLTS TO BE SPACED AT 4'-0" MAXIMUM.
4. STAPLES TO PENETRATE WOOD FRAMING A MINIMUM OF 1".
5. FASTENERS ARE TO BE INSTALLED WITH THE CROWN PARALLEL TO THE FRAMING.
6. FASTENER EDGE DISTANCE SHALL BE A MINIMUM OF 3/8".
7. THE FASTENER HEAD SHALL BEE IN CONTACT WITH THE PANEL SURFACE.
8. DRYWALL SCREWS FOR 1/2" THICK GYPBOARD ARE TO BE #6 TYPE W or S BY 1/4" LONG WITH MINIMUM 3/8" EDGE DISTANCE.
9. ALL EDGES OF OX-IS STRUCTURAL SHEATHING TO BE BLOCKED WITH 2" NOMINAL LUMBER.



1 SIMPSON STRONG-TIE
14 TOTAL PLACES

PORTAL FRAME WITH HOLD-DOWNS FIGURE



BRACE WALL PLAN

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

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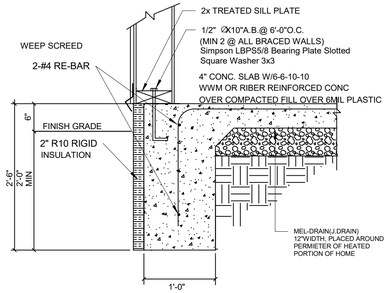
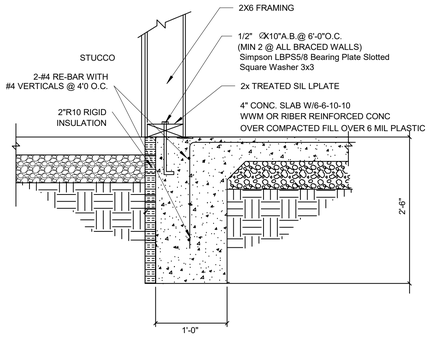
BRACE WALL PLAN	
SCALE: 1/4" = 1'-0"	A-10
ARPIL 7, 2025	

MONOLITHIC FOUNDATION



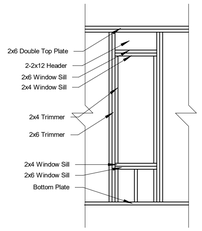
(A) EXTERIOR FOOTING

SCALE: 1"=1'0



(E) EXTERIOR FOOTING @ DOORS

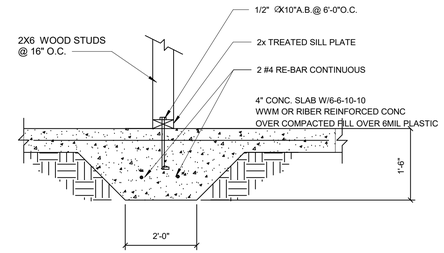
SCALE : 1"=1'0



WINDOW ROUGH-IN DETAIL

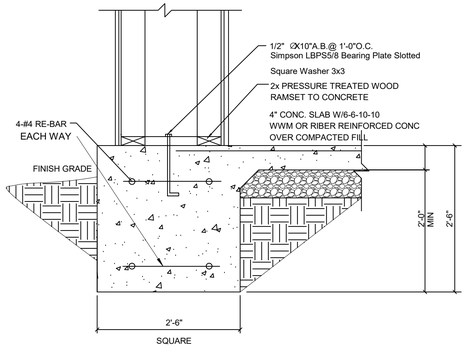
2.5" RECESS

SCALE: NTS



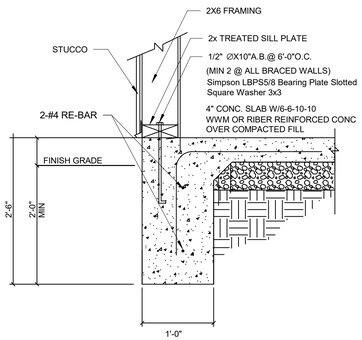
(B) INTERIOR FOOTING

SCALE : 1"=1'0



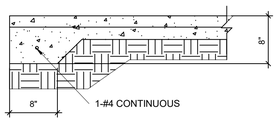
(F) EXTERIOR COLUMN FOOTING

SCALE : 1"=1'0



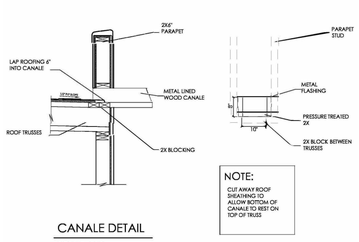
(C) EXTERIOR FOOTING @ GARAGE

SCALE : 1"=1'0



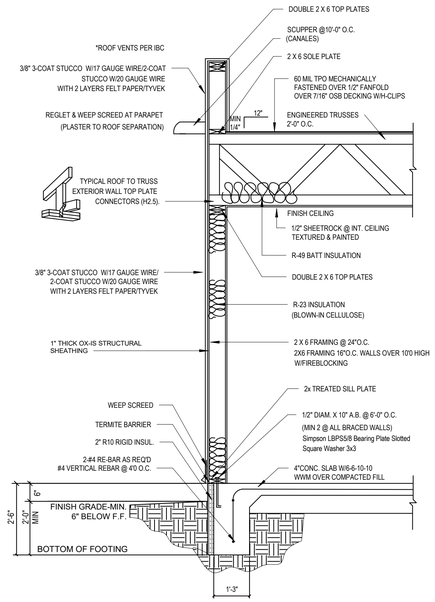
(G)EXTERIOR TURNED DOWN SLAB

SCALE : 1"=1'0



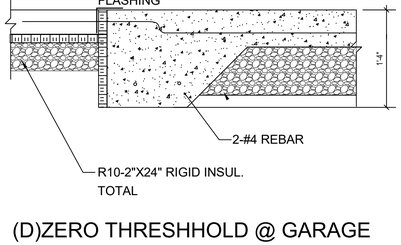
CANALE DETAIL

SCALE: NTS



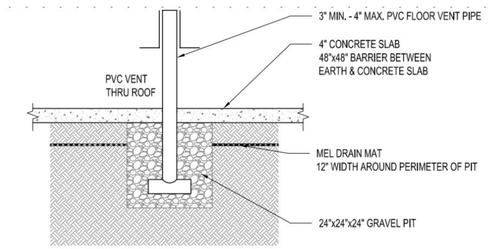
WALL SECTION SLOPING FLAT TRUSS

SCALE : 1/2"=1'0"



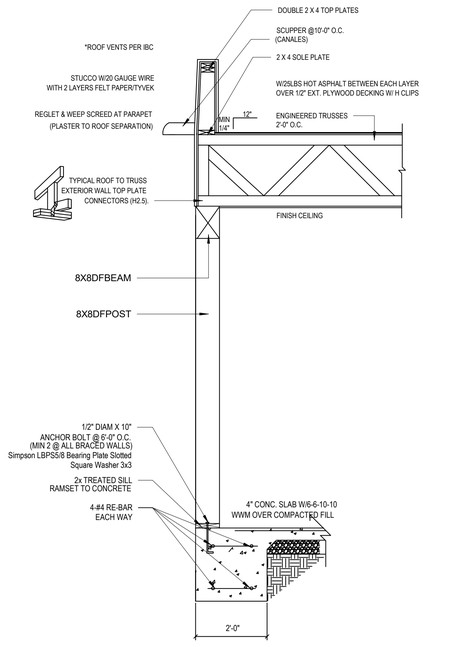
(D)ZERO THRESHHOLD @ GARAGE

SCALE : 1"=1'0



1 RADON VENT DETAIL

SCALE 1/2" = 1'-0"



WALL SECTION @ PORCHES

SCALE : 1/2"=1'0"

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May 29, 2025

To Whom It May Concern,

Twilight Homes proposes building a new single dwelling residence at 911 Old Santa Fe Trail for Arthur and Susan Cordova. This is Lot 3 of the DeVargas Development and comprises of 0.5393 acres. The current lot has no permanent structures in place. The existing asphalt will be removed to make space for the new residence per the attached site plan. We will centrally locate the new structure on the lot with the following setbacks: 38' from the West boundary, 37' from the back lot line on the North boundary, 25.79' from the East boundary, and 40.44' from the street facing South boundary. The proposed residence is 4781 total square feet with 2963 sqft of heated space, 934 sqft of covered porches and patios, and 884 sqft of garage. Our poured concrete driveway will be semicircular with 2 street entrances. The west entrance will be 20' wide and the east entrance will be 25' wide to accommodate a 3-car garage and 40.44' deep to the closest face of the garage for 2730 sqft of driveway with grey gravel. We will have an uncovered lead walk from the driveway to the front porch 3'6" wide that runs 26'3" to the Northwest then turns 90 degrees to the entrance for 29'9" for 200 sqft of concrete for the lead walkway.

We will follow the Recent Santa Fe standards for our architectural elements. The highest point of the main structure will be 15'6" above the finished grade of the lot. We will have a stuccoed chimney that protrudes an additional 2' above the surrounding structure for 17'6" above the finished grade. To keep with the Santa Fe tradition we have 3 different masses. The garages and front bedrooms will have 9' tall ceilings with an exterior finished height of 13'6" above finished grade. The great room, kitchen, and dining room in the Northwest section of the building will step up to 11' ceilings with a 15'6" height above finished grade. The owner's suite in the Northeast corner of the residence and the far Northwest back patio step down to 10' plate height with an exterior height of 12'6" above finished grade. Our parapets shall extend 2' higher than the low side of the flat sloping roofs to hide the skylights and roof ventilation from the street view.

Our canales shall be nominally 11" wide X 5-1/2" tall with galvanized metal cladding draining the tan TPO covered roof beyond. The entire home will have a stucco finish in the attached "Buckskin" stucco color. We will use a rounded corner to finish all exterior

Inc. 5000 MONONELE

TWILIGHT HOMES

Dreams Begin at Twilight

corners like the adjacent homes. All the windows will be vinyl windows with a taupe colored frame. Our framing application will create a 2-1/2" recess from the face of the wall for the windows along all sides of the building. The street facing windows at the South elevation and the front visible windows at the front West elevations shall have a cross grid pattern insert to meet Recent Santa Fe standards. We kept the windows under the portals with grids at the South elevation for consistency. We will have exposed "natural" stained posts and lintels at our front porch and back patio. We will not build any yard walls or adjust the existing perimeter fencing with this application.

Thank you for your consideration of this application.

Sincerely,

Frank Morrison
Design Manager – Twilight Homes
(505) 475-2328
FMorrison@MTVEnterprises.com

Inc. 5000 HONOREE

FCM Fixed Skylight
Technical Product Data Sheet

Description
- FCM Fixed Curb Mount Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various insulated glass units. Manufactured with a neutral gray aluminum profile and integral gasket preventing air and water infiltration while allowing the removal of interior condensation.

Installation
- No designated top, bottom, or sides for installation in any direction.
- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.

Flashings
- ECL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitch above 10-60 degrees.
- ECW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Interior Accessories
- Accessory Tray; mounts to curb required for installation of shades.
- FSCC - Solar powered Room darkening - double pleated shade.
- FSLC - Solar powered Light filtering - single pleated shade.

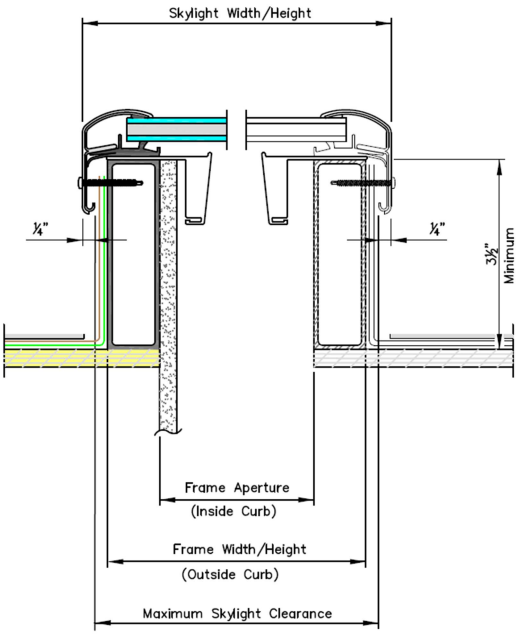
Type Sign
- Example: FCM 2222 0004D 01BF05
- Etched on bottom right of exterior frame cover.

Standard Sizes
- 1430, 1446, 2222, 2230, 2234, 2246, 2270, 3030, 3046, 3055, 3434, 3446, 4646, 4672
- Custom sizes available.

Special Stocked Sizes
- 190365, 190435, 210455, 225225, 225470, 245245, 245470, 245490, 260540, 280525, 315315, 315470, 315700, 315715, 365365, 385385, 385540, 420435, 460470, 460700

Warranty
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight. installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section



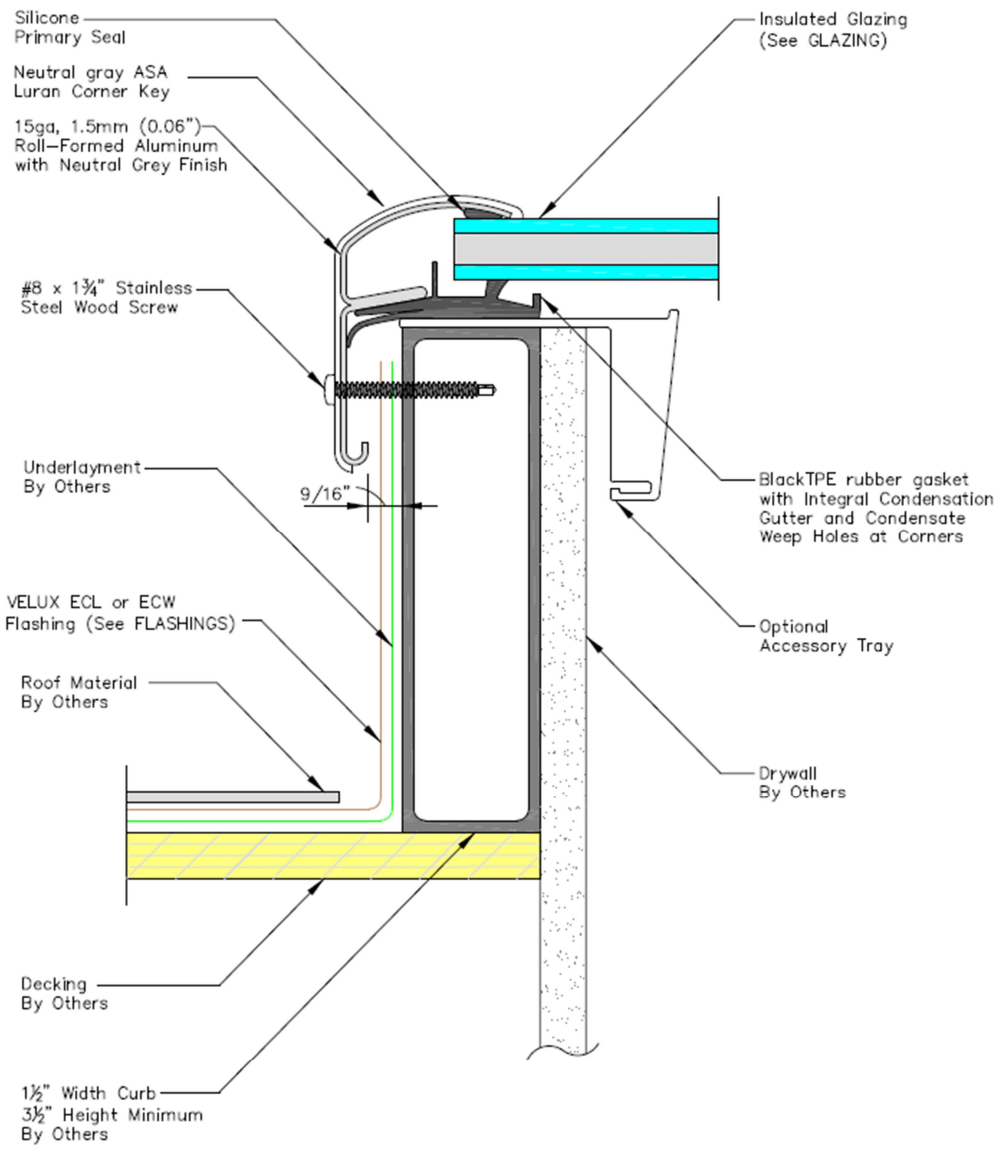
Size	Inside Curb	Outside Curb	Make Size
14	14-1/2"	17-1/2"	18-5/8"
22	22-1/2"	25-1/2"	26-5/8"
30	30-1/2"	33-1/2"	34-5/8"
34	34-1/2"	37-1/2"	38-5/8"
46	46-1/2"	49-1/2"	50-5/8"
55	55-1/2"	58-1/2"	59-5/8"
70	70-1/2"	73-1/2"	74-5/8"
72	72-1/2"	75-1/2"	76-5/8"

Custom Sizes	Width	Length
Min	18-¾	18-¾
Max	50-¾	76-½

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-701	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.63	√	√	√		SK-03
05 Tempered – 3 mm tempered clear with tempered Low E366 outer pane.	0.45	0.28	0.63	√		√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas	0.46	0.27	0.63	√	√	√	√	SK-14
08 White laminated – 2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.57	√	√	√		SK-03
10 Snowload – 3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.47	0.27	0.63	√				
14 Laminated – 2.3 mm laminated (0.76 mm interlayer) with tempered Low E340 outer pane.	0.48	0.18	0.38	√		√		SK-03
15 Tempered – 3mm tempered clear with tempered Low E340 outer pane.	0.49	0.18	0.38	√		√		SK-03
16 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E340 outer pane.	0.46	0.18	0.38	√		√	√	SK-14
29 Laminated Triple Pane – 2.3 mm laminated (0.76mm white interlayer), with 3 mm tempered middle pane, and tempered Low E366 outer pane.	0.38	0.25	0.57	√	√	√		
30 Tempered Triple Pane – 3 mm tempered clear with 3mm tempered middle pane and tempered Low E366 outer pane.	0.38	0.25	0.58	√		√		

Consult with Customer Service for special glazing options.


Silicone
Primary Seal
Neutral gray ASA
Luran Corner Key
15ga, 1.5mm (0.06")
Roll-Formed Aluminum
with Neutral Grey Finish
#8 x 1¾" Stainless
Steel Wood Screw
Underlayment
By Others
9/16"
VELUX ECL or ECW
Flashing (See FLASHINGS)
Roof Material
By Others
Decking
By Others
1½" Width Curb
3½" Height Minimum
By Others
Insulated Glazing
(See GLAZING)
BlackTPE rubber gasket
with Integral Condensation
Gutter and Condensate
Weep Holes at Corners
Optional
Accessory Tray
Drywall
By Others

Stucco Color:

Stained Wood Color:

Vinyl Window Color:

TPO Roofing Color:

TAN