Agenda **Regular Meeting of the Historic Districts Review Board**
January 27, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

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

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
   a. 2025-10488-HDRB. 140 Romero St., (June 10, 2025)
6. Matters from the Public
7. Staff Communications
   a. 2026 Santa Fe Heritage Preservation Awards
8. Old Business
   a. 2025-011586-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District., JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230 sq. ft. office building to a maximum height of 78' -7 ¾" (at tower) and 50'-8" (at parapet). Maximum allowable height is 57'-6" (Amanda Romero)

9. New Business

a. 2026-011790-HDRB. 212 & 212 A, E. Santa Fe Ave. Don Gaspar Area Historic District. Contributing. Christopher & Lori Pearson Kramer, owners, requests status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave. and status downgrade for 212 A, E. Santa Fe Ave. (Paul Duran, paduran@santafenm.gov)

b. 2026-011767-HDRB. 310 Lomita St. Downtown & Eastside Historic District. Non-Contributing. Michael Darter and Heidi Volpe, owners, request a status review with primary façade designation, if applicable. (Lani McCulley, ljmcculley@santafenm.gov)

c. 2026-011791-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Peter Quintana, owner, requests status downgrade. (Paul Duran)

d. 2026-011792-HDRB. 924 Paseo de Peralta. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests status review with primary façade(s) designation if applicable. (Paul Duran)

e. 2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624 sq. ft. addition to the main house and 442 sq. ft. addition to the garage. Three exceptions are requested to 14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. (Paul Duran) **(POSTPONED)**

f. 2026-011770-HDRB**.** 302 Camino Cerrito. Downtown & Eastside Historic District. Non-Contributing. Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, proposes to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum allowable is 14'-0". (Lani McCulley)

g. 2025-011550-HDRB. 539 Garcia St. Downtown & Eastside Historic District. Contributing. Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10". A 309 sq. ft. portal to a height of 10'-3". Replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, and stucco both buildings. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3'-0" from the corner of a façade. (Lani McCulley)

h. 2025-011536-HDRB. 516 Alto St. Westside-Guadalupe Historic District. Contributing. Marc Naktin, agent for Steven Dayton, owner, requests approval to construct a 210 sq. ft. addition to a height of 14'-1" where the maximum allowable height is 16'-0". (Paul Duran)

i. 2026-011769-HDRB. 600 Camino Rancheros. Historic Review Historic District. Non-statused. Marc Naktin, agent for Melchijah Spragins Jr., owner, proposes to construct a 1,322 sq. ft. second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to 14-5.2 (D)(9) for exceeding the maximum allowable height. (Lani McCulley)

j. 2026-011768-HDRB. 801 Old Santa Fe Trail Unit A**.** Downtown & Eastside Historic District. Significant. Santa Fe Permits/Jennifer Salimbene, agent for Stuart Cohen, owner, proposes to replace windows. An exception is requested to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades. (Lani McCulley)

k. 2025-011724-HDRB. 210 Don Gaspar Ave. Downtown & Eastside Historic District. Significant. Martinez Architecture Studio, agent for Heritage Hotels and Resorts Inc., owner, proposes to relocate a door on a primary façade and extend a stair landing. An exception is requested to 14-5.2 (D)(5)(a) to alter a primary facade. (Lani McCulley)

l. 2026-011794-HDRB. 726 & 728 Galisteo St. Don Gaspar Area Historic District. Significant. Michael Mizell, agent for Richard Brenner, owner, requests approval for window replacement, re-stucco, and repair parapet and brick coping. (Paul Duran)

m. 2025-011231-HDRB. 330 Gormley Ln. Downtown & Eastside Historic District. Non-Contributing. Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144 sq. ft. pergola to a height of 9’-0” and a 298 sq. ft. portal to a height of 15’-4” where the maximum allowable height is 17’-5”, and three pedestrian gates ranging from 5’-10” to 6’-0” where the maximum allowable height is 6’-0.” (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. February 10, 2026

13. Adjourn

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

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

Case # 2025-10488-HDRB
Address – 140 Romero St.
Agent's Name – Camilla Kennedy
Owner/Applicant's Name – Camilla Kennedy

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 10, 2025.

BACKGROUND

The houses on Romero Street reflect a mix of architectural styles and construction, including vernacular, Pueblo Revival, a bungalow with a hipped roof, and an early 20th-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.

The single-family residence at 140 Romero St. is currently listed as non-contributing to the Westside-Guadalupe Historic District. The adobe residence was constructed in the 1940s, and an addition was built 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. The yard wall has not had a historic status designated.

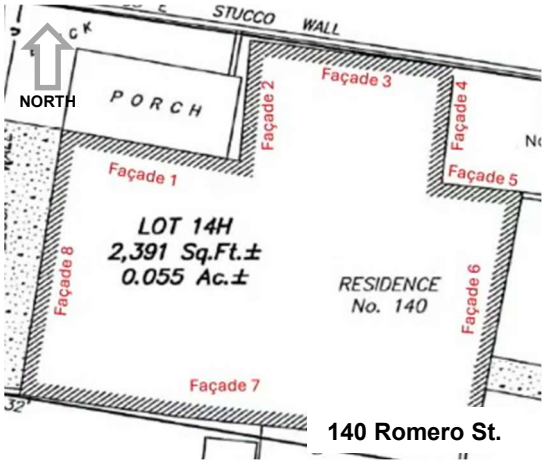
The Applicant requests:
1) A status review with primary façade designation, if applicable, for the residential structure.
2) A status review of the front, street-facing yard wall.

FINDINGS OF FACT

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

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

2. Historic Preservation Division Staff Recommendation: Per SFCC Section 14-5.2(C)(2), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts, Staff recommended 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 its character, which has remain unchanged since the 1960s and is consistent with the Romero streetscape, which is dominated by low yard walls and fences
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations, and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure and the front yard wall meets the definition of a "contributing structure." The residence has historic integrity and is an example of the type of modest vernacular adobe building on that streetscape and in that neighborhood. The changes are primarily on the rear of the structure.



11. The Board finds that the east and south façades (4, 5, 6 and 7) are the primary elevations of the structure with the features that define the character of the structure's architecture. These features include the unaltered, inset windows, the roofline of the enclosed carport, and the lintels over the windows, especially the carved lintel over the

east-facing door.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board upgrades the historic status of the residential structure to contributing.
4. The Board designates the front yard wall as a contributing structure.
5. The Board designates the following elevations of the residence as the primary façades: Both east-facing façades (4 and 6), the easternmost north-facing façade (5), and the entire south elevation (7).
6. The non-historic windows, door and the plywood garage door on the primary façades are non-contributing elements of those façades.

IT IS SO ORDERED ON THIS 27th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

2026 Santa Fe Heritage Preservation Awards

Open solicitation to nominate recipients for the Annual Santa Fe Heritage Preservation Awards and to attend the Awards Ceremony. The date, time, location, and format will be provided nearer the time of the awards.

Nominated projects must have been completed between 2023 -2025. If the project was nominated prior but did not receive an award, a new nomination is welcomed.

The award categories are as follows:

Architectural Preservation Award (Residential or Non-Residential):
Outstanding examples of restoration or rehabilitation of a designated historic property.

Compatible Remodel Award (Residential or Non-Residential):
Outstanding examples of remodeling that harmonizes with historic structures in the historic districts.

Compatible New Construction Award (Residential or Non-Residential):
Outstanding examples of new construction that harmonizes with historic structures in the historic districts.

Archaeology Award:
Outstanding examples of archaeological preservation or contributions to the pre-history or history of Santa Fe through archaeology.

Cultural Preservation Award:
Outstanding examples of work toward the preservation and/or understanding of Santa Fe's unique cultural heritage.

Mayor's Award for Exceptional Contribution to the Preservation and/or Understanding of the City's Prehistory or History:
Exceptional contribution of an individual, group, or project to the preservation and/or understanding of the prehistory or history of the City of Santa Fe.

Nomination submittals should be emailed to Historic Preservation at hpdsubmittal@santafenm.gov on or before **February 27, 2026.**

If you have questions or need more information, please contact Historic Preservation at hpdsubmittal@santafenm.gov . Please mention the Awards Nomination and the property address in your email subject line.

Award winners will be notified at least one week in advance of the Awards Ceremony.

City of Santa Fe
2026 Heritage Preservation Award Nomination Form

Name of Nominee: _____
Address: _____
City: _____ State: _____ Zip:_____ Phone: _____
Email: _____

Name/Address of Project: _____

1. Please choose an award category for which you are nominating (one category only please).
   - ☐ **Architectural Preservation Award**
   - ☐ **Compatible Remodel Award**
   - ☐ **Compatible New Construction Award**
   - ☐ **Archaeology Award**
   - ☐ **Cultural Preservation Award**
   - ☐ **Mayor's Award**

2. Briefly explain why a Heritage Preservation Award is warranted:

_____

_____

_____

_____

_____

_____

3. To your email submission, please attach photographs, drawings, or additional text that further illustrate why an award is warranted.

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4. Has nominee received a City of Santa Fe Heritage Preservation Award in the past?
   ___ Yes ___ No

If so, when and for what? _____

_____

_____

Nominated by: _____

E-mail address: _____ Phone: _____

Nomination submittals are due in the Historic Preservation Office on or before **February 27, 2026**

Return COMPLETED forms with any additional information to:

Email submissions are required. Please email Historic Preservation at hpdsubmittal@santafenm.gov

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

January 22, 2026

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – 130 South Capitol Street
Responses to City Design Comments

Dear Amanda:

This letter is respectfully submitted on behalf of the State of New Mexico ("Applicant") in response to comments received regarding the building design at the January 13, 2026 Historic Districts Review Board ("HDRB") meeting. A revised set of drawings is submitted herewith for your review and each comment is addressed below:

General

1. Breaking up massing is important, bring to a pedestrian scale. Building will be larger than the capitol building and other buildings in the streetscape. The HDRB recommends that the east and north elevations have additional stepbacks on the upper floors. There should be more one-story sections of the building.

   As a compromise, the trellis portales on the east elevation and the east end of the north elevation are now roofed, which establishes more significant single-story massing and appearance of stepbacks. Loss of square footage at the upper levels will negatively impact the essential functionality of the building.

2. Only one stucco color – do not use several colors on the building. ***Done***.

3. Unlike other State buildings, there's no pedimented window frames. HDRB recommends adding pedimented frames to windows. Pediments should have similar scale to pediments on adjacent state buildings. ***Done***.

4. The height should not exceed the average height of the institutional buildings in the streetscape unless an exception is granted. According to Section 14-5.2(M) height is measured to the highest element of the building, which is 78'7" at the tower. Permitted height is 57'6". The proposed building height, without the tower, is approximately 50 feet. Can the building height be reduced to emphasize the tower more?

   Reducing the height of the building would negatively impact the building interiors and the provision of adequate mechanical space. Furthermore, given the building's size, a modest reduction in height would be barely discernible.

5. All windows should be recessed and not flat on the façade. ***Agreed***.

6. Provide a reason that is acceptable to the HDRB why other design alternatives, including site design and placement, and potential use of some of the right-of-way on S Capitol Pl (which the City agreed could be dedicated to the State), are not being considered. This could help to lower the overall height – the building is massive.

   As explained at the hearing, the State thoroughly considered this option and it was deemed infeasible and unadvisable. First, the South Capitol Place parking is essential to the users of the State Capitol Complex. In addition, South Capitol Place is critical for vehicular connectivity given that the EOB is bordered by one-way streets to the east and west. Vehicles exiting the underground parking garage have easy access back to Paseo de Peralta via South Capitol Place and Don Gaspar. Otherwise, vehicles would be forced north into the downtown core, increasing potential traffic impacts.

7. Materials should have a sense of substance and permanence. ***Agreed***.

8. Maximum window/door area may not exceed 40% except under a portal. If a building mass is offset by 4' or more, then considered a separate façade. The northwest façade of the building may not meet the 40% standard.

   This has been re-analyzed and corrections made where necessary.

9. Create a courtyard at the northeast corner of the building to further break up the mass and to provide an opportunity for interpretative signage and street furniture.

   The design intent is to anchor the northeast corner of the building, providing a strong relationship to the surroundings and the State Capitol. The loss of square footage to add a courtyard would negatively impact the essential functionality of the building. Plentiful pedestrian plazas are provided on the east and north sides of the building. As discussed at the hearing, the State is willing to consider installations under the east portal to memorialize the Don Gaspar bungalows.

10. No horizontal muntin pattern should be on the building.

    All horizontal muntins have been removed.

11. Portals on the on the ground should have roofs, especially the lower portals.

    As described above, the trellis portales on the east elevation and the east end of the north elevation are now roofed.

<u>North Elevation</u>

1. The overall sense of height can be reduced. Provide design rationale for the tower. Will the tower compete with the historic tower on the Bataan building? Is the tower needed/desirable?

   The tower is desired and recommended, as it serves as an architectural element to define the entry and signifies the importance of this Executive Office Building. The tower was discussed at length during the hearing, and the general consensus was that the tower was an appropriate element. In response to the commentary, the tower has been further refined

and detailed as shown in the attached plans.

2. Windows under the portal shouldn't go all the way to the ground – not feasible in buildings that simulate adobe construction. The State Capitol building provides a potential solution with a base of door/window element. ***Done***.

3. Small windows on the second story are out of scale and don't relate well to the rest of the façade. ***Window pattern has been modified.***

4. Windows at east corner of north elevation out of scale. ***Window pattern has been modified.***

East Elevation

1. Incorporate more one-story masses; step building to make more pedestrian-friendly

   As a compromise, the trellis portales on the east elevation and the east end of the north elevation are now roofed, which establishes more significant single-story massing and appearance of stepbacks. Loss of square footage at the upper levels will negatively impact the essential functionality of the building.

2. Create a courtyard at the northeast corner to make it more pedestrian-friendly, an opportunity for gathering space, and interpretative signage.

   The design intent is to anchor the northeast corner of the building, providing a strong relationship to the surroundings and the State Capitol. The loss of square footage to add a courtyard would negatively impact the essential functionality of the building. Plentiful pedestrian plazas are provided on the east and north sides of the building. As discussed at the hearing, the State is willing to consider installations under the east portal to memorialize the Don Gaspar bungalows.

3. Door and windows at southeast corner is out of scale, maybe there should be less fenestration and more wall. Does it meet the 40% rule? Not enough substance to wall. Front mass (at tower) has more structure on the north elevation – use that as reference.

   Windows have been reduced and corrections made to ensure compliance with the 40% rule as depicted in the attached plans.

We greatly appreciate the thoughtful comments presented by staff and the HDRB and believe the resulting design is compliant with the Design Standards per SFCC 14-5.2(M).

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

Sincerely,

Jennifer Jenkins, Principal
JenkinsGavin, Inc.

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Re-Submission (Updated Renderings)

fbt | architects

luis vidal + architects

ARCADIS

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

January 27 2026


Reduced glazing: Separated into two windows
Pediment added to all windows
Single stucco color
Window size reduced
Solid panels at ground windows
Roof on Portal
Capitol Connection (East)
Previous Design


Previous Design
Reduced glazing: Separated into two windows
Single stucco color
Window size reduced
Pediment added to all windows
Cupola proportions & detail
Roof on Portal
Solid panel at ground window

East Facade



Previous Design

Pediment added to all windows

Reduced window sizes

Single stucco color

Window rhythm

Cupola proportions & detail

Roof on Portal

Solid panel at ground window

North Facade



Cupola proportions & detail

Single stucco color

Pediment added to all windows

Window size and spacing

Removed horizontal muntins

Window rhythm

Roof on Portal

THE STATE OF NEW MEXICO
Executive Office Building

Front Entry

Previous Design



Cupola proportions & detail

Window rhythm

Pediment added to all windows

Northwest



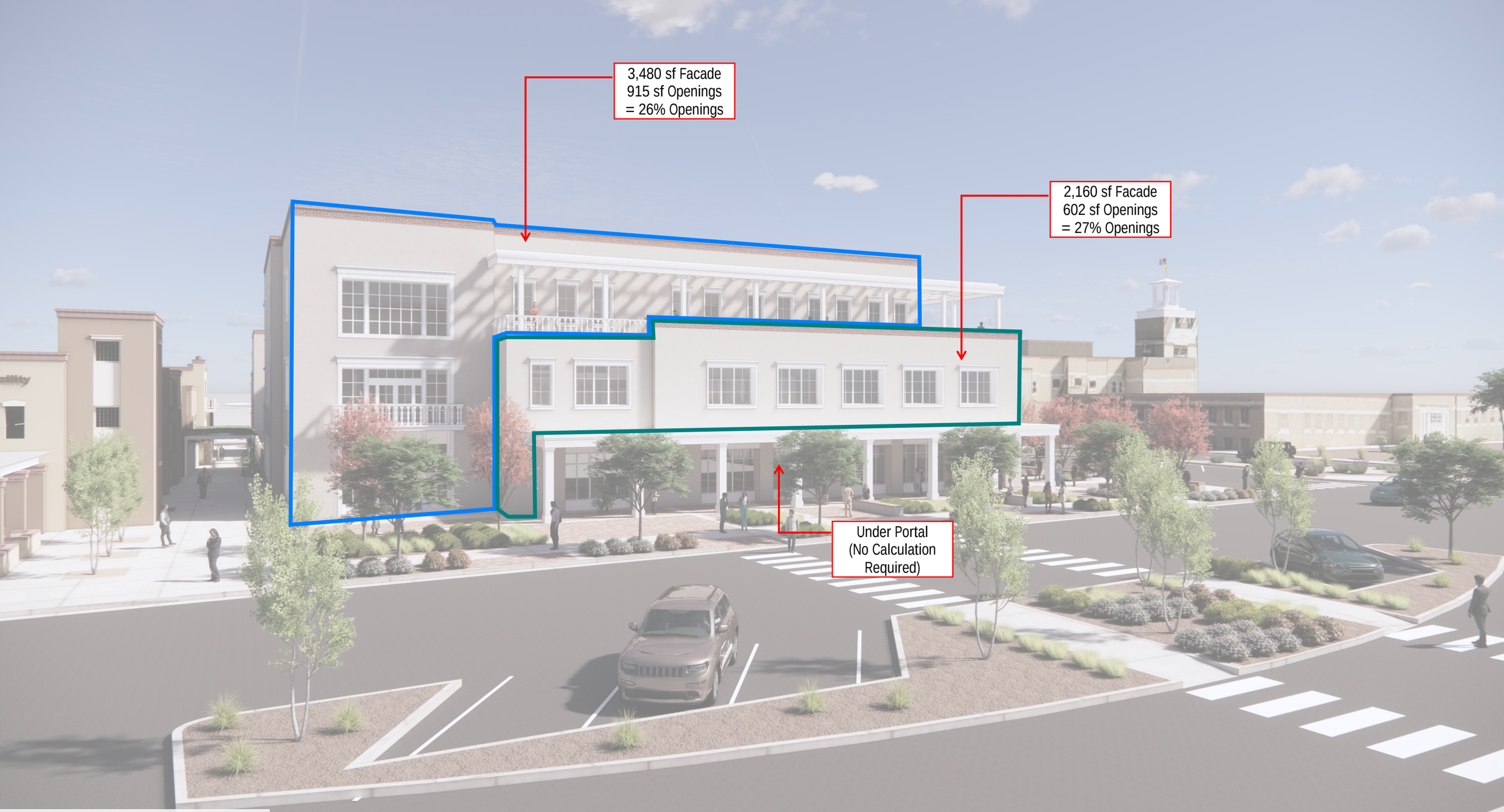
East Plaza



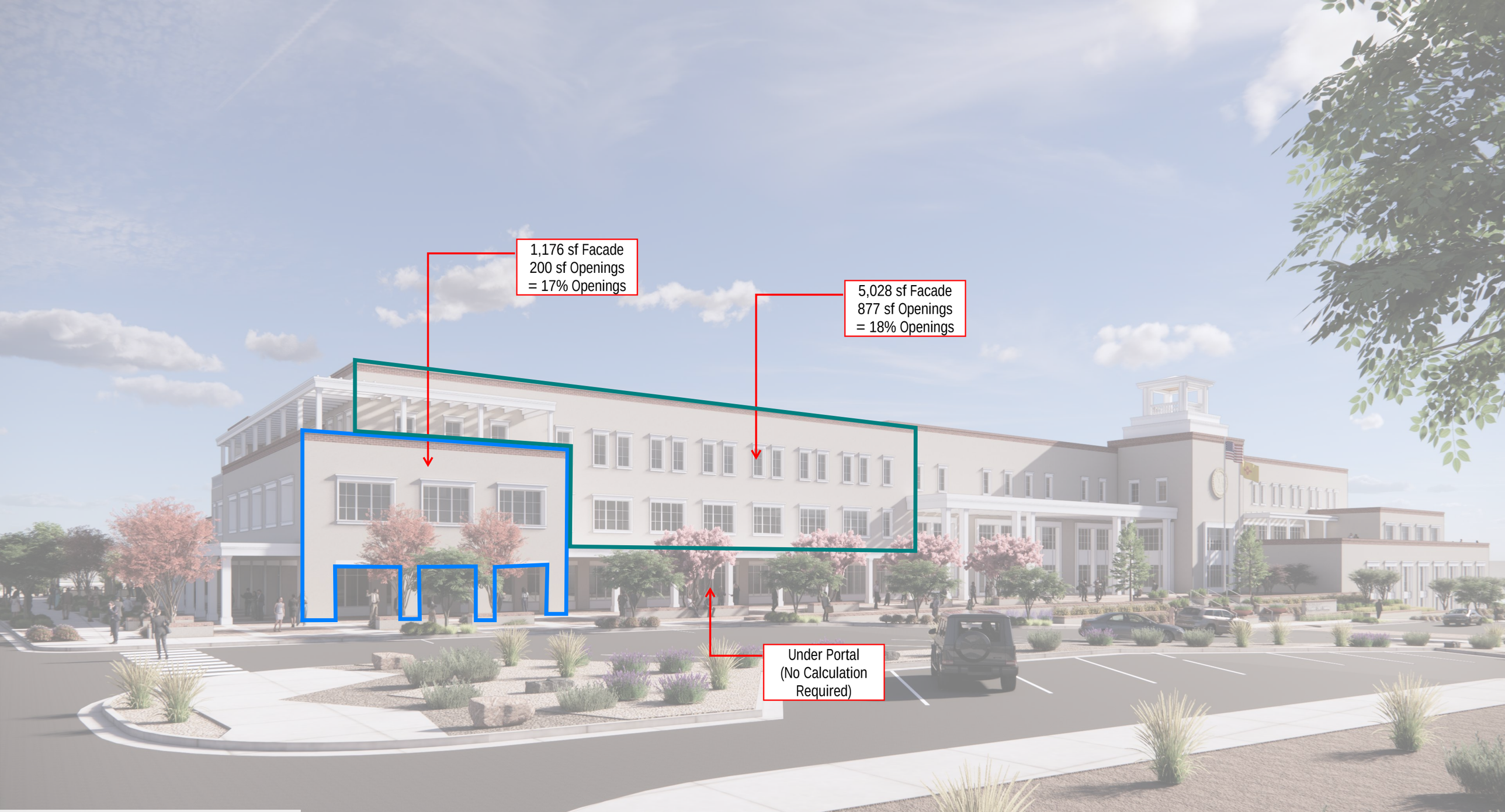
Northeast Corner



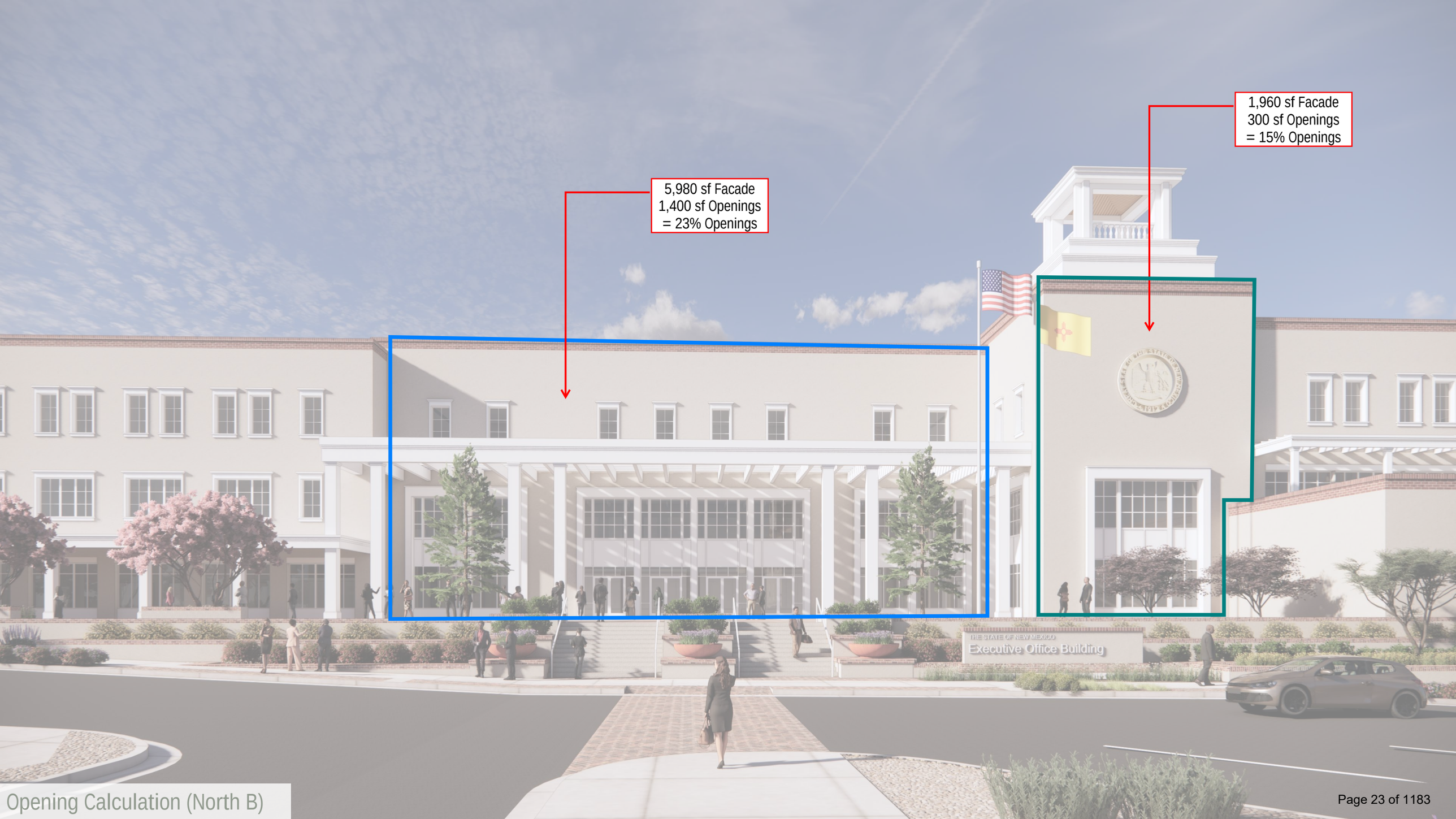
North Plaza



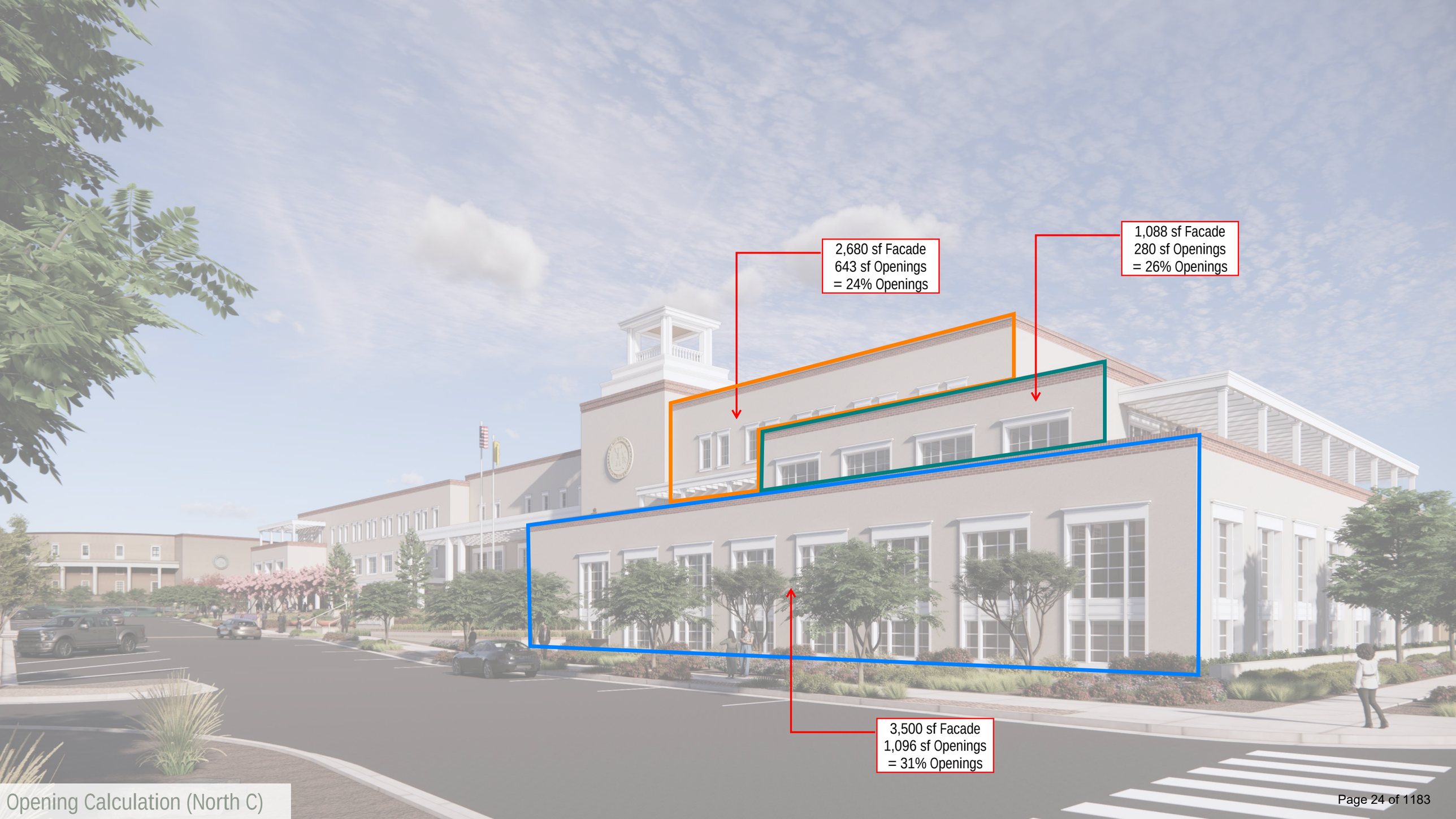
Opening Calculation (East)



Opening Calculation (North A)



Opening Calculation (North B)



Opening Calculation (North C)

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

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

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

2026-011790-HDRB. 212 & 212 A, E. Santa Fe Ave. Don Gaspar Area Historic District. Contributing. Christopher & Lori Pearson Kramer, owners, requests status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave. and status downgrade for 212 A, E. Santa Fe Ave.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

___ **Proposal Letter**

___ **Site Plan/Floor Plan**

___ **Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the primary residence be maintained as contributing and designate the north, east, and west facades as primary including all historic doors, windows, and other architectural elements such as brick coping, the casita be downgraded to non-contributing, and the front yard wall be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motions:

a. Approve or deny Case #2026-011790 for status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave. and status downgrade for 212 A, E. Santa Fe Ave.

Should the Board deny the applicant's request, the applicant shall return with an alternative proposal for review and approval.

BACKGROUND & SUMMARY:

The single-family primary residence and casita at 212 and 212 A, E. Santa Fe Ave are listed as contributing to the Don Gaspar Area Historic District. The residence and casita were constructed on a 0.16-acre lot comprising of 1,557 sq. ft and 361 sq. ft. of roofed area respectively as recorded in the New Mexico Santa Fe County Tax Parcel map in 2026. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey form records the primary residence as a structure that reflects a transitional time between the Old and New Santa Fe Pueblo Revival architectural design styles as observed by the flat facades and rectangular openings (2025:15). As for the yard wall, Mr. Murphey identifies the yard wall was constructed prior to 1958 and possesses a character-defining visually aesthetic both to the property and the streetscape (2025:15).

Mr. Murphey describes the casita as once being a one-car garage which underwent significant renovations by 2007 and no longer represents its original character-defining elements (2025-15). At a recent site visit with the property owner, staff observed the casita structure has been completely renovated from its original conception of a one-car garage. The structure in its current form no longer speaks to its original conception and the historic integrity of the structure is no longer visible. Given the exterior alterations staff recommends a downgrade from contributing to non-contributing status is warranted.

The only previous case for 212 & 212 A, E. Santa Fe Ave is:

On June 16, 2025, in Case No. 2025-010667-ADMIN, staff approved the replacement of 220-sq. ft. of concrete sidewalk with a rose tone color.



Figure 1: Proposed Façade Diagram for 212 & 212 A, E. Santa Fe Ave.

Primary Façade:

Non-primary Façade:

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable for 212 E. Santa Fe Ave., the yard wall, and status downgrade for 212 A, E. Santa Fe Ave.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever 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, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) 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, *greenhouses*, garden rooms, 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 by the following methods:

(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 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.

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

(e) *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, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. 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 the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction 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, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITIONS:

14-12 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.

City of Santa Fe, New Mexico

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

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Councilors:
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Alma G. Castro, District 1
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Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

November 19, 2025

RE: Review of Historic Designation Status

Dear Property Owner/Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic districts property for a potential change in designation from "significant" or "contributing" to "non-contributing" status. The designation of a historic status category, including "significant", "contributing", and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe GIS mapping system at: https://gis.santafenm.gov/portal/apps/webappviewer/index.html?id=8cbbefaf87d44d99b4f379564e9f3c83.

Please be advised that the residential structure located at 212 A E. Santa Fe Ave (Casita) will be reviewed by the Historic Districts Review Board at a public hearing on January 27, 2025, starting at 5:30pm live in the City Council Chambers of City Hall at 200 Lincoln Avenue or via Zoom. If you have concerns about the historic status of this property you may review the materials at https://santafe.primegov.com/portal/search. You are also welcome to attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

Any questions regarding this issue should be directed to the Historic Preservation Division Planner at paduran@santafenm.gov

Sincerely,

Paul A. Duran
Senior Planner
Historic Preservation Division

14-5.2(C)(2)(d) Notice of Board's Review of Status

(ii) In addition, staff shall mail notice, certified mail return receipt requested, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status.

Web AppBuilder for ArcGIS



11/18/2025, 2:43:05 PM

Santa Fe County Parcels

Roads

Parcels

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

City of Santa Fe, Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

GRAFE, LE	369 MONT	SANTA FE	, NM 87501-2835
ROMERO, .	216 E SAN	SANTA FE, NM 87505	
VALDEZ, M	609 WEBB	SANTA FE, NM 87501	
JOSUB, TAI	208 1/2 E S	SANTA FE	, NM 87505-0326
KRAMER, C	1809 ARRC	SANTA FE	, NM 87505-5734
FINANCIAL	PO BOX 88	HOUSTON	, TX 77288-0211
HEPER, BE	601 CIELO	SANTA FE	, NM 87505-6966
MACHEN, S	613 WEBB	SANTA FE	, NM 87505

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Total			$6.08
First-Class Mail® Letter Santa Fe, NM 87505 Weight: 0 lb 0.40 oz Estimated Delivery Date Tue 12/02/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3490 6098 28			$5.30
Total			$6.08
First-Class Mail® Letter Santa Fe, NM 87505 Weight: 0 lb 0.40 oz Estimated Delivery Date Tue 12/02/2025	1		$0.78
Certified Mail® Tracking #: 9589 0710 5270 3490 6098 11			$5.30
Total			$6.08
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Certified Mail® Tracking #: 9589 0710 5270 3490 6098 04			$5.30
Total			$6.08
Grand Total:			$36.48
Credit Card Remit Card Name: VISA Account #: XXXXXXXXXXXX2903 Approval #: 01019G Transaction #: 976 AID: A0000000031010 Chip AL: VISA CREDIT PIN: Not Required CHASE VISA			$36.48

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NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3409

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 44	UTM reference zone 12 (13)	easting / northing

location description: 212 E. Santa Fe

city/town: Santa Fe

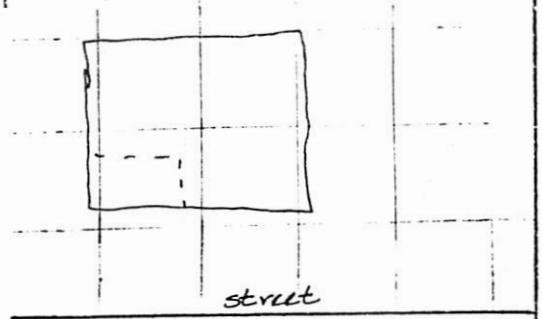
land grant/reservation:

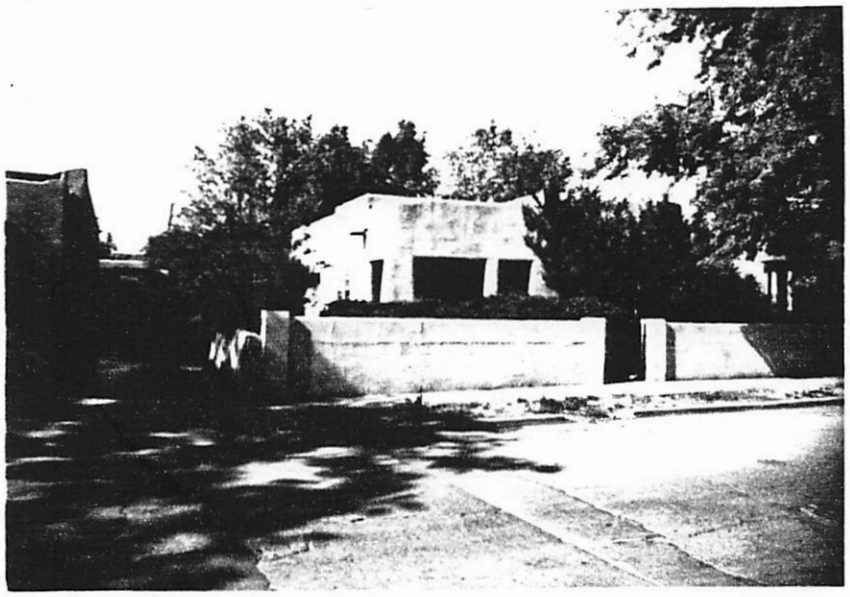
building name:

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

film roll by E.T. no. 2 | negative nos. 29 18 | loc. of neg. City of Santa Fe

building-site plan





date of construction: 1930 estimate 1912-28 actual

source: City Directory Sanborn

use
present: (residential)
other: ___
historic: (residential)
other: ___

condition
___ excellent X good
X fair ___ deteriorating

style: Pueblo Revival

foundation material: n/v

wall material/surface: stucco / adobe

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
undulating parapet
wd casements
inset porch
slightly battered porch posts

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant X contributing
___ supporting ___ intrusive

comments
block wall 4' in front
1924 photo - NMRCA
1936 cd - McMullen CW
1928 cd - Craig BB in spr US Geolog. Survey
1930 Sanborn

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

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: June 16, 2025

To: Building Permit Division

From: Anthony Maestas

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: 212 E SANTA FE AVE, Santa Fe, NM 87505

Case Number: 2025-010667--ADMIN

Contact Name: CHRIS PEARSON

Phone Number: 505-570-1422 **Email:** chris@pearsonkramer.com

Approved Scope of Work: *Replace sidewalk 220 sq.ft.*
Sidewalk will be Rose Tone in color

Conditions of Approval: *Must be ADA compliant*
No other work approved at this time

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
FINAL HISTORIC INSPECTION



Figure 1: Proposed Façade Diagram for 212 & 212 A, E. Santa Fe Ave.

Primary Façade:

Non-primary Façade:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 20, 2025

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

1. Name of property: **Burton B. and Tilla Craig/ George A. and Ruth E. Graham Residence**	**2. Location:** **212 East Santa Fe Avenue** **Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3409** **4. County: Santa Fe** **Parcel # 10986368**

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

6. Date of Survey:
September 18, 2025

7. Previous Survey Date(s):
_x_Yes: July 1982, E.T.
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.67999276,-105.93880666



10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of north (front) elevation. Camera facing south.**

11. Brief Description of the Property:

Constructed possibly as early as 1924, 212 East Santa Fe Avenue is a proto–Pueblo Revival house of adobe construction. It displays the uneven design characteristic of this transitional period. The building has undergone two additions, the last completed after 1958. The property also includes a former one-car garage, converted into a casita addressed as 212 A, and a low wall enclosing the front yard. The primary house and casita are designated Contributing to the Don Gaspar Area Historic District; the yard wall has no designation.

Continued on Page 5.

12. Who uses the property? Residence (rental)

13. Construction Date:
Date: app. 1925 (city directory date, 1928)
_x _Known _x_ Estimated Source:1925 newspaper advertisement with house address

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Current owner:

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

Current owner:
Christoper J. Kramer, Lori D. Pearson

N/A

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

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

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

22. National or State Register:

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

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar Area 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-3409
Burton B. and Tilla Craig/ George A. and Ruth E. Graham Residence	212 East Santa Fe Avenue Don Gaspar Area Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 28, 2025

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 _x_ Other: Frame

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: modified bitumen

10. Window Types Primary House and Casita

Operation	Material	Glazing	Number
Barn	Wood	4	3
Barn	Wood	8	1
Casement	Wood	1	1
Casement	Wood	1-1	2
Combination	Steel	4C-8F-4C I 8T	1
Hung Sash	Wood	1/1	6
Hung Sash	Wood	6/1	1
Hung Sash	Wood	6/6	3

Note: Based on visibility and access during survey

11. Door Types Primary House and Casita

Type	Style	Material	Number
Single-Leaf	Faux Plank	Wood	2
Single-Leaf	Glass	Wood	1
Single-Leaf	½-light & panel	Wood	1
Double	Sliding	Wood/Vinyl	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

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

15. Modifications: x __ No known modifications

#1 Date: Post-1958; erection of rear bedroom addition; aerial photographs and visual evidence.
#2 Date: Unknown, recent; replacement of pedestrian doors on east and south elevations of house; visual evidence.
#3 Date: Post-2007; removal of sliding garage on casita and replacement of pedestrian door; Google Street View and visual evidence.

16. Primary Architectural Style **__ Not Applicable**

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

Notes: **_x_ – transitional Santa Fe style**

17. Documents Available and Their Locations

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

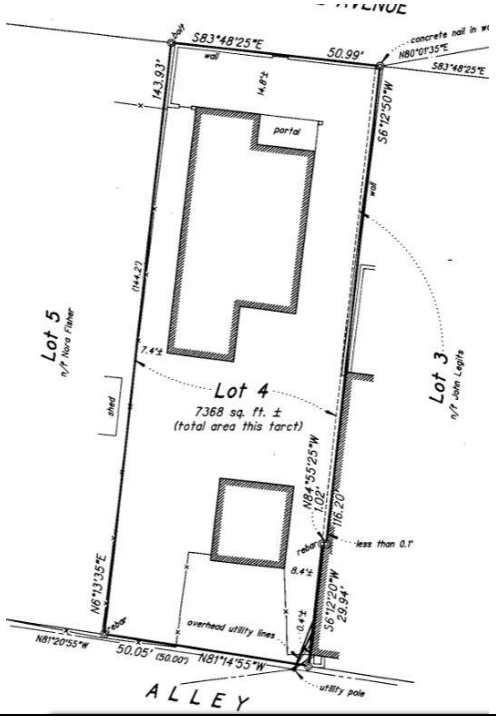
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 1994 survey plat. Courtesy of Guy D. Hayden.



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Architectural Description Continued

Setting

The subject parcel lies on the south side of East Santa Fe Avenue, three lots east of Webber Street (Photo 2). The primary house and casita occupy a 50-by-144-foot parcel corresponding to Lot 4 of the Duranso Addition, a block subdivision established in 1910 between Webber and College Streets (Fig. 1). Aside from two possible older juniper trees in the front yard, the property is landscaped with more recent vegetation, consisting mainly of low plantings and lawn. Flagstone and concrete define the hardscape along the side and rear areas.

Primary House

South (Front) Façade

The house fronts East Santa Fe Avenue with a tentative façade. What would later emerge in the Pueblo Revival as articulated projections and offsets is, in this early example, rendered as a flat wall surface differentiated only by two roof heights (Photos 1 & 3).

The lower section contains an inset porch framed by rectilinear openings. A concrete walk, flanked by lawn, leads to the porch, which has a scored concrete floor and a painted bead-board ceiling (Photo 4). Three eight-light wood sash windows, functioning as casements, admit light to a small dining area. The sash are hung on loose-pin, ball-tipped butt hinges, set slightly behind the wall plane, separated by sistered boards, and resting on splayed wood sills. The windows are notable for their proportions: the lower lights are taller than the upper, lending a slightly elongated appearance.

A faux-plank door with decorative knocker opens into the dining area, while a separate plank door with a small vision light provides entry to the former parlor or living room (Photo 6).

The west side of the façade rises higher and is punctuated by a large steel combination window centered within the wall (Photo 7). Its light divisions and surface-mounted

exterior hinges suggest manufacture in the 1940s or 1950s. The unit is deeply set within the wall and capped by a boxed lintel.

Despite its planar composition, the façade gains visual interest through shouldered endpieces that taper outward toward the base, creating a subtle impression that the house lifts from the ground.

East Elevation

The east elevation overlooks a narrow side yard and clearly reveals the building's sequence of alterations. At the north end is the rectangular opening of the front porch, above which rises a vestigial Mission-style parapet (Photo 8). South of this are two single-light wood casement windows lighting the dining area. The sash are hung on semi-concealed hinges and, like a similar pair on the west elevation, operate with geared handles. These single-light, cupboard-like sash occur elsewhere around the house, but here are surmounted by transom units (Photo 9). The transoms appear field-fabricated, with their upper frames now embedded in stucco.

The middle and southern portions of the elevation contain a sequence of later openings: a glazed French door serving the kitchen; a single-light wood casement with an interior jackknife hinge at the bathroom; and a pair of one-over-one hung sash. Each rests on a splayed wood sill, indicating construction within the same general period. The lower wall segment containing the hung sash corresponds to a walled frame extension shown on the 1930 Sanborn map (Fig. 2). The shallow window reveals reinforce the sense of frame construction, suggesting this portion once functioned as a service space, possibly a laundry room.

Set back roughly fourteen feet to the west is an unfenestrated wall enclosing the primary bedroom. Based on aerial photographs, this rear extension was added after 1958 (Figs. 3 and 4).

South Elevation

The south elevation opens onto a flagstone patio and encompasses what appears to be the former laundry room along with the post-1958 bedroom addition (Photo 12). The earlier portion exhibits a slightly irregular parapet line and gentle battering at the southeast corner. It is fenestrated with two one-over-one wood hung-sash windows and

a stock half-light wood-panel door. The adjoining bedroom addition is characterized by tall, straight parapets and a pair of modern sliding glass doors (Photo 13).

West Elevation

The west elevation lies close to the property line and comprises both the bedroom addition and the original portion of the house (Photos 14 and 18). At the south end, within the bedroom addition, is a single six-over-six wood-sash window protected by a wood screen (Photo 15). A shift in wall height marks the juncture between the addition and the original structure (Photo 16).

Near the center of the façade are two additional six-over-six wood-sash windows, followed by a six-over-one hung sash set deeply within the wall (Photo 17). The divided upper sash suggests an earlier window, and its slanted stucco sill distinguishes it from the others. The northernmost opening contains single-light sash similar to those in the corresponding position on the east elevation (Photo 19), though here the transom element is absent.

Interior

The interior was not accessible during the survey; however, real estate photographs indicate that the front portion of the house contains a living room and dining room—or, in earlier usage, a front room and parlor—reflecting a plan arrangement typical of the period.

Casita

Located behind the main house and separated from it by a tall coyote fence, the casita is an approximately 360-square-foot accessory dwelling converted from a former garage.

The west elevation contains the greatest number of openings, including an eight-light wood-sash window and two one-over-one wood units (Photo 20). The north elevation features a modern door positioned toward the west end; staining in the surrounding stucco suggests alteration of the original opening (Photo 21). The east elevation includes a four-light barn sash at the north end (Photo 22), with additional units of the same type along the wall (Photos 22 & 23). The south façade, which originally contained sliding

garage doors, has been filled in and now holds a single sliding pedestrian door (Photo 24). The surrounding change in stucco color confirms this modification.

Sanborn maps identify the building as a frame garage accessed from the alley (Fig. 2). A December 2007 Google Street View image shows the structure still with a sliding wood door (Fig. 5).

Front Yard Wall

A low stuccoed wall borders the front yard. Based on aerial imagery, it appears to have been in place by at least 1958 (Fig. 4). The wall measures approximately 8 to 9 inches in thickness and varies in height from 48 to 51 inches on the exterior side. At the center, an opening accommodates a decorative metal gate, while a short return extends west along the property line. The wall is distinguished by four stuccoed posts with a slight batter and a softly modeled, irregular form that complements the character of the house. A lower stuccoed wall along the east property line appears to postdate the 1994 survey plat (Field 19).

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Historical Overview

Introduction

One of the smallest subdivisions within the Don Gaspar Area Historic District, the Duranso Addition was established shortly before statehood by a husband-and-wife team who sought to develop what was likely a former orchard. Following the railroad expansions of the early 1880s, Santa Fe's residential growth shifted southeastward with the construction of the new capitol building. This activity, combined with the city's move toward incorporation, strengthened investor confidence and drew a wave of speculators who purchased tracts of undeveloped land on the south side in hopes of stimulating suburban growth. Among them was Thomas Albert Hayden, who platted the land on which 212 East Santa Fe Avenue now stands.

The Subdividers

Thomas Albert Hayden was born June 2, 1880, in Green Harbour, Nova Scotia, Canada, to Thomas Hayden and Elmyra Ringer.[1] He entered the United States in 1897 and attended the Sheffield Scientific School in New Haven, Connecticut, but left in 1899 before graduating. Having come down with tuberculosis, he headed west for his health. He arrived in Santa Fe, New Mexico Territory, later that year.

In Santa Fe, Hayden met Harvie Sheffield DuVal, a Kentucky-born lawyer and civil engineer who had grown up in Florida.[2] A Confederate veteran, Colonel DuVal had led early surveys and drainage work in the Florida Everglades, and through it, gained a large holding of swampland.[3] He and his family relocated to Santa Fe in 1903, where he was appointed state engineer. Two years later, in 1905, Thomas Hayden married DuVal's youngest daughter, Irene. At the time, Hayden was the New Mexico manager for the Singer Sewing Machine Company, though he would soon follow his father-in-law into the field of engineering.

[1] Donna Carr, "Thomas Albert Hayden," Pioneers' Cemetery Association, June 1, 2021, https://www.azhistcemeteries.org/pioneer-biographies/thomas-a-hayden.
[2] Ibid.
[3] "Distinguished was Career of Late col. Duval," *Albuquerque Journal,* December 13, 1910, 4.

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Surveying was often a side enterprise of speculation. In 1911, the *Santa Fe New Mexican* reported that the Haydens had spent several months in Miami studying the real-estate situation, with Thomas quoted as an enthusiastic observer of the Florida boom. By 1915 both he and his wife appeared in a Dade County court notice connected to the St. Paul Grapefruit and Land Company, a Minnesota corporation promoting Florida citrus on reclaimed swampland.[4]

The Duranso Addition

Amid these ventures, Thomas and Irene Hayden developed a small subdivision between Webber and College Streets. Surveyed and platted in 1910, the Duranso Addition (possibly a misspelling of the Spanish word for *durazno*, meaning 'peach') comprised sixteen lots, most aligned along a block of Santa Fe Avenue they intended to call Duranso Place. The tract was bounded on the north by an acequia and on the south by the Hayden residence and adjoining DuVal family property. Lots measured fifty by one hundred feet, and each side of the street was laid out with a five-foot sidewalk and planting strips. An alley ran along the rear of the parcels.

Sales began in 1910. The first purchaser was Nicolas Yanni, an Italian-born shoemaker, who acquired Lot 4 but never appears to have lived on the property.[5] Another Italian immigrant, Rafael Pettine, did establish a residence, building a house at 201 Santa Fe Avenue, where he lived until his death in 1928.

In January 1911, Nicola and Francisca Yanni sold the lot to Ernest DeArcy.[6] DeArcy, who managed the local Western Union Telegraph Company office, lived on Palace Avenue with his wife, Irma. The couple also owned land in the nearby Buena Vista Addition. They held the Santa Fe Avenue property for about a year before selling it to Carl and

[4] "Notice In the Circuit Court of the Eleventh Judicial Circuit of the State of Florida in and for the County of Dade" [legal notice], *The Miami News*, May 20, 1915, 3.
[5] Warranty Deed, Thomas A. and R. D. Hayden to Nicola Yanni and wife, recorded August 31, 1910, Book L-2, Page 231, Instrument # 1910000689, Santa Fe County, New Mexico.
[6] Warranty Deed, Nicola and Yanni and Francisca Garcia de Yanni to E. J. and Irma DeArcy, recorded January 9, 1911, Book L-2, Page 293, Instrument # 1911000480, Santa Fe County, New Mexico.

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Elizabeth Kennedy of Denver.[7] In November 1922, the Kennedys conveyed the lot to Bronson M. Cutting, the wealthy publisher and future United States senator. The wording of these deeds suggests the property remained undeveloped.[8]

A Wealthy Man's Side Project

Bronson Murray Cutting (1888–1935) arrived in Santa Fe in 1910, a wealthy young man in fragile health. Born into one of New York's most prominent families, he grew up at Westbrook, the Long Island estate built by his father, financier and attorney William Bayard Cutting.[9] Schooled at Groton and Harvard, Bronson's privileged trajectory was interrupted by tuberculosis, which sent him west in search of recovery. Two years later, he acquired the *Santa Fe New Mexican*, marking the beginning of his long engagement with public life in New Mexico.

Cutting would become one of the state's most influential figures, later serving as United States Senator until his death in an airplane crash in 1935. His ownership of a small Duranso Addition lot illustrates how even Santa Fe's most prominent citizens left their mark on the ordinary fabric of its residential streets.

A 1925 *Santa Fe New Mexican* advertisement listed 212 Santa Fe Avenue as the address of a person selling a horse and saddle.[10] The appearance of a numbered address suggests that a dwelling had been built on Lot 4 by that date, allowing the improvement to be associated with Cutting's period of ownership.

It is unclear whether Bronson Cutting had any direct involvement in the design of the Santa Fe Avenue house. Its modest scale and vernacular character stand in marked contrast to the refined architectural quality of Cutting's own residence, Los Siete Burros,

[7] Warranty Deed, E. J. DeArcy to Carl S. and Elizabeth R. Kennedy, recorded January 9, 1911, Book M-3, Page 320, Instrument # 1920000132, Santa Fe County, New Mexico.
[8] Warranty Deed, Carl S. and Elizabeth R. Kennedy to Bronson M. Cutting, recorded December 23, 1922, Book M-5, Page 127, Instrument # 1922026317, Santa Fe County, New Mexico.
[9] John W. Murphey, 908 Old Santa Fe Trail, Senator Bronson M. Cutting Residence, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory Forms 1 and 2 (prepared for Lorn Tryk Architects, PC, January 18, 2017), 6.
[10] "For Sale – Miscellaneous," *Santa Fe New Mexican*, March 23, 1925, 5. The ad ran for several weeks which suggests the address was not a typo.

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designed by Scottish-born architect Thomas MacLaren.[11] The disparity implies that Cutting's interest in the Duranso property was likely speculative rather than personal.

In 1927, the year Cutting was appointed to the United States Senate as a progressive Republican, he took steps to perfect his title to the Santa Fe Avenue property. He secured quitclaim deeds from Thomas Hayden, the original subdivider who was living in Phoenix, and from Ernest DeArcy. He then pursued a quiet-title action to extinguish residual claims from numerous heirs and creditors.[12] Such actions typically occur when property has acquired value, often following the construction of a house.

In November 1927, Cutting conveyed Lot 4—together with a one-foot strip of Lot 3, added to achieve a standard fifty-foot frontage—to Burton B. Craig.[13] Recorded the following spring, the deed transferred what was by then an improved and desirable parcel, marked by the newly completed house at 212 East Santa Fe Avenue.

Burton B. and Tilla Craig (1934-1944)

Born in Clyde, Ohio—the town that inspired Sherwood Anderson's *Winesburg, Ohio*—in 1868, Burton B. Craig was a Western booster. He began his real estate career in the small town of Melvern, Kansas, where he also married Tilla.

In the early 1920s, the couple drove to Santa Fe in Burton's Jordan Six automobile, following the Old Santa Fe Trail and, by their own account, getting lost several times along the way.[14] They first stayed at the Montezuma Hotel and later rented an apartment in the old Staab House on Palace Avenue before acquiring the property on

[11] Ibid., 8-9.

[12] Quitclaim Deed, Thomas A. and Anna M. Hayden to Bronson M. Cutting, recorded June 21, 1927, Book 10, Page 373, Instrument # 33712, Santa Fe County, New Mexico.; Quitclaim Deed, E. J. DeArcy to Bronson M. Cutting, recorded October 11, 1927, Book 10, Page 398, Instrument # 34217, Santa Fe County, New Mexico; Final Judgement, Jacob Amberg, et al. to Bronson M. Cutting, recorded October 17, 1927, Book U, Page 327, Instrument # 34226, Santa Fe County, New Mexico.

[13] Warranty Deed, Bronson M. Cutting to B.B. Craig, recorded April 4, 1928, Book 7, Page 98, Instrument # 35333, Santa Fe County, New Mexico.

[14] "Santa Fe Trail Should Be Marked All the Way Says Kansan," *Santa Fe New Mexican*, December 22, 1921, 5. The Santa Fre Trail was one three competing roads, using the alignment of the historic trail to create a cross-country highway. Before, moving to Santa Fe, Craig was the director of the Santa Fe Trail Highway Association in Kansas.

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East Santa Fe Avenue. In Santa Fe, Burton worked as an examiner for the U.S. General Land Office, reviewing and approving land claims.

The 1930 census recorded the Craigs at 212 East Santa Fe Avenue. The household included Burton, 60; Tilla, 56; their son Frank Craig, 24; and their daughter and son-in-law, Sarah and Charles McMullen, ages 34 and 31. Burton owned the house, which was valued at $6,000.[15]

The year 1930 also marked the first appearance of the 200 block of East Santa Fe Avenue on a Sanborn Fire Insurance Company map (Fig.). By then, both sides of the street were fully built out with single-family dwellings. A 1933 update suggests that sewerage connections were still incomplete, as several lots retained small frame outbuildings interpreted as privies. The Craigs' property at 212 East Santa Fe Avenue included front and rear porches, a frame garage at the rear of the lot, and a small 6-by-8-foot frame shed—or possibly a large privy—at the southwest corner.

Shortly after the census, the Craigs returned to Kansas, where Burton resumed his real estate business. The McMullens continued to occupy the Santa Fe Avenue house until 1934, when the Craigs sold the property to Thomas J. White.[16] White, an Iowa-born salesman, held the house as an investment and rented it to tenants. A 1938 newspaper advertisement listed it as an unfurnished five-room home.[17]

After eight years of ownership, Thomas White and his wife, Lida Brasher White,[18] sold the property to George and Ruth Graham in 1942.[19]

[15] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 4A; Enumeration District: 0004; FHL microfilm: 2341134.
[16] Warranty Deed, B.B. and Tilla Craig to Thomas J. White, recorded May 15, 1934, Book 12, Page 286, Instrument # 46837, Santa Fe County, New Mexico.
[17] "5 ROOM house," *Santa Fe New Mexican*, October 27, 1938, 6.
[18] For background on Thomas and Lida Brasher White, see John W. Murphey, 401 East Palace Avenue, Thomas and Lida Thomas House and the Dr. George C. Abrams Orthodontics, Santa Fe, Santa Fe County, New Mexico, New Mexico Historic Cultural Properties Inventory Forms 1 and 2 (prepared for George C. Abrams [Tom Abrams, Christa Romwalter], June 7, 2025), 11–13.
[19] Warranty Deed, Thomas J. and Lida Brasher White to George A. Graham, recorded December 4, 1942, Book 22, Page 487, Instrument # 1942069959, Santa Fe County, New Mexico.

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George A. and Ruth E. Graham (1947–1993)

The new owners, George and Ruth Graham, were both born in Texas and coincidentally shared the same surname at birth. George Alberry Graham was born in Midland in 1898 and raised in Lovington, where his father, Joseph Graham, worked as a stockman.[20] His grandparents were from Tennessee and Kentucky, and the family's westward migration to Texas and later to southern New Mexico reflected a broader pattern of Southerners seeking new rangeland opportunities.[21]

Ruth was born in Snyder, Texas, in 1903 and moved with her family to Lovington in the early 1900s. Her father, John Davidson Graham, a rancher and banker, served as president of the First National Bank of Lovington.[22] George and Ruth married in 1925. They moved to Santa Fe in the late 1930s after George obtained a position with the State Bureau of Revenue.

They first lived at 134, and later at 130, East Santa Fe Avenue, but by the 1940 census had settled in the subject house. The census recorded George, 41; Ruth, 35; their son, George Jr., 11; and daughter, Jonene, 8. George later served as an attorney for the State Land Office and the State Oil and Gas Commission.[23]

Ruth Graham, a teacher at Gormley School, was active in Santa Fe's civic and women's organizations, including the Daughters of the American Revolution, the P.E.O. Sisterhood, Delta Kappa Gamma, and the Order of the Eastern Star. The Grahams' home frequently served as a meeting place for these groups, reflecting the associational life of Santa Fe's midcentury professional class.[24]

George Alberry Graham died suddenly in 1972 while visiting family in Lubbock. Ruth continued to reside in the house until her death in 1993, at age 91. The property then passed to their children, who were both living outside Santa Fe. They sold it later that

[20] "George A. Graham" [obituary], *Odessa American*, October 10, 1972, 2.
[21] Review of federal census records and John W. Murphey, *Inez Methodist Church, Inez, Roosevelt County, New Mexico,* New Mexico State Register of Cultural Properties Nomination (2007), SRCP #1921.
[22] "Doña Tarabilla in Santa Fe" [column], *Santa Fe New Mexican*, February 20, 1940,
[23] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 14B; Enumeration District: 25-6A.
[24] This is based on multiple announcements of these events published in the *Santa Fe New Mexican*.

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year along with another family property on Buena Vista Street. The Grahams' long occupancy lent the house a measure of continuity and stability.

Evaluation of Historical Status

Primary House
Erected likely in 1924–25, the house reflects a transitional moment between the early New–Old Santa Fe style—with its flat façades and rectangular openings—and the more graceful vocabulary of the Pueblo Revival. For this reason, the house is recommended to remain Contributing. This transitional character is best expressed on the north (front) façade and on the forward portions of the east and west elevations.

Casita
Although more than fifty years old, this former one-car garage underwent significant change in appearance and function after 2007. Based on Google Street View imagery and visual inspection, alterations include removal of the character-defining doors on the south façade and likely modification of the north façade. Given these recent changes, and the loss of features communicating its original purpose, the casita is recommended for downgrade to Non-contributing.

Front Yard Wall
Aerial photographs indicate that the wall dates to at least 1958. It possesses character and contributes visually to both the property and the streetscape. It is recommended as a Contributing structure.

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Appendix A.
Chain of Title and Interpretive Summary, 212 East Santa Fe Avenue

1910–1911: Initial Subdivision Sales

- Thomas A. and R. D. Hayden to Nicola Yanni and wife (Aug. 31, 1910) — represents the first sale of Lot 4 in the Duranso Addition following its platting.
- Nicola and Francisca Yanni to Ernest and Irma DeArcy (Jan. 9, 1911) — the Yannis held Lot 4 only briefly before transferring it to DeArcy, local manager of the Western Union Telegraph Company.

1911–1922: Transitional Ownership

- E. J. DeArcy to Carl S. and Elizabeth R. Kennedy (ca. 1911, recorded Jan. 9, 1911) — DeArcy sold the property within a year; by 1920 the Kennedys, residents of Denver, are shown as owners.
- Carl S. and Elizabeth R. Kennedy to Bronson M. Cutting (Dec. 23, 1922) — marks Cutting's acquisition of the lot, which remained vacant at that time.

1927–1928: Title Perfection and Construction Period

- Thomas A. and Anna M. Hayden to Bronson M. Cutting (June 21, 1927) — quitclaim deed executed as part of Cutting's effort to perfect title.
- E. J. DeArcy to Bronson M. Cutting (Oct. 11, 1927) — second quitclaim from a prior owner reinforcing Cutting's title.
- Final Judgment, Jacob Amberg et al. to Bronson M. Cutting (Oct. 17, 1927) — court ruling cleared residual claims from earlier heirs and creditors.
- Bronson M. Cutting to B. B. Craig (Apr. 4, 1928) — Cutting conveyed the now-improved property, which included the newly built house at 212 East Santa Fe Avenue.

1934–1942: White Ownership

- B. B. and Tilla Craig to Thomas J. White (May 15, 1934) — transfer initiating ownership by Thomas J. and Lida Brasher White.
- Thomas J. and Lida Brasher White to George A. Graham (Dec. 4, 1942) — concluded the White period and began long-term Graham family ownership.

1947–1993: Graham Family Period

- George A. and Ruth E. Graham to Virginia H. Stauffer (Sept. 27, 1947) — temporary conveyance likely for financing or title purposes.

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- Virginia H. Stauffer to George A. and Ruth E. Graham (Sept. 27, 1947) — reconveyance to the Grahams on the same day.
- Estate of Ruth E. Graham to Janene G. Jenike and George A. Graham Jr. (Aug. 19, 1993) — deed of distribution transferring ownership to the Graham heirs.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Burton B. and Tilla Craig/ George A. and Ruth E. Graham Residence**	**2. Location:** **212 East Santa Fe Avenue Don Gaspar Area Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-3409** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**

Illustrations

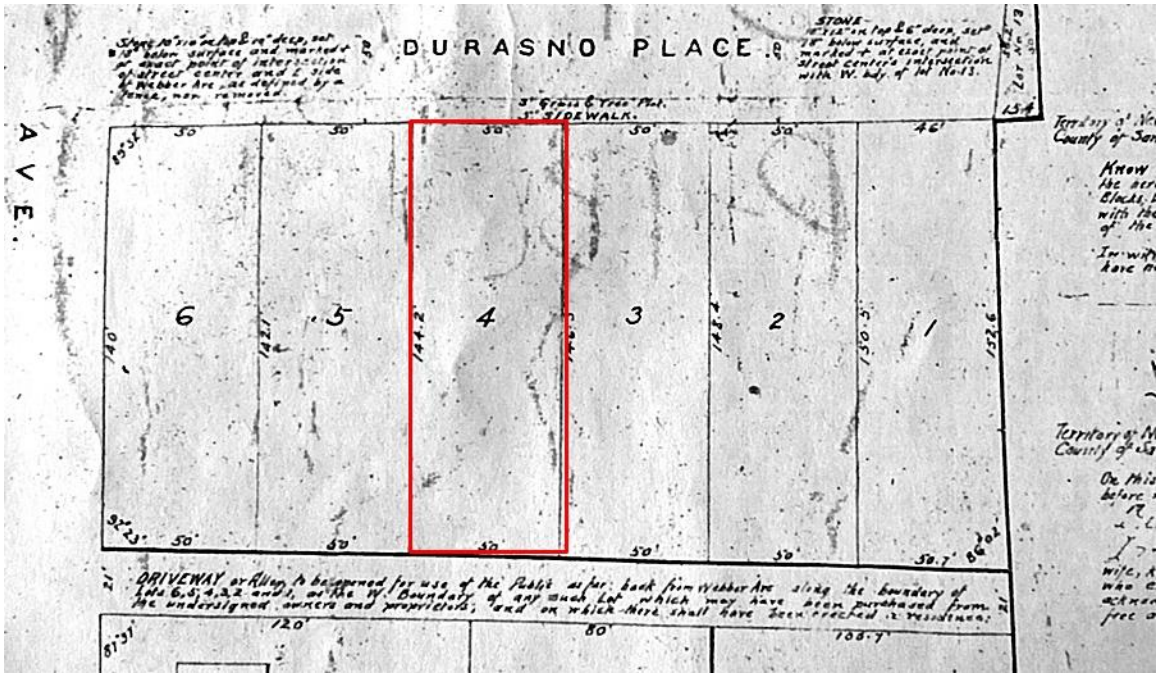

Figure 1: Portion of Duranso Addition plat map, 1910. Subject parcel highlighted.

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Figure 2: Sanborn Fire Insurance Company maps. Top, 1930; bottom, 1948. Subject parcel highlighted.

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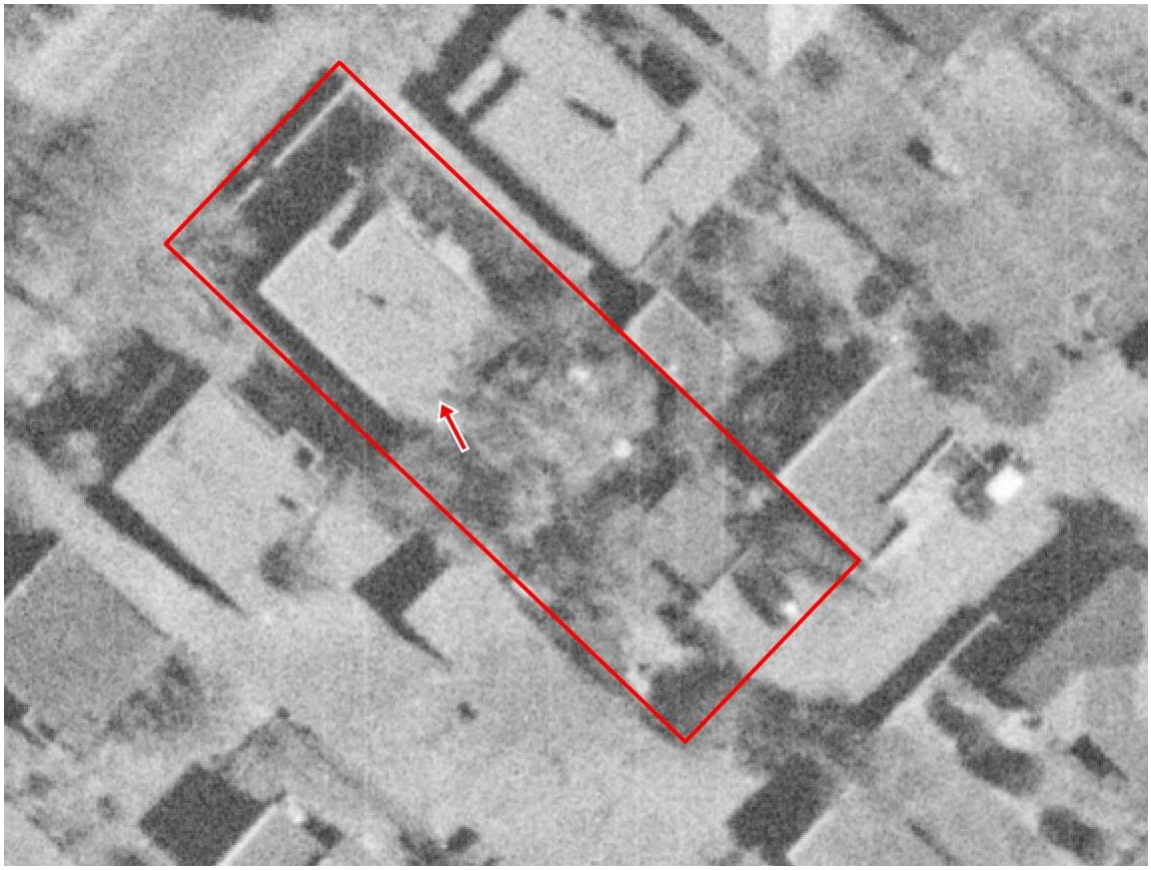

Figure 3: November 10, 1958, aerial photograph.

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Figure 4: 1968, aerial photograph.

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Figure 5: December 2007 Google Street View image showing south side of casita containing a large opening that held at least one sliding wood door.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025.)



Photo 2: Setting and front yard wall. Camera facing south.

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Photo 3: North (front) façade. Camera facing south.

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Photo 4: North (front) façade. Porch. Camera facing southeast.

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Photo 5: North (front) façade. Porch, casement window. Camera facing south.

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Photo 6: North (front) façade. Porch, east elevation. Camera facing west.

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Photo 7: North (front) façade. West window. Camera facing south.

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Photo 8: East elevation. North section. Camera facing west.

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Photo 9: East elevation. North section, window detail. Camera facing west.

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Photo 10: East elevation. Middle and south sections. Camera facing west.

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Photo 11: East elevation. South section and primary bedroom addition. Camera facing west.

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Photo 12: South elevation. Camera facing northwest.

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Photo 13: South elevation. Camera facing north.

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Photo 14. West elevation. South section. Camera facing northeast.

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Photo 15: West elevation. South section. Window detail. Camera facing east.

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Photo 16: West elevation. South section. Demarcation line between original house and post-1958 addition. Camera facing up.

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Photo 17: West elevation. Middle section. Window detail. Camera facing east.

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Photo 18: West elevation. North section. Camera facing southeast.

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Photo 19: West elevation. North section. Window detail. Camera facing east.

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Casita



Photo 20: West elevation. Camera facing east.

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Photo 21: North elevation. West end. Camera facing south.

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Photo 22: East end of north elevation and east elevation. Camera facing southwest.

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Photo 23: East elevation. Window detail. Camera facing west.

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Photo 24: West elevation. Camera facing east.

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Front Yard Wall



Photo 25: Front yard wall. Gate. Camera facing south.

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2026-011767-HDRB, 310 Lomita St., Don Gaspar Area Historic District, non-contributing, Michael Darter and Heidi Volpe, owners, request a status review with primary façade designation, if applicable.

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 upgraded to contributing with the south facades (R1, R2, and R3) including the patio yard wall and the west facades (R8 and R6) designated as the primary façades, the historic status of the garage structure be upgraded to contributing with the south facade (G1), excluding the garage door as the primary façade, the historic status of the street facing stone retaining wall be upgraded to contributing, and the historic status of the rear retaining walls designated as contributing per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to four motions will be required in this case.

a. In case 2026-011767-HDRB, for 310 Lomita Street, upgrade the main residence to contributing, and designate facades (R1, R2, and R3) as primary façade(s).
b. In case 2026-011767-HDRB, for 310 Lomita Street, retain the main residence as non-contributing.
c. In case 2026-011767-HDRB, for 310 Lomita Street, upgrade the garage to contributing, and designate facades (G1) as primary façade(s).
d. In case 2026-011767-HDRB, for 310 Lomita Street, retain the garage as non-contributing.
e. In 2026-011767-HDRB, for 310 Lomita Street, designate the front retaining wall as non-contributing/contributing.
f. In 2026-011767-HDRB, for 310 Lomita Street, designate the rear retaining walls as non-contributing/contributing.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
Lomita Street is a 720-foot-long street between Don Cubero Avenue and Galisteo Street and is a part of the 1940s Linda Vista Addition. The north side of Lomita Street is in the Don Gaspar Area Historic District, while the south side of the street is outside of the historic district. The Linda Vista Addition is one of the last subdivisions developed in the Don Gaspar Area Historic District and was developed by Samuel L. Kirk and Celia May Grimes. The street has sidewalks on both sides of the street. The properties have low to medium height stuccoed or rock yard and retaining walls, and latilla fencing along the street. The houses are set back from the sidewalk by twenty feet or more. The residences on the streetscape are in the Spanish Pueblo Revival or vernacular style. The dominant paint colors are blue, white, or brown. Most of the residences have some form of wood element, such as columns or headers at portals.


Figure 2: South Elevation of 310 Lomita

Site Description:
The property at 310 Lomita is approximately 0.13 acres with a 922 sq. ft. residence, one-car garage, and stone retaining walls. The non-contributing residence in the Don Gaspar Area Historic District is a 1941 Spanish Pueblo Revival style building with a single-car garage to the side and rear of the residence. The building is characteristic of many of the buildings within the Linda Vista Addition.

The residence retains its original massing and footprint, and the steel casement windows are original. The south elevation has a stepped planar arrangement, which continues to express the intended design of Mr. Kirk. Only minor changes have been made over time, such as the doors being replaced.

The detached garage to the rear is most likely constructed in the early 1940s at the same time as the residence and retains its original form, footprint, and characteristic tongue-and-groove tilt-up door. It continues to reflect its historic use and relationship with the house.

The stone retaining wall spans the front of the lot and appears to be original to the development of the property. It delineates the elevated terrace that holds the house above the street.

There are additional retaining walls in the rear of the lot that define planning areas. The history of these walls is not provided in the HCPI, but they do appear in the 1969 aerial in a different layout than is present today.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property.

HDRB:
No previous cases are on file for this property.

ADMINISTRATIVE:
No previous approvals are on file for this property.

APPLICANT'S REQUEST:

The applicant requests:

1) Status review with primary façade designation, if applicable, for a residential structure.
2) Status review with primary façade designation, if applicable, for the garage structure.
3) Status review for the front property retaining wall.
4) Status review for the rear property retaining walls.

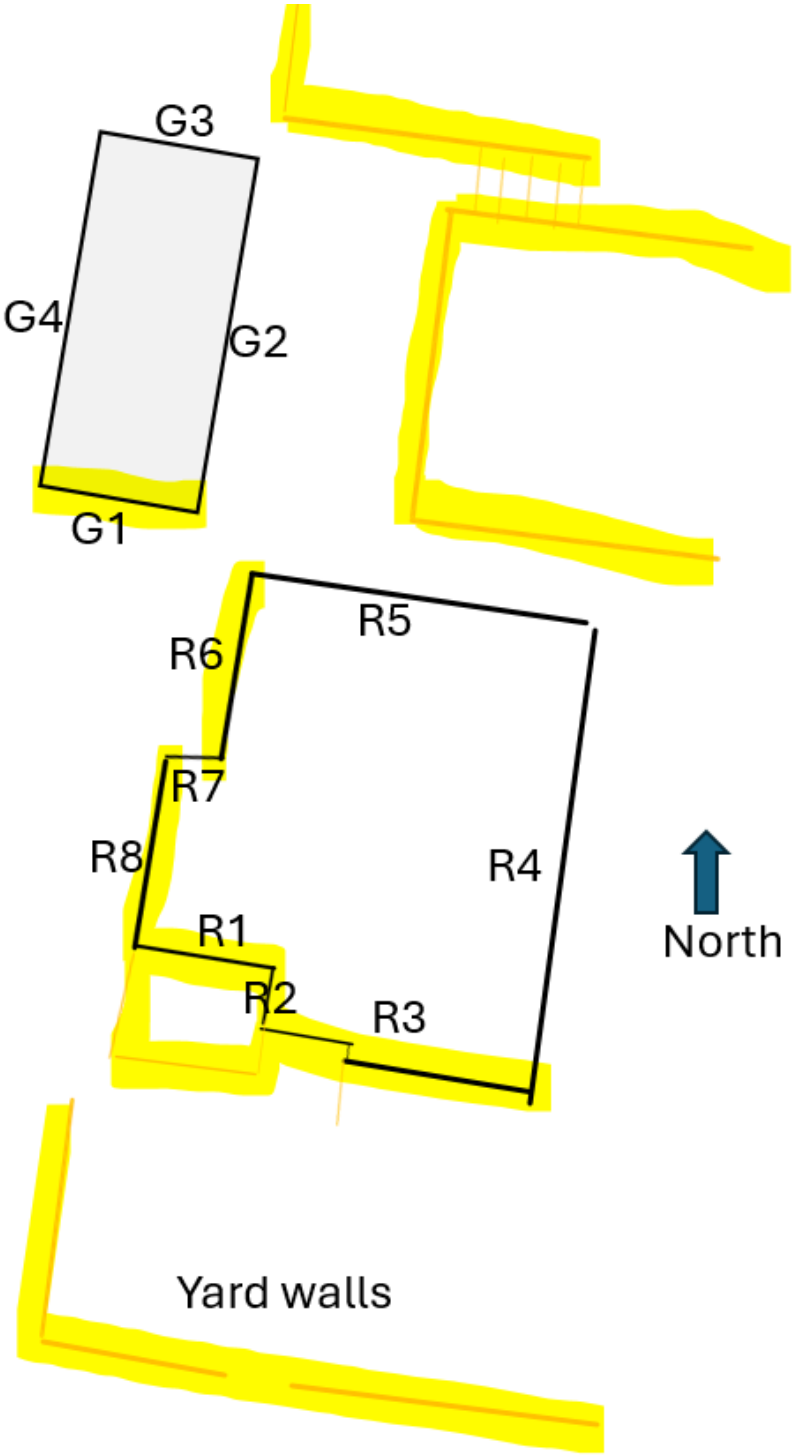


Figure 3: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

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

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

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

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.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever 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, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The 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.

(b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs,* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) 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, *greenhouses*, garden rooms, 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 by the following methods:

(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 case of ground solar collectors, by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing on one end or the 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.

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

(e) *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, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. 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 the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.

(h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction 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, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 310 Lomita

ID NUMBER: 0516 00 484

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2551 .0

TNSP 17 (N) S RANGE 9 (E) W SEC 26 SE 1/4 NE 1/4

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

DATE OF CONSTRUCTION:

_____ ESTIMATE 1947 ACTUAL

SOURCE(S) City Directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? Garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: restuccoed

OVERALL CONDITION:

___ EXCELLENT ___ GOOD

X FAIR ___ DETERIORATED

BUILDING THREATENED?

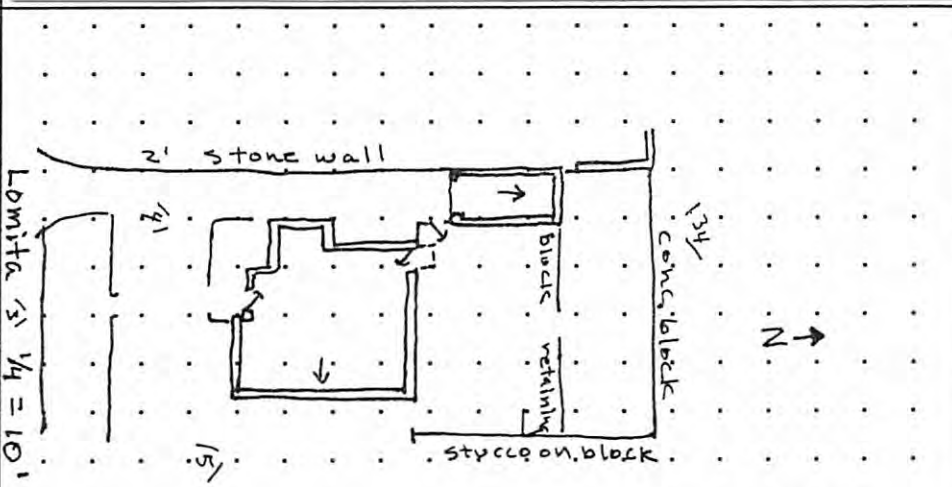
___ YES X NO

PHOTO



#3 South Elevation

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 ___ NO X ELIGIBLE in 1997

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

___ SIGNIFICANT ___ CONTRIBUTING X NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 6/95 BY MJH

NEGATIVES WITH NMHPD ROLL # MJH3 MJH4 NEG # 34 TO 3 to 5

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	Flat with parapet, metal canales
BUILDING WALLS	White stucco on frame
FOUNDATIONS	Concrete
DOORS	wood  Wood w/ 2 lites  Garage door wood awning 
WINDOWS	Metal casement
PORCHES OR PORTALES	Rear: shed roof over door 2x4 brackets, wood decking, galv. aluminum roof ~~~
BALCONIES	
COURTYARDS	
FENCES/WALLS	N. side: conc block. E side, rear: stucco on conc. block. S. & W. sides 2' stone retaining wall. Patio: undulating stucco on block wall
ARCH. DETAILS	Bullnosed doors & windows. Walled flagstone patio in front plank gate
OTHER	
COMMENTS	This is a rental & I was unable to reach tenant or owner. This area is not covered by Sanborn maps.

ADDITIONAL PHOTOGRAPHS

IDENTIFICATION

ADDRESS

310 Lomita

ID NUMBER: 0516 00484

SANTA FE ID NUMBER: H2551.0

SURVEYED/RESEARCHED

DATE 6/95 BY MJH



#34 North Elevation



#5 East Elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2551

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 484	UTM reference zone 12 (13)	easting / northing 3[illegible]

location description: 310 Lomita

city/town: Santa Fe

land grant/reservation:

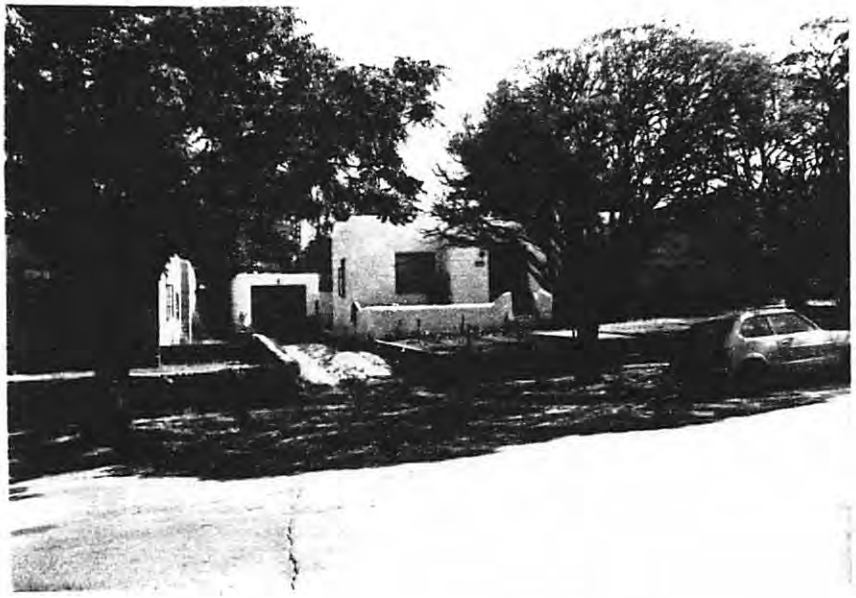
building name:

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

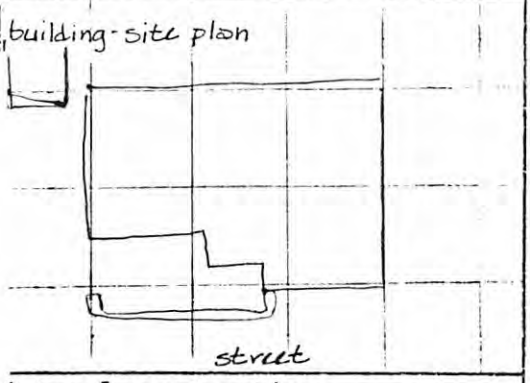
film roll by E.T. no. 16

negative nos. 13A 13

loc. of neg. City of Santa Fe



building-site plan



date of construction: 1955 estimate ___ actual

source:

use
present (residential)
other ___
historic (residential)
other ___

condition
___ excellent X good
___ fair ___ deteriorating

style: —

foundation material: n/a

wall material/surface: stucco

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
undulating parapet
steel casement

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
___ significant ___ contributing
X supporting ___ intrusive

comments
cobblestone wall
street trees

associated buildings? X yes
what type? garage
if inventoried, list ID nos.

1944 cd

see back? ___ yes



#4 West & South Elevations


310 Lomita St

Status Review Request

310 Lomita St, Santa Fe, NM 87505

Don Gaspar Historical District

Currently Non-Contributing Status
Built 1942

922 Sq Ft primary residence
300 Sq Ft detached garage
6215 Sq Ft Lot

Dear Historic Preservation Division,

We are requesting a historical status review with primary facade designation, if applicable, for all structures on the property.

Architectural Historian, John W. Murphey recently completed the necessary HPCI report and it is included with this letter for your consideration.

Thank you!

Michael Darter & Heidi Volpe

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: December 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:
Robert and Agnes McBride House	310 Lomita Street Don Gaspar Area Historic District – Santa Fe	Santa Fe ID: H-2551
		4. County: Santa Fe Parcel # 11624320

5. Property Type:
_x Buildings: house and garage
_x_Structures: retaining wall
__ Site __ Object

6. Date of Survey:
November 28, 2025, JWM

7. Previous Survey Date(s):
_x_Yes: August 1982, ET; June 1995, MJH
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6749705,-105.9496518,



10. Photo Information: John W. Murphey, photographer. Photo 1: View of front (south) elevation. Camera facing north.

11. Brief Description of the Property:

The house at 310 Lomita Street is a one-story, stuccoed Pueblo Revival residence built in 1941. It is within the Linda Vista Addition, a modest prewar subdivision developed by contractor S. L. Kirk and his long-time bookkeeper and associate, Celia May Grimes. The house occupies a narrow, slightly elevated lot on the north side of Lomita Street and retains its original massing, footprint, and characteristic stepped façade composition. A contemporaneous one-car garage stands at the rear of the lot, and an arroyo-stone retaining wall defines the front terrace. The house and garage are currently designated Non-contributing to the Don Gaspar Area Historic District. The retaining wall has no historical designation.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: c.1941
__Known _x_ Estimated Source: deed and city directory

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

For: Current owner

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

Current owner: Michael Darter and Heidi Volpe
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 and garage _x_ No Status: stone retaining wall
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-2551
Robert and Agnes McBride House	310 Lomita Street Don Gaspar Area Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove _x_ Other: Arroyo stone

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

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

9. Roof: __ N/A

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

10. Window Types House and Garage

Operation	Material	Glazing	Number
Casement	Steel	4-4	1
Casement	Steel	4 I 2T	1
Casement	Steel	6-6 I 2T	1
Combination	Steel	6C-6F-6C I 6T	1

Note: Based on visibility and access during survey

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	Abstract panel	Wood	1
Single-Leaf	10-Light	Wood	1
Overhead	Tilt Up	Wood	1

12. Chimneys _x_ Interior, west side

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: Post-1995; replacement of front and back doors; 1995 HBI form.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Not Available **(no plat found at the County Clerk's Office).**

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1. Name of property: Robert and Agnes McBride House	2. Location: 310 Lomita Street Don Gaspar Area Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2551
		4. County: Santa Fe
		5. Date of Survey: November 28, 2025

Architectural Description Continued

Setting

The house stands on a rectangular lot on the north side of Lomita Street, one parcel west of its intersection with Don Cubero Avenue. It is within the Linda Vista Addition, a 1940–41 subdivision of modest single-family residences set on uniform lots with consistent street setbacks. It sits above street grade, with a low arroyo-stone retaining wall defining the front terrace and a short flight of concrete steps leading to the entry (Photo 2).

The front yard is modest and planted in a mixture of native and xeric vegetation. A concrete sidewalk borders the parcel, and a gravel driveway extends along the west side of the lot, terminating at the original one-car garage at the rear. The side and rear yards are enclosed by block walls marking the property boundaries. Surrounding houses—generally of similar scale and constructed during the same period—form a cohesive residential streetscape. Despite incremental changes to plantings and minor alterations to circulation surfaces, the setting retains the spatial organization, lot pattern, and neighborhood character established at the time of the house's construction.

House

The house is a simple, one-story dwelling of approximately 922 square feet, expressed as a modified rectangle with small offsets and projections that break up its otherwise plain form. It is constructed of hollow clay tile and rests on a vented crawl space. The exterior is finished in a hand-troweled skip-float stucco sometimes described as Spanish-lace. It is a common mid-century texture in Santa Fe. The interior plan consists of two bedrooms and one bathroom.

South (Front) Façade

The house is approached by a short run of concrete steps rising from the sidewalk to the front entry. The south elevation exhibits the greatest architectural articulation, with a sequence of additive volumes creating a characteristic Pueblo Revival façade (Photos 1 & 3). On the west side, a recessed wall plane contains a 24-light steel combination window (Photo 4). This unit, likely original to the house, consists of fixed and casement

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sash with 7-by-11-inch uninsulated glass panes held in place by putty at the muntins. The casements operate on exterior projecting hinges, and the assembly is capped by a fixed transom of smaller panes. Similar steel windows appear elsewhere on the house and on a small number of residences in the Linda Vista Addition.

Projecting forward at the center (and at a lower height than the main wall), is a small volume containing the front door and entry. The original door has been replaced with a decorative panel unit (Photo 5). Stepping out farther still is a larger volume at the height of the principal roof that contains the front room. Its west parapet end rises in a slight "batwing" flare, a form that appears characteristic of Kirk's residential work in Linda Vista. This space is lit by paired six-light casement windows topped by a fixed transom (Photo 6).

East Elevation

Facing the neighboring property, the east elevation presents as a continuous flat wall plane, fenestrated by two sets of paired six-light steel casement windows serving the bedrooms, with a smaller opaque casement lighting the bathroom between them (Photo 7). The parapet along this elevation contains two openings fitted with modern wood trough canales.

North Elevation

The north elevation overlooks the backyard and contains two steel casement windows of the same type and vintage as those on the south and east sides of the house (Photo 8). The larger window lights the rear bedroom, while a smaller unit illuminates the kitchen. At the northwest corner is an entry door leading directly into the kitchen. The existing ten-light wood door is a replacement and is sheltered by a non-historic wood canopy (Photo 9).

West Elevation

Set along the driveway, the west elevation is defined by a shallow wall recess containing paired six-light steel casement windows lighting the kitchen (Photo 10), with an additional casement serving the living room (Photo 11). A crawl-space hatch is located below the living-room window. At the northwest corner of the living room, a stuccoed

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chimney rises above the roofline; it has been retrofitted to accommodate a metal stove pipe for a wood-burning stove.

Garage

Situated at the end of the driveway is an approximately 300-square-foot, one-car garage, constructed contemporaneously with the house (Photo 12). Its roughly 95-inch-wide opening is fitted with a tongue-and-groove tilt-up door painted yellow. Centered above the opening is a small six-sided carriage light, a common sconce type found on Santa Fe houses of this vintage.

Retaining Wall

Spanning the front of the property is a knee-high stone retaining wall constructed of rounded arroyo stones that hold back the front yard terrace (Photo 13). The wall stands between 22 and 26 inches high and consists of untooled, naturally shaped stones, likely collected from a local arroyo. The stones are laid in seven regular courses set in weathered cement mortar. At the west end, the wall turns to the north, following the driveway. Near the center of the wall is a four-foot-wide opening leading to the concrete steps. The steps and adjoining concrete sidewalk were likely installed by Linda Vista's developer, S. L. Kirk.

Historical Overview

Linda Vista Addition

One of the last subdivisions to be developed within the Don Gaspar Area Historic District, Linda Vista emerged in the early 1940s through the efforts of two Indiana natives who capitalized on the expanding Federal Housing Administration (FHA) program to create a modern residential enclave. Their plan offered government-approved house designs, full municipal sewer, gas, and electrical service, concrete sidewalks, and a suite of restrictive covenants that reflected contemporary expectations for orderly, middle-class suburban development.

The two partners, Samuel L. Kirk and Celia May Grimes, appear to have first crossed paths in Vincennes, Indiana, where Kirk had established himself as a successful

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contractor and developer. There he built commercial blocks and theaters and even platted the Kirk Subdivision—an early residential venture that is still recognized locally. His projects carried the familiar promotional tag “Another Kirk-Built,” a slogan he later brought west and deployed in Santa Fe newspapers to signal reliability and modern construction. Before their arrival in Santa Fe, both Samuel L. Kirk and Celia May Grimes were residing in Amarillo, Texas, where Kirk operated as a contractor.

Although the record clearly establishes a long-standing partnership between Kirk and Grimes, the personal nature of their relationship remains unknown. Grimes—Kirk’s long-term bookkeeper and the named grantor for the subdivision and its deeds—followed him from Vincennes to Amarillo and then to Santa Fe, where the two built houses directly across from one another on Don Diego Avenue. Grimes is last documented in a 1956 quiet title suit for Linda Vista and then disappears from public records.

In August 1936, Celia Grimes acquired three adjoining tracts on the west side of Galisteo Street—then little more than a dirt road—that extended westward to an unnamed “old road,” the alignment that would later become Don Diego Avenue. She purchased the land from a mix of local owners (including Berger and Cuthbert families) and out-of-state investors who had likely obtained their holdings during the speculative land boom of the 1880s. For decades the property had remained untouched, its development stalled by the absence of roads, sewerage, and municipal water—an island of unrealized potential on the southern edge of town.

Grimes held the land for two years before taking the decisive step that set Linda Vista in motion. In late 1938 she hired surveyor Walter G. Turley to prepare a formal subdivision plat under the name “Linda Vista.” Turley laid out a conventional but orderly plan of sixty-nine lots, most with direct street frontage, arrayed along portions of Galisteo, Don Cubero, and Don Diego avenues, and introducing two new streets—Lomita, Don Fernando, and Camino de Marquez—that stitched the interior of the tract into the urban grid (Fig. 1). The result was a fully conceived subdivision, ready for the kind of modern services and FHA-era development model that Kirk and Grimes would soon pursue.

Two years later, Kirk negotiated an arrangement with the City of Santa Fe to employ Works Progress Administration (WPA) labor for the construction of Linda Vista’s streets, a practical marriage of federal work-relief programs and private subdivision

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development. That same year, Grimes—then back in Indiana—submitted the Declaration of Protective Covenants for Linda Vista, establishing the regulatory framework under which the subdivision would be marketed and sold.

The covenants embodied the full suite of FHA-era development standards. They limited each lot to a single-family dwelling, prescribed minimum floor areas and construction costs, and established uniform setbacks from the street. Architectural control was vested in a neighborhood committee responsible for approving exterior design and siting, ensuring consistent visual character across the tract.

As was typical of mortgage-backed subdivisions of the late 1930s and early 1940s, the document also included a clause restricting occupancy by race, except for live-in domestic workers:

F) No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

Additional sections governed wall construction, garage placement, and general maintenance of residential character. The covenants were to remain in force through 1956, with automatic ten-year renewals, providing the long-term stability and predictability promoted by federal housing policy. This regulatory structure underpinned Kirk's advertisements for Linda Vista as a modern, FHA-supported subdivision (Fig. 2).

In July 1940, Kirk pulled the first building permit for a house in the newly platted Linda Vista Addition. Three months later he followed with a permit for his own residence at 1028 Don Diego, and soon afterward an almost uninterrupted run of additional permits signaled the rapid build-out of the subdivision, though it later stalled during the war (Fig. 3).

The earliest completed house was sold in September 1940 to Charles and Melba Hyde under a deed executed by Celia Grimes. Fifteen months later, Grimes conveyed another lot within the addition to a new couple—this one holding a freshly completed Kirk-built house that would become the subject property.

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Robert and Agnes McBride

Robert McBride had been in Santa Fe only a few years when he and his second wife, Agnes, acquired their home in Linda Vista. He had come north from Albuquerque, where he practiced as a pharmacist and lived with his first wife. Born May 23, 1900, Robert Claire McBride spent his early years on a farm in Franklin Township, about thirty miles north of Pittsburgh—an area settled heavily by Irish immigrants, including his own grandfather. His father, Robert Everett McBride, eventually moved the family off the farm to nearby Grove City, where he secured a clerical position with the Bessemer & Lake Erie Railroad. The younger McBride excelled academically and went on to the University of Pittsburgh, graduating in 1923 from the School of Pharmacy, setting the course for his professional life.

He married soon after graduation, taking as his wife Gladys McCandless. Gladys had grown up on a neighboring farm in Franklin Township. For reasons not entirely clear, Robert and Gladys—along with her parents—relocated to Albuquerque, where the two families shared an apartment on Fourth Street. The marriage did not last. In 1933 Gladys filed for divorce on the grounds of abandonment, and Robert soon afterward moved to Santa Fe, where he boarded in private homes and found work at the Huss Pharmacy.

In September 1941, he married Agnes C. Peters. The couple honeymooned in Mexico City, and only a few months later purchased their new house on Lomita Street—a recently completed Kirk-built residence in the Linda Vista Addition that offered them a modern home at the edge of town.

In 1942 Robert enlisted in the U.S. Navy as a Chief Specialist and spent the war in stateside instructional and administrative assignments. After his discharge, he moved into the insurance field, establishing the McBride Insurance Agency by the late 1940s and operating at first from a modest office in basement of the Coronado Building.

The 1950 census recorded the couple still in their Lomita Street home, which they had now occupied for nine years. Robert, age fifty, reported working seventy hours a week in his insurance business. Agnes, then forty-eight, was also employed—serving as a secretary with the federal Bureau of Public Roads, where she reported a full workweek. The couple had no children together and were active in civic life, particularly through

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the Santa Fe Optimist Club, which provided a social and service-oriented outlet during these years.

Through steady postwar expansion, Robert built his insurance enterprise into a district-level Farmers Insurance office, relocating to a new building on Cerrillos Road and supervising affiliated agents in Los Alamos and Santa Cruz (Fig. 4). He managed the agency until its sale in 1966, by which time it had become one of the more established insurance operations in northern New Mexico.

It is unclear how long the McBrides resided in their Lomita Street home. Although deeds show they held title through 1975, city directories from the 1960s and 1970s often list the house as vacant, suggesting periods when they may have lived elsewhere or used the property intermittently. Robert—an active member of American Legion Post No. 1 and the Naval Reserve—died in 1975 at St. Vincent Hospital at age seventy-five.

Thirty-three years and nine months after acquiring the property, Agnes conveyed the house to Michael James and Kathryn Ann Warner. She later moved to Bakersfield, California, where she died in 1987. Both Robert and Agnes are buried at the Santa Fe National Cemetery.

The property has changed ownership four times since 1975, passing to the current owner in 2002. Despite these transitions, the house remains, in all essential respects, the same structure that Agnes and Robert McBride first encountered in 1941.

Evaluation of Historical Status

House

Built in 1941 as part of the Linda Vista Addition, the house retains its original massing, footprint, and overall Pueblo Revival façade composition. The steel combination windows appear original, and the stepped planar arrangement of the south elevation continues to express the design intent of its builder, S. L. Kirk. Aside from door replacements and minor site changes, the building has experienced little alteration, and its essential historic character remains intact. For these reasons, the house is recommended as Contributing, with the articulated south elevation designated as the primary façade.

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Garage

The detached one-car garage at the rear of the lot appears to date from the original construction period and retains its form, footprint, and characteristic tongue-and-groove tilt-up door. Because it continues to reflect its historic use and relationship to the house, the garage is recommended as Contributing, with the south elevation identified as its primary façade.

Stone Retaining Wall

The arroyo-stone retaining wall spanning the front of the lot appears original to the development of the property and defines the raised terrace that visually sets the house above the street. Its material, form, and workmanship remain intact. The retaining wall is recommended as Contributing.

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

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Illustrations

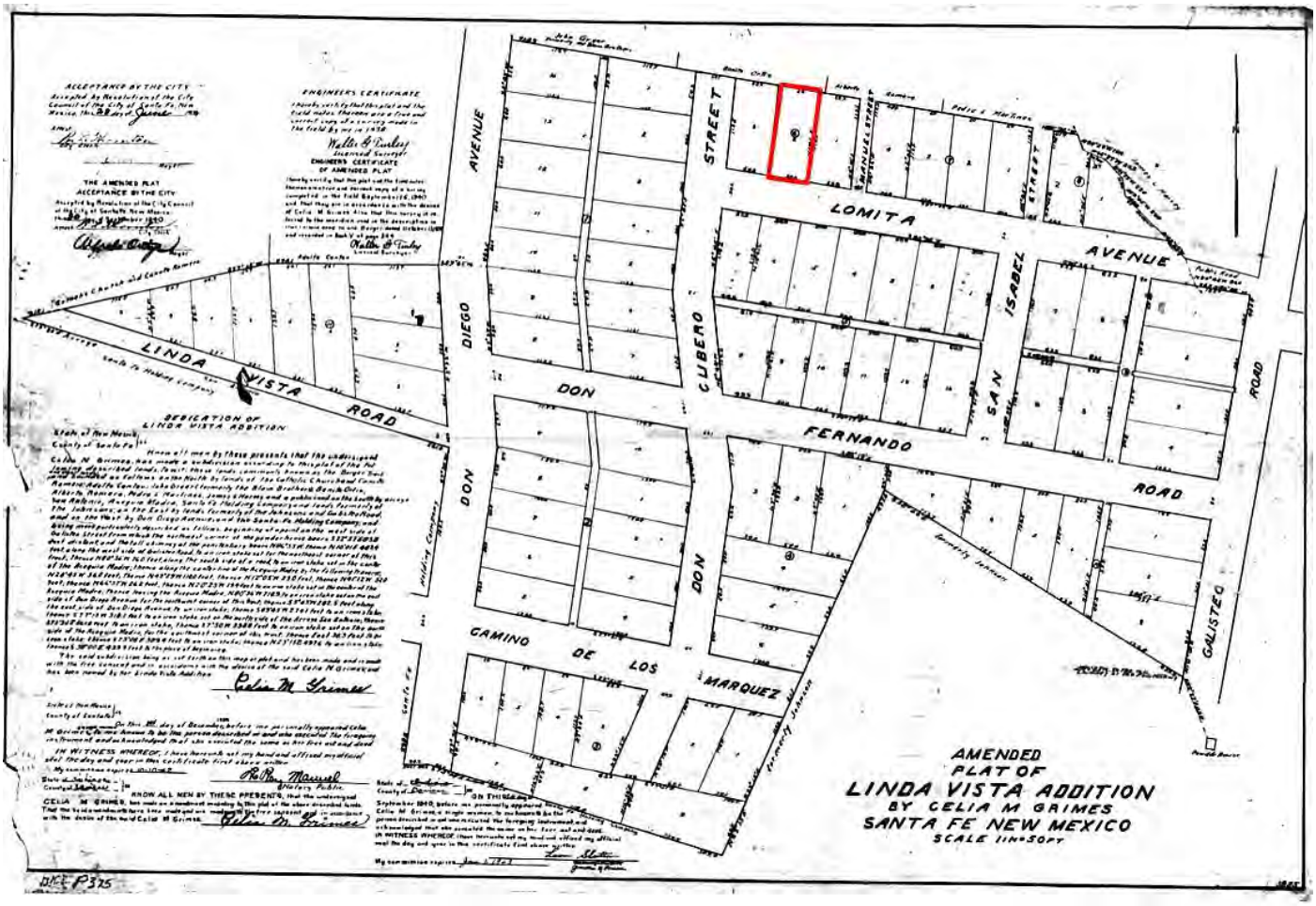

Figure 1: Linda Vista Addition, amended plat, 1939/1940. Subject parcel highlighted.

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Figure 2: S.L. Kirk/Linda Vista Addition advertisements; left, August 1940; right, March 1941.

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Figure 3: 1948 aerial photograph capturing the Linda Vista Addition. Subject parcel highlighted.

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Figure 4: May 1954 ad for McBride Insurance Company.

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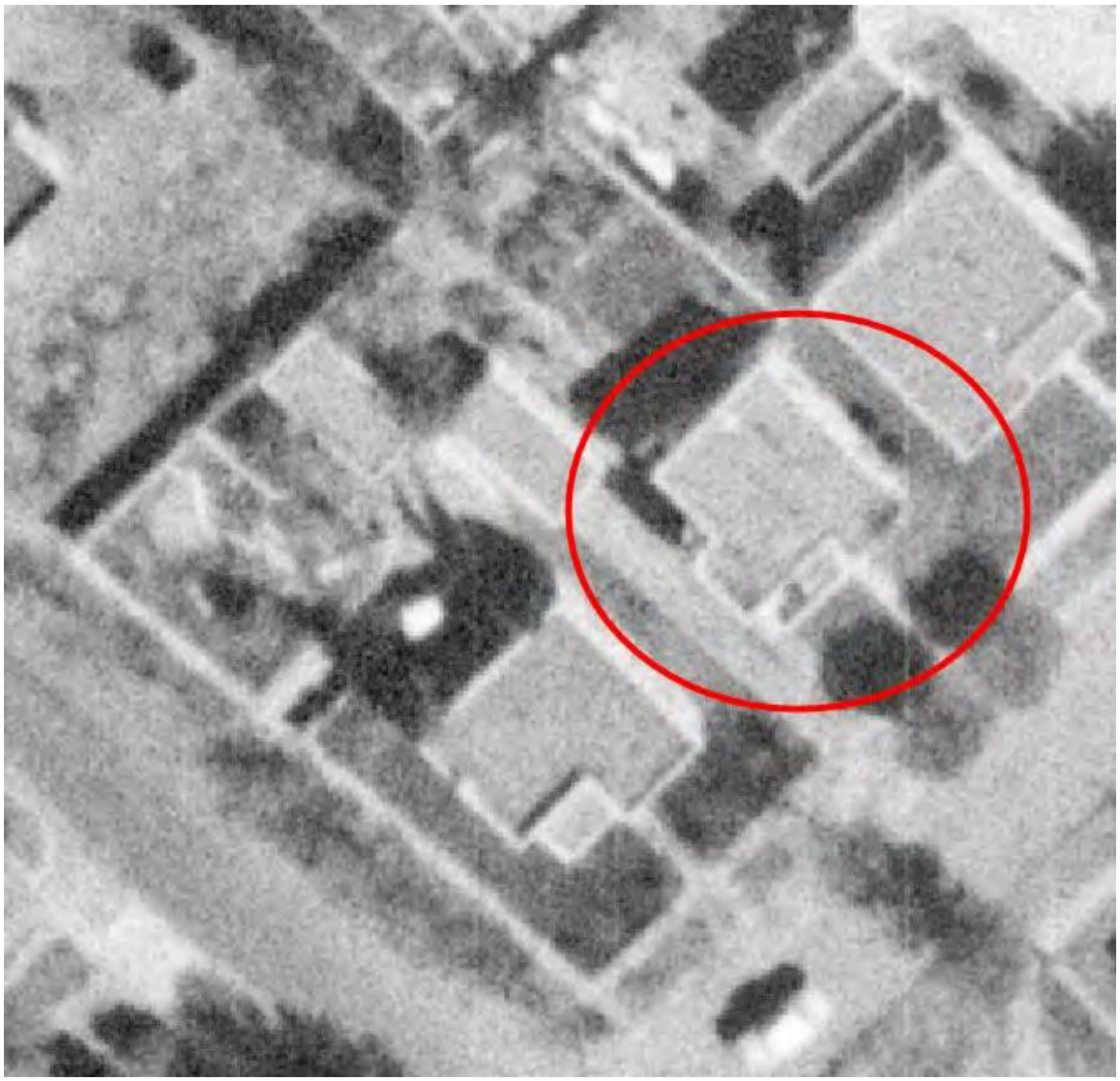

Figure 5: November 10, 1958, aerial photograph. Subject house highlighted.

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Figure 6: February 27, 1969, aerial photograph. Subject house highlighted.

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Survey Photographs

(All images taken by John W. Murphey, November 28, 2025)



Photo 2: Property setting. Camera facing northeast.

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Photo 3: South (front) façade composition. Camera facing northeast.

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Photo 4: South (front) façade. Living room window. Camera facing north.

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Photo 5: South (front) façade. Camera facing north.

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Photo 6: South (front) façade. Front bedroom window. Camera facing north.

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Photo 7: East elevation. Camera facing west.

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Photo 8: North elevation. Camera facing south.

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Photo 9: North elevation. Kitchen entry door. Camera facing south.

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Photo 10: West elevation, north end. Camera facing east.

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Photo 11: West elevation, south end. Camera facing east.

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Photo 12: Garage. South elevation. Camera facing north.

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Photo 13: Stone retaining wall. Camera facing northeast.

310 Lomita - Aerial Photo 1 - 12/2024



12/08/2024

310 Lomita - Aerial Photo 4 - 12/2024



12/08/2024

310 Lomita - Aerial Photo 5 - 05/2006



310 Lomita - Aerial Photo 7 - 05/2006



05/02/2006

310 Lomita - Aerial Photo 8 - 05/2006



05/03/2006

310 Lomita - Aerial Photo 9 - 11/2024



11/23/2024

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

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

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

2026-011791-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Peter Quintana, owner, requests status downgrade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

___ **Proposal Letter**

___ **Site Plan/Floor Plan**

___ **Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motions:

a. Approve or deny Case #2026-011791 to downgrade the contributing status to non-contributing to 411 Camino Don Miguel.

Should the Board deny the applicant's request, the applicant shall return with an alternative proposal for review and approval.

BACKGROUND & SUMMARY:

The single-family residence at 411 Camino Don Miguel is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built on a 0.87-acre lot in 1957 and comprised of 2,280 sq. ft. of roofed area. The structure was built in the Vernacular architectural design style as seen by the adobe block, wood frame, and concrete masonry block building materials, and wood, steel, and aluminum doors and windows. In 1984, Michael Belshaw designated the structure as non-contributing (2025:11). It is unknown when the property received a contributing status, but it is currently listed on the 2026 City of Santa Fe GIS Overlay Districts map as contributing.

John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report discusses the evaluation and historic status of the structure, attached additions, and carport which have an absence of architectural distinction or meaningful historical association with the streetscape or the Downtown and Eastside Historic District. The structures do not exemplify any defined Santa Fe styles, and the current deterioration and substandard construction no longer speak to any accretive character (2025:11). Staff is in agreement with the historian. During a recent site visit with the applicant, it appeared that the last time the residence was occupied was in the early 1980s, but it is unknown how long this property has been vacant. At this point in time, the property has fallen into such disrepair that it has become a danger and a hazard to the community and streetscape and does not contribute to the historic district in which it resides.

Previous cases for 411 Camino Don Miguel include:

On July 1, 2025, in Case No. 2025-010752-ADMIN, staff approved a temporary chain link fence around the property boundary.

On October 6, 2025, in Case No. 2025-011673-ADMIN, the applicant and property owner requested administrative approval for a lot consolidation request with the Planning and Land Use Department.

APPLICANT'S REQUEST:

The applicant requests status downgrade to 411 Camino Don Miguel.



Figure 1: Proposed Façade Diagram for 411 Camino Don Miguel.

Primary Façade:

Non-primary Façade:

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

City of Santa Fe, New Mexico

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

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

December 15, 2025

RE: Review of Historic Designation Status

Dear Property Owner/Resident,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic district's property for a potential change in designation from "significant" or "contributing" to "non-contributing" status. The designation of a historic status category, including "significant", "contributing", and "non-contributing" is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe GIS mapping system at: https://gis.santafenm.gov/portal/apps/webappviewer/index.html?id=8cbbefaf87d44d99b4f379564e9f3c83.

Please be advised that the residential structure located at 411 Camino Don Miguel will be reviewed by the Historic Districts Review Board at a public hearing on January 27, 2026, starting at 5:30pm live in the City Council Chambers of City Hall at 200 Lincoln Avenue or via Zoom. If you have concerns about the historic status of this property you may review the materials at https://santafe.primegov.com/portal/search. You are also welcome to attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

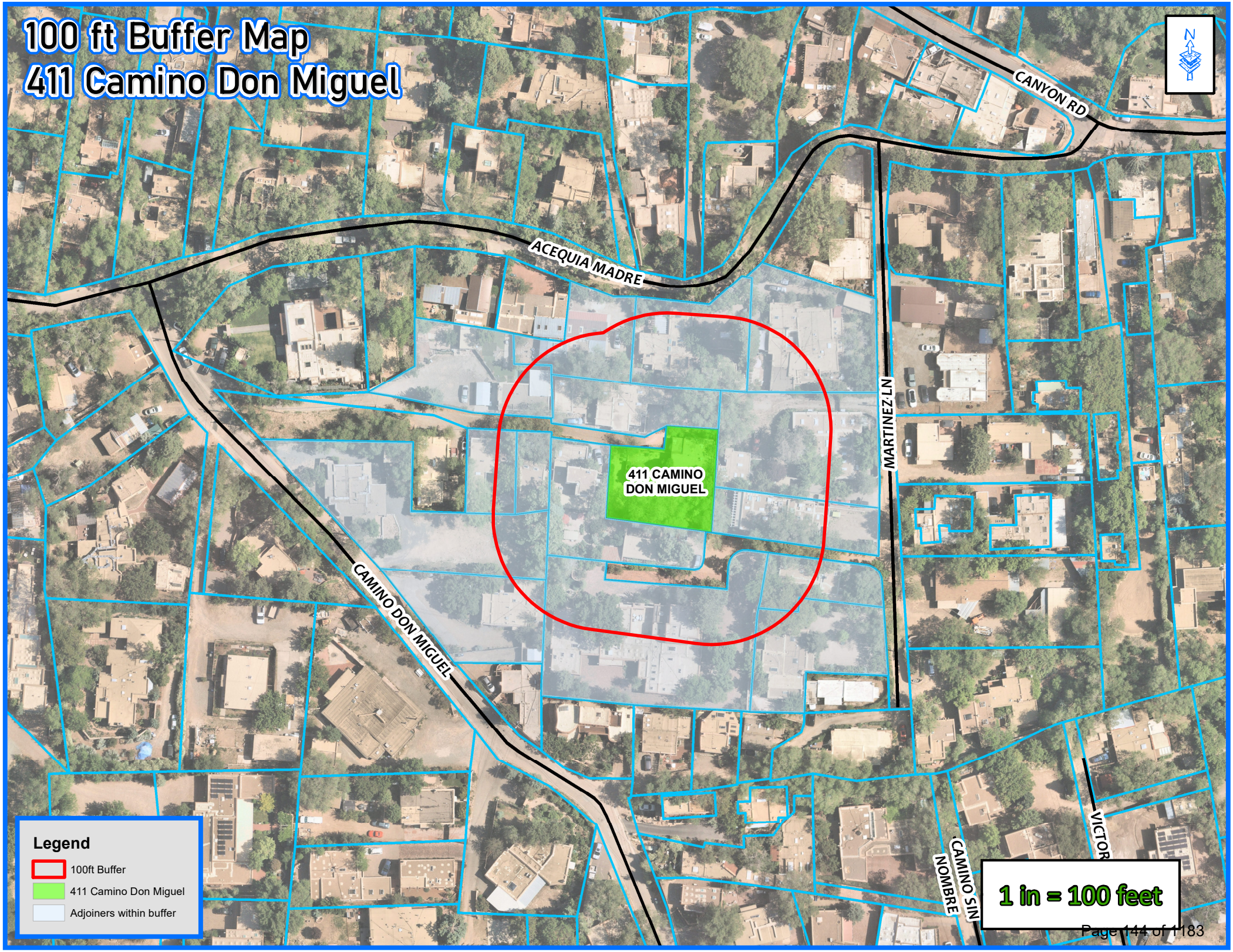
Any questions regarding this issue should be directed to the Historic Preservation Division Planner at paduran@santafenm.gov

Sincerely,

Paul A. Duran
Senior Planner
Historic Preservation Division

14-5.2(C)(2)(d) Notice of Board's Review of Status

(ii) In addition, staff shall mail notice, certified mail return receipt requested, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status.


100 ft Buffer Map
411 Camino Don Miguel
ACEQUIA MADRE
CANYON RD
MARTINEZ LN
CAMINO DON MIGUEL
411 CAMINO DON MIGUEL
CAMINO SIN NOMBRE
VICTOR
Legend
100ft Buffer
411 Camino Don Miguel
Adjoiners within buffer
1 in = 100 feet

Mailing list of 100 ft adjoiners to 411 Camino Don Miguel

Owner Name	Mailing address
HYLAND, EMILY CANDACE & JEFFREY SCOTT SILBERMAN	984 C ACEQUIA MADRE UNIT C
SCHULZE, CHARLES T	PO BOX 584
LARUE, DREAH	409 CAMINO DON MIGUEL
MOORE, AUGUSTUS L III & BARBARA B JONES	33 BEACON HILL DR
BRINK, JOAN L & JOEL E (TRUST)	409 CAMINO DON MIGUEL
CRUTCHFIELD, REBECCA J	440 MAGOWAN AVE
KELLY, ROBERT W	210 E 5TH ST #COMM
984 ACEQUIA MADRE LLC	12 WAGON MEADOW LN
ANDREATTA, LISA	98 NAVAJO RD
COOPER, GREGORY C & CONNIE E	5 ESTRELLA DE LA MANANA
BARBERO, GLORIA & ETAL	409 CAMINO DON MIGUEL
GONZALES, GILBERT J	433 CAMINO DON MIGUEL
TIDWELL, DONALD RAY & SUNDAY B	PO BOX 2439
WILSON, BRITTON & ELIZABETH M	510 LEXINGTON RD
RIVERA, MARY JANE TRUST	508 CAMINO SIN NOMBRE

City	State	Zip	Situs address
SANTA FE	NM	87505-2316	984 C ACEQUIA MADRE
LENOX	MA	01240-0584	970 ACEQUIA MADRE
SANTA FE	NM	87505	409 CAMINO DON MIGUEL
CHESTER	NJ	07930-3013	984 B ACEQUIA MADRE
SANTA FE	NM	87505-7102	409 CAMINO DON MIGUEL
IOWA CITY	IA	52246	976 ACEQUIA MADRE
NEW YORK	NY	10003	409 CAMINO DON MIGUEL
SANTA FE	NM	87505	984 ACEQUIA MADRE
LOS ALAMOS	NM	87544-2527	409 CAMINO DON MIGUEL
SANTA FE	NM	87508	984 A ACEQUIA MADRE
SANTA FE	NM	87505-7102	409 CAMINO DON MIGUEL
SANTA FE	NM	87505	433 CAMINO DON MIGUEL
ALBANY	TX	76430	984 1/2 ACEQUIA MADRE
CONCORD	MA	01742-3715	964 ACEQUIA MADRE
SANTA FE	NM	87505-5963	423 CAMINO DON MIGUEL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TIDWELL, DONALD RAY & SUNDAY B
PO BOX 2439
ALBANY TX 76430

9590 9402 9562 5121 2029 64

2. Article Number (Transfer from service label)

9589 0710 5270 3490 6121 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Shelly Baize ☐ Agent ☐ Addressee

B. Received by (Printed Name) SHELLY BAIZE C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANDREATTA, LISA
98 NAVAJO RD
LOS ALAMOS NM 87544-2527

9590 9402 8472 3186 2733 64

2. Article Number (Transfer from service label)

9589 0710 5270 1406 1603 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☒ Agent ☐ Addressee

B. Received by (Printed Name) Robert Lowrie C. Date of Delivery 12/20/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BRINK, JOAN L & JOEL E (TRUST)
409 CAMINO DON MIGUEL
SANTA FE NM 87505-7102

9590 9402 8472 3186 2733 40

2. Article Number (Transfer from service label)

9589 0710 5270 0104 1629 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KELLY, ROBERT W
210 E 5TH ST #COMM
NEW YORK NY 10003

9590 9402 8472 3186 2732 89

2. Article Number (Transfer from service label)

9589 0710 5270 1406 1597 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X DLaRue — Agent / Addressee

B. Received by (Printed Name): P.LaRue — C. Date of Delivery: 12-19-25

D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

53 Mail Restricted Delivery (over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MOORE, AUGUSTUS L III
& BARBARA B JONES
33 BEACON HILL DR
CHESTER NJ 07930-3013

9590 9402 8472 3186 2733 33

2. Article Number (Transfer from service label)
9589 0710 5270 0104 1629 60

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] — Agent / Addressee

B. Received by (Printed Name): A L MOORE — C. Date of Delivery

D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

Mail Restricted Delivery (over $500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCHULZE, CHARLES T
PO BOX 584
LENOX MA 01240-0584

9590 9402 8936 4064 1390 10

2. Article Number (Transfer from service label)
9589 0710 5270 0104 1629 46

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] — Agent / Addressee

B. Received by (Printed Name): [illegible] — C. Date of Delivery: 12/21/25

D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

Mail Restricted Delivery (over $500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] — Agent / Addressee

B. Received by (Printed Name): EIKELSO — C. Date of Delivery: 12/19/25

D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

19 Mail Restricted Delivery (over $500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BARBERO, GLORIA & ETAL
409 CAMINO DON MIGUEL
SANTA FE NM 87505-7102

9590 9402 8472 3186 2733 88

2. Article Number (Transfer from service label)
9589 0710 5270 3490 6122 24

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dolores Barbero — Agent / Addressee

B. Received by (Printed Name): Dolores Barbero — C. Date of Delivery: 12-19-25

D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Insured Mail; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CRUTCHFIELD, REBECCA J
440 MAGOWAN AVE
IOWA CITY IA 52246

9590 9402 8472 3186 2733 57

2. Article Number (Transfer from service label)
9589 0710 5270 1406 1597 33

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] — Agent / Addressee

B. Received by (Printed Name) — C. Date of Delivery

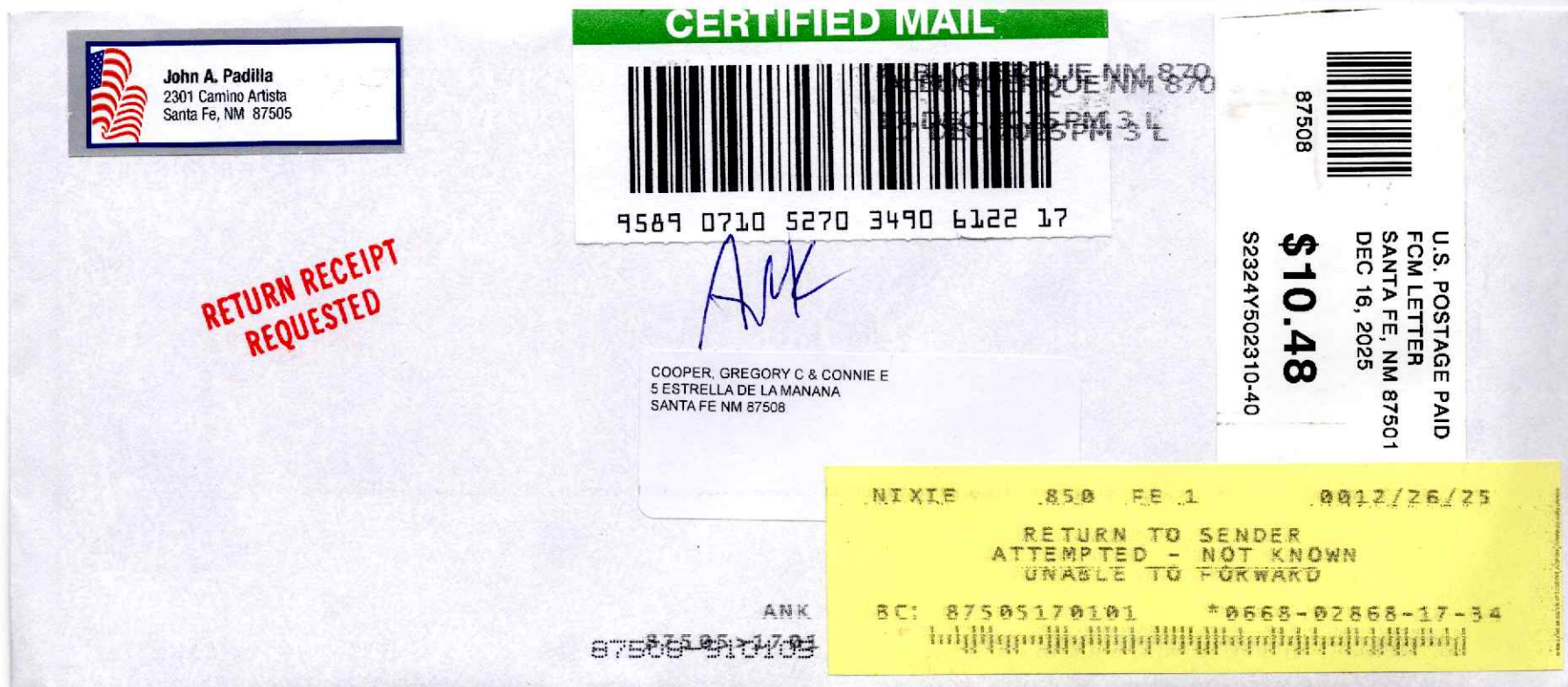
D. Is delivery address different from item 1? Yes / No
If YES, enter delivery address below:

3. Service Type
Adult Signature; Adult Signature Restricted Delivery; Certified Mail®; Certified Mail Restricted Delivery; Collect on Delivery; Collect on Delivery Restricted Delivery; Priority Mail Express®; Registered Mail™; Registered Mail Restricted Delivery; Signature Confirmation™; Signature Confirmation Restricted Delivery

Mail Restricted Delivery (over $500)


SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
GONZALES, GILBERT J
433 CAMINO DON MIGUEL
SANTA FE NM 87505
9590 9402 8472 3186 2733 71
2 Article Number (Transfer from service label)
9589 0710 5270 3490 6122 31
PS Form 3811, July 2020 PSN 7530-02-000-9053
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
12/29/25
D. Is delivery address different from item 1?
If YES, enter delivery address below:
Yes
No
SANTA FE CORONADO
DEC 29 2025
2071 PACHECO
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Insured Mail
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmati
Signature Confirmatic Restricted Delivery


John A. Padilla
2301 Camino Artista
Santa Fe, NM 87505
CERTIFIED MAIL®
9589 0710 5270 0104 1629 39
Retail
87505
$10.48
S2324Y502310-40
RDC 99
U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
RETURN RECEIPT REQUESTED
12/12-19
HYLAND, EMILY CANDACE &
JEFFREY SCOTT SILBERMAN
984 C ACEQUIA MADRE UNIT C
SANTA FE NM 87505-2316
NIXIE 850 FE 1 0001/19/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 87505170101 *0568-06212-17-45
UTF
87505170101


John A. Padilla
2301 Camino Artista
Santa Fe, NM 87505
CERTIFIED MAIL®
9589 0710 5270 3490 6122 17
RETURN RECEIPT REQUESTED
COOPER, GREGORY C & CONNIE E
5 ESTRELLA DE LA MANANA
SANTA FE NM 87508
87508
$10.48
S2324Y502310-40
U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
NIXIE 850 FE 1 0012/26/25
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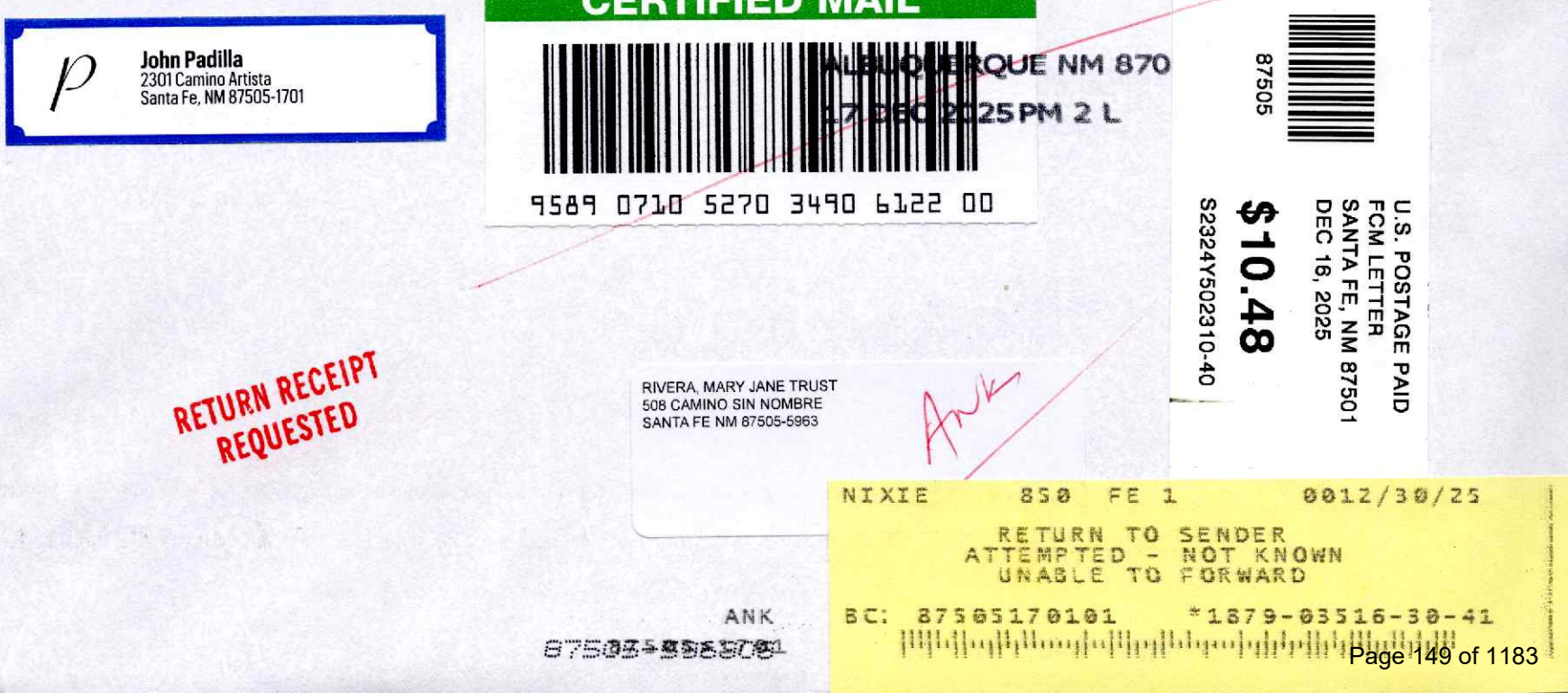
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87505170101 *0668-02868-17-34
ANK
87505170101


John Padilla
2301 Camino Artista
Santa Fe, NM 87505-1701
CERTIFIED MAIL®
9589 0710 5270 3490 6122 00
87505
$10.48
S2324Y502310-40
U.S. POSTAGE PAID
FCM LETTER
SANTA FE, NM 87501
DEC 16, 2025
RETURN RECEIPT REQUESTED
RIVERA, MARY JANE TRUST
508 CAMINO SIN NOMBRE
SANTA FE NM 87505-5963
NIXIE 850 FE 1 0012/30/25
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 87505170101 *1879-03516-30-41
ANK
87505170101

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 01, 2025

To: Building Permit Division

From: Anthony Maestas

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: 411 CAMINO DON MIGUEL, Santa Fe, NM 87505

Case Number: 2025-010752--ADMIN

Contact Name: JOHN A PADILLA

Phone Number: 505-660-1682 **Email:** japadillaarchitect@gmail.com

Approved Scope of Work: *Install Temporary Fence on property boundary*

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

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

FINAL HISTORIC INSPECTION

December 9, 2025

Planning & Land Use Department
City of Santa Fe

RE: Lot Consolidation Request
411 Camino Don Miguel

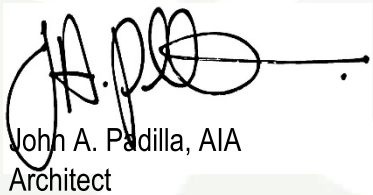
Dear Staff,
On behalf of the owner, I represent before the Planning and Land Use Department, we request a review of the proposed lot consolidation located at 411 Camino Don Miguel.

The proposal consists of:
1. Original Tract 1, totaling 0.0776 acres.
2. Original Tract 2, totaling 0.091 acres.
3. A proposal to consolidate Tracts 1 and 2 into Tract 1-A, totaling 0.169 acres.

This application is submitted in accordance with the City of Santa Fe's approval criteria, and we request that Land Use staff review it and recommend moving the application forward for final approval.

Thank you for considering our request. Please let me know if you need any additional information.

Sincerely,



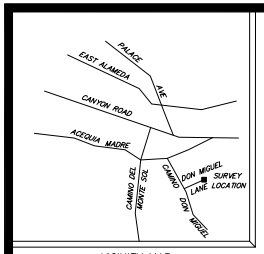
John A. Padilla, AIA
Architect

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

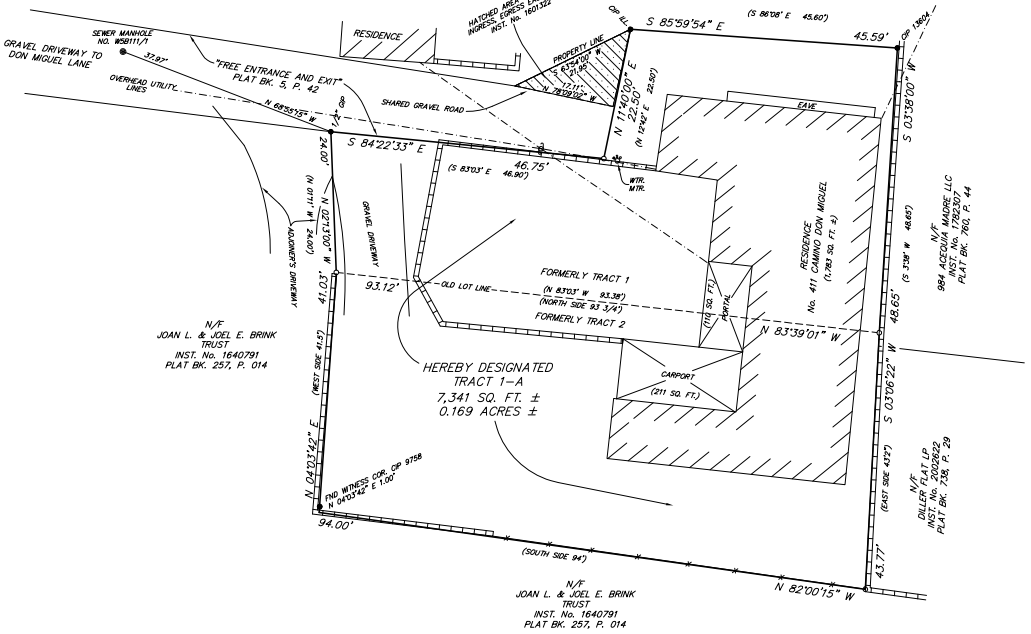
LOT CONSOLIDATION SURVEY
FOR
PETER L. QUINTANA
REVOCABLE TRUST

TRACT 1 & TRACT 2 LYING & BEING SITUATE
AT 411 CAMINO DON MIGUEL, WITHIN THE SANTA FE GRANT
PROJECTED SEC. 30, T 17 N, R 10 E, N.M.P.M.,
CITY AND COUNTY OF SANTA FE, NEW MEXICO

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TRACT 1 & TRACT 2.



VICINITY MAP
(NOT TO SCALE)



SCALE: 1"=10'

0 5 10 20 30

LEGEND

- Sanitary sewer manhole lid.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility pole w/ overhead utility lines.
- Fences.
- Walls.
- Concrete.
- Utility pedestal.

SURVEY NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

2-A. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

2-B. REFERENCE "PLAT OF BOUNDARY SURVEY FOR PENNY REAL ESTATE LLC", BY PHILIP B. WIEGEL, NMPS 9758, DATED 5 JUNE 2024, FILED AS PLAT BOOK 913, PAGE 039, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

3. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

4. REFERENCE WARRANTY DEED FILED AS INSTR. # 2038469, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

5. REFERENCE WARRANTY DEED FILED AS INSTR. # 2042454, RECORDS OF SANTA FE COUNTY, NEW MEXICO.

CITY OF SANTA FE

CASE No.: TBD

REVIEWED:

CITY PLANNER DATE

COUNTY TREASURER DATE

CITY ENGINEER DATE

CITY OF SANTA FE NOTES & CONDITIONS

1. a) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

b) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

2. PROPERTY LIES WITHIN THE ARCHEOLOGICAL REVIEW DISTRICT, HISTORIC OVERLAY DISTRICT.

3. THIS PROPERTY LIES WITHIN FEMA FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, FIRM PANEL #35049C0404E, EFF. 12/4/2012. THIS STATEMENT DOES NOT GURANTEE THAT SUBJECT PROPERTY WILL BE FREE FROM FLOODING OR FLOOD RELATED DAMAGES.

C E R T I F I C A T E

I, Michael V. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

DATE OF FIELD WORK

PRELIMINARY FOR REVIEW

Michael V. Wiegel — P.S. No. 30274
P.O. Box 22773 — Santa Fe, NM.

MICHAEL V. WIEGEL NEW MEXICO 30274 PROFESSIONAL SURVEYOR

AFFIDAVIT
THE FOREGOING SURVEY AND LOT CONSOLIDATION WERE MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S).

SUBJECT PROPERTIES LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE.

PETER L. QUINTANA DATE

STATE OF NEW MEXICO)
SS
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS _____DAY OF _____, 2025.

BY: _____

_____MY COMMISSION EXPIRES_____.
NOTARY PUBLIC

INSTRUMENT No. _____

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

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
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

_____ Deputy

INDEXING INFORMATION FOR COUNTY CLERK
LOT CONSOLIDATION SURVEY

OWNER: PETER L. QUINTANA REV. TRUST
LOCATION: 411 CAMINO DON MIGUEL
TRACT 1-A
WITHIN THE SANTA FE GRANT
PROJ. SEC. 30, T 17 N, R 10 E, N.M.P.M.

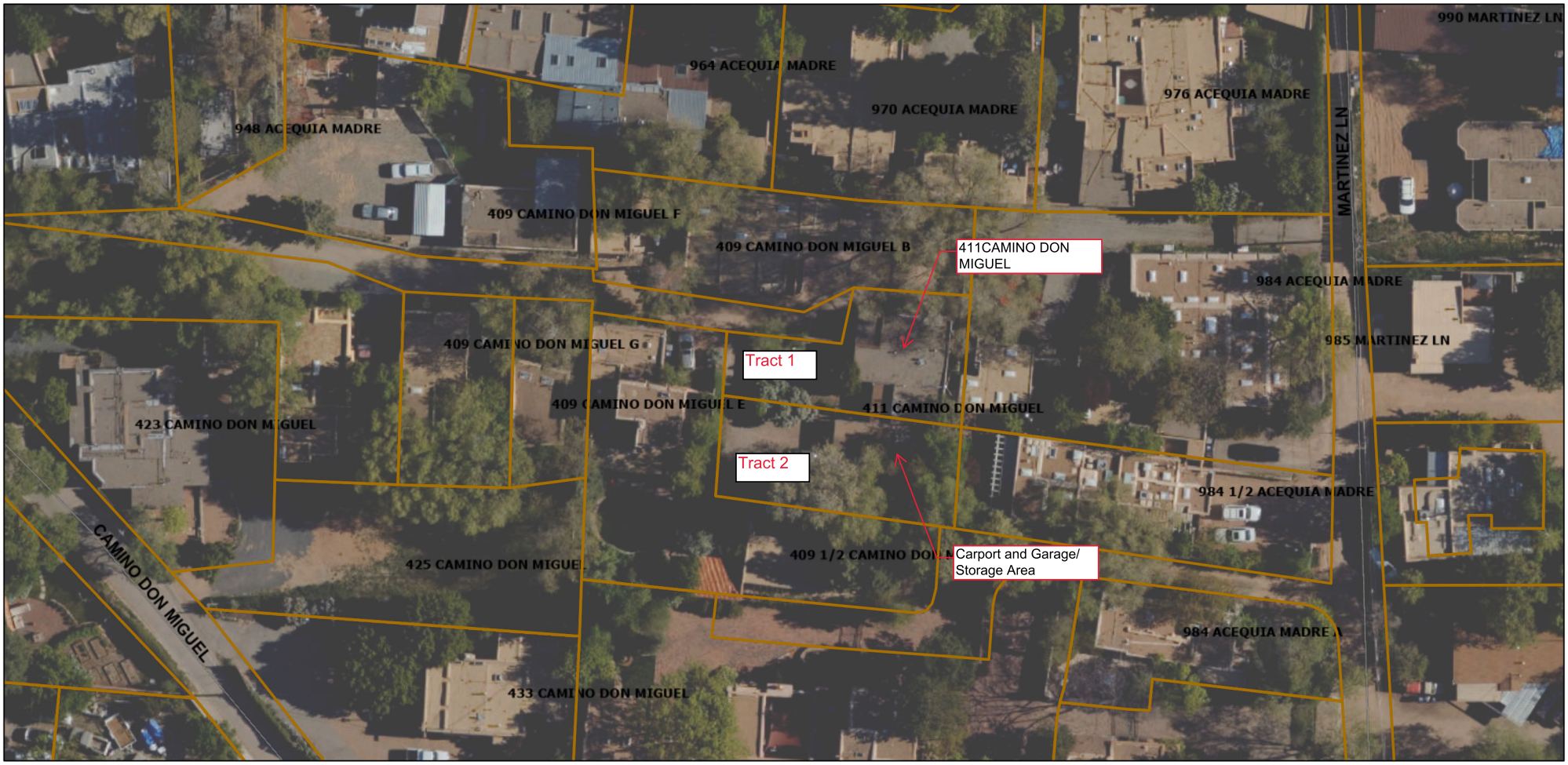
UPC: 1-055-098-207-406
SANTA FE COUNTY, N.M.

DEL RIO SURVEYS, INC.

P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

Project No. 25040252	Dwg. MW	Date 4/28/25
	CHK. PW	REV: 1

411 Camino Don Miguel



1/22/2025, 4:58:13 PM

- Santa Fe County Parcels
- Roads
- Parcels
- Address Points

1:564

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS |

SFTC 240911 SWR

WARRANTY DEED

Penny Real Estate, LLC, a New Mexico liability company, for valuable consideration paid, does grant and convey to **Peter L. Quintana, Trustee of the Peter L. Quintana Revocable Trust u/a dated December 30, 2021**, whose address is 846 Old Santa Fe Trail, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tracts 1 and 2, as shown on "Plat of Boundary Survey for Penny Real Estate LLC hereby designated Tract 1 & Tract 2 situate at 411 Camino Don Miguel, City of Santa Fe, Santa Fe County, New Mexico", as shown on the plat thereof filed in the office of the County Clerk of Santa Fe County, New Mexico on June 28, 2024 and recorded in Plat Book 913, page 39 as Document No. 2036622.

SUBJECT TO: covenants, conditions, and reservations of record, and taxes for 2024 and thereafter.

With warranty covenants.

Executed as of this 23 day of September, 2024

Penny Real Estate, LLC, a New Mexico liability company

Nicolas Gutierrez, Member

COUNTY OF SANTA FE }
STATE OF NEW MEXICO } ss

WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 24TH Day Of September, A.D., 2024 at 02:43:12 PM
And Was Duly Recorded as Instrument # 2042454
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - SCRESPIN
County Clerk, Santa Fe, NM

ACKNOWLEDGMENT

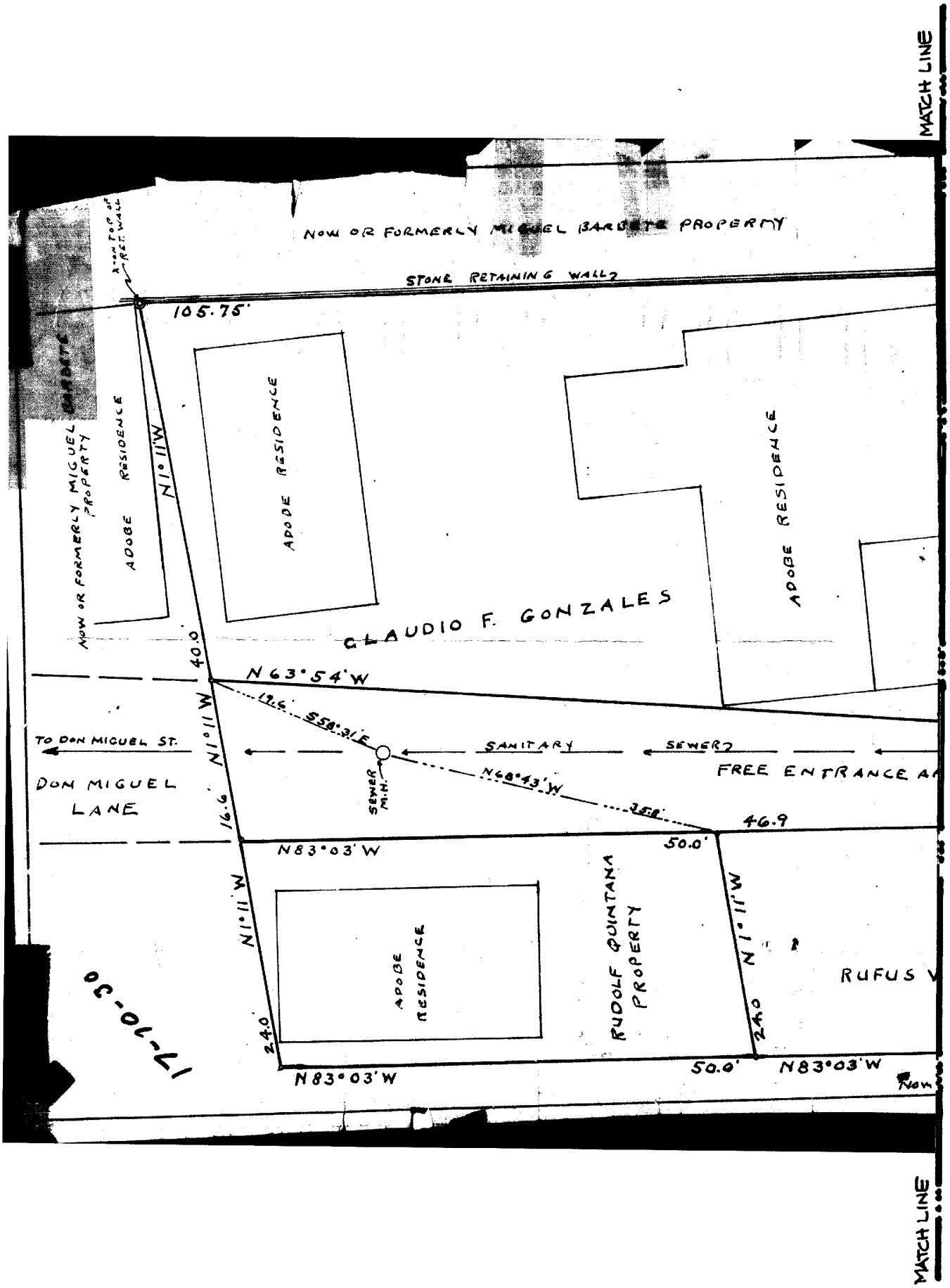
STATE OF New Mexico)
SS.
COUNTY OF Santa Fe)

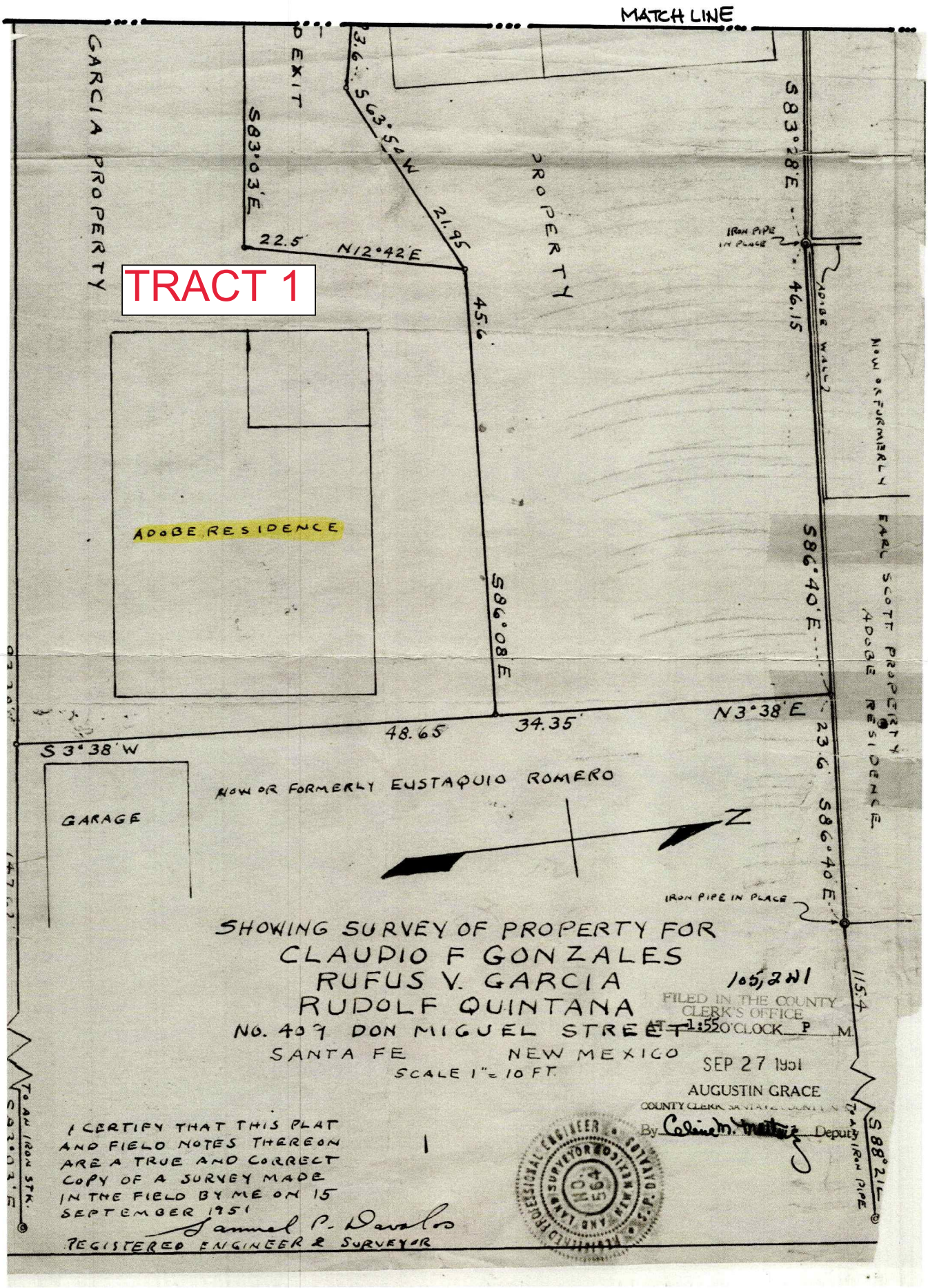
This instrument was acknowledged before me this 23 day of September, 2024, by Nicolas Gutierrez as Member of Penny Real Estate, LLC, a New Mexico liability company

Notary Public

My commission expires: 6/5/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
STEVEN RIEMANN
Commission Number 1099682
Commission Expires June 5, 2028


MATCH LINE
NOW OR FORMERLY MIGUEL BARBIERI PROPERTY
X-TOP OF RET. WALL
STONE RETAINING WALL
105.75'
ADOBE RESIDENCE
NOW OR FORMERLY MIGUEL PROPERTY
ADOBE RESIDENCE
N1°11'W
ADOBE RESIDENCE
CLAUDIO F. GONZALES
40.0
N63°54'W
12.6
S58°31'E
TO DON MIGUEL ST.
SANITARY
SEWER
FREE ENTRANCE A
DON MIGUEL LANE
SEWER M.H.
N48°43'W
358'
46.9
16.6
N1°11'W
N83°03'W
50.0'
N1°11'W
ADOBE RESIDENCE
RUDOLF QUINTANA PROPERTY
RUFUS V
240
N1°11'W
240
N83°03'W
50.0'
N83°03'W
17-10-30
MATCH LINE


MATCH LINE
GARCIA PROPERTY
EXIT
S83°03'E
S63°54'W
21.95
22.5
N12°42'E
45.6
PROPERTY
S83°28'E
IRON PIPE IN PLACE
46.15
ADOBE WALL
NOW OR FORMERLY
EARL SCOTT PROPERTY
ADOBE RESIDENCE
ADOBE RESIDENCE
S86°08'E
S86°40'E
N3°38'E
48.65
34.35
S3°38'W
23.6
S86°40'E
NOW OR FORMERLY EUSTAQUIO ROMERO
GARAGE
N
IRON PIPE IN PLACE
115.4
S88°21'E
TO AN IRON PIPE
TO AN IRON STK.
SHOWING SURVEY OF PROPERTY FOR
CLAUDIO F GONZALES
RUFUS V. GARCIA
RUDOLF QUINTANA
NO. 409 DON MIGUEL STREET
SANTA FE NEW MEXICO
SCALE 1" = 10 FT.
105,241
FILED IN THE COUNTY CLERK'S OFFICE
AT 1:55 O'CLOCK P M.
SEP 27 1951
AUGUSTIN GRACE
COUNTY CLERK SANTA FE COUNTY
By Celine M. Martinez Deputy
I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 15 SEPTEMBER 1951
Samuel P. Davalos
REGISTERED ENGINEER & SURVEYOR
REGISTERED PROFESSIONAL ENGINEER
NO. 564
S.P. DAVALOS

TRACT 1

TRACT 2

317

Santa Fe N.M. **WARRANTY DEED** July 24-1957 FORM NO. 1

Juan B Martinez & Melinda Martinez his wife, for consideration paid, grants to Teodoro Noedel Francis Noedel wife, the following described real estate in Santa Fe County, New Mexico: a Pice of Land in Precint No 3 that Masure in the north side 93 feet Long 3-4 and on South side 94 feet Long and in the west side 41 feet 6 inches and in the East side 43 feet 2 inches and Bound in the North with Teodoro Noedel in the South Bound by Pablo A. Martinez and in the west Bound with Fred Jaquez and in the East By Juan B Martinez Paid $200 Dollars

STATE OF NEW MEXICO
COUNTY OF SANTA FE } ss 224/69

I hereby certify that this instrument was filed for record on the 19 day of July A. D., 19 at 2:16 o'clock P. M., and was duly recorded in book ____ of the records of ____ page ____

Witness my hand and Seal of Office
RAMON VALENCIA
County Clerk, Santa Fe Co., N. M.
[signature] Deputy

With Warranty Covenants

WITNESS this hand and seal this 24 day of July, 1957

(SEAL) X Juan B Martinez (SEAL)
(SEAL) X Melinda Martinez (SEAL)

ACKNOWLEDGMENT
Individual

STATE OF NEW MEXICO,
County of Santa Fe } ss.

On this 24 day of July, 1957, before me personally appeared Juan B Martinez and Melinda Martinez, [illegible]

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal the day and year last above written.

[signature]
Notary Public.

My Commission expires December 31, 1958 Justice of the Peace

Laws 1947, Chapter 203—Santa Fe Book & Stationery Co.

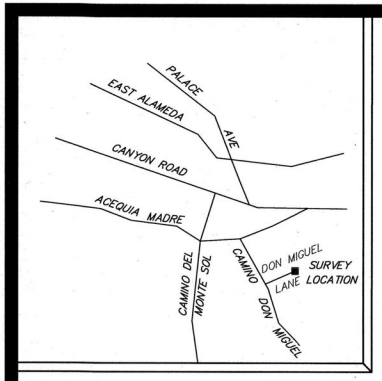
[illegible] 1153 [illegible]

16

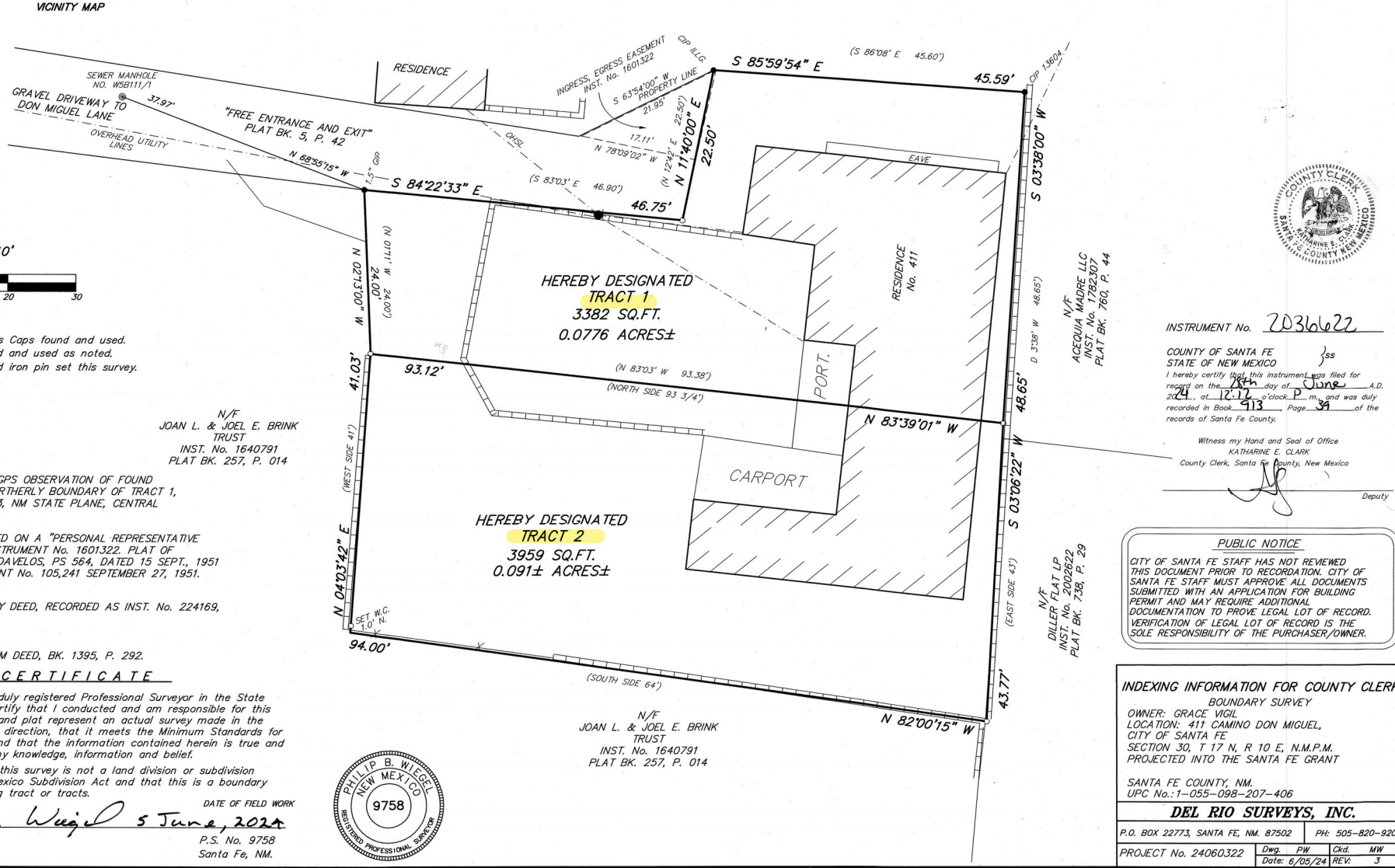
913-39

PLAT OF BOUNDARY SURVEY
FOR
PENNY REAL ESTATE LLC

HEREBY DESIGNATED TRACT 1 & TRACT 2
SITUATE AT 411 CAMINO DON MIGUEL,
CITY OF SANTA FE, SANTA FE COUNTY,
NEW MEXICO.



VICINITY MAP



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND MONUMENTS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 85°59'54" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.

2. THIS SURVEY IS BASED ON A "PERSONAL REPRESENTATIVE DEED, RECORDED AS INSTRUMENT No. 1601322. PLAT OF SURVEY BY SAMUEL P. DAVELOS, PS 564, DATED 15 SEPT., 1951 RECORDED AS INSTRUMENT No. 105,241 SEPTEMBER 27, 1951. (TRACT 1)

3. REFERENCE WARRANTY DEED, RECORDED AS INST. No. 224169, DATED 24 JULY, 1957. (TRACT 2)

4. REFERENCE QUIT CLAIM DEED, BK. 1395, P. 292.

CERTIFICATE

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

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

DATE OF FIELD WORK

Philip B. Wiegel — 5 June, 2024

Philip B. Wiegel
P.O. Box 22773

P.S. No. 9758
Santa Fe, NM.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED PROFESSIONAL SURVEYOR

COUNTY CLERK SANTA FE COUNTY NEW MEXICO KATHARINE E. CLARK

INSTRUMENT No. 2036622

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss

I hereby certify that this instrument was filed for record on the 18th day of June A.D. 2024, at 12:12 o'clock P m., and was duly recorded in Book 913, Page 39 of the records of Santa Fe County.

Witness my Hand and Seal of Office
KATHARINE E. CLARK
County Clerk, Santa Fe County, New Mexico

Deputy

PUBLIC NOTICE

CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORDATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

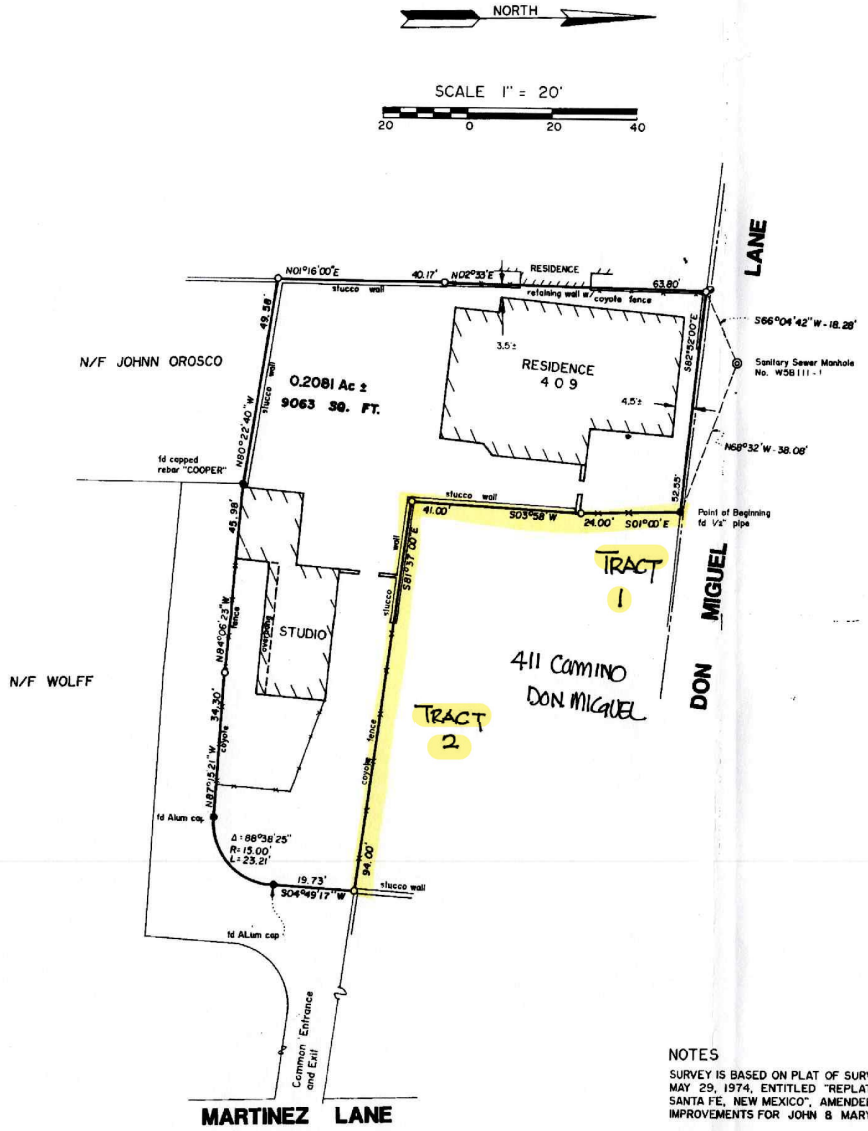
INDEXING INFORMATION FOR COUNTY CLERK

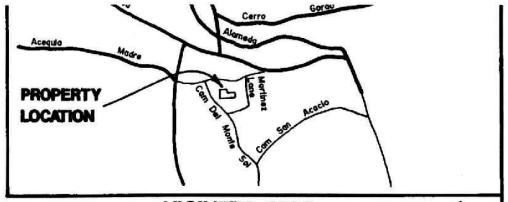
BOUNDARY SURVEY
OWNER: GRACE VIGIL
LOCATION: 411 CAMINO DON MIGUEL,
CITY OF SANTA FE
SECTION 30, T 17 N, R 10 E, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-207-406

DEL RIO SURVEYS, INC.
P.O. BOX 22773, SANTA FE, NM. 87502 | PH: 505-820-9200

PROJECT No. 24060322	Dwg. PW	Ckd. MW
	Date: 6/05/24	REV: 3





VICINITY MAP

257014

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.

PROPERTY DESCRIPTION

A TRACT OF LAND LYING AND BEING SITUATE AT 409 DON MIGUEL LANE CITY AND COUNTY OF SANTA FE, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT FROM WHENCE A SANITARY SEWER MANHOLE NO. W5B111-1. BEARS N68°32'W, A DISTANCE OF 38.08 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG THE FOLLOWING BEARINGS AND DISTANCES,

S01°00'00"E, A DISTANCE OF 24.00 FEET; THENCE
S03°58'00"W, A DISTANCE OF 41.00 FEET; THENCE
S81°37'00"E, A DISTANCE OF 94.00 FEET; THENCE
S04°49'17"W, A DISTANCE OF 19.73 FEET; THENCE
ALONG A CURVE TO THE RIGHT, HAVING A DELTA OF 88°38'25", A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.21 FEET; THENCE
N87°15'21"W, A DISTANCE OF 34.30 FEET; THENCE
N84°06'23"W, A DISTANCE OF 45.98 FEET; THENCE
N80°22'40"W, A DISTANCE OF 49.58 FEET; THENCE
N01°16'00"E, A DISTANCE OF 40.17 FEET; THENCE
N02°33'00"E, A DISTANCE OF 63.80 FEET; THENCE
S82°52'00"E, A DISTANCE OF 52.55 FEET
TO THE POINT AND PLACE OF BEGINNING. CONTAINING AN AREA OF 0.2081 ACRES, MORE OR LESS.

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS 83/3/2

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 18 DAY OF OCT A.D. 19 93 AT 2:42 O'CLOCK P.M. AND WAS DULY RECORDED IN PLAT BOOK 257 PAGE 14 OF THE RECORDS OF SANTA FE COUNTY, NEW MEXICO.

WITNESS MY HAND AND SEAL OF OFFICE
JONA G. ARMIJO
COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO
Veronica Clayton
DEPUTY

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF NOTES OF A FIELD SURVEY COMPLETED UNDER MY DIRECTION ON 10/18/93 TOGETHER WITH THE IMPROVEMENTS AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS SET BY THE STATE OF NEW MEXICO FOR LAND SURVEYORS.

Cipriano Martinez

CIPRIANO MARTINEZ, N.M.P.L.S. NO. 3995

STATE OF NEW MEXICO REGISTERED LAND SURVEYOR CIPRIANO MARTINEZ

NOTES

SURVEY IS BASED ON PLAT OF SURVEY BY CIPRIANO MARTINEZ, DATED MAY 29, 1974, ENTITLED "REPLAT OF 984 ACEQUIA MADRE COMPOUND SANTA FE, NEW MEXICO", AMENDED JUNE 4, 1985 TO SHOW UPDATED IMPROVEMENTS FOR JOHN & MARY BETH WOLFE.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR PLAIN AS SHOWN IN CITY OF SANTA FE F.I.R.M. PANEL NO. 350070 0009 B.

LEGEND

- DENOTES MONUMENTS FOUND AND USED
- DENOTES MONUMENTS SET, CAPPED ½" REBAR
- DENOTES POWER POLE WITH LINE

PLAT OF SURVEY
FOR
JOEL EDWARD BRINK
and
JOAN LaCONTURE BRINK

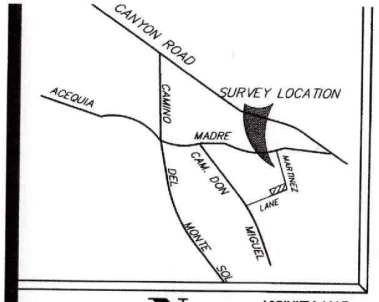
409 DON MIGUEL LANE
SANTA FE, NEW MEXICO

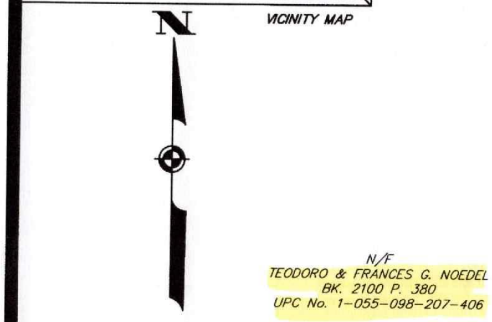
M-611

PLAT OF BOUNDARY SURVEY 738029
FOR
DON RAY TIDWELL
&
SUNDAY B. TIDWELL

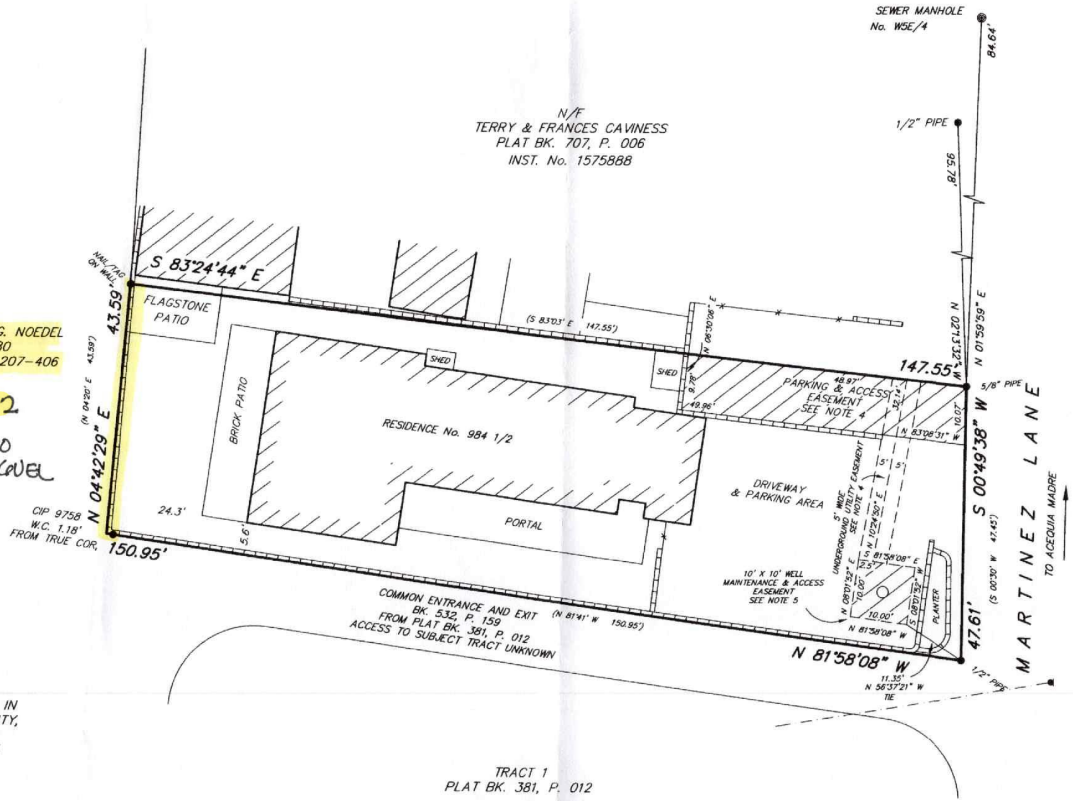
A CERTAIN TRACT OF LAND SITUATE AT 984 1/2 ACEQUIA MADRE STREET, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

6779 SQ. FT.
0.1556 ACRES±





TRACT 2
411 CAMINO DON MIGUEL



CIP 9758
W.C. 1.18'
FROM TRUE COR.

LEGEND
- Sewer manhole.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES
1. BASE OF BEARINGS: GPS OBSERVATION OF THE EAST BOUNDARY OF SUBJECT TRACT, (S 00°49'38" W), WGS 84, GEODETIC, LOCAL.
2. THIS SURVEY IS BASED ON A PLAT OF SURVEY FILED IN PLAT BK. 7 AT PAGE 117, RECORDS OF SANTA FE COUNTY, NEW MEXICO.
BEARINGS AND DISTANCES IN ( ) ARE FROM SAID PLAT.
REFERENCE PLAT RECORDED IN PLAT BK. 597, P. 033.
REFERENCE DEED: INSTRUMENT No. 1577376
3. FIRM PANEL No. 35049C0416D, ZONE X.
4. DRIVEWAY INGRESS & EGRESS & PARKING EASEMENTS GRANTED BY DOCUMENT No. 1393122
5. PERMANENT EASEMENT GRANTED FOR RESIDENTIAL WELL GRANTED BY DOCUMENT No. 1575890.

CERTIFICATE
I, Philip B. Wiegel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plat represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

PHILIP B. WIEGEL NEW MEXICO 9758 REGISTERED

PUBLIC NOTICE
THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR THE PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT APPROVAL

Inst 1644908
COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 28 day of Oct A.D. 2011, at 9:53 o'clock A m., and was duly recorded in Book 738, Page 859 of the records of Santa Fe County.

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

THIS PLAT PREVIOUSLY RECORDED IN PLAT BOOK 597, P. 033.

INDEXING INFORMATION FOR COUNTY CLERK
BOUNDARY SURVEY

OWNER: HELEN KAY GALLOWAY GRANT
LOCATION: 984 1/2 ACEQUIA MADRE, SANTA FE
SECT. 30, T 17 N, R 10 E,, N.M.P.M.
PROJECTED INTO THE SANTA FE GRANT

SANTA FE COUNTY, NM.
UPC No.: 1-055-098-219-406

DEL RIO SURVEYS, INC.



Figure 1: Proposed Façade Diagram for 411 Camino Don Miguel.

Primary Façade:

Non-primary Façade:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

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

1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **Parcel # 11853440 & 99312434**

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

6. Date of Survey:
September 12, 2025

7. Previous Survey Date(s):
_x_Yes:1984, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6784866,-105.9249925



10. Photo Information: Giulia Caporuscio, photographer. **Photo 1: View of front (north) elevation. Camera facing southwest.**

11. Brief Description of the Property:

The house and adjoining carport structure stand at the end of a dirt lane, approximately 430 feet east of Camino Don Miguel. The adobe core, located on the north tract, predates 1951 and consists of a modest rectangular form with limited openings. Attached to this core are later additions and a large carport structure that incorporates a workshop and multiple storage areas, reflecting different phases of construction. By the mid-1970s, these elements had been consolidated into the present configuration. Both the house and its additions are of poor construction and now in advanced deterioration, following nearly two decades of vacancy. On the City of Santa Fe's GIS map, the house, its additions, and the carport structure are all listed as Contributing.

Continued on Page 5.

12. Who uses the property? Vacant

13. Construction Date:
Date: Before front portion, pre-1951 with multiple additions through the 1970s
_ _Known _x_ Estimated Source: aerial photographs

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

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

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

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



Source: Office of the Santa Fe County Assessor
parcel lines removed due to current lot configuration process

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Peter L. Quintana Revokable Trust. Via John Padilla

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

Tract 1: Peter L. Quintana Revokable Trust
Tract 2: Grace Vigil and Chris Noedel

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-799
Teodoro and Frances Noedel Home	411 Camino Don Miguel Downtown and Eastside Historic District -Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 12, 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: Boards & T1-11

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
__ 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 windows of plywood porch not counted

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	2
Hung Sash	Wood	3/1	1
Moveable	Wood	6	4
Fixed	Wood	9	1
Casement	Steel	3.3	3
Sliding	Aluminum	1-1	2
Combination	Aluminum	S-F-S	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-Light	Wood	1
Single-Leaf	Vision Lite	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys _x_ Undetermined

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap
* Plywood enclosed porch west elevation

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Multiple additions since 1958 aerial photograph; aerial photographs

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

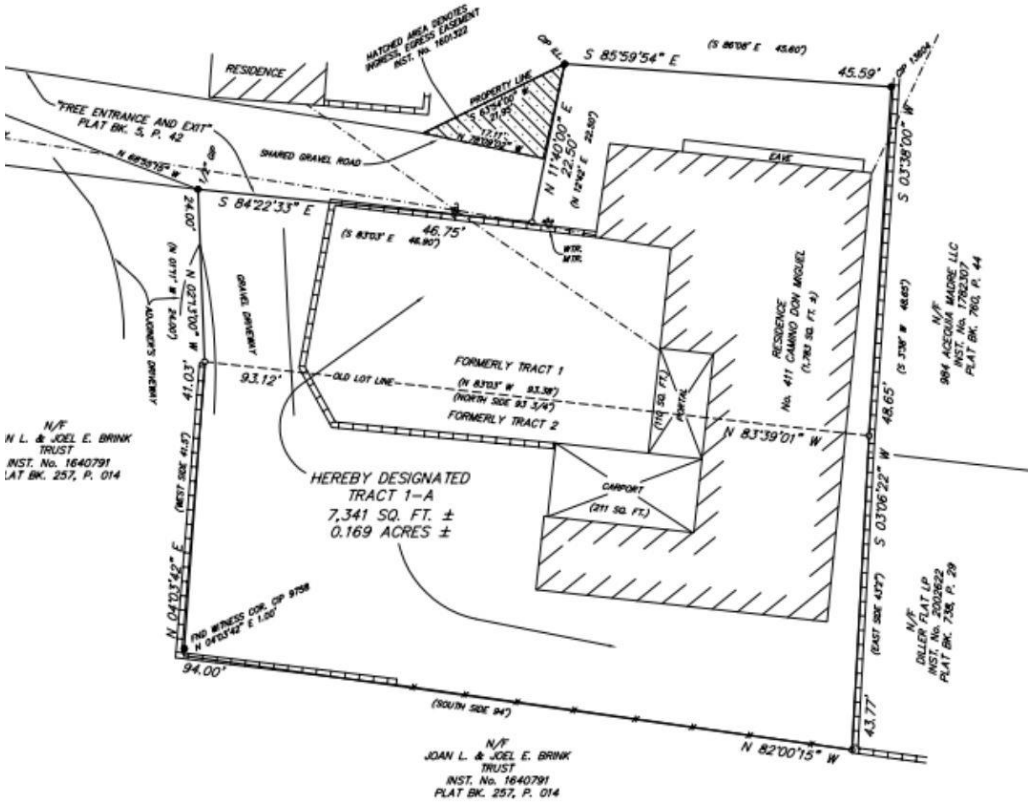
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2025 survey plat. Courtesy of Del Rio Surveys.



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Architectural Description Continued

Setting

The property's addressing is deceptive, as the house stands well back from the street along a dirt track historically called Don Miguel Lane. The lane is bordered by newer homes or older structures that have been altered with additions. 411 does not fit this pattern: it is a tumble-down structure surrounded by weeds. The two tracts together encompass roughly 0.87 acres. The combined buildings (referred to hereafter as "the house") sit low to the ground on a level lot with minimal landscaping. The larger south tract consists primarily of open space with a few mature Chinese elms. At the east, the house stands close to a tall property wall, while the north edge is tightly confined by the property line.

North Elevation

Putatively the original front of the house, the north elevation presents the least disturbed – but highly deteriorated – portion of the building (Photos 1 & 2). It is a flat façade with an off-center entry door flanked by two windows. From east to west: a wood 1/1 hung sash window with a patterned plastic back panel, a half-light wood door, and a 3/1 hung sash wood window. A deteriorated wood overhang traces the top of the façade, and is sagging along much of its course. Behind the northwest corner is a onetime cutout (possibly a porch or patio), enclosed by the 1960s; this enclosure has no openings on its north wall (Photos 2 & 4).

West Elevation

Facing a swalled yard, the west elevation combines the adobe core, later additions, and the carport structure. The enclosed porch has a rectangular aluminum sliding window (Photo 3). The same type of window, but completely removed of its glass, penetrates the adobe wall of the original house (Photo 4). Based on a 1958 photograph, this window replaced an opening of different proportions (Fig. 2).

South of this window the original adobe home ended. Attached here, with a setback, is an addition constructed prior to 1966 (Fig. 3). Its façade is sheltered by a roughly built plywood porch (Photo 6). Behind it is the addition, entered through a diamond vision-

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lite door (Photo 7). Adjacent is a fixed nine-light wood window. Continuing south, the elevation includes an exposed, unpainted CMU wall with an aluminum sliding glass door (Photos 8 & 9). From this point southward, the west elevation is defined by the carport structure, a conglomeration of a carport, workshop, and smaller structures of varying material.

South Elevation

The south elevation begins at the west with the workshop, a rectangular volume sheathed with T-1-11 siding (a plywood or engineered wood paneling grooved to resemble vertical boards) (Photos 10 & 11). Interior photos show this room framed with irregularly spaced light studs, lacking bracing, and best characterized as substandard construction. Two six-light sliding wood windows provide light and ventilation.

To the east is a block-built section with a scrunched aluminum combination window (Photo 12).The last portion is a room of simple board construction, with vertical boards serving as both exterior and interior wall surfaces, resting on a wood sill laid directly on the ground (Photo 13). This appears to be an older shed incorporated into the carport structure. Its only opening is a single window, essentially a pane of glass set between boards.

East Elevation

The east side of the house sits close to the property wall. It reveals all three major components: the adobe core at the north, the block section at center, and the board-sided shed at the south. The older section contains a few steel casement windows.

Interior

Due to hazardous conditions, the interior was not entered. The house is reported to contain five rooms. Interior photographs provided by the architect show extensive deterioration, including plaster loss, damaged flooring, and makeshift alterations in poor repair. Portions of the kitchen and adjoining rooms show structural compromise, with debris from collapsed ceilings and walls scattered throughout (Photo 14).

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Footprint Evolution

The first clear aerial imagery of the house, taken in 1958, shows a simple east–west oriented rectangle with a cutout at its northwest corner, likely containing on open porch or patio (Fig. 2). Behind the house stood a very small secondary dwelling or shed. In the next available aerial, from 1966, the home's footprint had expanded significantly. The cutout had been filled in, and small additions had been grafted onto the rear (Fig. 3). By 1973 the house had continued to grow at the back, including a carport structure that may have tied into one of the earlier sheds (Fig. 4). Taken together, the main house, its successive additions, and the carport formed the footprint that has remained essentially intact since the mid-1970s.

Condition

Based on photographs supplied by the applicant, the house is in an advanced state of deterioration. Prolonged vacancy and roof failures have led to widespread water intrusion, rotted framing, and collapsed adobe walls. Interior surfaces exhibit extensive damage, including plaster loss, deteriorated flooring, and poorly executed alterations. Portions of the kitchen and adjoining rooms show structural compromise, with debris from ceiling and wall collapse scattered throughout. The property has been deemed unsafe for occupancy.

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Historical Overview

Introduction

On September 15, 1951, a warm Saturday afternoon in the 80s, surveyor Samuel L. Davalos turned off Don Miguel Street and followed a winding dirt track lined with four houses, then known informally as Don Miguel Lane. He had been hired to survey several parcels for property owners along the lane. Davalos, who only a few years earlier had overseen the Manhattan Project's Technical Area Section, including the construction of the Trinity Base Camp[1], now found himself engaged in more ordinary tasks. At the road's end lay the tract of Rufus V. Garcia, who kept a small adobe dwelling there. That property, together with its house, would later be designated 411 Camino Don Miguel—the subject of the present survey.

Don Miguel Lane

Davalos filed his survey plat with the county a week later.[2] It supplied the formal descriptions required for recording, and within days the adjoining landholders began a sequence of quitclaims, mortgages, and conveyances that established both legal access along the lane and the framework for later ownership of the subject tract. Chief among these was a quitclaim deed filed on September 27, 1951, granting all the landowners permission to use the dirt lane, which had only recently been improved with a sewer extension.[3]

[1] John W. Murphey, 675 Armenta Street, *Samuel P. and Elizabeth Davalos House*, Santa Fe, Santa Fe County, New Mexico. *New Mexico Historic Cultural Properties Inventory* 1 & 2. Prepared for the City of Santa Fe, Historic Districts Review Board, September 11, 2012.

[2] Survey [plat] for Claudio F. Gonzales et al., recorded September 27, 1951, Book 5, Page 42, Instrument # 105241, Santa Fe County, New Mexico.

[3] Quitclaim Deed, Valentin and Sally B. Garcia to Rufus B. Garcia, et al., recorded September 27, 1951, Book 60, Page 317, Instrument # 105238, Santa Fe County, New Mexico.

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Within a few years, all these holdings passed into the hands of Joe McCabe[4], a Santa Fe real estate broker and land speculator, who in May 1954 sold the subject parcel—then containing only the small adobe house—to a young couple.[5]

Teodoro and Frances

The buyers were Teodoro and Frances Noedel, both in their early twenties. Teodoro, often called Ted, had been born in 1922 and raised on his family's farm in Tesuque. His grandfather, Christian Nöel, was a native of Hesse-Kassel, Germany, who immigrated to the United States at an unknown date. A harness maker by trade, Nöel enlisted in 1855 in the 1st New Mexico Volunteer Infantry. After the Civil War, he worked at Hatch Ranch in southern New Mexico before acquiring property in Tesuque, where he established a general-purpose farm.[6]

His son Luis remained on the form until the late 1930s, when he left agriculture to take a position with the state highway department in Santa Fe, moving his family to a house on Agua Fria Street. Teodoro had only a grammar school education and first worked as a delivery driver for a drugstore.[7] In late 1942 he enlisted in the U.S. Army, serving four years and mustering out in 1946 as a private first class. He married Frances Garcia on February 16, 1948,[8] but lost his father only a month later. The newlyweds first lived on the family property on Agua Fria Street.

In 1949 Teodoro's prospects improved when he was hired by the McMurtry Manufacturing Company, a Denver-based paint and glass concern that had just opened a large store on West San Francisco Street. The firm marketed its own line of paints and

[4] Between 1950 and 1959, Joe McCabe appeared on more than one hundred Santa Fe County deeds, not simply brokering sales but repeatedly taking title himself and reselling parcels. In the 1950s this was recognized as speculation or "dealing," rather than ordinary brokerage.
[5] Quitclaim Deed, Joe McCabe to Theodoro and Frances Noedel, recorded May 12, 1954, Book 74, Page 183, Instrument # 118251, Santa Fe County, New Mexico.
[6] "Mrs. Josepha Garcia de Noedel" [obituary], *Santa Fe New Mexican*, March 19, 1935, 2.
[7] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 198.
[8] Marriage License, Marriage Book 26, Page 14194, Santa Fe County, New Mexico.

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varnishes, sold modern glass products such as Insulux blocks and Thermopane windows, and distributed Kawneer aluminum storefront systems.[9]

Teodoro worked as a glazier, a tradesman skilled in cutting, fitting, and installing glass for windows, doors, and commercial façades. The steady wages enabled him and Frances to leave the family home and rent a house on Sienna Street, where Frances managed the household and cared for their four children. She later worked for sixteen years as a cook at Cristo Rey Catholic School.[10] Theodoro would later serve the community as a fireman.[11] Two of their sons, Chris Noedel and Theodore Noedel Jr., would both serve in the Navy during the Vietnam Conflict.

Ted retired in the 1980s and probably spent much of his time in the workshop attached to the carport. The long table, lit by a skylight, shows the marks of years of cutting and measuring, while the walls—still carrying calendars, clippings, and pinned notes—hint at the steady repair and craft work he kept up in retirement.

In 1997, at age seventy-four, Ted and Frances deeded the property, together with five acres along State Highway 14 south of Santa Fe, to their daughter, Grace Vigil.[12] Frances Garcia Noedel died in 2002 at the age of seventy-nine, followed the next year by her husband, at the age of eighty. Both are buried at Rosario Cemetery.

After probate of Teodoro's estate in 2003, title passed to Grace Vigil and Chris Noedel as joint tenants.[13] The house then stood empty for many years, until Grace sold the north tract, holding the home, in 2024 to Penny Real Estate, an Albuquerque-based domestic LLC, which deeded it two months later to the Peter L. Quintana Revocable Trust, the current owner, who has erected a security fence around the deteriorated home. Weeds continue to grow.

[9] John W. Murphey, 235 West San Francisco Street, *An Abbreviated Property History*, Santa Fe, Santa Fe County, New Mexico. Archaeological Review Committee report. Prepared for Ron Winters, April 13, 2023.
[10] "Frances Noedel" [obituary], *The New Mexican*, March 16, 2002, B-2.
[11] "Teodoro Noedel" [obituary], *The New Mexican*, August 19, 2003, B-2.
[12] Quitclaim Deed, Theodoro and Frances Noedel to Grace Vigil, recorded July 30, 1997, Book 1395, Page 292, Instrument # 991592, Santa Fe County, New Mexico.
[13] Personal Representative's Deed, Grace Vigil, representative of Teodoro Noedel's estate, to Grace Vigil and Chris Noedel, recorded June 11, 2010, Instrument # 1601322, Santa Fe County, New Mexico.

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Evaluation of Historical Status

It is unclear when the property was assigned Contributing status. The only prior survey, completed by Michael Belshaw in 1984, designated 411 Camino Don Miguel as Non-contributing, noting that it possessed no significance. No subsequent surveys or case files have been located that establish or clarify how or when the building came to be listed as Contributing.

The house, with its attached additions and carport, is recommended for downgrade to Non-contributing. This determination is based on the absence of architectural distinction or meaningful historical associations. The property does not exemplify any of the identified Santa Fe styles, nor does it represent a strong example of traditional vernacular construction. Its accretive character is undermined by piecemeal additions of varied design and materials, which fail to convey a coherent pattern of growth. The visible deterioration and substandard construction of the additions further weigh against Contributing status.

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Illustrations

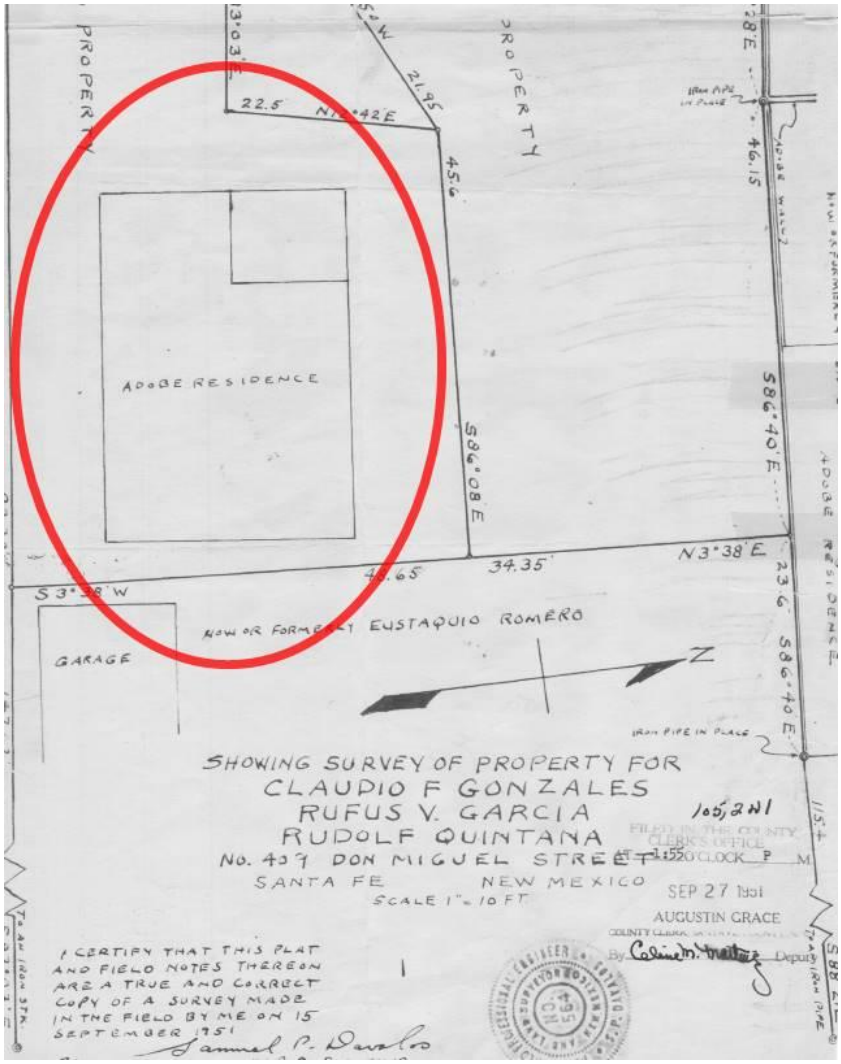

Figure 1. Portion of 1951 Davalos survey plat with subject house highlighted. County of Santa Fe Instrument # 105241.

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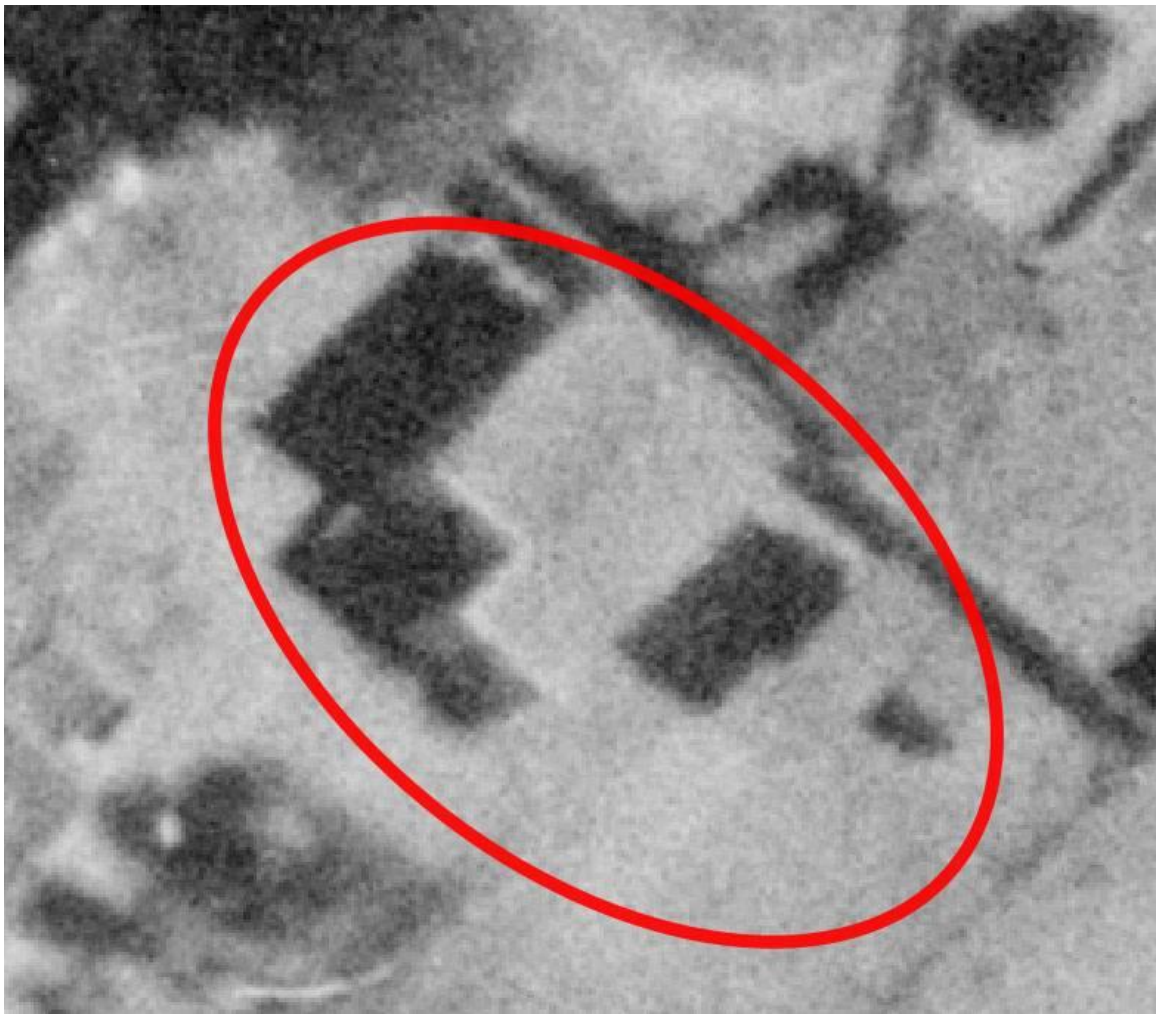

Figure 2: November 10, 1958, aerial photograph.
Note the house has the same footprint as the 1951 survey plat.

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Figure 4: May 2, 1966, aerial photograph.
Note the patio or open porch at the northwest has been enclosed and several additions to the rear have been built.

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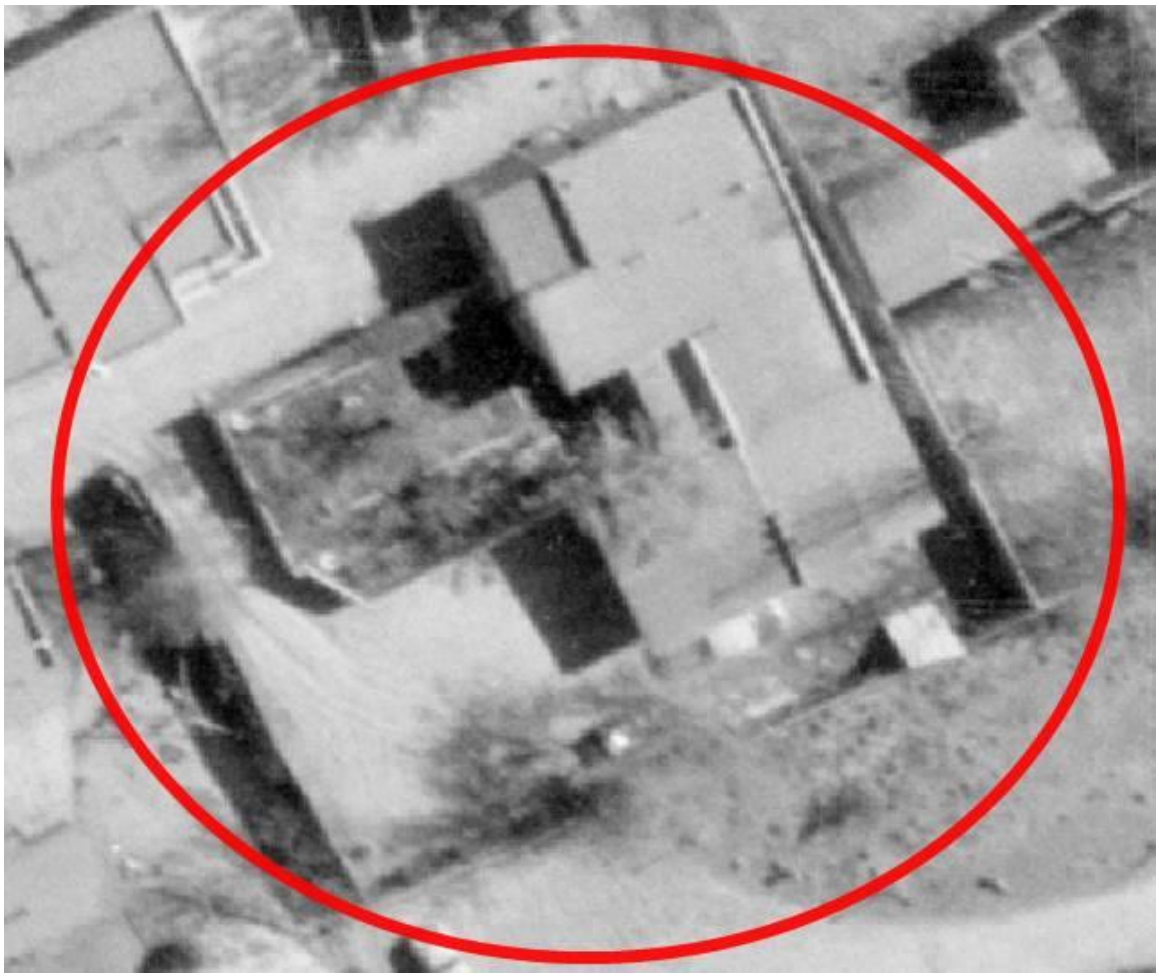

Figure 4: May 11, 1973, aerial photograph.
Note the addition of the carport-workshop structure.

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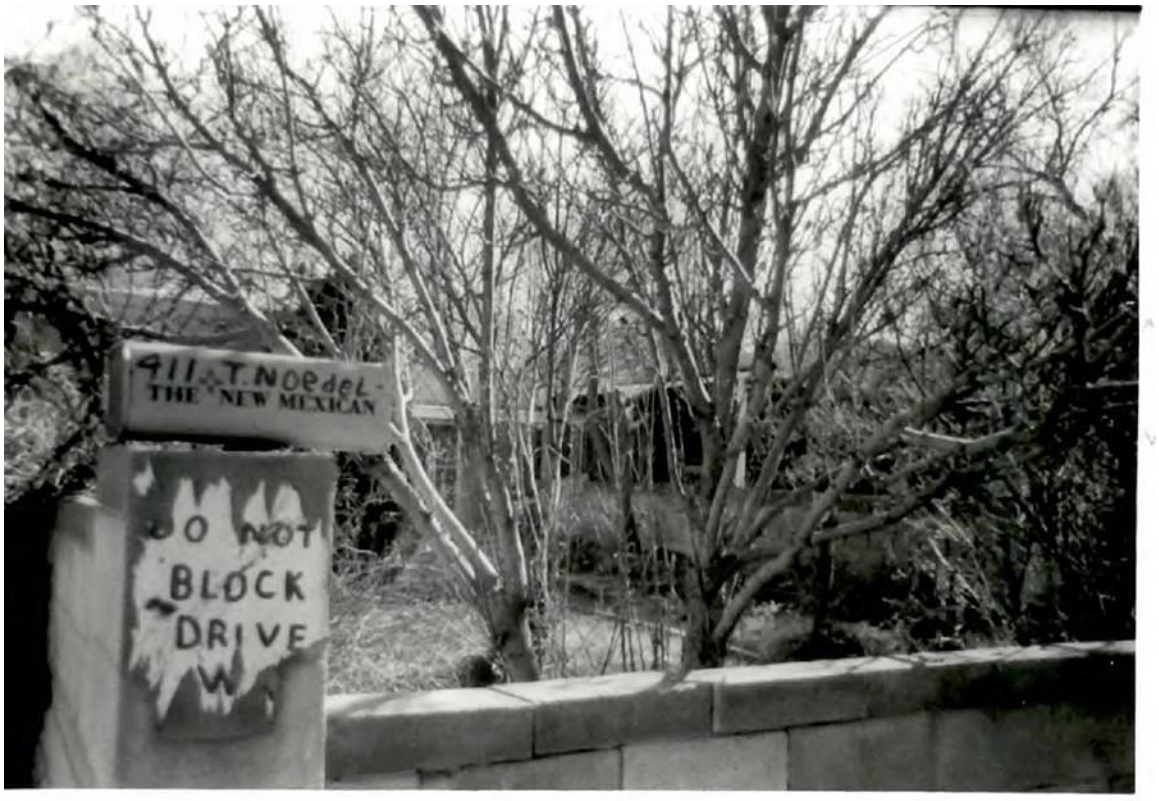

Figure 5: November 19, 1984, Historic Building Inventory photo. Michael Belshaw, photographer.

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Survey Photographs

(All photographs by Giulia Caporuscio, September 12, 2025, unless otherwise noted. Due to fencing and hazardous site conditions, the east elevation was not documented; however, images taken in March 2025 show several deteriorated steel casement windows on that side.)



Photo 2: North elevation. Older part of home. Camera facing south.

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Photo 3: North elevation. Enclosed porch or patio area circled. Camera facing south.

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Photo 4: West elevation. Older section. Enclosed porch or patio area circled. Camera facing east.

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Photo 5: West elevation. Condition of windows. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**



Photo 6: West elevation. 1960s addition. Plywood porch enclosure circled. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**



Photo 7: West elevation. Entry inside plywood porch enclosure. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**



Photo 8: West elevation. Addition and carport structure. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**

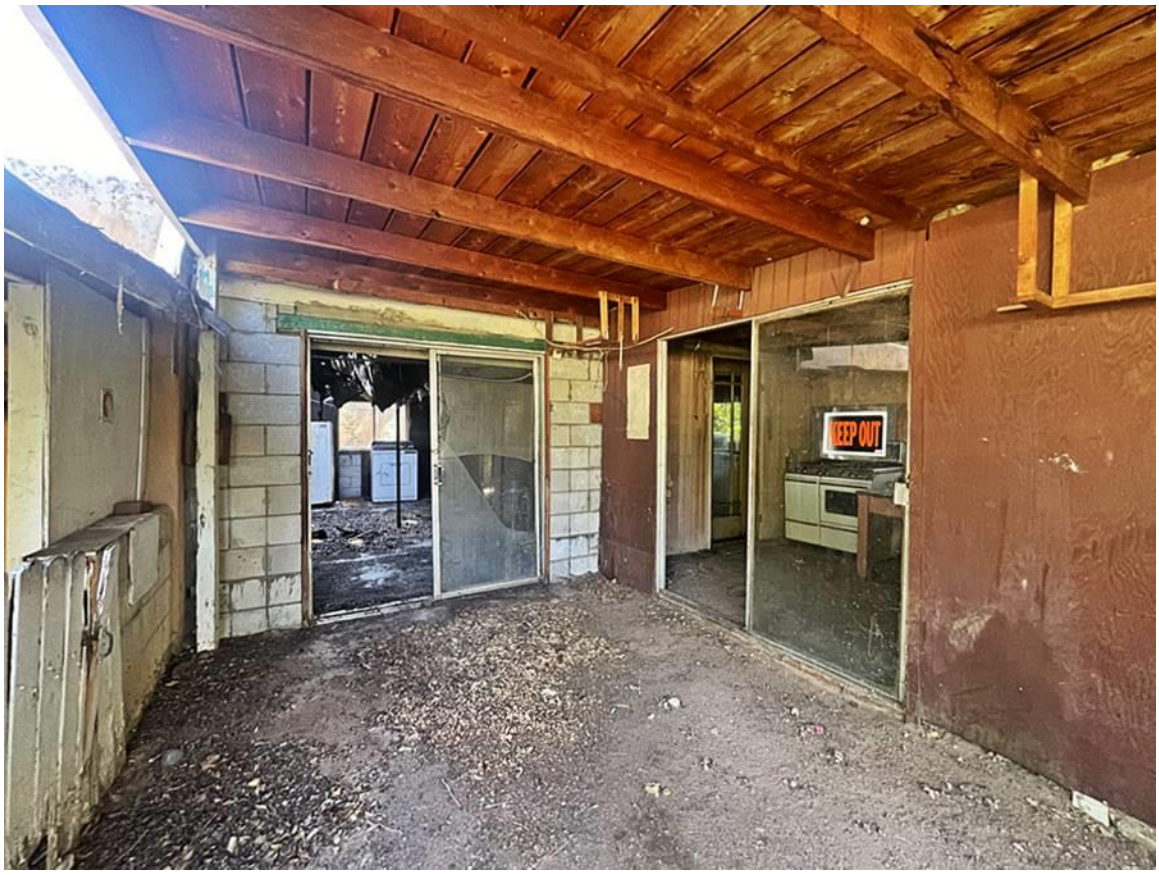


Photo 9: West elevation. Block addition and carport structure. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799**
		4. County: Santa Fe
		5. Date of Survey: September 12, 2025



Photo 10: West elevation. Workshop. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**

W



Photo 11: South elevation. Workshop. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799**
		4. County: Santa Fe
		5. Date of Survey: September 12, 2025



Photo 12: South elevation. CMU storage area. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799** **4. County: Santa Fe** **5. Date of Survey: September 12, 2025**



Photo 13: South elevation. Wood board storage room circled. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Teodoro and Frances Noedel Home**	**2. Location:** **411 Camino Don Miguel** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-799**
		4. County: Santa Fe
		5. Date of Survey: September 12, 2025



Photo 14: Interior. Room at northwest corner of older building. March 9, 2025, John Padilla.

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

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

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

2026-011792-HDRB. 924 Paseo de Peralta. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests status review with primary façade(s) designation if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

___ **Proposal Letter**

___ **Site Plan/Floor Plan**

___ **Elevations**

__x__ **Photographs**

___ **Other:**

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing and designate all of the north elevation, east elevation of the historic residence, extending from the one-story section with the chimney northward to the north including the second story, the west elevation, extending from the original house southward to the south end of the portal, and the south elevation on the original structure including the second story identified in the façade diagram #s 1 through 8, per 14-5.2(C) Designation of Significant and Contributing Structures.

Sample motions:

a. Approve or deny Case #2026-011792 for status review and primary façade(s) designation if applicable to 924 Paseo de Peralta.

Should the Board deny the applicant's request, the applicant shall return with an alternative proposal for review and approval.

BACKGROUND & SUMMARY:

The current El Castillo Retirement Resident Office space and previous architect Isaac Hamilton Rapp's original single-family residence at 924 Paseo de Peralta is listed as contributing to the Downtown and Eastside Historic District. The original structure was built on a 0.42-acre lot in the late 1920s and comprises of 5,906 sq. ft. of roofed area. The residence was constructed in the Spanish-Pueblo Revival architectural design style as seen by the flat roof with rounded parapets, recessed doors and windows, and wooden lentil and viga elements throughout the structure. The structure eloquently speaks to its environments and surrounding structures along the streetscape and has a monumental impact as an aesthetically pleasing structure on Paseo de Peralta.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report encapsulates the history of the construction of this special structure and the owners who once called this residence home. Mr. Murphey's analysis of the structure and the previous additions to it shares how this historic building speaks to the times of place and people in the heart of Santa Fe. In general, Mr. Murphey expresses the structure retains a high level of historic integrity except for the east elevation of the former service wing (2025:16). This determination is observed by previous Historic Districts Review Board (Board) cases in the 1980s and 1990s where changes have impacted the original form of the structure. The changes do not diminish the contributing status of the structure as a whole, it does not give a good representation of the original construction as other elevations which do demonstrate on the structure. Staff agrees with the historian's evaluation and the recommendations of the primary facades.

Previous cases for 924 Paseo de Peralta include:

Below are previous Legacy HDRB and ADMIN cases for 924 Paseo de Peralta. Currently there are no records available in the Historic Preservation Division files for these cases.

1982-010100025-HDRB, approved.
1983-010100420-HDRB, approved.
1986-010100071-HDRB, approved.
1989-010100007-HDRB, approved.
1989-010100405-HDRB, approved.
HDRBAA-390-ADMIN, approved.
HDRBAA-391-ADMIN, approved.
HDRBAA-551-ADMIN, approved.
HDRBAA-1451-ADMIN, approved.

On March 8, 2018, in Case No. AR-09-2018-1030-ARC, the Archaeological Review Committee (ARC) conditionally approved an inventory and testing report at 924 Paseo de Peralta with the condition that the archaeologist will monitor all ground disturbance on the property or that the archaeologist re-open trenches and excavate to sterile soil and staff can administratively approve the addendum report.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable for 924 Paseo de Peralta.

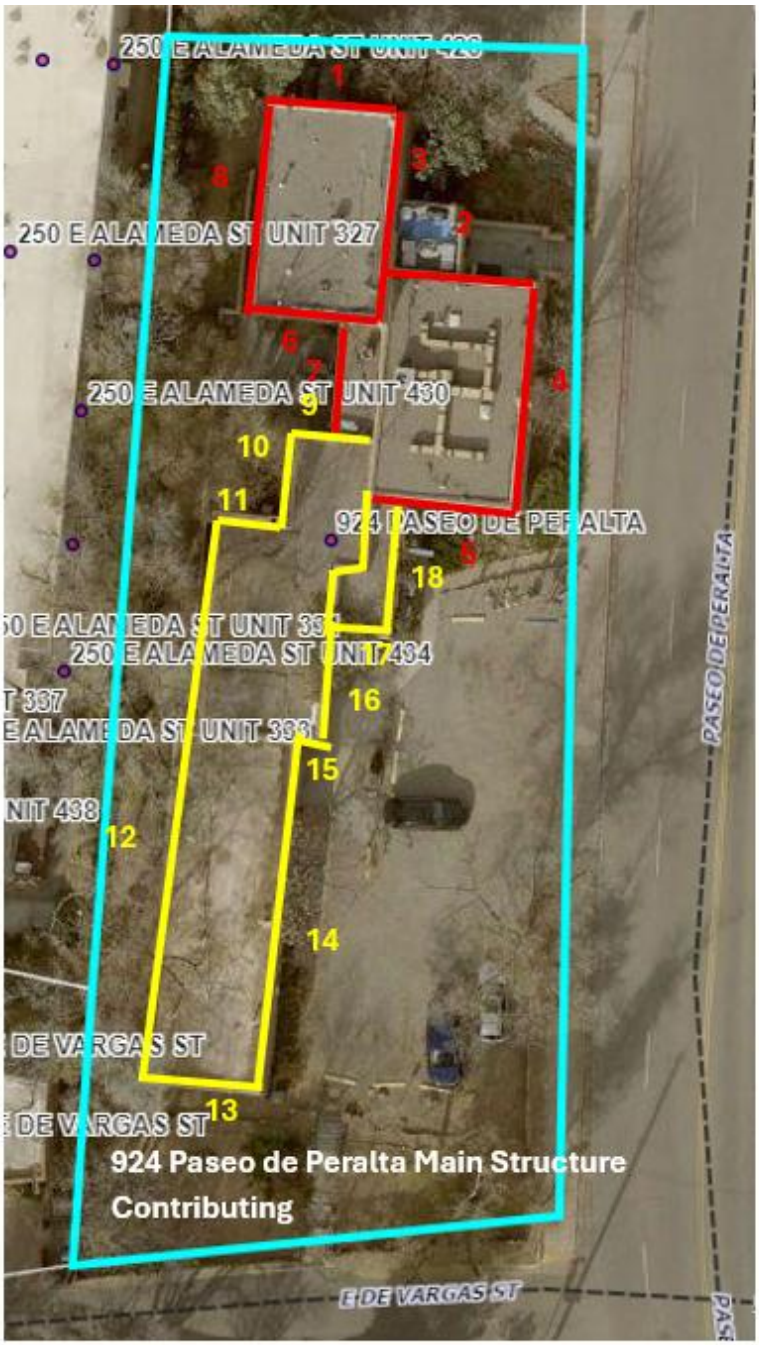


Figure 1: Proposed Façade Diagram for 924 Paseo de Peralta.

Primary Façade:

Non-primary Façade:

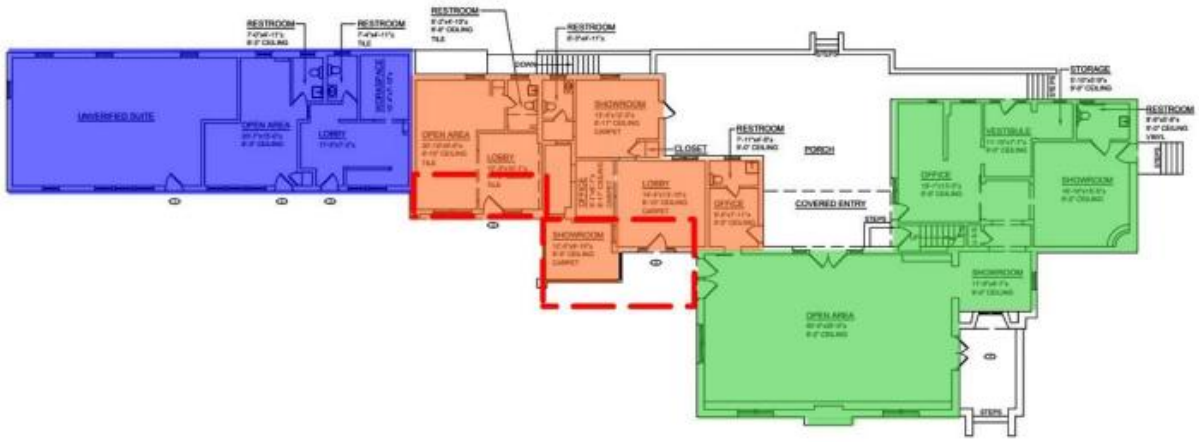


Figure 1: Colored current floor plan.

Green: 1936 house
Orange: 1936 service wing
Blue: c.1940s workshop area
Red: c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

Figure 2: Colored illustration floor plan showing the dates of additions. Courtesy of Mr. John A. Padilla and Mr. John Murphey 2025.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

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

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style",

which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

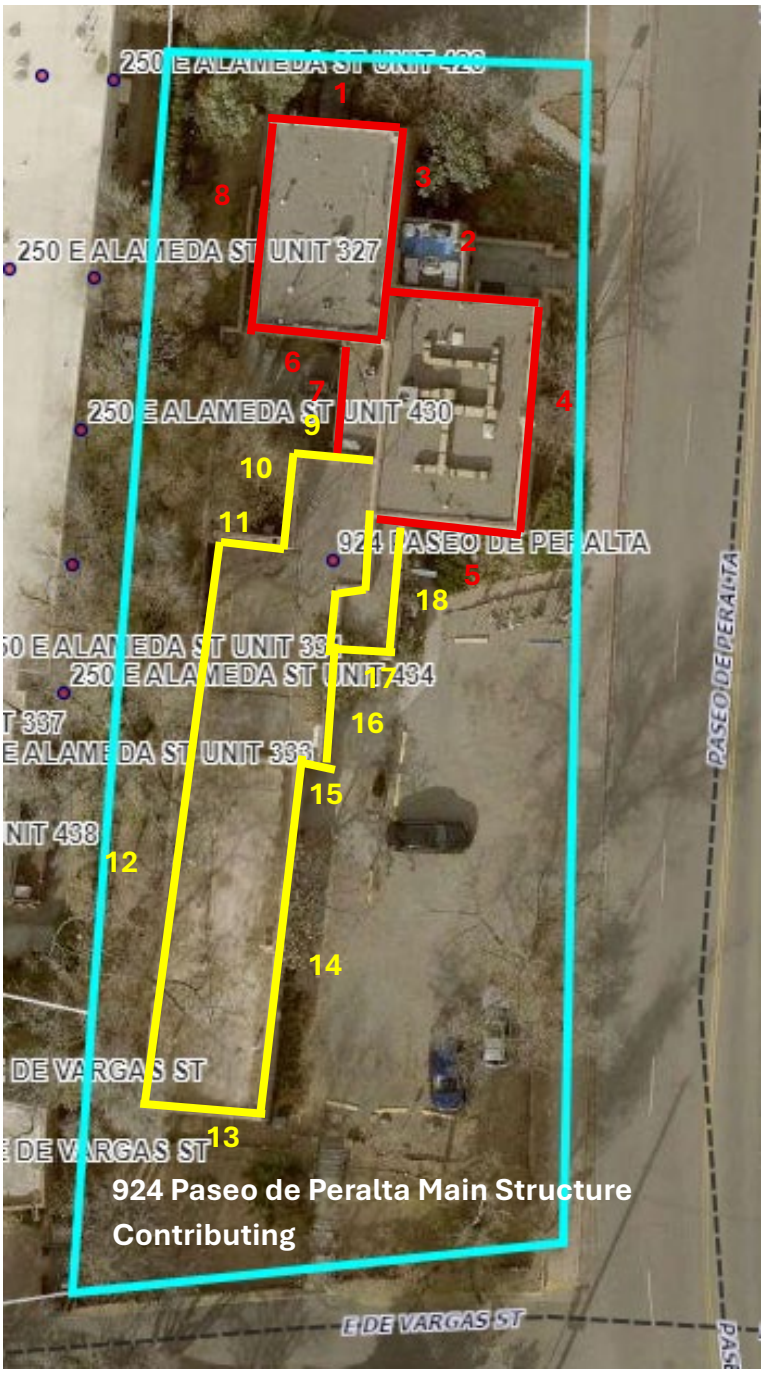


Figure 1: Proposed Façade Diagram for 924 Paseo de Peralta.

Primary Façade:

Non-primary Façade:

CITY OF SANTA FE
ARCHAEOLOGICAL SUBMITTAL CHECKLIST/CLEARANCE PERMIT AND APPROVAL

Case File Number AR-09-2018 Date Application Submitted February 13, 2018

District: Historic Downtown District X ; River & Trails-Regular ____ ; Santa Fe Trail ____ ; Suburban ____

Building Sq. Ft. N/A Development Acreage ____

Project Description: Inventory + testing at 924 Paseo de Peralta

Site Address/Location: 924 Paseo de Peralta Property Owner: ____

Permit: Grading ____ ; Development X ; Building ____

Applicant Information: Name: John Padilla

Mailing Address: PO Box 22986 Phone No.: ____

Archaeological Consultant: Ron Winters

RECONNAISSANCE REPORT

Conditional approval -> monitoring w/ More than 1m disturbance (for depth) -or- that the archaeologist re-open trenches + excavate to sterile soil + admin approval of addendum report

1. ___ Project Archaeologist's Resume
2. ___ Vicinity Map
3. ___ Project Site Description
4. ___ Development Project Description
5. ___ Outline of Research & Methodology
6. ___ Site Map or Aerial Photograph at a Minimum of 1"=200' for Downtown Dist. & 1"=400' for other Districts
7. ___ Archival Research
   a. ___ Historic Maps & Aerial Photos
   b. ___ ARMS Files & Archaeological Reports
   c. ___ General Land Office (BLM) Surveys or Land Grant Plats
   d. ___ 1917 Hydrological Survey and Santa Fe Acequia System Report (needed if acequia present or nearby)
   e. ___ National and State Register Nominations (needed if in Historic Downtown District or near Historic Structure)
   f. ___ Historic Photos (needed if in Historic Downtown District)
   g. ___ Information from Title Abstract (if available)
8. ___ 2% Testing (Historic Downtown District Only)
9. ___ Description of Prehistoric & Historic Occupation & Land Use
10. ___ Description of Cultural Remains Discovered and Significance
11. ___ NM Site Inventory Forms and Other Documentation
12. ___ Recommended Site Significance
13. ___ Assessment of Development's Impact on Cultural Remains
14. ___ Recommended Treatment for Site
15. ___ Listing of Sources, i.e. historic maps, aerials, reports, etc.

___ ARC APPROVAL: MEETING DATE: ____
Special Conditions: ___ Yes (see attachment)
___ No

TREATMENT PLAN REQUIRED:

Yes: X No: ____

___ TREATMENT PLAN ARC APPROVAL: MEETING DATE: March 8, 2018
Special Conditions: X 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

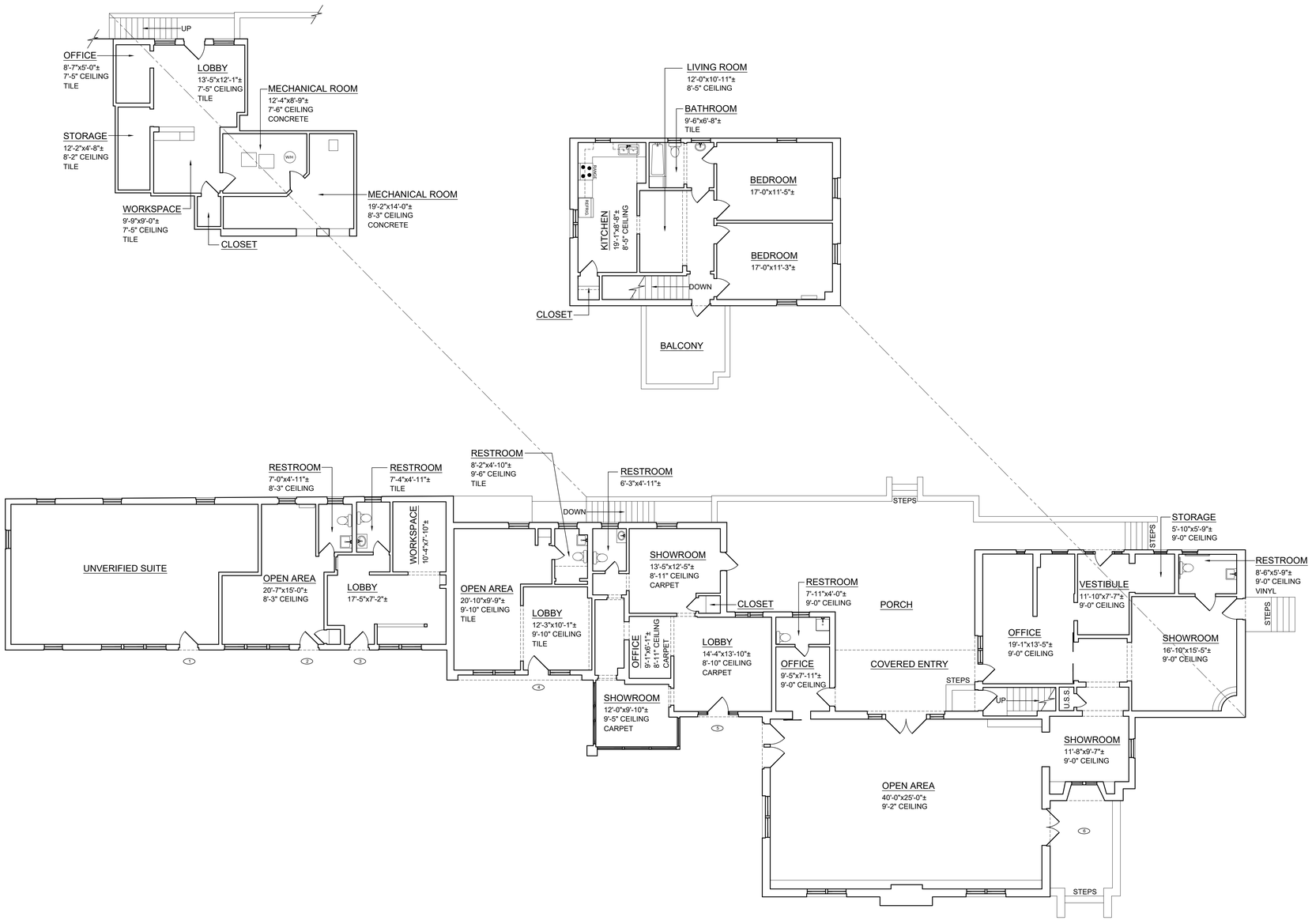
TREATMENT REPORT ARC APPROVAL: MEETING DATE: ____
Special Conditions: ___ Yes (see attachment) ___ No

FINAL TREATMENT REPORT

____ Date Final Report Due ____ Date Final Report Received

PLU010.PMS-9/94

Permit Approved: [signature] Date: 08 March 2018
Archaeological Review Committee Chairperson



NOTES

1. ALL CALCULATIONS INDICATE "HEATED" AREA AS PER "BOMA" STANDARDS.
2. THE AREA FOR THE STAIRS IN THE APARTMENT GOING DOWN IS NOT INCLUDED IN APARTMENT AREA.
3. ALL FIXTURES INDICATED ARE BUILT-IN.
4. ALL FLOORS ARE WOOD UNLESS OTHERWISE INDICATED.
5. ALL CEILING HEIGHTS ARE 8'-6" UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITE 1 AREA	772.96 SQ.FT.
SUITE 2 AREA	331.06 SQ.FT.
SUITE 3 AREA	367.88 SQ.FT.
SUITE 4 AREA	486.58 SQ.FT.
SUITE 5 AREA	736.66 SQ.FT.
SUITE 6 AREA	2,347.35 SQ.FT.
SUITE 6 PORCH AREA	169.22 SQ.FT.
COVERED PATIO AND WALKWAY AREA	1,071.94 SQ.FT.
BASEMENT AREA	739.85 SQ.FT.
SECOND FLOOR APARTMENT AREA	917.61 SQ.FT.
SECOND FLOOR BALCONY AREA	157.20 SQ.FT.
TOTAL AREA	8,098.31 SQ.FT.

PROJECT:
924
PASEO DE PERALTA
SANTA FE

DESCRIPTION:
AS-BUILT
DRAWING

CLIENT:
EL CASTILLO
LIFE PLAN
COMMUNITY

SHEET # 01 OF 01

ORIENTATION

MEASURED BY	J.A./P.M.
DESIGNED BY	N.A.
DRAFTED BY	J.A.
CHECKED BY	P.M.
REVISED:	

SCALE 1/8 = 1' 0"
DATE 03/05/24

REFERENCE # 2402 0

DRAFTING
505-899-1199

EAST ALAMEDA

N89°20'E 41.1'

S75°43'E 174.7'

SAN. SEWER MANHOLE

SAN. SEWER MANHOLE

33.4' S.89 139.9'

N13°09'E 61.5'

S13°09'W

STONE RETAINING WALLS

Santa Fe River

S82°15'E 74.0'

STOCKADE FENCE

124.1' S75°22'E 60.2'

S81°22'E 40.00'

S81°22'E 33.3'

S43°36'E 41.9'

N84°51'E 26.5'

207.0'

253.5' S85°21'E 56.0'

STOCKADE FENCE

WOVEN WIRE FENCE

81.6'

S2°43'W

4.6'

CONCRETE CURB

S2°50'W 53.4'

163.25'

N

SCALE 1"=50'

MEEM

RUTH HEELY

BOYLE LANE

169.1' N1°16'E

N13°26'E

N42°17'W 30.8'

N50°22'W 39.2'

N13°05'W 23.9'

STEM ON FIRE HYDRANT N80°07'W-18.0'

STOCKADE FENCE

N82°41'W

NORTH EDGE OF CURB

(S6.73 N82°41'W-11.32)

EAST DE VARGAS STREET

SAN SEWER MANHOLE

S72°49'E-32.0

S7°24'W-84.62 N89°08'W-5.85'

N83°07'E 32.05'

35.75' 85.8 N79°05'W

CA'DCW RAIL S58°58'W-30.85'

MASONRY WALL

STORAGE BUILDING

ELSIE M. BOYLE

S7°24'W-84.30

MASONRY WALL

S7°24'W

20.85'

191.8'

4 ON CONCRETE CURB

WOVEN WIRE FENCE ON CONCRETE CURB

S3°39'W

165.25'

RUTH HEELY

4.214 ACRES

LOT 2, BLOCK 52A - 1924 OFFICIAL MAP

AMENDED 8-26-63

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF A SURVEY MADE BY ME JULY 13 & 14, 1963 AND A PLAT OF SURVEY BY JAMES C. HARVEY DATED JULY 8, 1959 AND THAT THE ENCROACHMENTS AND IMPROVEMENTS SHOWN HEREON ARE THE ONLY ENCROACHMENTS AND IMPROVEMENTS EXISTING ON THE GROUND AND THAT SAME ARE LOCATED TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. F. Scanlon

J.F. SCANLON R.E. & L.S. NO. 1694

AMENDED

PLAT OF SURVEY

FOR

UNITED NUCLEAR - CASTILLO CORP.

SANTA FE, N. MEX

RETURN TO HORNE ENGINEERING 214 CANYON ROAD

EL CASTILLO C1-32

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 9, 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: Old: 051610626
Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	924 Paseo de Peralta Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 910005088

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
September 28, 2025

7. Previous Survey Date(s):
_x Yes: July 15, 1993, A.C.
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6836601,-105.9372215



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation. Camera facing southwest.

11. Brief Description of the Property:

Originally erected in 1936 as the Jean Morrison Rapp residence, the building now extends nearly 184 feet along Paseo de Peralta, its elongated form recording a history of changes and at least one addition. In plan and massing, it suggests a kind of linear organism—anchored by a two-story "head" at the north end, a one-story middle section likely corresponding to the original garage and subsidiary rooms of the house, and a southern "tail" that once housed the workshop area of a mail-order necktie business (Fig. 1). The three principal components reached their present footprint by 1958, as shown on an aerial photograph of that year (Fig. 9). The combined gross building area measures approximately 5,906 square feet, all presently in commercial use. The property is designated Contributing within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Comme

13. Construction Date:
Date: 1936, with 1940s additions
_x_Known __ Estimated Source: published building permit

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

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

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

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Giulia Caporuscio

For: Current owner:

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

Current owner: El Castillo Retirement Residences

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

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Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.	924 Paseo de Peralta Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: September 28, 2025

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
_x_ At Grade _x_Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	14
Hung Sash	Wood	2/2	3
Hung Sash	Wood	3/1	1
Hung Sash	Wood	4/4	12
Hung Sash	Wood	6/6	30
Hopper – Cellar	Steel	3	1
Hopper	Wood	6	2
Fixed	Wood	1	4

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	Panel	Wood	1
Single-Leaf	Glass & Panel	Wood	2
Single-Leaf	½ -light	Wood	4
Single-Leaf	10-light	Wood	6
Single-Leaf	10-light w/sidelights	Wood	1
Double	French w/sidelights	Wood	1

12. Chimneys _x_ 3: two corner and one centered wall chimney

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1940s; addition of workshop area; different design than original house and circumstantial link to Webb Young, Trader.
#2 Date: Unknown; removal of character-defining vigas and canopies; drawings and visual evidence.
#3 Date: c.1980s-90s; infill of garage and east portal; 1958 aerial, 1993 HBI, and visual evidence.
#4 Date: c.1980s-90s; replacement of various doors and windows; visual evidence.

16. Primary Architectural Style __ Not Applicable

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

Notes: __ Other: Vernacular

17. Documents Available and Their Locations

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

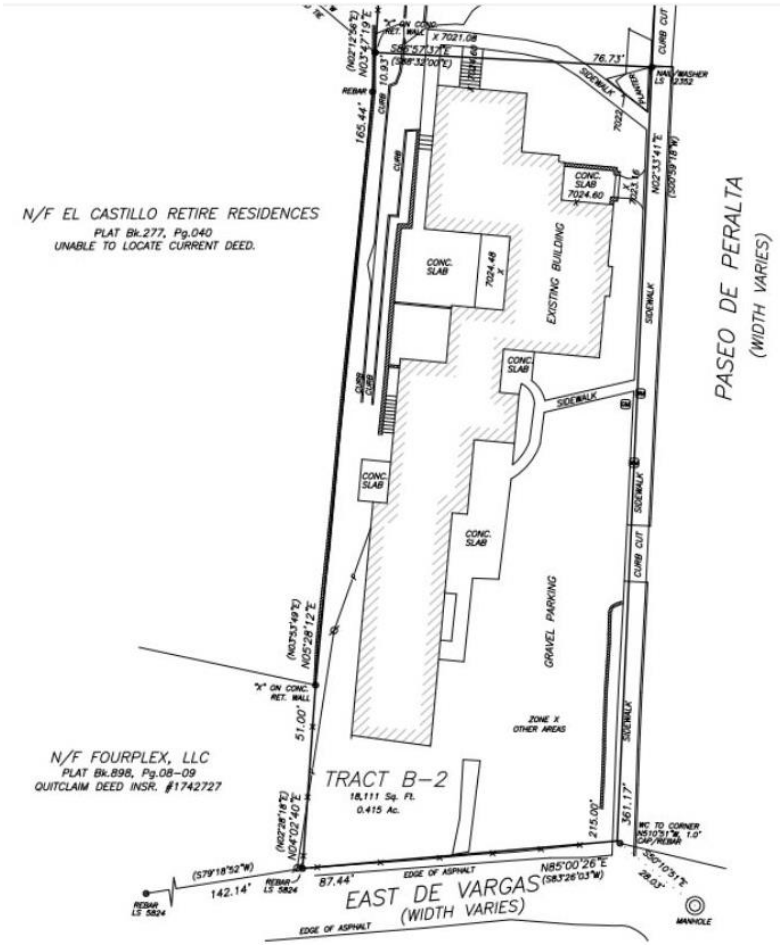
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2018 survey plat. Courtesy of Dawson Surveys, Inc.



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Architectural Description Continued

Original Residence

The original 1936 residence is distinguished by its two-story massing and stylized public entry along Paseo de Peralta. Historian Carl D. Sheppard, interpreting Jean Morrison Rapp's obituary, viewed the house as a posthumous—or perhaps recycled—design of her late husband, architect Isaac Hamilton Rapp.[1] While small details such as battered wall corners and the once-generous use of exposed vigas (now removed) could be read as references to Rapp's Pueblo Revival vocabulary, much of the building departs from his established idiom. Absent are the characteristic swooping parapets, mission-like towers, deeply recessed openings, and stepped wall profiles. The composition is comparatively blunt in its articulation. By contrast, the F. Leonard and Rosina Smith House more clearly demonstrate Rapp's residential design vocabulary (Fig. 2).

East

The east elevation forms the public face of the building and exhibits its highest level of architectural composition (Fig. 2). Closest to the street, a one-story symmetrical façade centers on a large, sculpted wall chimney flanked by grouped six-over-six wood-sash windows (Photos 3 & 4). Though restrained in detail, the façade introduces the principal motifs of the original residence: flat, unarticulated wall planes; generally symmetrical fenestration fitted with multi-light wood sash beneath simple wood lintels; and a parapet that turns upward in a modest swoop—or "batwing"—at the corner.

Moving north, the façade steps back to form a more formal entrance. This section is defined by a thick, heavily battered opening (Photos 5 & 6), its shape recalling the 1920s revivalist interpretations of Pueblo architecture seen in the work of Katherine Stinson-Otero and others, and most notably in the doorways of the New Mexico Museum of Art. The entry, now partially obscured by potted plants, contains a pair of ten-light French doors of a type repeated elsewhere on the house. Above the entrance rises the two-

[1] Sheppard, Carl D., *Isaac Hamilton Rapp, Architect: Creator of the Santa Fe Style* (Albuquerque: University of New Mexico Press, 1988), 98-100.

story section, which includes several wood-sash windows and an opening to the deck over the ground-level entry.

North

The north façade faces a parking court and the Santa Fe River. Its composition is simple, with an entry set off-center in the facade, fitted with a wood panel door approached by four concrete steps (Photos 7 & 8). The corners show a slight batter near grade, recalling Rapp's early use of this motif, starting in 1908 with Colorado Supply Company Building (demolished). Beyond that allusion, the facade is unembellished: a flat, uninterrupted wall plane with two six-over-six wood-sash windows—one beside the entry and one above it—each capped with plain wood block heads. The result is a markedly austere elevation, stripped of the expressive elements of Rapp's work.

West

Similar to the east side, the west elevation encompasses both stories of the original residence. It now faces directly onto the three-story block of the El Castillo Life Plan Community, a 1960s apartment complex that substantially altered the setting and erased much of the home's original garden.

The two-story portion features a centered entry reached by an open concrete stair (Photo 9). The doorway contains a single-light door with framed sidelights and an operable transom above—a formal treatment uncommon in Rapp's work and more suggestive of Territorial Revival influence. Over the entry projects a small, wood-beam and stucco canopy that provides a decorative accent.

The first story fenestration is symmetrical, consisting primarily of two-over-two wood-sash windows, while the upper story displays an irregular arrangement, including one opening that appears to have been reduced in size. At the south end of the façade, three short vigas extend from the wall—one protruding through a wood lintel, resembling an animal horn in its odd placement.

The remainder of the west façade is one story in height, standing opposite the chimney section on Paseo de Peralta (Photo 10). Here, the elevation is defined by a deep, shaded

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portal that frames a formal entry opening onto a raised concrete patio and, beyond, a view toward the El Castillo complex.

Extending roughly twenty feet, the portal is supported by two square posts with *zapata*-type corbels. Both the spanning beam and the corbels show signs of hand-tooling, their irregular profiles suggesting individual craftsmanship (Photo 11). The entry consists of paired glass doors flanked by ten-pane sidelights and topped with an operable transom (Photo 12).

The portal, possibly modified through later commercial renovations, feels visually compressed rather than domestic. From a distance, it appears wedged between the two-story main volume and the adjoining wing that originally held the service functions of the residence.

Service Wing

The midsection facing Paseo de Peralta appears to have originally contained a garage and a small portal, both now enclosed with walls and glazing. The presumed garage bay contains one of six small gallery spaces along the building's east façade (Photo 13). It features a ten-light wood door and three six-over-six wood-sash windows. The openings lack the wood block heads characteristic of the original residence. Immediately to the north is another gallery space created through the infill of the former portal, an alteration completed after the 1993 HBI survey (Photo 14).

On the opposite side of the garage, along the west elevation, is set of stairs leading to a subterranean area that was advertised in the 1940s as an apartment (Photo 15). The fenestration at both levels is a mix of hung-sash wood windows.

Workshop Area

Arranged on a slightly offset axis, the south wing is a roughly sixty-five-foot-long, one-story rectangular volume, likely constructed in the 1940s when the property served as the production and mail-order center for a wool necktie company.

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East

The east elevation, facing Paseo de Peralta, contains three small “storefronts” now used as galleries, built into what was originally a production area and later converted to apartments. Each unit has a single-leaf entry door—either glazed or wood—flanked by grouped six-over-six wood-sash windows (Photos 16-18). Unlike the windows of the main house, these lack wood heads. While the openings generally conform to a 1940s plan, some appear to be later replacements dating from the 1980s commercial conversion.

South

The south end is plain, broken only by a single offset sash window (Photo 19).

West

The west elevation represents the functional side of the south, or service, wing. It is pierced by several double-hung wood-sash windows in varied light configurations (Photos 20-23). None of the openings have projecting sills or wood heads, leaving the wall surface unadorned. The parapet is cut by two shallow V-shaped notches accommodating exposed wood trough canales for roof drainage.

Interior

The building was not accessible at the time of survey, but views through the windows indicate a heavily modified interior reflecting its successive changes in function.

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Historical Overview

A River Parcel

According to the 1912 King's Official Map of Santa Fe, the parcel that now holds 924 Paseo de Peralta was owned by architect Isaac Hamilton Rapp (1854–1933) (Fig. 3). It is unclear when he acquired the land, but Rapp—hailed as the "Creator of the Santa Fe Style"—had been spending time in the city in the early 1900s.

His early commissions included oversight of construction at the Territorial Asylum for the Deaf and Dumb in 1901. With his partners William M. Rapp and A. C. Hendrickson, Rapp went on to design several major Santa Fe landmarks: the Elks Club and Theater (1911), Gross, Kelly & Co. Warehouse (1914), Sunmount Sanatorium (1914, 1920), and the Museum of Fine Arts (1916–17).

These projects brought him to Santa Fe regularly, where he and his wife, Jean Morrison Rapp, rented a residence on Palace Avenue. Despite owning the riverfront lot, they never built a home there.

Rapp died 1933, leaving the Santa Fe River lot and a ranch near Las Vegas, New Mexico, to his wife.[2] A 1935 aerial shows the Santa Fe land covered with trees.

A House of Her Own

For the first few years, Jean Morrison Rapp (Fig. 4) continued to live in Trinidad, Colorado, where her husband had maintained his office and where they had shared a home. After his death, she traveled widely but returned to Santa Fe to attend the annual Fiesta festivities. In early 1936 she announced that she would be moving to Santa Fe permanently.

Jean Morrison (1864–1937) was born in Ohio to Napoleon B. and Levinia Morrison. Her great-grandfather, James Smith of New Hampshire, had served in the American

[2] Deed Without Warranty, Jean M. Rapp, executrix of Isaac Hamilton Rapp, deceased, to Jean Morrison Rapp, recorded March 11, 1935, Book Y, Page 343, Instrument # 48411, Santa Fe County, New Mexico.

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Revolution.[3] She studied at the University of Illinois and, in 1886, married architect Isaac Hamilton Rapp.

During her earlier years in Santa Fe, Jean Rapp was deeply engaged in civic and reform causes. She affiliated with the New Mexico woman's suffrage movement, declaring herself a suffragette as early as 1912 in correspondence with Ruth Alexander, society editor of the Santa Fe New Mexican.[4] She served as historian of the local Daughters of the American Revolution chapter, participated actively in the Woman's Board of Trade, and pursued an interest in Native cultures, assisting at times with archaeological and anthropological studies. She later chaired the Indian Conservation department of the New Mexico State Federation of Women's Clubs.

By the time she resettled in Santa Fe in her seventies, however, her activities centered more on entertaining than on reform.

In July 1936, Jean Morrison Rapp received a permit to construct a 13-room residence on the Castillo property, which the *Santa Fe New Mexican* predicted would be "one of the finest residences to be built here."[5] According to her obituary, friends recalled that the design for the house came from her husband's architectural firm, while Jean herself "had every point of the house planned just as she had dreamed of doing for many years."[6]

The $20,000 house was completed by the end of 1936 and quickly became a center of social activity, with Jean hosting teas and gatherings for friends and family. She cultivated a large garden at the rear of the property, a setting that reflected her love of beauty and hospitality. In her later years she also turned to painting and deepened her involvement in the arts, serving as president of the Art Museum Women's Board, which established a musical department at the museum.

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[3] Susan Riviére Hetzel, *Lineage Book: National Society of Daughters of the American Revolution, Volume XV* (Washington, D.C.: The Society of Daughters of the American Revolution, 1902, 310.

[4] FN: Elysia Tsosie, "Biographical Sketch of Jean Morrison Rapp," *Alexander Street*, https://documents.alexanderstreet.com/d/1009932358.https://documents.alexanderstreet.com/d/1009932358

[5] "Building Permits for June Total $79,576," *Santa Fe New Mexican*, July 2, 1936, 4.

[6] "Mrs. Rapp Dies Suddenly at Here Saturday," *The Santa Fe New Mexican, Capital Examiner*, June 1, 1941, 14.

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On May 31, 1941, Jean Morrison Rapp died of a heart attack in her Castillo Street home, while looking out one of its windows onto the garden she had nurtured.[7]

After Jean Morrison Rapp's death, the property passed through her estate to her daughter, Helen R. Bunge of Chicago. Helen and her husband, George C. Bunge, held the house only briefly before selling it in 1944 to James W. Young, also of Chicago (Fig. 5).[8] Young was the creative director for the advertising firm J. Walter Thompson and a former senior official in the Department of Commerce under Franklin D. Roosevelt. He acquired the property supporting his son, Webb Young, a painter, then marketing Western wear in Santa Fe with his father's backing.

An Executive's Son and Tiemaker

Born in 1913 in Covington, Kentucky, and raised in Chicago, Webb Young first came to Santa Fe as a boy in the 1920s, spending summers at Jemez Canyon. He briefly studied drawing with local painter Gerald Cassidy. After a short stint in Chicago as a commercial illustrator and student at the Art Institute, he returned permanently to Santa Fe.[9]

In 1934, Webb Young opened a trading post called "Webb Young, Trader" in a storefront on Don Gaspar Avenue, in a space now occupied by the Meteorite, Mineral and Fossil Gallery. His shop stood near that of Preston McCrossen, an earlier textile merchant and artist who, in 1930, had helped the Spanish Colonial Arts Society establish the first retail outlet devoted to goods made by Hispanic weavers and other craftspeople.[10] That outlet, the Spanish Arts Shop in Sena Plaza, had been founded with the idealistic goal of helping Hispano artisans market and sell their work.[11] McCrossen later transformed this cooperative venture into his own more commercially driven business, McCrossen's Handwoven Textiles—a model that Young clearly sought to emulate.

[7] Ibid., 1.
[8] Warranty Deed, George C. and Helen R. Bunge to James W. Young, recorded December 27, 1944, Book 27, Page 117, Instrument # 75824, Santa Fe County, New Mexico.
[9] "Webb Young" [obituary], *The New Mexican*, February 20, 2005, B-2
[10] "Spanish Colonial Arts Have Permanent Center," *Santa Fe New Mexican*, May 16, 1930, 6.
[11] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 228-231.

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Business records indicate Webb's father, James W. Young, was a "special partner" in the enterprise. From his tourist trading post, Webb sold sundry Western goods, including belts, bridles, saddle blankets, jewelry, pottery, and wool hand-woven neckties.

The company soon moved to Canyon Road, where Webb lived with his wife, Margaret Lane Webb. There, Young entered the tie-making business, employing Hispanic artisans to weave wool neckties on traditional looms. Visitors could watch the craftsmen at work, then purchase the finished ties in an adjoining showroom. By the late 1930s, he had expanded the enterprise into a mail-order operation.

His father analyzed advertising markets and encouraged him to invest in full-page color ads; one insert in *Life* reportedly generated orders for 26,000 ties.[12] Through advertisements in *Sunset*, *Esquire*, *The New Yorker*, *Newsweek*, and *Time*, Young promoted a catalog of wool neckties "Hand Woven by the Mountain People of New Mexico" (Fig. 6).

At the Castillo Street property, which Webb took over in late 1944, he likely constructed the one-story south arm of the building, variously referred to as the workshop or plant, where weavers produced the handwoven ties (Fig. 7). The building also included a "Spanish Crafts Shop," probably occupying the space between the house and the workshop.

The company was dissolved in 1947 and reincorporated as Webb Young Trader, Inc., this time without his father as a corporate officer.[13] That same year, James W. Young deeded the Castillo Street property to his son—perhaps signaling the end of the father-and-son advertising experiment.

The Castillo Street operation did not last long, as Webb soon relocated the business to Camino del Monte Sol. The mail-order enterprise declined amid postwar shifts in fashion and was closed in 1951, with the corporation formally dissolved in 1953.[14] Webb

[12] James W. Young Builds a Business by Copy Testing," *Advertising Age*, April 8, 1940, 11, no. 15: 24; David Ogilvy, *Ogilvy on Advertising* (New York: Crown Publishers, Inc., 1983), 147. The former article indicates the project was clearly the father's business. This led to establishing a production plant on Cerrillos Road.
[13] "Legal Advertisement," *Santa Fe New Mexican*, March 1929, 1947, 5.
[14] "Legal Advertisement," *Santa Fe New Mexican*, December 15, 1953, 3.

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continued to paint and draw, establishing himself as an emerging Western landscape artist and operating a one-person gallery on Canyon Road.[15]

An Architect's Side Project

Architect John Gaw Meem acquired the property in April 1948 for $45,500, purchasing it with his own funds.[16] At the time it consisted of two tracts: the residence and the former Webb Young, Trader plant and shipping facility.

Within a month, Meem secured a permit for a $8,000 project to convert both the house and the mail-order production building into apartments.[17] That same year he brought on his third and final partner, William Buckley. Twenty-four years his junior, Buckley was an Illinois architect who had arrived in Santa Fe earlier in 1948 to work for Meem's chief competitor, Willard C. Kruger and Associates.[18]

Buckley prepared a floor plan for a set of drawings titled "Additions & Alterations to a Building for John Gaw Meem" (Fig. 8). Meem himself produced a partial elevation, showing only modest exterior changes—lowering a lintel, adding a new door on the east elevation, and replacing several windows on the west. No new massing or fenestration patterns were introduced. Most of the work was confined to the interior, where former bedrooms and workrooms were reconfigured as apartments.

The Castillo Apartments

The remodeled complex, informally known as the Castillo Apartments, appears to have opened the following year with seven units, a number that had increased to eleven by the time of the 1950 census.[19] Its tenants reflected a cross-section of Santa Fe's mid-

[15] Webb Young" [obituary], *The New Mexican*, February 20, 2005, B-2
[16] Statutory Warranty Deed, Webb Young Trader, Inc. to John Gaw Meem, recorded April 29, 1948, Book 34, Page 491, Instrument # 89057, Santa Fe County, New Mexico.
[17] "Former Weaving Plante Revamped for Apartments," *Santa Fe New Mexican*, May 20, 1948, 2.
[18] John W. Murphey and Alan "Mac" Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe: New Mexico Historic Preservation Division, 2018, 45.
[19] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 2; Enumeration District: 26-20.

century professional class: a druggist, two secretaries, two sales agents, an electrical engineer, and Supreme Court judge Eugene D. Lujan, the only Hispanic renter. Several households included young children, while a notable proportion of the occupants were single women. Among them was Cecile Janin Wimer, a 58-year-old widow employed as a drafter with the State Highway Department.[20] The record is unclear as to who owned or managed the apartments.

The Castillo Apartments fit into the wider pattern of postwar conversions and small-scale infill that addressed Santa Fe's acute housing shortage in the late 1940s.

Later Commercial Use

The property remained in apartment use through the mid-1960s, as confirmed by city directories and newspaper accounts (hospital admissions, police reports, and the like). A significant change came in the summer of 1964 with the completion of the El Castillo Apartments, then Santa Fe's largest apartment complex. Financed by the Mutual Life Insurance Company of New York, the development consisted of three three-story courtyard buildings containing 119 units and three heated pools. Rising directly behind the old Rapp residence, it became a looming backdrop that dwarfed the once-graceful home.

Soon after, Castillo Street was converted into Paseo de Peralta, the new downtown bypass known as "the Loop." The road project affected many adjoining properties and brought zoning changes that opened the way for new uses. The old Rapp residence was first taken over by Marc W. McAuliffe & Associates, a real estate concern. Within a short time the tenant mix expanded to include a hypnotherapist, a diet center, and a law office. The property was renumbered as 924 Paseo de Peralta.

With Santa Fe's rediscovery in the 1980s, the building shifted toward a wholly tourist-oriented program of tenants. These included Discover Santa Fe, a tour guide company, the Mudd-Carr Gallery, and the Nambé Mills showroom. The smaller apartments and the former Webb Young, Trader plant were converted into gallery suites.

[20] Ibid.; Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 119, and 483.

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Commercial renovations included the replacement of windows and doors, the addition of signage, and likely interior reconfigurations for retail floor space, upgraded utilities, and new finishes suited to public use. At least two spaces (the garage and a nearby portal) were converted to commercial storefronts.

Together these alterations brought the building to its present appearance.

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Evaluation of Historical Status

The building at 924 Paseo de Peralta has a layered history, reflecting several threads of Santa Fe's cultural and architectural development. Over time it acquired associations—some quite brief—with a number of noteworthy individuals and events. However, these do not include attribution of the original house as a posthumous work of architect Isaac Hamilton Rapp. More plausibly, his widow, Jean Morrison Rapp, played a leading role in the design, assisted by an unidentified architect or builder.

Later phases of the building's evolution are less well documented, though it appears likely that Webb Young, Trader, was responsible for constructing the workshop addition to the south. Subsequent commercial renovations have diminished the domestic character that originally led the *Santa Fe New Mexican* to describe the property, soon after completion, as a "beautiful new home."

While the building no longer conveys those early residential associations, it remains a well-built structure retaining a high degree of historic integrity—except along the east elevation of the former service wing.

Taking these factors into account, it is recommended that the property retain its Contributing status, and that the following elevations be considered primary façades:

1. East elevation of the historic residence, extending from the one-story section with chimney northward to the north end of the two-story section.
2. North elevation.
3. West elevation, extending from the original house southward to the south end of the portal.

This recommendation excludes later, non-original design elements, materials, windows, and doors.

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Illustrations

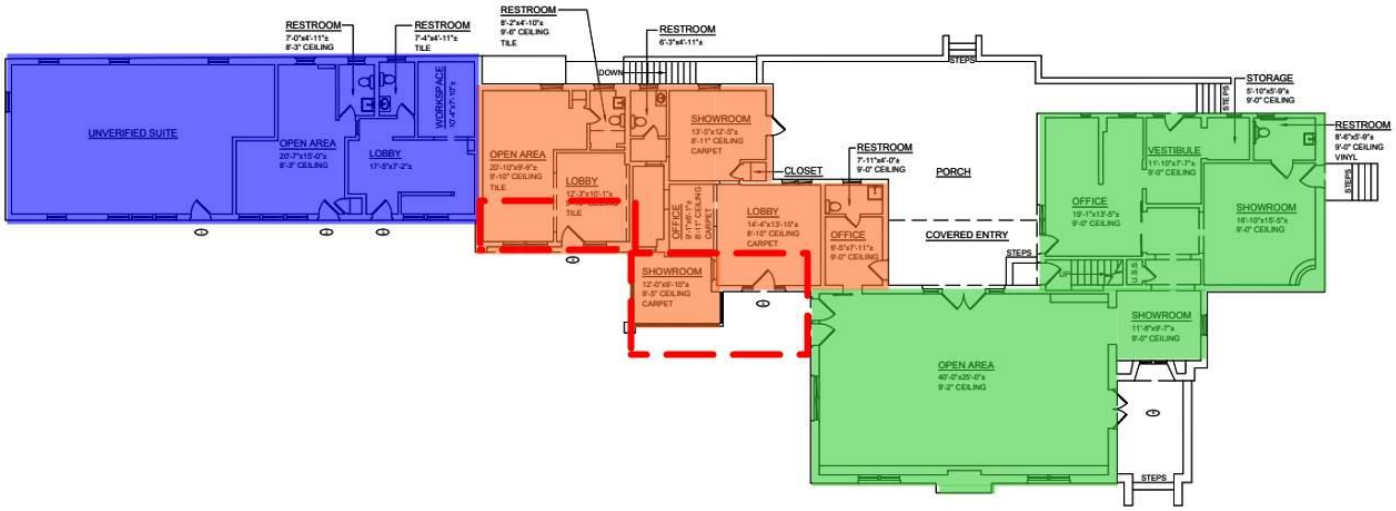

Figure 1: Colored current floor plan.

Green: 1936 house
Orange: 1936 service wing
Blue: c.1940s workshop area
Red: c.1980s alterations and infill

Floor plan courtesy of John Padilla, Architect.

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Figure 2: Leonard and Rosina Smith House, undated.
John W. Murphey, *334 Garcia Street, Santa Fe: The F. Leonard and Rosina Smith House—Robert O. and Rosina B. Brown Residence, A Brief History* (Santa Fe: Architectural History Services, July 23, 2018).

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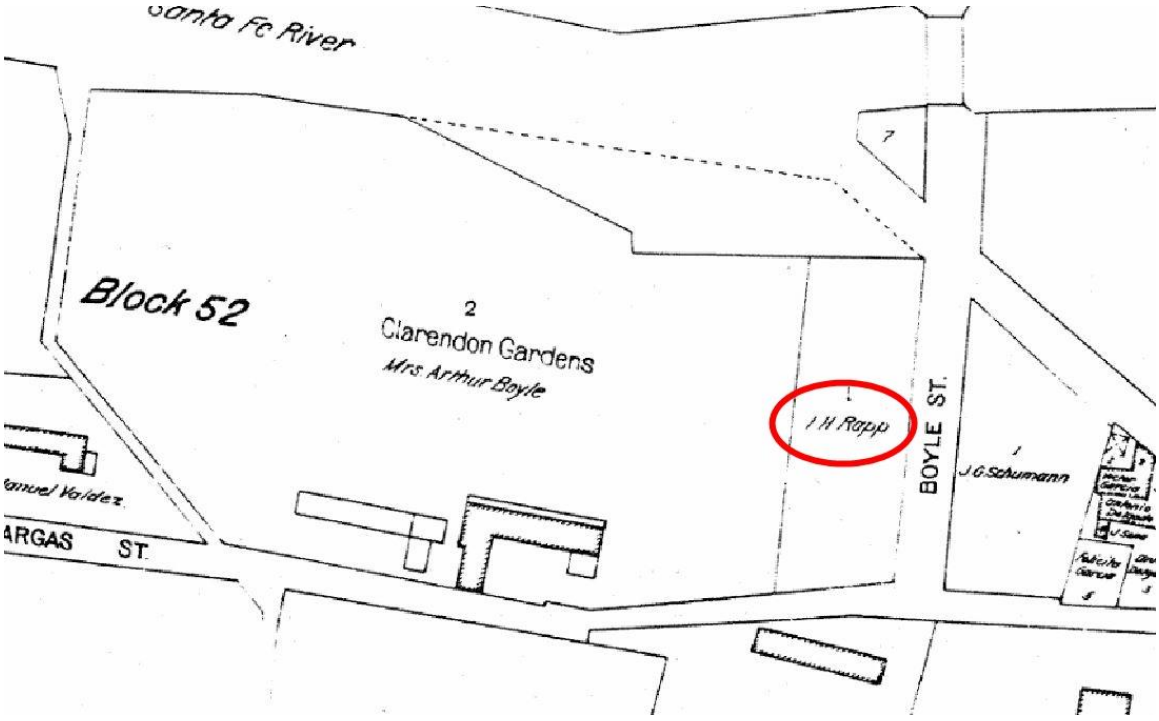

Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Lot then owned by Isaac Hamilton Rapp.

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Figure 4: Jean Morrison Rapp, 1921. Eva Scott Fényes, photographer. ID # 1410.04.186. Courtesy of the Acequia Madre House Archive.

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Figure 5: James W. Young, undated.
Courtesy of The One Club for Creativity, New York.

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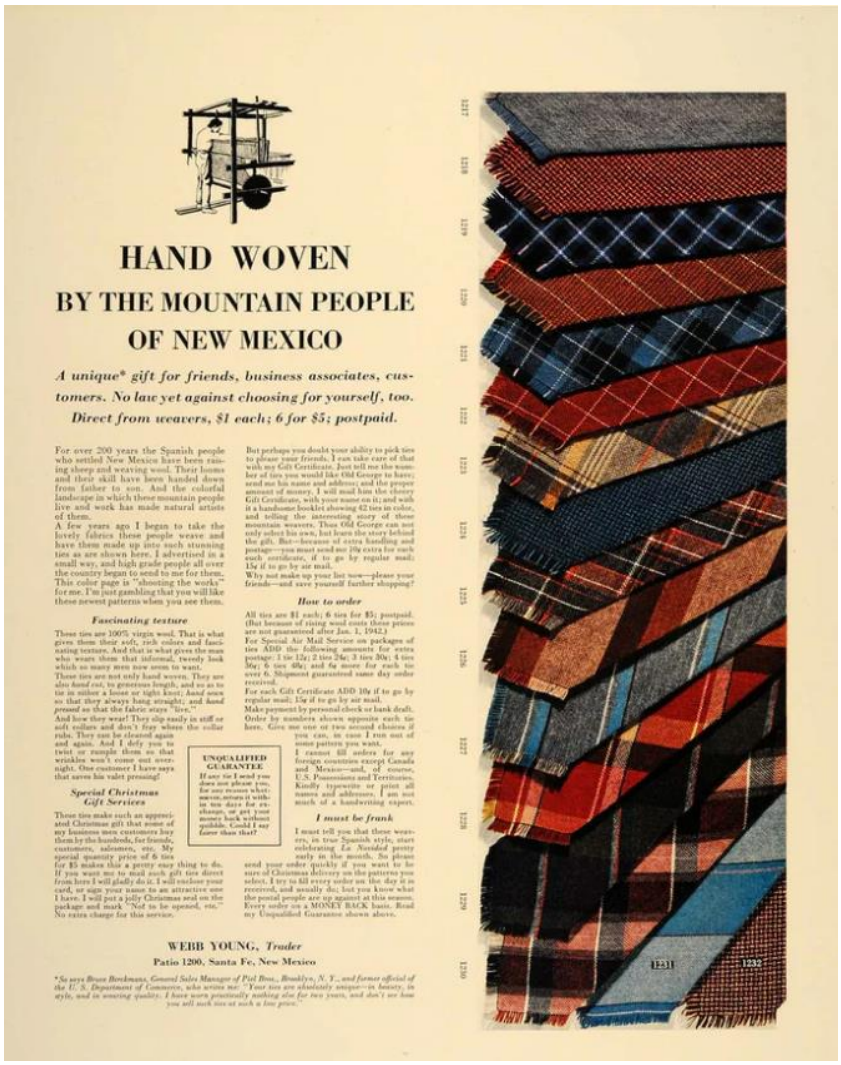

HAND WOVEN

BY THE MOUNTAIN PEOPLE OF NEW MEXICO

A unique gift for friends, business associates, customers. No law yet against choosing for yourself, too. Direct from weavers, $1 each; 6 for $5; postpaid.*

For over 200 years the Spanish people who settled New Mexico have been raising sheep and weaving wool. Their looms and their skill have been handed down from father to son. And the colorful landscape in which these mountain people live and work has made natural artists of them.

A few years ago I began to take the lovely fabrics these people weave and have them made up into such stunning ties as are shown here. I advertised in a small way, and high grade people all over the country began to send to me for them. This color page is "shooting the works" for me. I'm just gambling that you will like these newest patterns when you see them.

Fascinating texture

These ties are 100% virgin wool. That is what gives them their soft, rich colors and fascinating texture. And that is what gives the man who wears them that informal, tweedy look which so many men now seem to want.

These ties are not only hand woven. They are also *hand cut*, to generous length, and so as to tie in either a loose or tight knot; *hand sewn* so that they always hang straight; and *hand pressed* so that the fabric stays "live."

And how they wear! They slip easily in stiff or soft collars and don't fray where the collar rubs. They can be cleaned again and again. And I defy you to twist or rumple them so that wrinkles won't come out overnight. One customer I have says that saves his valet pressing!

Special Christmas Gift Services

These ties make such an appreciated Christmas gift that some of my business men customers buy them by the hundreds, for friends, customers, salesmen, etc. My special quantity price of 6 ties for $5 makes this a pretty easy thing to do. If you want me to mail such gift ties direct from here I will gladly do it. I will enclose your card, or sign your name to an attractive one I have. I will put a jolly Christmas seal on the package and mark "Not to be opened, etc." No extra charge for this service.

But perhaps you doubt your ability to pick ties to please your friends. I can take care of that with my Gift Certificate. Just tell me the number of ties you would like Old George to have; send me his name and address; and the proper amount of money. I will mail him the cheery Gift Certificate, with your name on it; and with it a handsome booklet showing 42 ties in color, and telling the interesting story of these mountain weavers. Then Old George can not only select his own, but learn the story behind the gift. But—because of extra handling and postage—you must send me 10¢ extra for each such certificate, if to go by regular mail; 15¢ if to go by air mail.

Why not make up your list now—please your friends—and save yourself further shopping?

How to order

All ties are $1 each; 6 ties for $5; postpaid. (But because of rising wool costs these prices are not guaranteed after Jan. 1, 1942.)

For Special Air Mail Service on packages of ties ADD the following amounts for extra postage: 1 tie 12¢; 2 ties 24¢; 3 ties 30¢; 4 ties 36¢; 5 ties 40¢; and 8¢ more for each tie over 6. Shipment guaranteed same day order received.

For each Gift Certificate ADD 10¢ if to go by regular mail; 15¢ if to go by air mail.

Make payment by personal check or bank draft.

Order by numbers shown opposite each tie here. Give me one or two second choices if you can, in case I run out of some pattern you want.

UNQUALIFIED GUARANTEE

If any tie I send you does not please you, for any reason whatsoever, return it within ten days for exchange, or get your money back without quibble. Could I say fairer than that?

I cannot fill orders for any foreign countries except Canada and Mexico—and, of course, U.S. Possessions and Territories. Kindly typewrite or print all names and addresses. I am not much of a handwriting expert.

I must be frank

I must tell you that these weavers, in true Spanish style, start celebrating *La Navidad* pretty early in the month. So please send your order quickly if you want to be sure of Christmas delivery on the patterns you select. I try to fill every order on the day it is received, and usually do; but you know what the postal people are up against at this season. Every order on a MONEY BACK basis. Read my Unqualified Guarantee shown above.

WEBB YOUNG, *Trader*

Patio 1200, Santa Fe, New Mexico

*So says Bruce Beckmann, General Sales Manager of Pid Bros., Brooklyn, N. Y., and former official of the U. S. Department of Commerce, who writes me: "Your ties are absolutely unique—in beauty, in style, and in wearing quality. I have worn practically nothing else for two years, and don't see how you sell such ties at such a low price."

Figure 6: 1941 magazine advertisement for Webb Young, Trader.

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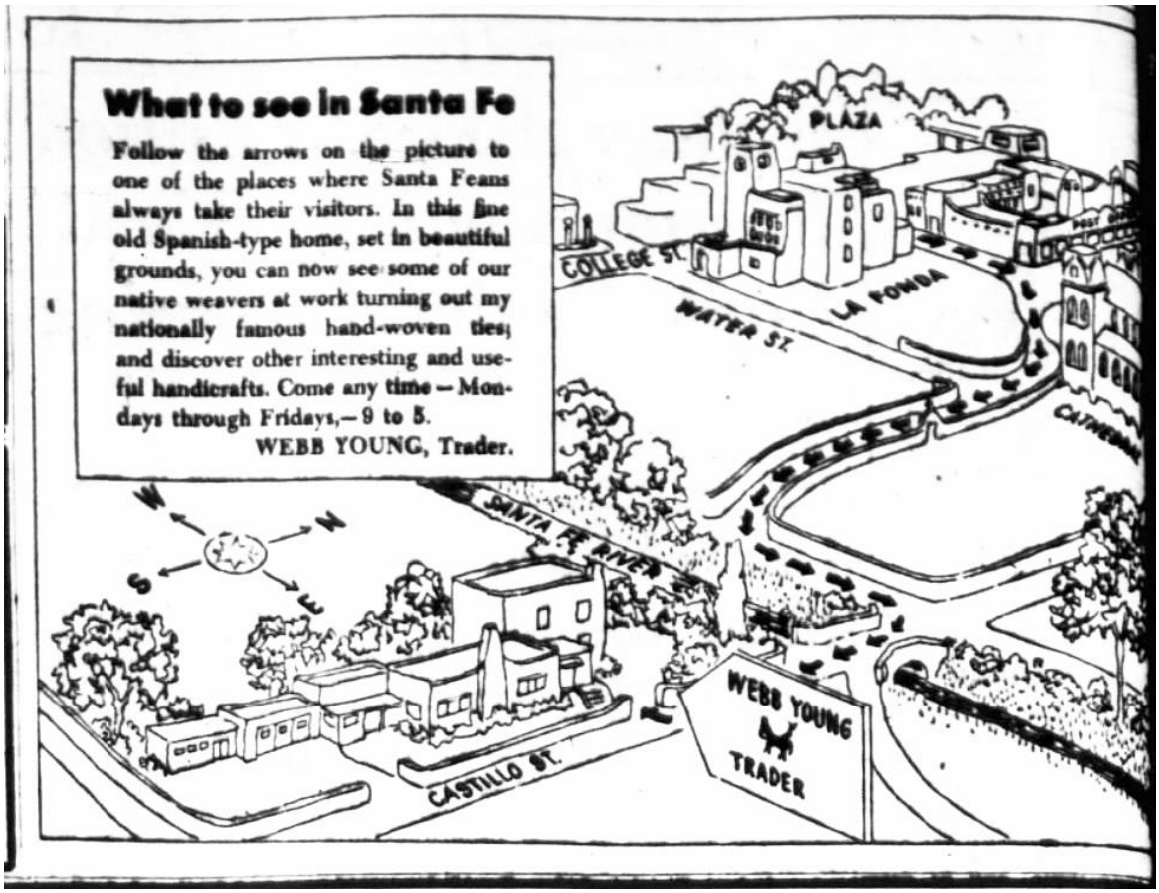

Figure 7: April 1947 advertisement for Webb Young, Trader, showing the Castilo Street location. Courtesy of *The Santa Fe New Mexican*.

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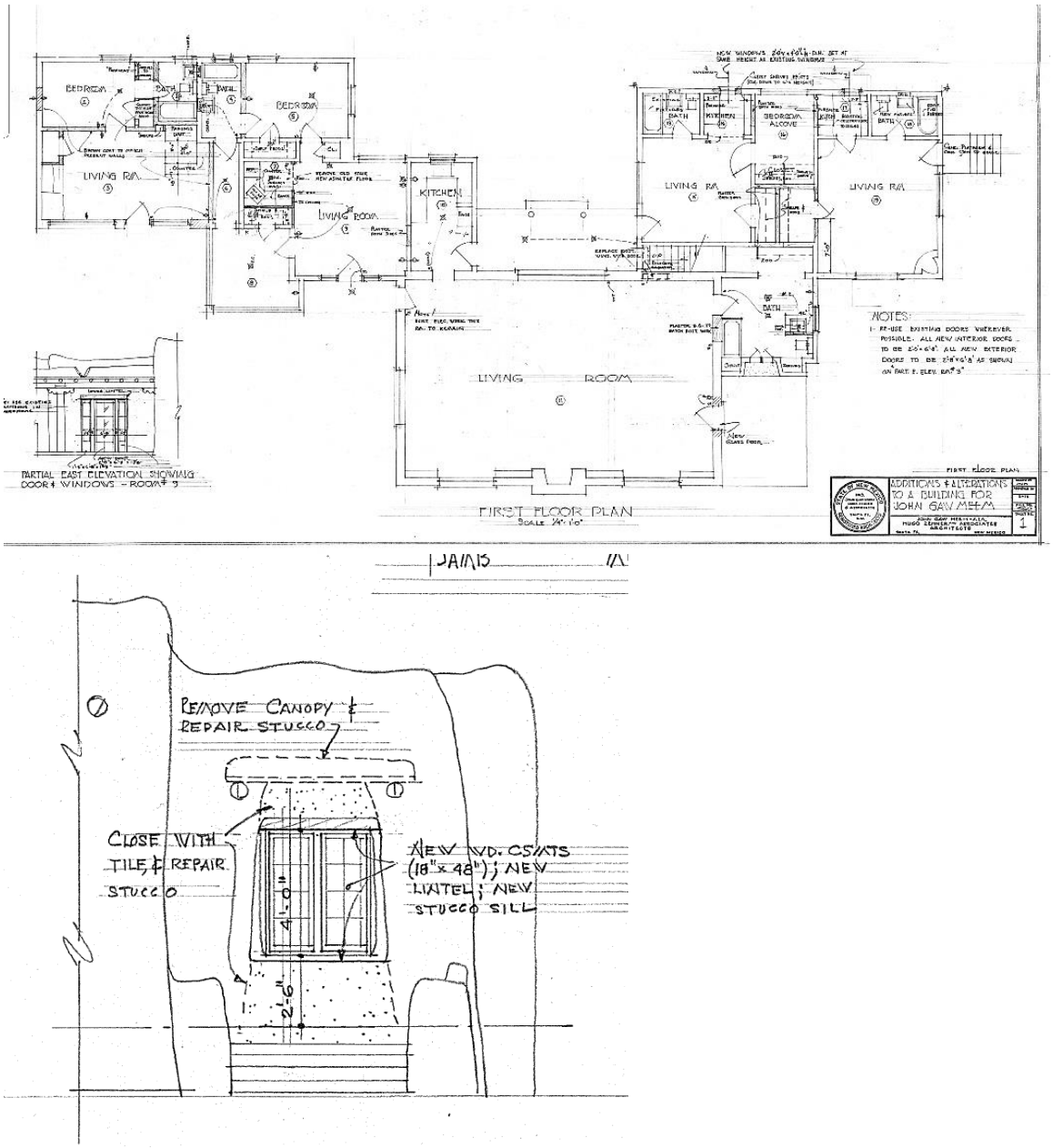

Figure 8: Drawings from Meem Job File No. 560, May 1948.
Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

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Figure 9: November 10, 1958, aerial photograph.

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Survey Photographs

(All images taken by Giulia Caporuscio on September 28, 2025, unless otherwise noted)



Photo 2: December 2023 Google Street View image. The vehicle's elevated cameras provide a full sweep of the building's east façade.

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Original House



Photo 3: East elevation, one-story section. Camera facing southwest.

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Photo 4: East elevation, one-story section. Camera facing west.

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Photo 5: East elevation. Entry. Camera facing west.

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Photo 6: East elevation. Entry. Camera facing southwest.

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Photo 7: East and north elevations. Camera facing southwest.

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Photo 8: North elevation. Camera facing south.

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Photo 9: West elevation. Camera facing up.

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Photo 10: West elevation. Camera facing east.

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Photo 11: West elevation. Camera facing up.

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Photo 12: West elevation. Camera facing east.

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Service Wing



Photo 13: East elevation. Infilled garage. Camera facing west.

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Photo 14: East elevation. Infilled portal. Camera facing west.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 15: West elevation. Basement apartment below. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**

Workshop Area



Photo 16: East elevation, north section. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 17: East elevation, middle section. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 18: East elevation, south section. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 19: South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 20: West elevation, north section. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 21: West elevation, middle section. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 22: West elevation, south section. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Jean Morrison Rapp Residence/ Castillo Apartments/ Webb Young, Trader/ Nambé, et al.**	**2. Location:** **924 Paseo de Peralta** **Downtown and Eastside Historic District -Santa Fe**	**3. Local Reference Number: Santa Fe ID: 051610626** **4. County: Santa Fe** **5. Date of Survey: September 28, 2025**



Photo 23 West elevation oblique. Camera facing northeast.

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2026-011770-HDRB, 302 Camino Cerrito, Downtown & Eastside Historic District, non-contributing, Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, propose to construct a 286 sq. ft. freestanding carport to a height of 10'-0" where the maximum allowable is 14'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents, height calculation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

One motion will be required in this case.

a. In case 2026-011770-HDRB, for 302 Camino Cerrito, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The subject property has street frontage along Canyon Road and an entrance to the property off Camino Cerrito, though it has no street frontage on Camino Cerrito. Most of the structures along this stretch of Canyon Road are close to or abutting the road. They are primarily Spanish Pueblo Revival style with a few Vernacular style units with pitched roofs.


Figure 2: View of Property from Canyon Road

Site Description:
The property at 302 Camino Cerrito is approximately 7,191 sq. ft. in an "L" shape. The 1,752 sq. ft. Vernacular style residence with an intersecting gable roof was constructed in 2013-2014. The house's ridgeline is 16'-0" high. The house has a 176 sq. ft. Portal on the east elevation, and the bump-out projection of the footprint is visible along Canyon Road. The roof is standing-seam. The fenestrations are single and grouped casement windows with divided lites in a two-over-three pattern in a "slate" color.

The property also has a 606 sq. ft. guesthouse on the south end. The guesthouse is a single-story, pitched-roof, side-gabled house. It holds an inset porch at the northwest corner and matches the treatment to the main residence.

Along the Canyon Road frontage is a combination of stucco on block and coyote fence at 5'-9" and a river rock retaining wall. Along the east and west property lines is 6'-0" high coyote fencing. Another combination of stucco on block and coyote fence at 6'-0" forms a small courtyard on the south side of the house.

PREVIOUS CASE SUMMARIES:
ARC:
Archaeological clearance for the property was issued under case AR-23-2013.

HDRB:
The property was developed according to the approval of case H-13-104 in 2014.

ADMINISTRATIVE:
An approval was provided in July 2016. The approval included relocating a window on the south, a 6' Fultz door, and relocating the fencing using new irregularly topped latillas at 6'-0" high.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Construct a 286 sq. ft. freestanding carport constructed of 6” x 6” wood frame posts and roof rafters, corrugated metal sheet roof, gravel flooring, and a gutter and downspout on the north elevation. The roof will slope to the north for drainage.

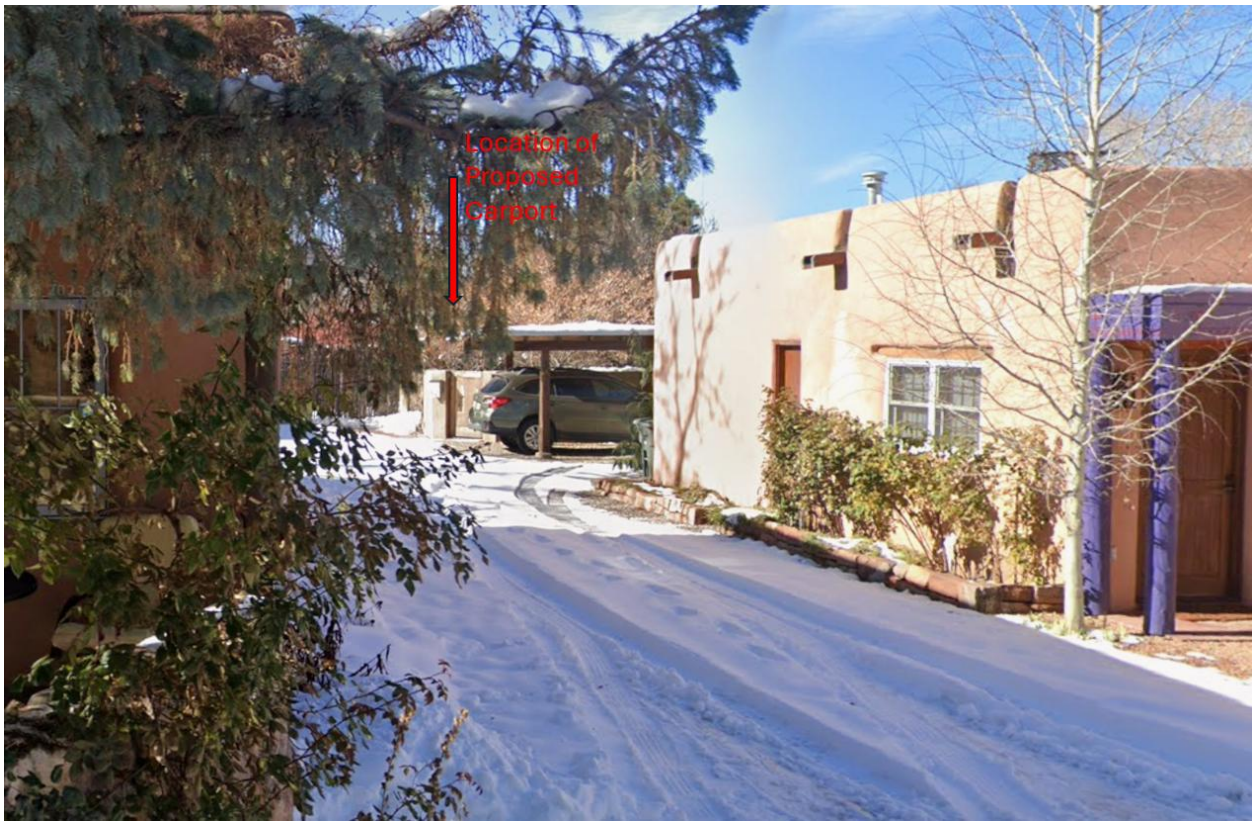


Figure 3: Location of Proposed Carport Looking Down Driveway from Camino Cerrito

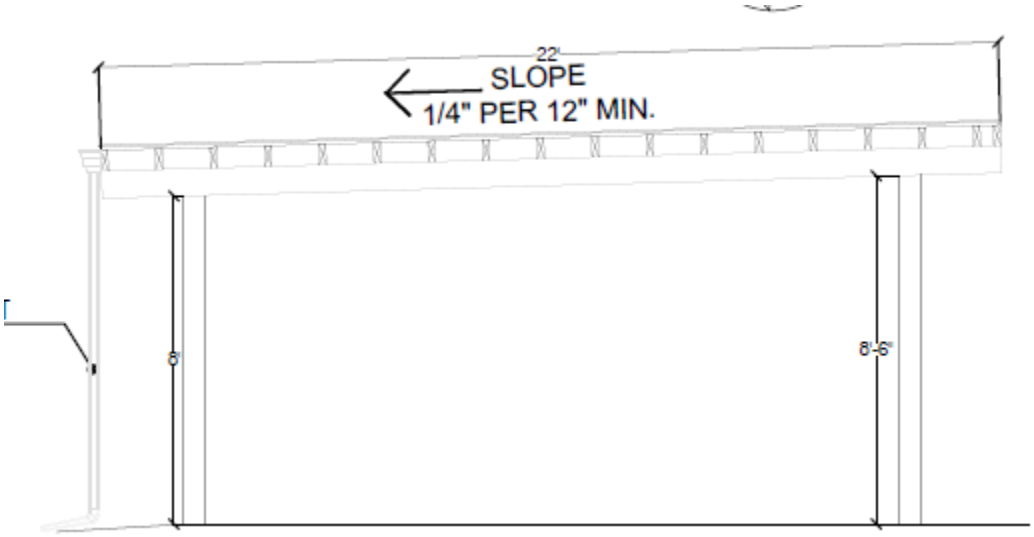


Figure 4: Elevation of the Visible Side of the Carport

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of

historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(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 that are *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 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. *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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

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

302 Camino Cerrito

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 12/3/2024	Property Owner of Record Dennis B. Karbach & Robert K. Brown			
Applicant/Agent Contact Efrain Cuna				
Site Address 302 Camino Cerrito, Santa Fe NM 87505				
Suite or Space #	Subdivision Name			
Lot # 2-B	Block #	Total Roof Area (square feet) 3,897		
Lot Coverage % 54.19	Lot Size (square feet) 7191			
Proposed Construction Description	The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the i			
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 RC8	Overlay Districts ✓ Escarpment Flood Plain Other			
Proposed Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5
Required Setbacks	Front N/A	Rear 5	Left Side 5	Right Side 5
Proposed Height ~9'	Max Height 24'	Parking Required	Provided	Bike Parking / Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y ✓ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y ✓ N Setback Affidavit and Agreement		
Y ✓ N Site Visibility Triangle	Y ✓ N Escarpment Slope Analysis	Y ✓ N Flood Plain Grading Plan

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

Efrain Cuna Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

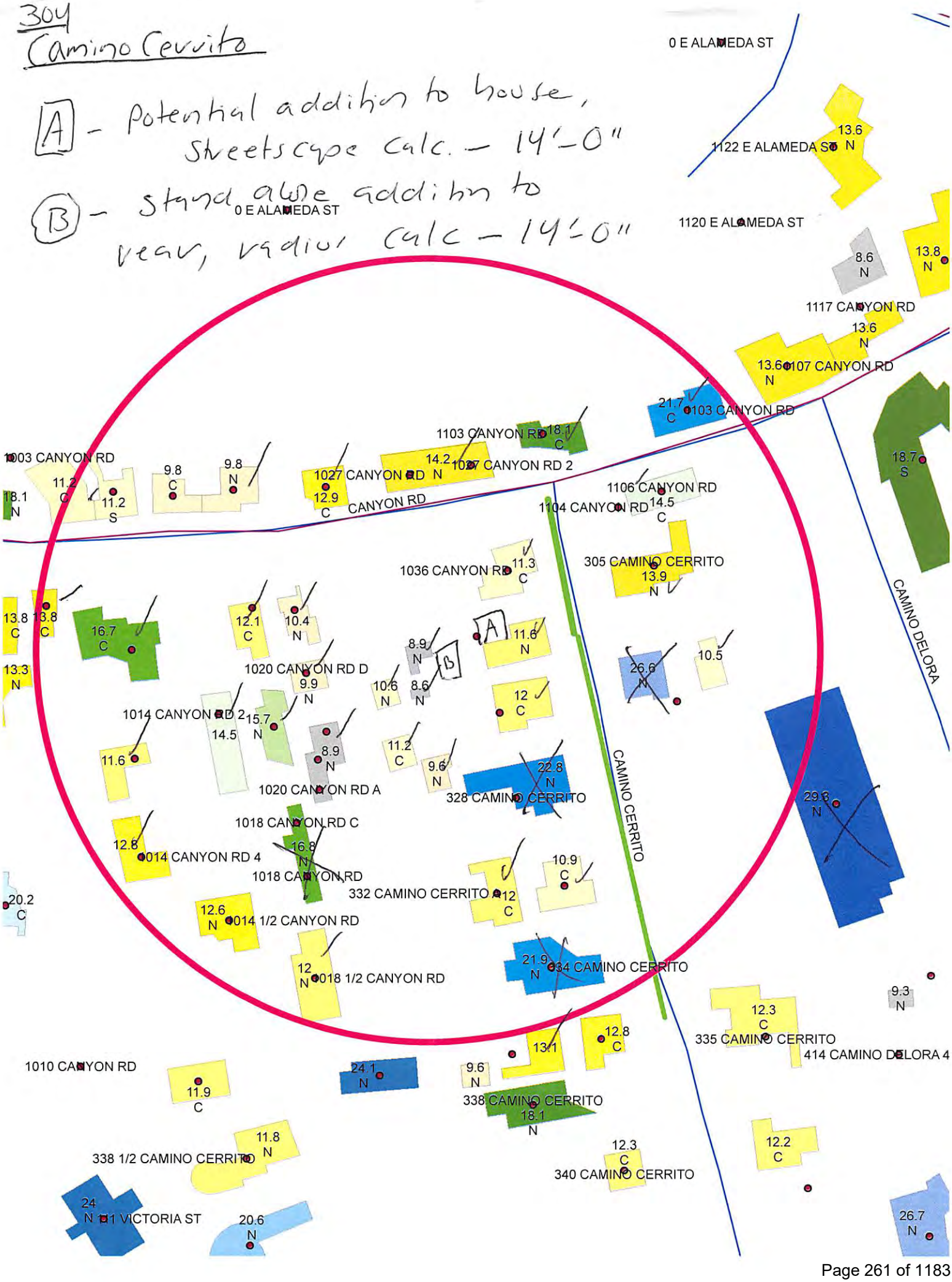
PRELIMINARY REVIEW STATUS

✓ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions: must comply w/ Ch. 14 LDC at time of development.		
Preliminary Zoning Review completed by Rachael Harrison	Date 12 / 10 / 2025	
Preliminary Zoning Review # 2025-011662-PAR		

304
Camino Cerrito

[A] - Potential addition to house,
Streetscape Calc. – 14'-0"

(B) - Stand alone addition to
rear, radius Calc – 14'-0"



17 November 2025

City of Santa Fe Historic Preservation Division
200 Lincoln Avenue
Santa Fe, New Mexico 87501
505-955-6629

RE: 302 Camino Cerrito, Santa Fe, NM 87505- Proposal Letter

Dear HPD Staff:

This is Efrain. I am acting as the consultant and representative for the owner and contractor throughout the Historic District application process.

The scope of work is to build a new single car carport. There is an existing carport and, in the property, and the intent is to match the architectural style – Concrete spot footings, 6x6-in. column, 6x8-in. beams, 2x6-in. roof joist, 1x6-in. plank decking, and roof metal panel. Rough-sawn wood will be utilized, with clear wood sealant applied to prevent deterioration. Please refer to exhibit A (drawing), and exhibit B (photos) for reference.

We kindly ask for HDRB approval for the above-mentioned scope of work at 302 Camino Cerrito.

Please feel free to contact me at p:505.310.3885 or e:efrain@integralccg.com for any additional information on the proposed scope of work. I will be more than happy to provide all the documentation needed.

Sincerely,

Efrain Cuna
505.310.3885
INTEGRAL CONSTRUCTION CONSULTING GROUP INC

NEW SINGLE CAR CARPORT

302 CAMINO CERRITO, SANTA FE NM 87505

CODE SUMMARY

CODE:	2021 NM RESIDENTIAL BUILDING CODE 2021 NM PLUMBING CODE 2021 NM MECHANICA CODE 2020 NM ELECTRICAL CODE 2018 NM ENERGY CONSERVATION CODE
ZONE:	RC8; ACRC8 COMPOUND 8DU/AC
OVERLAY DISTRICT:	HISTORIC DISTRICT: DOWNTOWN & EASTSIDE
LEGAL DESCRIPTION:	S30 T17N R10E 2-B
OCCUPANCY GROUP:	R-3; SINGLE FAMILY RESIDENCE
SETBACKS:	STREET: NONE (EXISTING 6' WALL) SIDE: 5 FT REAR: 5FT (EXISTING 6' WALL)
HEIGHT:	24 FT MAX

PROJECT DATA

OWNER	DENNIS B & ROBERT K BROWN KARBACH
SITE:	302 CAMINO CERRITO , SANTA FE NM
SCOPE:	NEW SINGLE CAR CARPORT
CONSTRUCTION TYPE:	V-B; WOOD FRAME

BUILDING AREA:			
EXISTING MAIN HOUSE			1,795 SF
EXISTING CASITA			888 SF
EXISTING CARPORT			158 SF
EXISTING PORTALS			770 SF
PROPOSED CARPORT			286 SF
TOTAL ROOFED AREA:			3,897 SF
LOT SIZE:			0.1650826 AC
			7191 SF
LOT COVERAD AREA:			54.19%
MAX LOT COVERAGE (%):	54.19% < 55%	40;55 IF PRIVATE OPEN SPACE	
OPEN SCPACE:			
PORTALS			770 SF
CARPORTS			444 SF
LANDSCAPED AREA			2755 SF
TOTAL OPEN SPACE AREA:			3,969 SF
PROVIDED OPEN SPAC (%)			55.19%
MIN REQ. OPEN SPACE	250X2 (500 SF) < 3,969 SF		

UTILITY DATA

WATER	PUBLIC COSF
SEWER	PUBLIC COSF
GAS	NM GAS
ELECTRIC	PNM



PROJECT LOCATION

VICINITY MAP N

DRAWING INDEX

SHEET NUMBER	SHEET NAME
GENERAL	
CS	COVER SHEET
Civil	
C-1	EXISTING SITE PLAN
C-2	SITE PLAN
STRUCTURAL	
S1	STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS
ARCHITECTURAL	
A-1	FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

CONSULTANT:
INTEGRAL CONSTRUCTION CONSULTING GROUP INC
EFRAÍN CUNA
(PROJECT MANAGER)
PHONE: (505) 310-3885

STAMP:

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SANTA FE , NM 87505

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REVIEWED BY:

COVER SHEET

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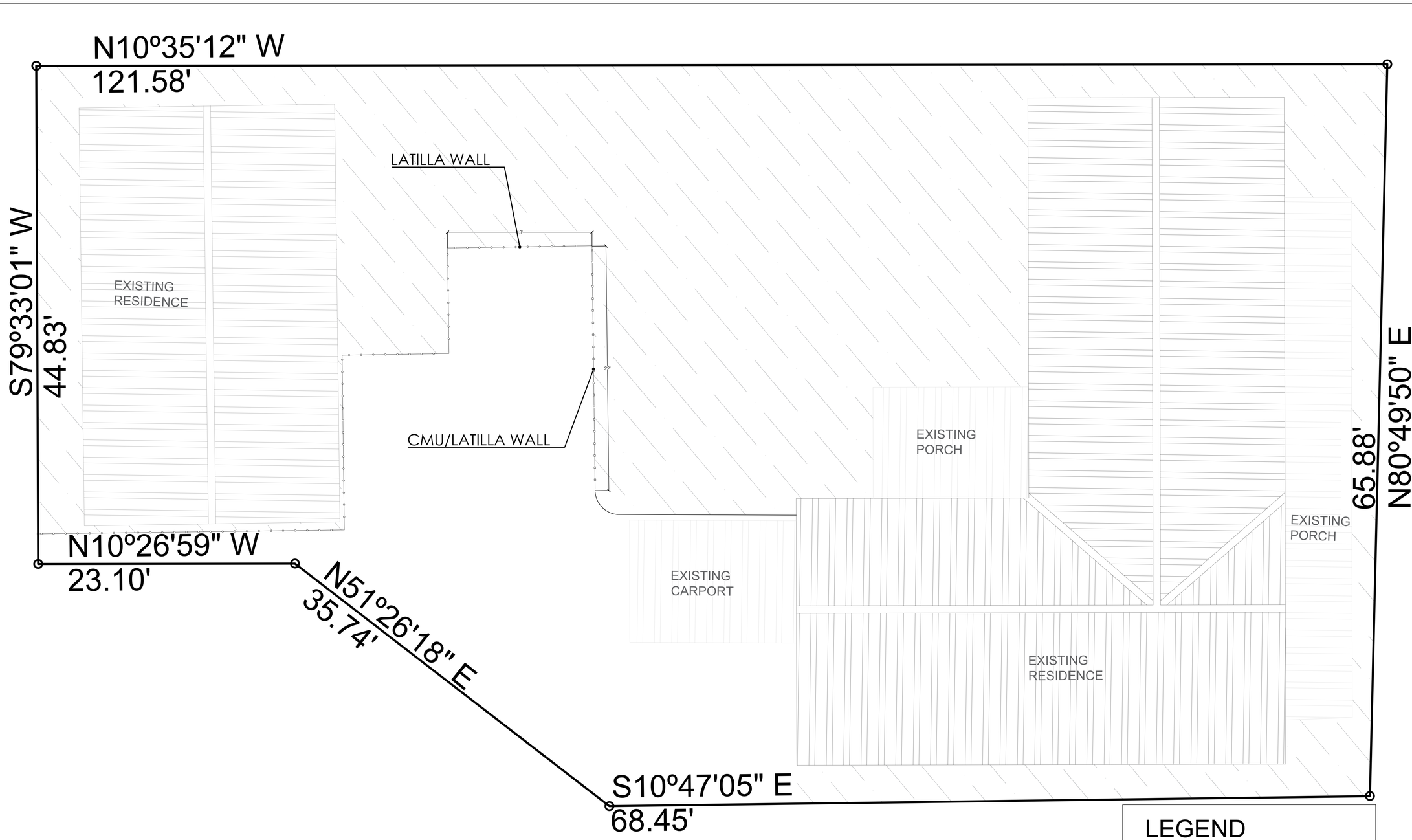

EXISTING SITE PLAN

1"=50'-0"

LEGEND

- LATILLA WALL
- CMU/LATILLA WALL
- OPEN SPACE AREA

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EXISTING SITE PLAN

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C-1



SITE PLAN

1"=50'-0"

LEGEND

- (E) WALL COYOTE FENCE
- (E) CMU WALL
- OPEN SPACE AREA

CONSULTANT:

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SITE PLAN

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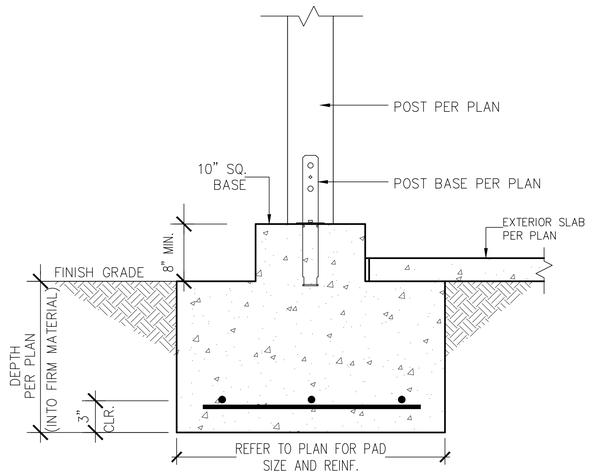
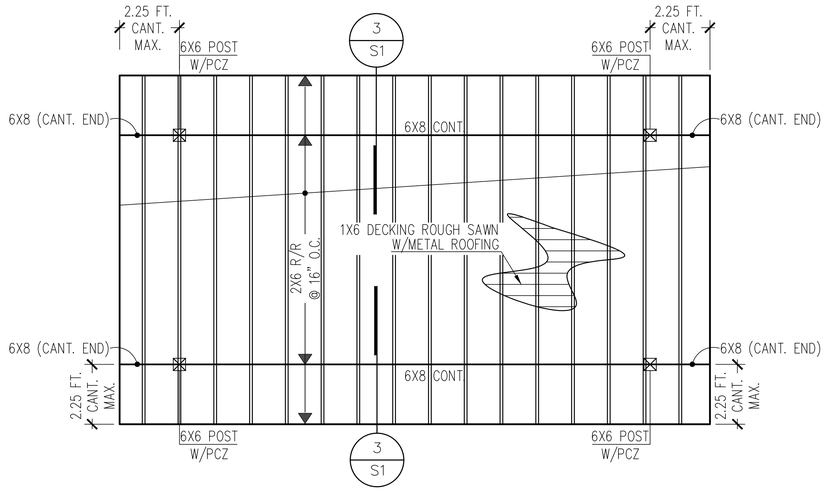
C-2



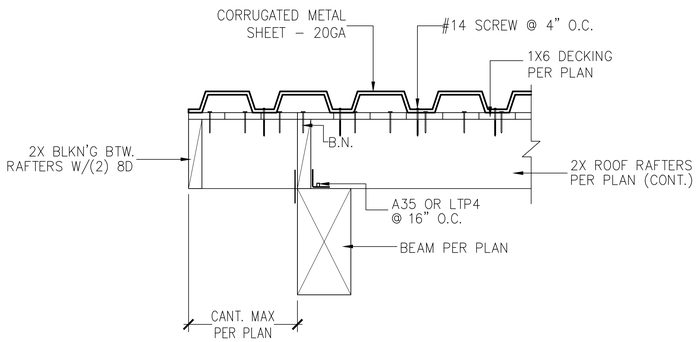
FOOTING DETAIL

1



ROOF FRAMING PLAN

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



CONNECTION DETAIL

2



FOUNDATION PLAN

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

LEGEND

- POSTES, BEAMS OR JOIST, U.N.O.
- PROPOSED FOUNDATION PER PLAN

SHEATHING SCHEDULE

ROOF: 1X6 DECKING ROUGH SAWN W/10D COMMON NAILS @ 6" O.C. B.N.

CONCRETE NOTES:

1. SPECIFIED COMPRESSIVE STRENGTH, FC, SHALL BE 3,000 PSI AT 28 DAYS. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO (W/CM) SHALL BE 0.50. NOMINAL MAXIMUM COARSE AGGREGATE SIZE SHALL BE 3/4 INCH (ASTM C33).
2. CONCRETE SLUMP AT PLACEMENT SHALL BE 4 TO 5 INCHES. ADDING WATER ON SITE IS PROHIBITED.
3. AIR-ENTRAINING ADMIXTURE IS REQUIRED FOR ALL EXTERIOR CONCRETE. CHLORIDE-BASED ADMIXTURES ARE PROHIBITED.
4. CONSOLIDATE FRESH CONCRETE WITH INTERNAL VIBRATION. CURE BY MOIST CURING METHODS FOR A MINIMUM OF 7 DAYS (ACI 308).
5. SUBMIT CERTIFIED MIX DESIGN FOR APPROVAL PRIOR TO CONCRETE PLACEMENT.

REINFORCING STEEL NOTES:

REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. MINIMUM CLEAR COVER TO REINFORCEMENT SHALL BE:

1. INCHES FOR ELEMENTS CAST AGAINST AND/OR PERMANENTLY EXPOSED TO EARTH (E.G., PEDESTALS AND FOOTINGS),
2. 1.5 INCHES FOR ALL OTHER ELEMENTS.

MINIMUM CLEAR SPACING BETWEEN BARS SHALL BE 1.5 INCHES. LAP SPLICES SHALL BE CLASS B TENSION SPLICES PER ACI 318. ALL BARS MUST BE CLEAN AND FREE OF BOND-IMPAIRING COATINGS.

BAR REINFORCEMENT SHALL CONFORM TO THE FOLLOWING GRADES OF ASTM A 615, INCLUDING SUPPLEMENT S1:

GRADE 60 - #3 AND SMALLER
GRADE 60 - #4 AND LARGER

CODES AND DESIGN CRITERIA:

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AS ADOPTED BY THE STATE OF NEW MEXICO AND SANTA FE CITY.

MATERIAL DESIGN STANDARDS:

1. CONCRETE & FOUNDATIONS: DESIGNED IN ACCORDANCE WITH ACI 318-14.
2. WOOD FRAMING & LUMBER: DESIGNED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2018. ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL INSULATED PANELS (SIPS): DESIGNED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE IBC AND THE SIP STRUCTURAL DESIGN GUIDE. SIP PANELS SHALL COMPLY WITH ASTM E1804.
4. CONNECTORS: ALL METAL CONNECTORS AND FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AGAINST THE DRAWINGS PRIOR TO COMMENCING ANY WORK. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL NEW FINISH MATERIALS, BOTH INTERIOR AND EXTERIOR, SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE IN TEXTURE, COLOR, AND FINISH.
3. ALL PROPOSED MATERIALS SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND MUST BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO INSTALLATION.
4. ANY EXISTING ROOF STRUCTURE TO BE MODIFIED OR REMOVED MUST BE ADEQUATELY SHORED AND SUPPORTED PRIOR TO DEMOLITION, AND REMAIN SUPPORTED THROUGHOUT CONSTRUCTION UNTIL ALL NEW STRUCTURAL ELEMENTS (WALLS, COLUMNS, OR FRAMING) ARE FULLY IN PLACE AND CAPABLE OF CARRYING LOADS.
5. CONTRACTOR SHALL VERIFY IN THE FIELD THE QUANTITY AND LOCATIONS OF ALL ROOF SCUPPERS AND CANALES WITH THE BUILDER PRIOR TO INSTALLATION.
6. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT POSITIVE DRAINAGE IS MAINTAINED AROUND THE ENTIRE STRUCTURE AT ALL TIMES.
7. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT THEIR RESPECTIVE WORK MEETS OR EXCEEDS ALL APPLICABLE CODES AND REQUIREMENTS.
8. IF ANY PART OF THE PLANS DOES NOT MEET THESE REQUIREMENTS, THE SUBCONTRACTOR SHALL NOTIFY THE DESIGNER SO THAT CORRECTIONS CAN BE ISSUED.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH OR EXCEEDS THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF SANTA FE AND THE STATE OF NEW MEXICO.IF ANY PLANS OR DETAILS DO NOT MEET THESE REQUIREMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED

FOUNDATION INFORMATION

1. SOILS DESIGN IS LIMITED TO:

ALLOW. SOIL BEARING	2000 PSF
ACTIVE SOIL PRESSURE	45 PCF
PASSIVE PRESSURE	100 PCF
SOIL FRICTION FACTOR	0.25

FOOTING SCHEDULE

MARK	SIZE (WIDTH X LENGTH)	MINIMUM DEPTH (U.N.O.)	REINFORCING STEEL
F1	2'-6" X 2'-6"	1'-6"	(4) #4 EA. WAY @ BOTTOM

CONSULTANT:

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STRUCTURAL FOUNDATION & ROOF FRAMING PLAN WITH STANDARD DETAILS

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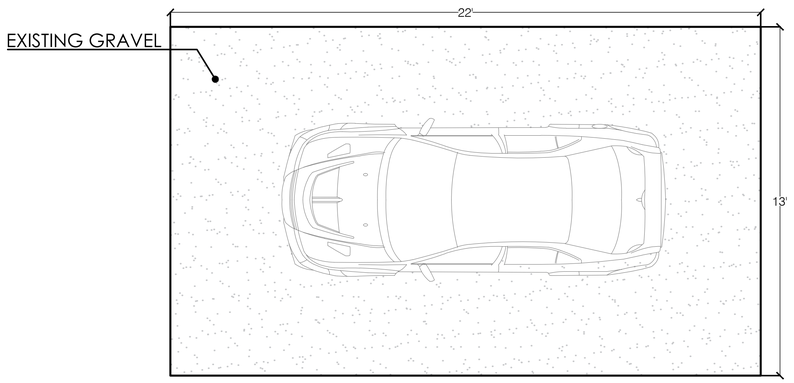
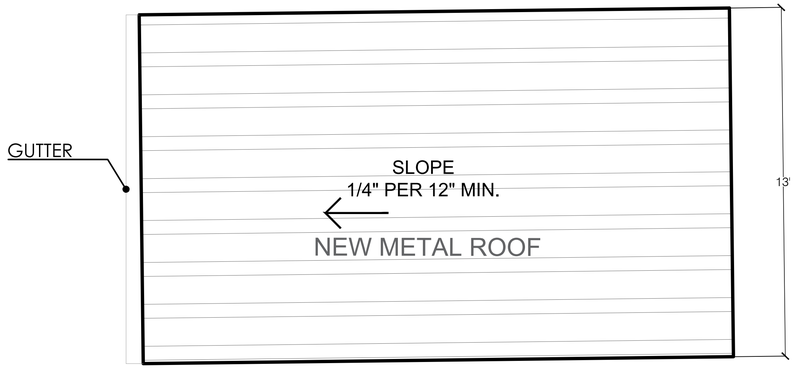
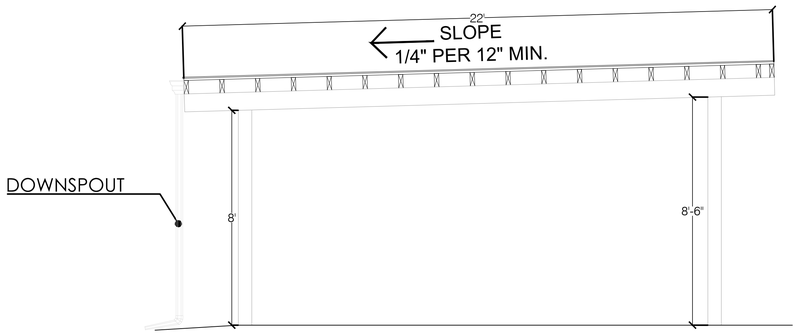
S1



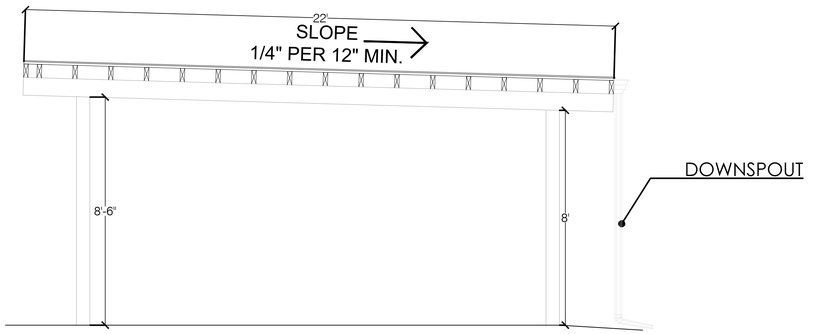
FLOOR PLAN
3/8"=1'-0"



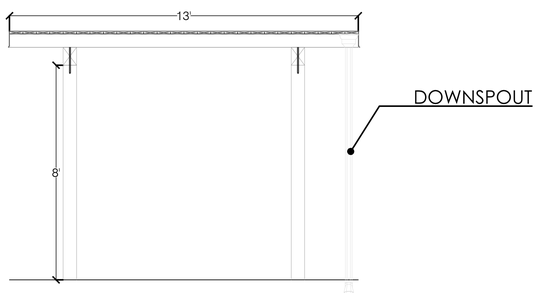
ROOF PLAN
3/8"=1'-0"



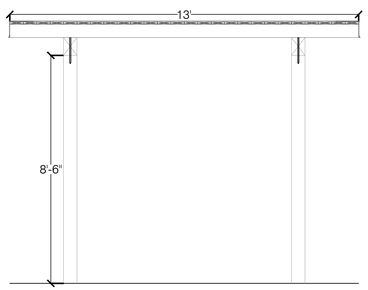
EAST ELEVATION
3/8"=1'-0"



WEST ELEVATION
3/8"=1'-0"



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



NORTH ELEVATION
3/8"=1'-0"

GENERAL NOTES

1.- CONTRACTOR SHOULD VERIFY DIMENSIONS ON FIELD WITH DRAWINGS BEFORE COMMENCING ANY WORK.
2.- CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A POSITIVE DRAINAGE SLOPE AROUND ENTIRE STRUCTURE AT ALL TIMES.
3.- ALL SUBCONTRACTORS ARE RESPONSIBLE FOR ENSURING THAT ALL THEIR RESPECTIVE WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND/OR APPLICABLE BUILDING CODES . IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY PLAN CORRECTIONS NEEDED.
4.- GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK MEETS OR EXCEEDS ANY & ALL REQUIREMENTS AND APPLICABLE BUILDING CODES. IF PLANS DO NOT MEET THIS REQUIREMENTS, NOTIFY THE DESIGNER OF ANY CORRECTIONS NEEDED.

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FLOOR PLAN, ROOF PLAN, NORTH-SOUTH-EAST-WEST ELEVATIONS

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A-1



Fig. 1 – Aereal View Proposed Location





Fig. 2 – Street View Proposed Location



Fig. 3 – Existing Carport _ Proposed to Match Existing

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Requests permission to demolish two non-contributing structures and proposes to construct an approximately 1,751 sq. ft. with either a pitched roof at the maximum allowable 16' streetscape height, or 14'6" flat roof residence, and a 606 sq. ft. 15' high flat or pitched roof guesthouse, and erect yardwalls. An exception is requested to build a pitched roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CYNY LLC
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

BOARD ACTION

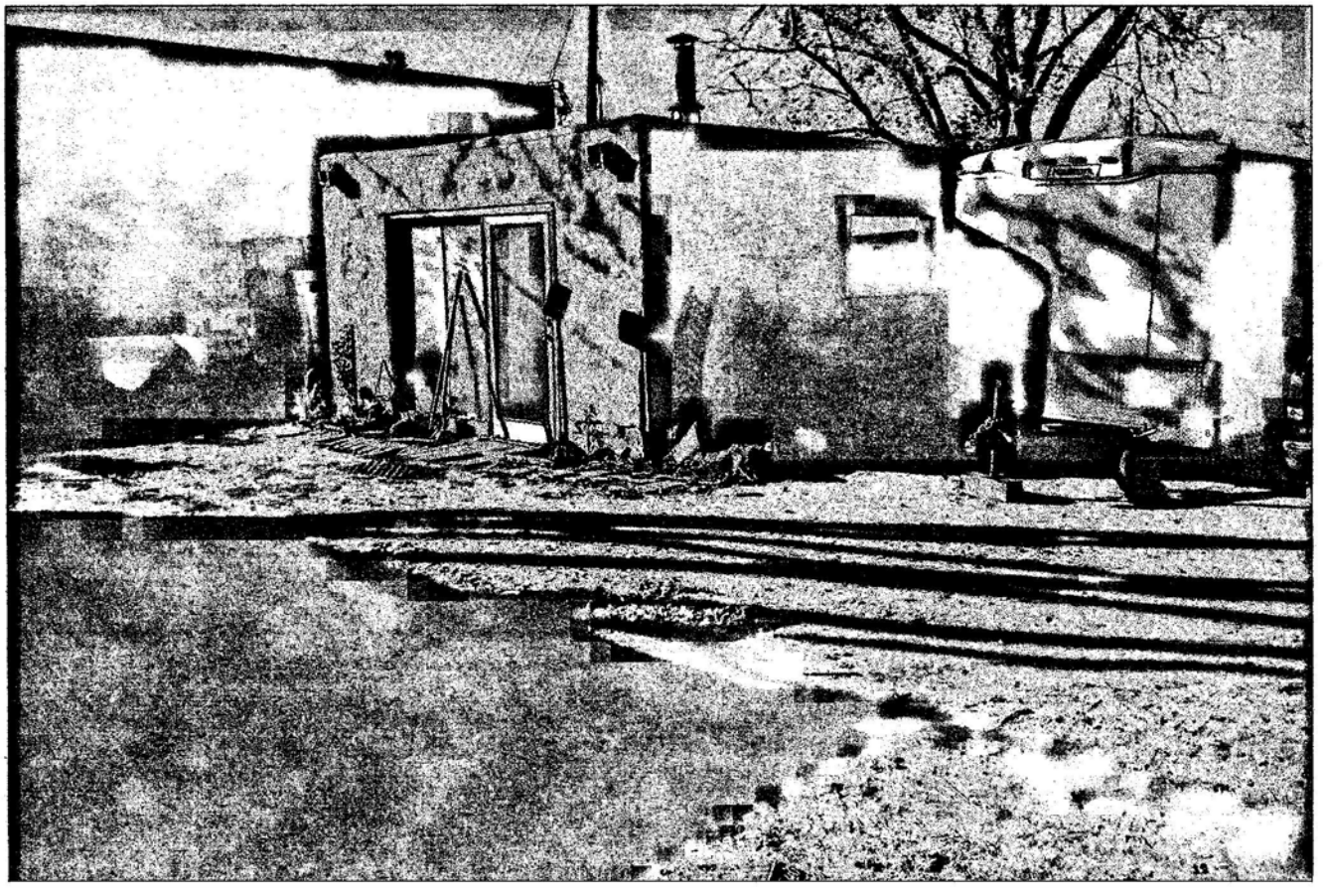
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 14, 2014, the decision of the Board was to approve the exception request to build pitched roofs, to demolish the two non-contributing accessory structures, and with the condition that the pitch height shall be lowered by 1' while maintaining the same pitch angle. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

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

Guest House Location



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11-8-13

Property Owner of Record: 1020 CASW LLC

Applicant/Agent Name: Cody North

Contact Person Phone Number: (505) 679-9858

Site Address: 302 Camino Cerrito

Proposed Construction Description: New Residental Home

TOTAL ROOF AREA: 2874

Zoning District: RAC

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☑ Legal Lot of Record ☐ Development Plan ☒ Building Plans

☐ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☑ Zero Lot Line Affidavit

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

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

Terrain: ☐ 30% slopes

* Requires an additional review conducted by Technical Review Division.

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

Lot Coverage: 48 % 38.81%

☐ Open Space Required:

Setbacks:

Proposed Front: 17' Minimum: 17'

2nd Front? 0

Proposed Rear: 6' Minimum: 15'

Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 16'

Maximum Height: 16' or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible 0

Minimum: 3

Bicycle Parking:**

Proposed: Minimum:

** Commercial Requirement

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

Cody North [☐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.

Cody North — Nov 8-13

SIGNATURE — **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__

☐ Flood Plain Approval by _____ Date: __/__/__

☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

Zoning Approval:

☒ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**

Comments/Conditions: Subdivision plat shall be recorded & submitted with building permit. Turn around shall be included on Lot 2-A to allow Lot 2-B parking & maneuver.

REVIEWER: _____ **DATE:** 11/18/13

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

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: January 14, 2014

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division
David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: Vacant Lot; Noncontributing (two)
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations; City Inspector Report	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff recommends granting approval to demolish the noncontributing garage and shed, finding that the applicant has met the standards under Section 14-3.14 (C) and (G)). In regard to the project, staff believes the applicant has not met the requested exception to build pitched roof residences under Option 1 (Section 14-5.2 (D)(9)(d)), finding that Option 2 more closely

harmonizes with the streetscape and complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito. This house was recently sold and the lot subdivided. Two noncontributing ancillary buildings formerly associated with 304 are now part of the undeveloped lot at 302 Camino Cerrito.

The applicant came before the Board on December 10, 2013, with a project to construct a pitched roof residence and guesthouse on the undeveloped lot. The Board postponed the application, finding the applicant had not met the exception to build pitched roof structures. The Board requested the applicant return with a design for a flat roof dwelling. The Board additionally postponed review of the guesthouse, requiring the applicant to return with a request to demolish two noncontributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G).

Project

The applicant now requests a review of a project to demolish the noncontributing structures and to build a main house and guesthouse presented as two options: 1) pitched roof structures, as originally presented, or 2) flat roof structures, as requested by the Board.

Demolition

At the September 24, 2013 hearing, the Board designated a former garage and shed at the time associated with 304 Camino Cerrito noncontributing, finding they did not meet the definition of a Contributing Structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-3.14 (C)).

For Item 1, staff defers to the Board's September 24, 2013 designation of noncontributing status. In regard to Item 2, staff asks the Board to review the December 9, 2013 letter from the City Building Inspector, finding the structures "to be in need of maintenance and repair but do not appear to be in danger of collapse." In regard to Item 3, the Archaeological Review Committee clearance is not needed, as the structures are less than 75 years old.

The Board's decision to grant or deny demolition is premised on the application of three standards (14-3.14 (G)(1)):

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

For Item a, the subject structures are noncontributing to the Downtown and Eastside Historic District. In regard to Item b, the structures are not an essential part of a unique street section. For Item c, the City Building Inspector found the structures in need of maintenance but not structurally unsound.

In this regard, staff recommends demolition.

The Project

Main Residence

Option 1

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)). See responses below.

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded in a "slate" color.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

Guesthouse

Situated at the south end of the property, where currently the noncontributing structures stand, is proposed a small, one-story, pitched-roof, side-gabled guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's nearly identical in treatment to the main house.

Option 2

Following the Board's direction, the applicant redesigned both dwellings as flat roof structures. In regard to height, the revised design for the main house is at roughly 15'-0". Otherwise, the flat roof revision is nearly the same in regard to location, footprint, portal layout, and fenestration, as the original design for the main house, with the exception of its more Spanish-Pueblo Revival treatment. The same is true of the flat roof option for the guesthouse.

Under both options, the dwellings will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence at a 6'-0" maximum height will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-0" structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the character of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

Staff Response: Except for one similar residence at 1132 Canyon, there is no precedent for a gabled, pitched roof form along the specific streetscape. Other than the proposed roof form, the treatments for the main house and guesthouse under Option 1 are consistent with the standards for the district. Option 2, however, is closer to the building stock of the specific

streetscape. In sum, Option 1 is less harmonious but would not damage the character of the streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and prevents an injury to the public welfare by keeping the eave height along the street at 10' which is much lower then a 14 or 16' parapet.

Staff Response: The location, in regard to frontage along Canyon Road, appears to be identical for both Options 1 and 2. There is some visual setback achieved by employing a pitched roof. But the roof's ridge and the gable end will be visible from Canyon Road. In this regard the visual setback of the pitched roof is negligible. In sum, staff does not believe a hardship has been established.

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

The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

(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;

The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

Staff Response: The lot, as a few others along the specific streetscape, is considerably above street grade (5'-0"), resulting in the fact that any structure arranged at street frontage will be more visible than adjacent residences. A pitched roof will somewhat reduce the massiveness of a flat roof wall plane, but in final appearance the effect is negligible.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

Staff Response: Staff agrees with the applicant's stated special circumstances, 1-3, but does not believe a pitched roof design mitigates these conditions any more than a flat roof option.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in §14-5.2(A)(1).

Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Staff Response: Staff believes the flat roof design, Option 2, would provide the least negative impact to the specific streetscape.

In conclusion, staff believes the applicant has many but not all of the exceptions. A pitched roof house, while rare to the specific streetscape, would not damage the streetscape. However, Option 2, the flat roof design, would be more harmonious.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

December 9, 2013

304Camino Cerrito

Demolition Request Historic District

On December 9, 2013 I inspected two structures at the above referenced address, a one room studio garage conversion, and a storage shed both totaling 700 square feet or less the studio appears to be structurally sound and does have a foundation with wood frame construction on the walls and roof. The shed does not have a foundation and is wood frame construction resting on blocks of wood and masonry. They are both in need maintenance and repair but do not appear to be in danger of collapse.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy

Michael Purdy, Building Official

Land Use Department, City of Santa Fe

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

December 20, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house. With the recent postponement of the design we are presenting two options.

Option 1 is a pitched roof. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north

and south gables. All the exterior wood will be finished in a weathered wood fashion. The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

Option 2 is a flat roof Pueblo Revival style home. It will be the same floorplan as the pitched roof. All the portals will be galvalume standing seam and the carport will be torch down roofing.

We are requesting a review to demolish two small structures as required by 14-3.14 (C) & (G) where the new guest house will be placed. Both structures were deemed to be non-contributing by this board. Please note attached letter from Mike Purdy in regards to the existing structures.

We are proposing yard walls and Coyote Fences as shown on the design documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. Color chips will be provided at the hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda".
See the provided cut sheets of exterior light fixtures.

We are seeking an **exception** for the use of a Pitched Roof (option 1) in this neighborhood, And believe we meet the criteria with the answers below:

1. A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the charater of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

2. This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and ~~prevents an injury to the public welfare by keeping the eave height~~ along the street at 10' which is much lower then a 14 or 16' parapet.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic ~~district and the eastside neighborhood~~.

4. ~~The special conditions and circumstances which are peculiar to this~~ site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street ~~level. This house will be a predominant feature of the streetscape. The~~ pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

5. Special conditions and circumstances of this property is 1. It is ~~elevated above the road substantially. 2. the lot is very tight. 3. a~~ beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

6. Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

City of Santa Fe, New Mexico

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

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CNYN LLC
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 10, 2013, the decision of the Board was to postpone the application, finding the applicant had not met the exception to build a pitched roof (Section 14-5.2(D)(9)(d)). The Board requested the applicant return to the Board with a redesign with a flat roof. The Board additionally postponed the review of the guesthouse, requiring the applicant to return with a request to demolish the two non-contributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G). For further information please call 955-6605.

Sincerely,

John Murphey
Senior Planner, Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: December 10, 2013

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: No Status, Vacant Lot
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exception to build pitched roof residences (Section 14-5.2 (D)(9)(d)), and, therefore defers to the Board as to whether the project complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito, linked with the Romero family. This house was recently sold and the lot subdivided. As an undeveloped lot, the subject piece of property has no historic status in the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to construct a residence and guesthouse on the undeveloped lot.

Residence

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed-roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)).

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded with a "slate" color. Windows will set within the wall without a sill or lintel.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

The house will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Tin canister lighting will be placed along the house at door openings.

Guesthouse

Situated at the south end of the property, where currently the noncontributing garage and shed of 304 Camino Cerrito stand, is proposed a small, one-story, pitched-roof, side-gabled

guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's similar in treatment to the main house.

In order to build the guesthouse, the applicant will need to demolish the noncontributing former garage and shed. The applicant, however, did not request a review of demolition, as required under Section 14-3.14 (C) and (G)).

Staff, therefore, recommends reviewing the guesthouse with the condition that the applicant reapply for the January 14, 2014 hearing, with a request to demolish the two structures.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence, at a 6'-0" maximum height, will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-high structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff Response: Except one similar residence at 1132 Canyon, there is no precedent for the gabled (pitched roof) form along the streetscape. Other than the proposed form, the treatments for the house and guesthouse harmonize with the streetscape and are consistent with the standards for the district.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

Staff Response: Staff does not believe a hardship has been established.

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

The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

(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;

The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home.

Staff Response: Staff does not believe a "special conditions and circumstances" need has been established.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant; and

The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

Staff Response: Staff does not believe the applicant responded to the intent of the question.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in §14-5.2(A)(1).

The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff Response: Staff does not believe the applicant has not adequately considered the "least negative impact" design for the lot.

While staff believes the design of the house is harmonious and incorporates most of the district standards, and is similar to a gabled roof house at 1132 Canyon, the requested exception to build two pitched roof dwellings has not been met.

TRUE NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

November 11, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

House

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house we are proposing that both will have a pitched roof which are found in this neighborhood. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north and south gables. All the exterior wood will be finished in a weathered wood fashion.

walls

We are proposing yard walls and Coyote Fences as shown on the proposal documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. See sample at hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda". The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

See the provided samples of exterior light fixtures.

We are seeking an **exception** for the use of Pitched Roofs in this neighborhood, And believe we meet the criteria with the answers below:

1. The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

2. The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

4. The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home

5. The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

6. The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

302 Camino Cerrito

302 Camino Cerrito, Santa Fe, NM

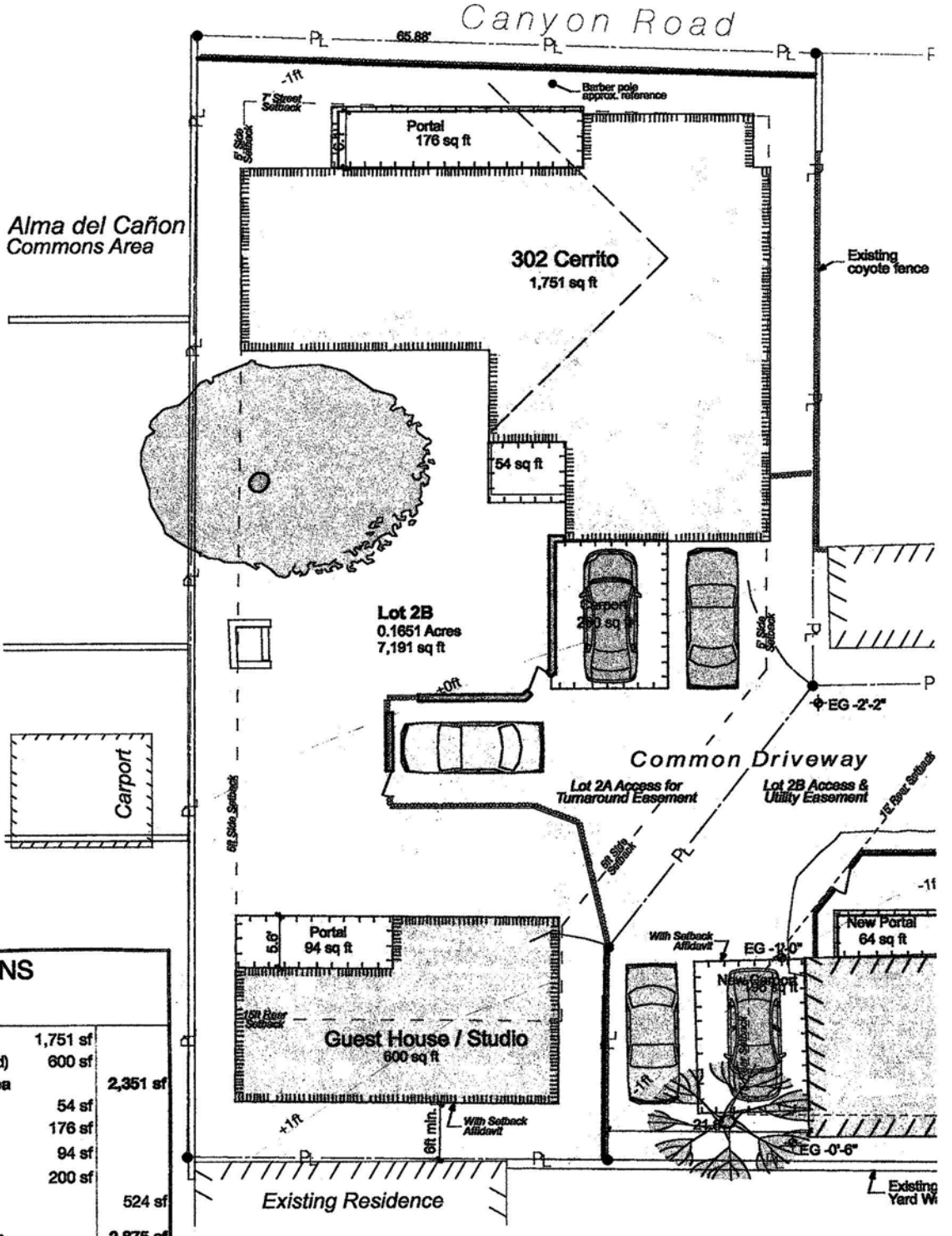
Site Plan

As of: 11/6/13

TRUE NORTH BUILDERS LLC
Cody North
buildnorth@gmail.com
505| 699-9858

Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

percy HOME design



AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	600 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	94 sf	
Carport	200 sf	
Total Portals and Carport		524 sf
Total Proposed Roofed Area		**2,875 sf**
Lot Size		7,191 sf
40% Lot Coverage Limit		2,876 sf
Lot Coverage Satisfied?		–
(Over/Under)		*(1)*

SHEET: 2

11-8-17

MURPHEY, JOHN W.

From: MURPHEY, JOHN W.
Sent: Monday, December 09, 2013 4:01 PM
To: buildnorth@gmail.com
Subject: 302/304 Camino Cerrito demolition

Cody,

To reiterate, there is nothing in your letter of intent, project description, nor plans that indicate the garage and shed of now 302 are to be demolished.

When we intake an application, we review it for what is described in the letter or shown on the plans. It was only when I started writing the case memos last week that this omission caught my attention, and I notified you of it as soon as I detected it.

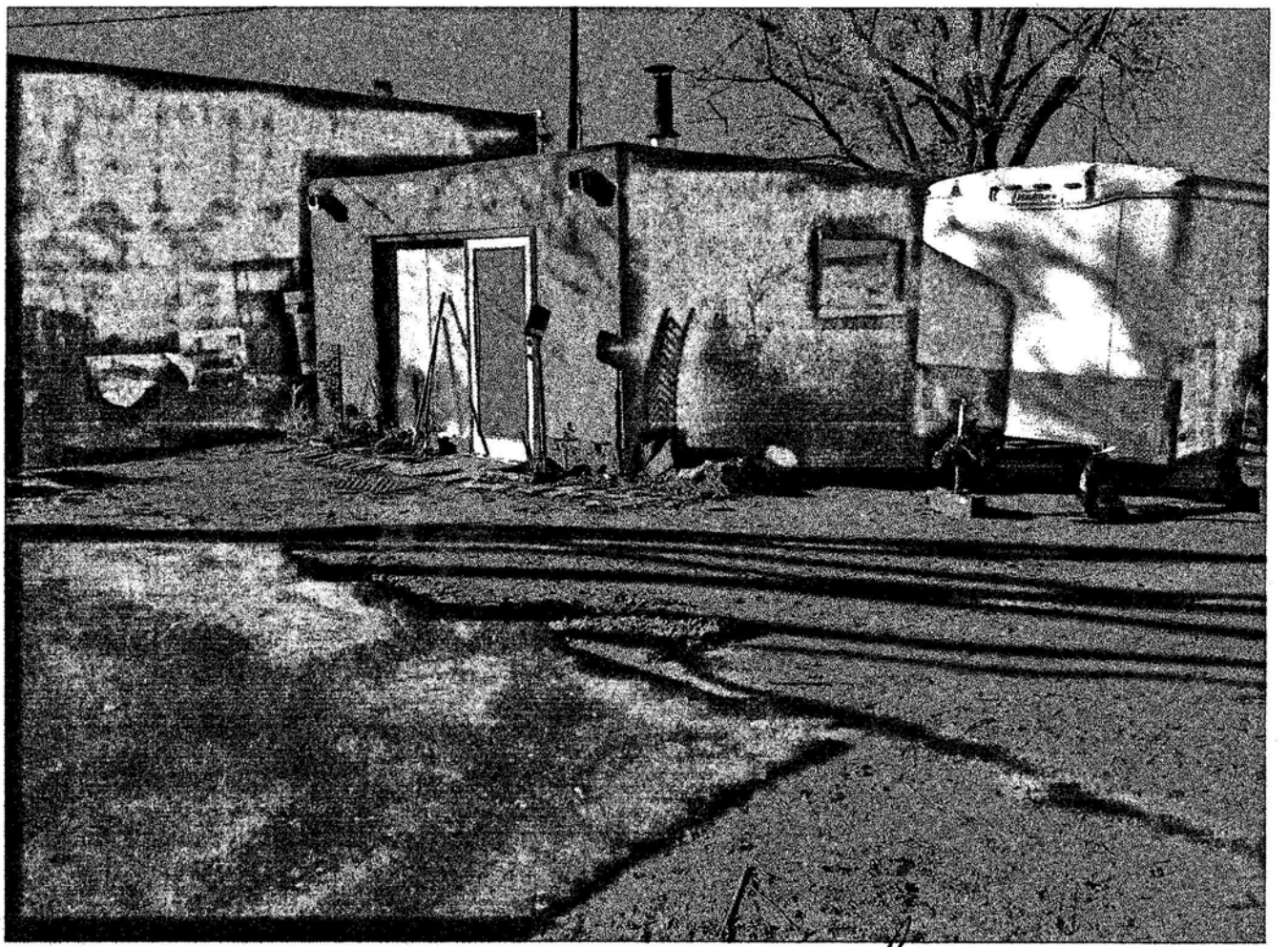
As I said in our earlier telephone conversation, and as I recommended on the staff memo, the Board can decide to provisionally approve the guesthouse, with you returning to the next hearing to request for demolition of the garage and shed.

John

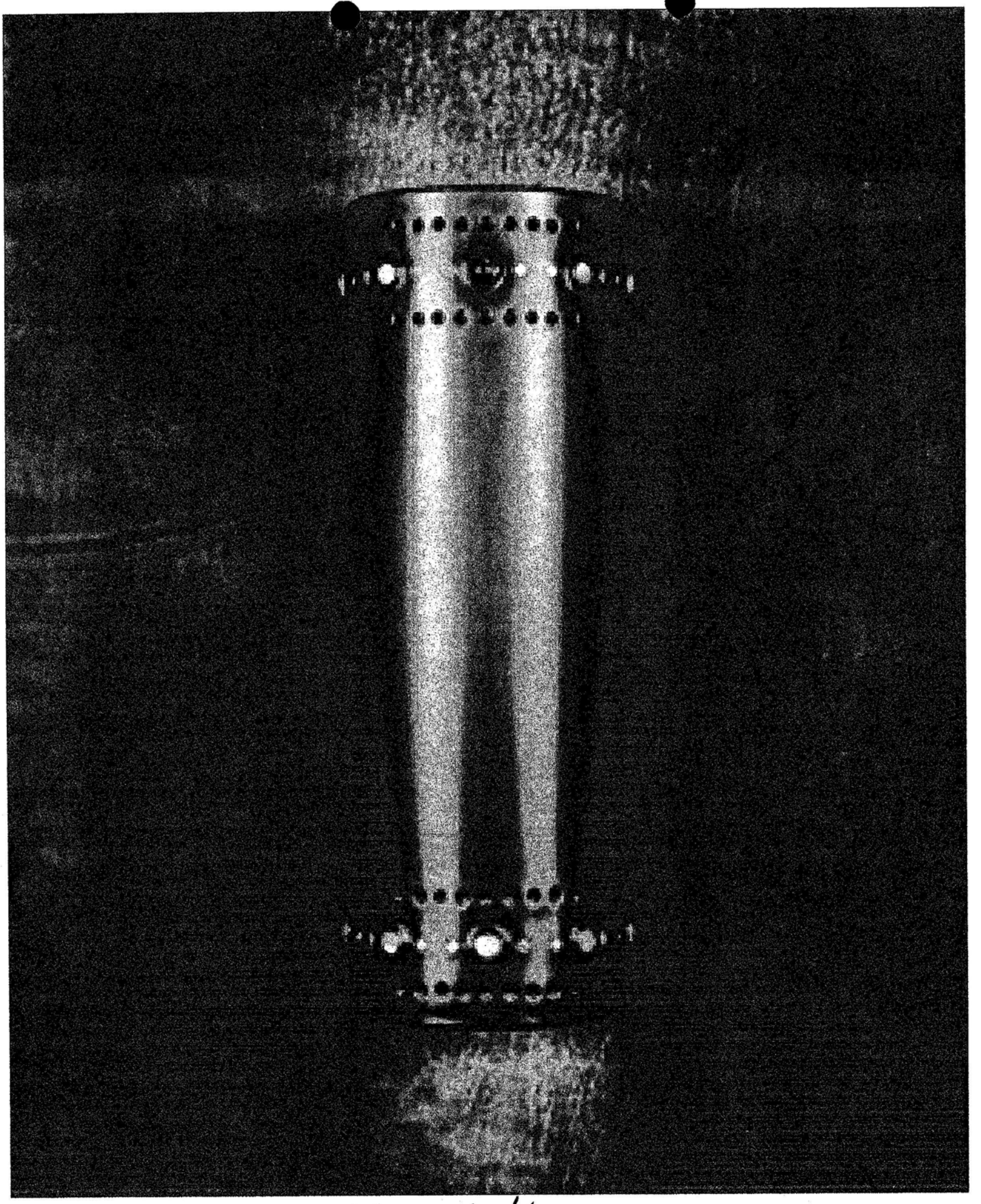
John W. Murphey
Senior Planner
Archaeological Review Committee Liaison

Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909
505-955-6660 (direct)
505-955-6605 (office)
505-955-6328 (fax)

302 Camino Cerrito

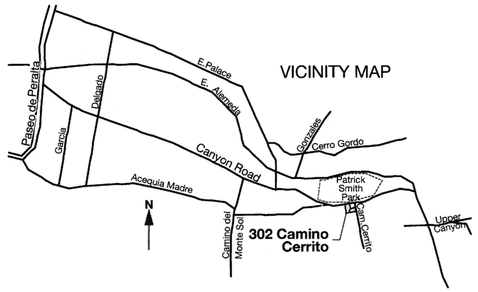


To Be Demolished



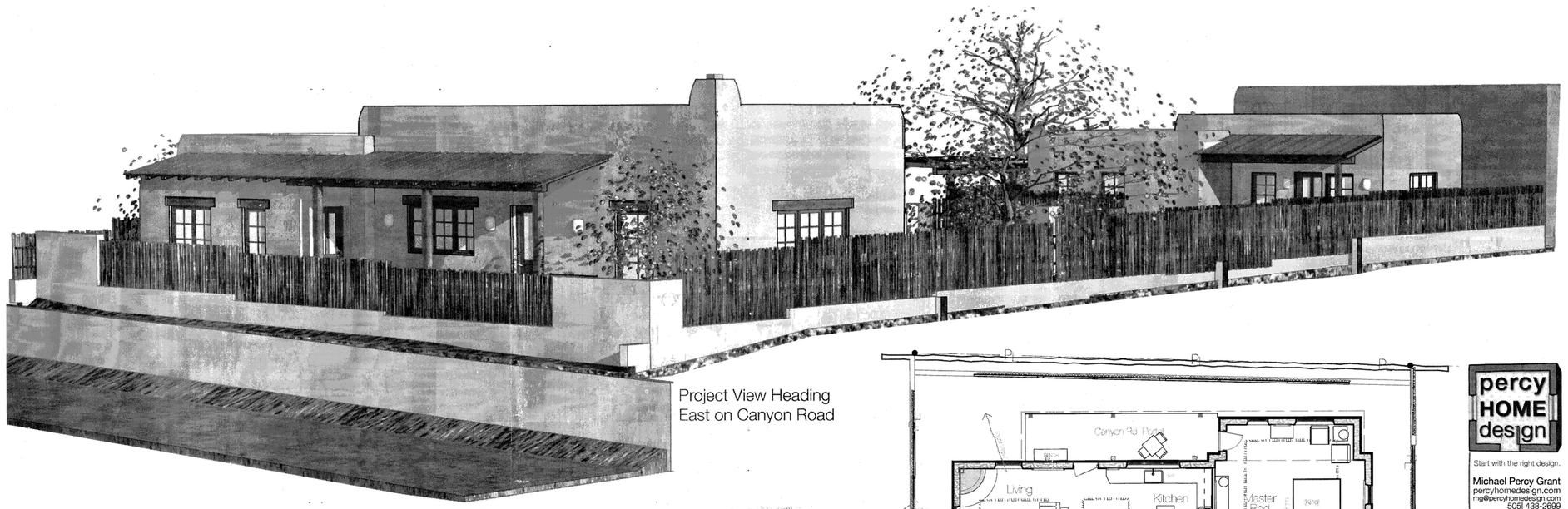
Exterior Lighting


Looking Northwest on Lot

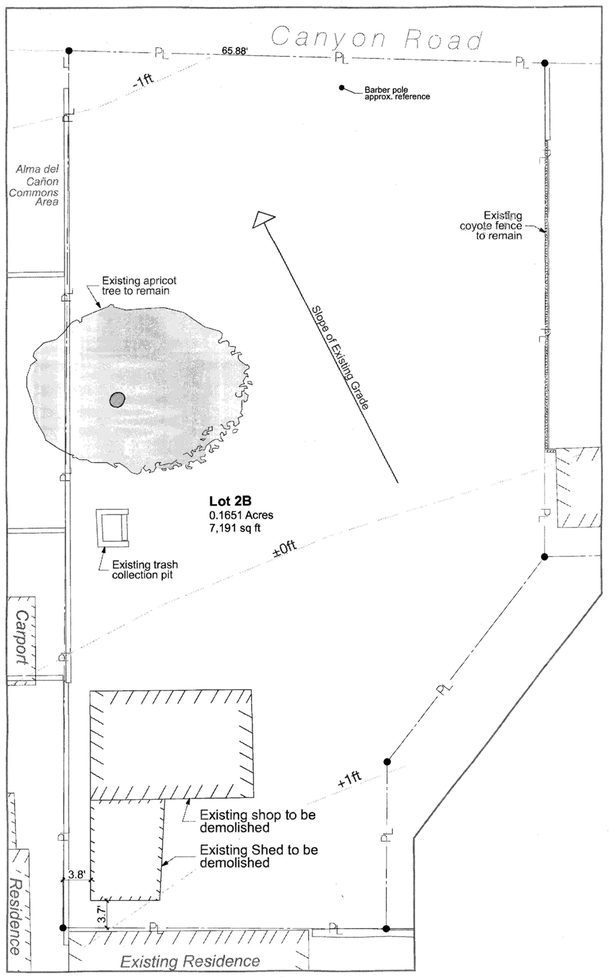


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.

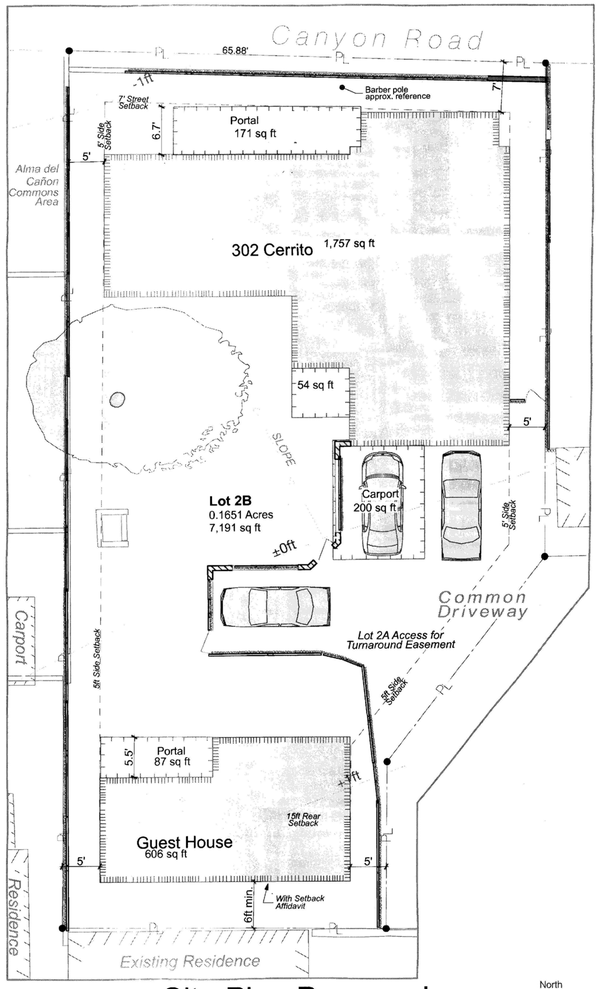


Project View Heading
East on Canyon Road



Site Plan Existing SCALE:1" = 10'

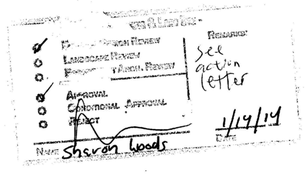
16'-0"



Site Plan Proposed SCALE:1" = 10'

40'-0"

North



COLOR FINISHES

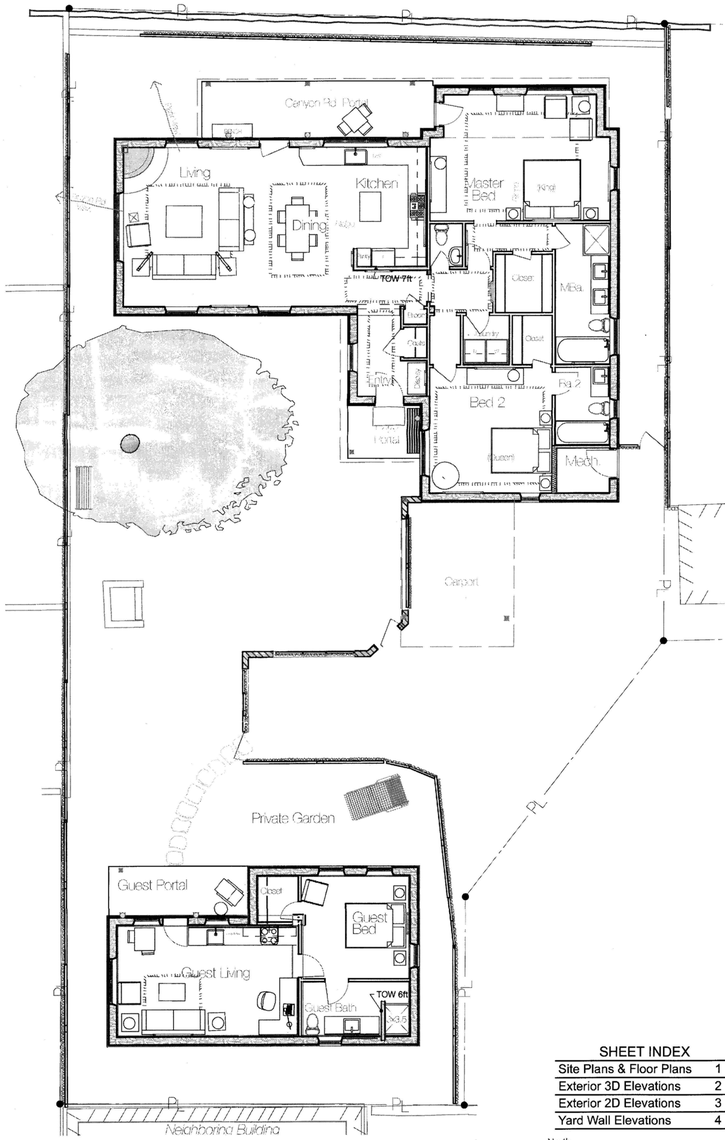
Stucco	El Rey "Hacienda"
Portal Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,757 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,363 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	171 sf	
Portal for Guest House	87 sf	
Carport	200 sf	
Total Portals and Carport		512 sf
Total Proposed Roofed Area		**2,875 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*



Furnished Floor Plans

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

0 4' 8' 16'

32'-0"

North

SHEET INDEX

Site Plans & Floor Plans	1
Exterior 3D Elevations	2
Exterior 2D Elevations	3
Yard Wall Elevations	4

Project Status: DD
Historic Review

DD Published 12/19/13

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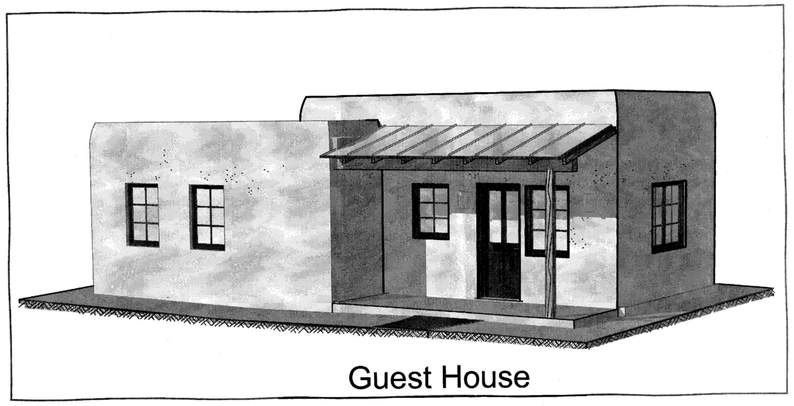
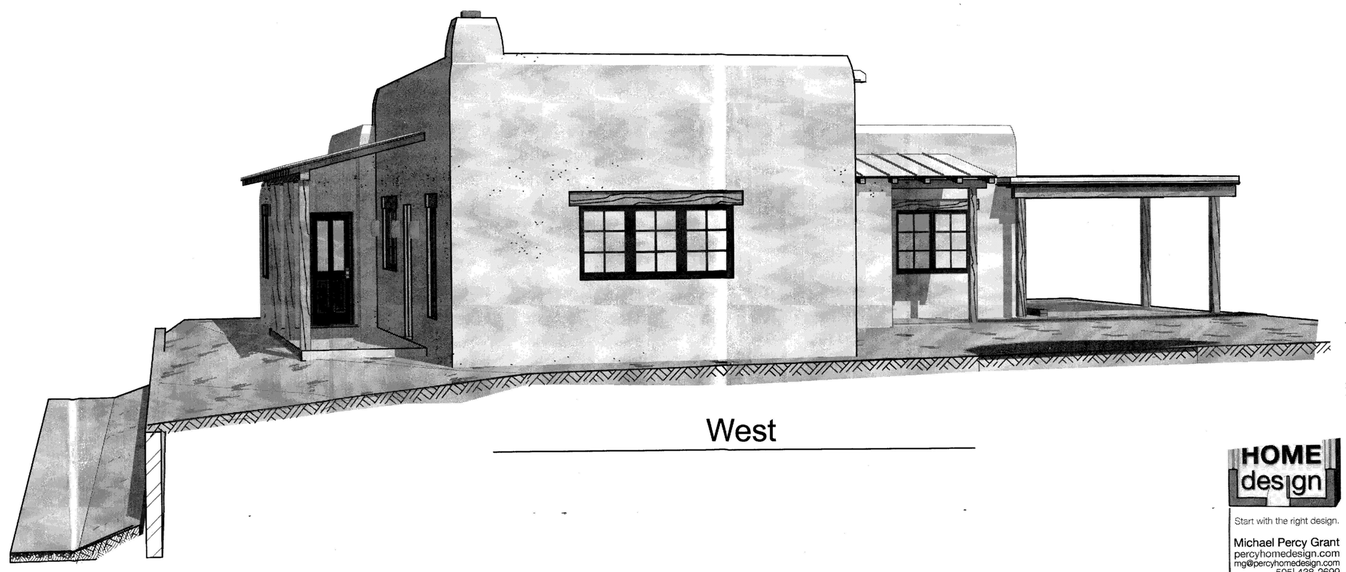
302 Camino Cerrito

New Construction
Santa Fe New Mexico

Site Plans & Floor Plans SHEET: 1



Guest House



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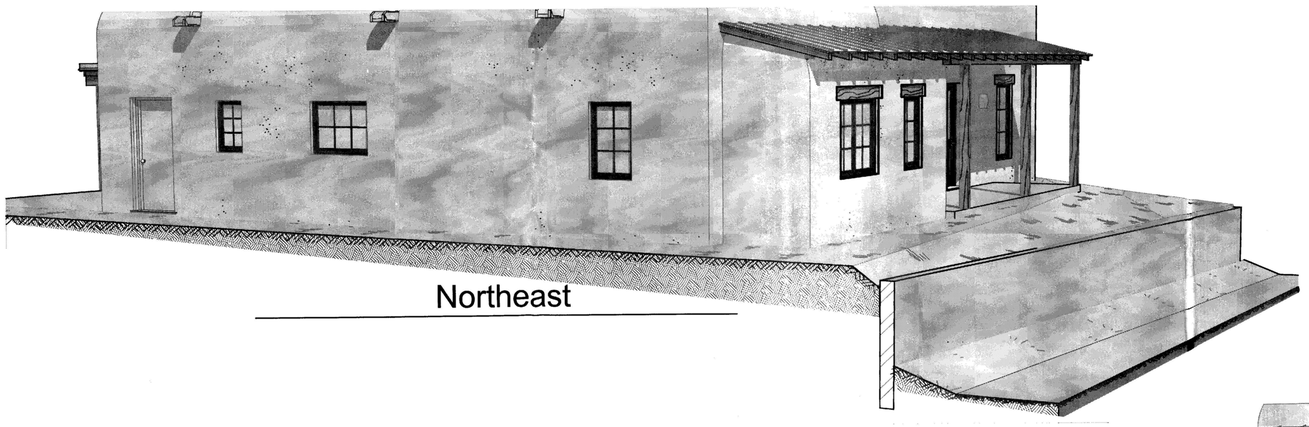
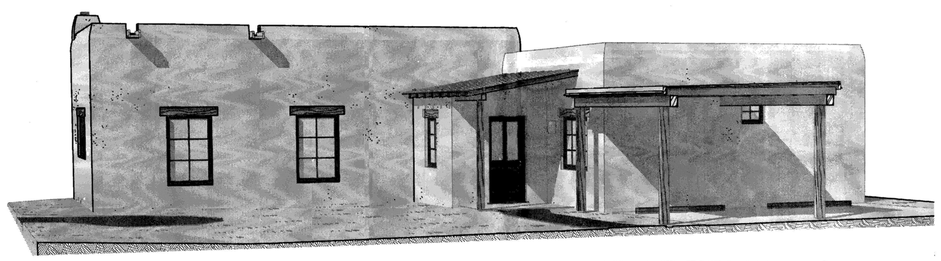
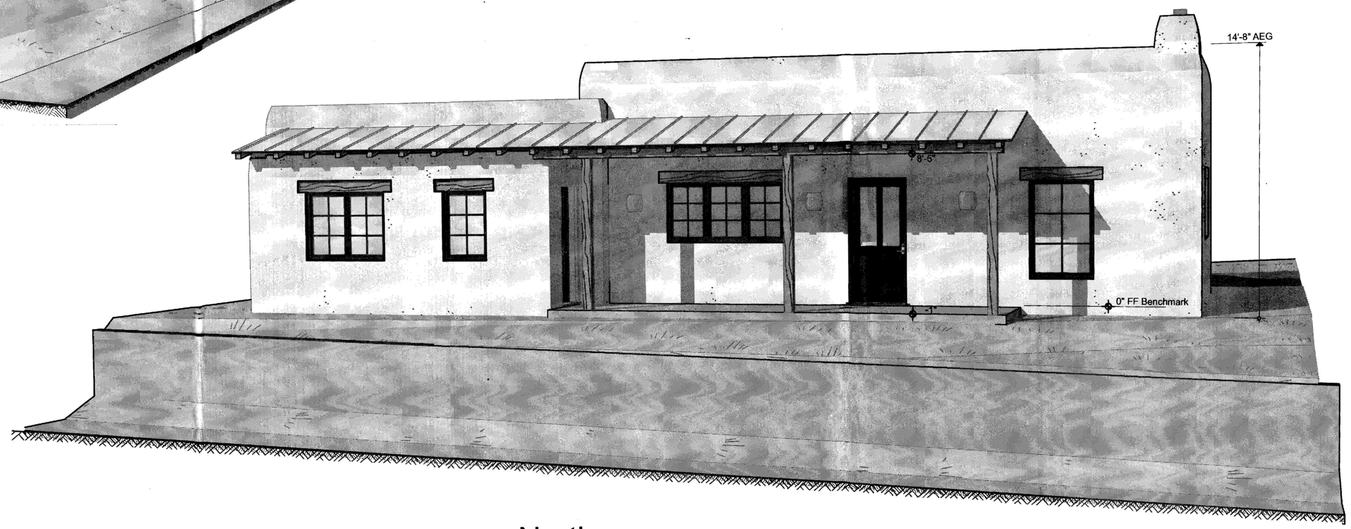


Northeast



South



North

Note: Perspective Views are not to scale

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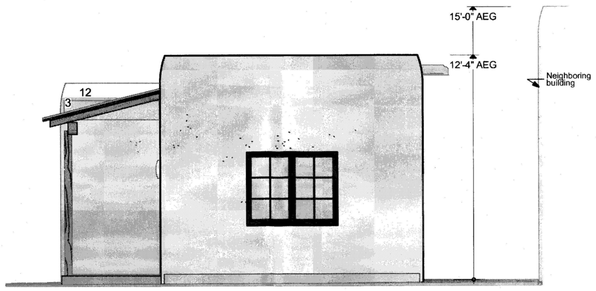
Project Status: DD
Historic Review
DD Published 12/19/13

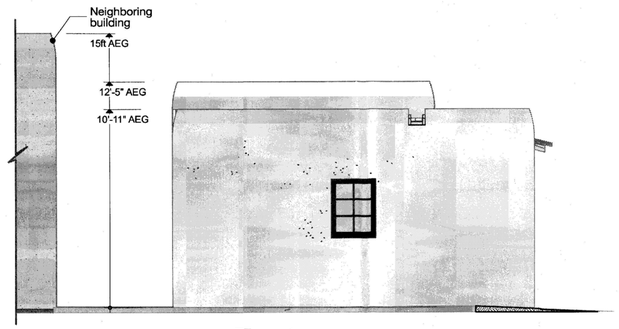
Exterior 3D Elevations SHEET: 2

ABBREVIATIONS

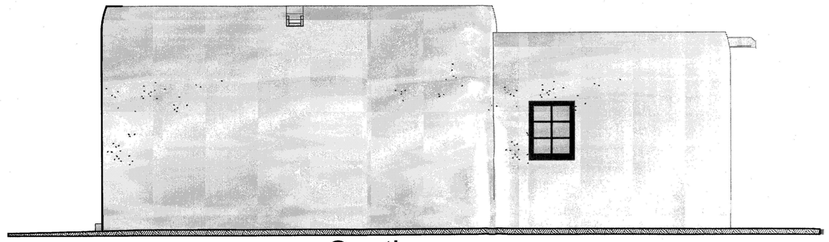
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



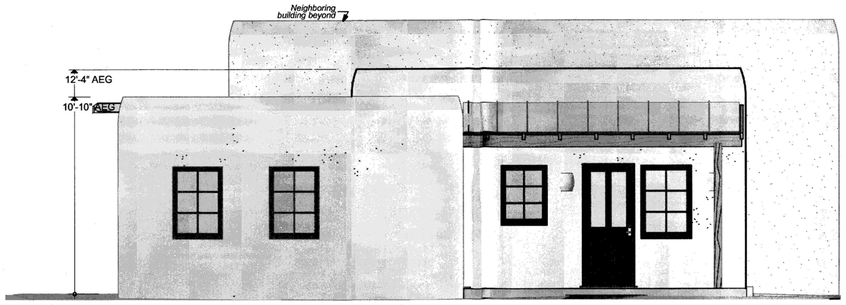
West SCALE:1/4" = 1'-0"



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

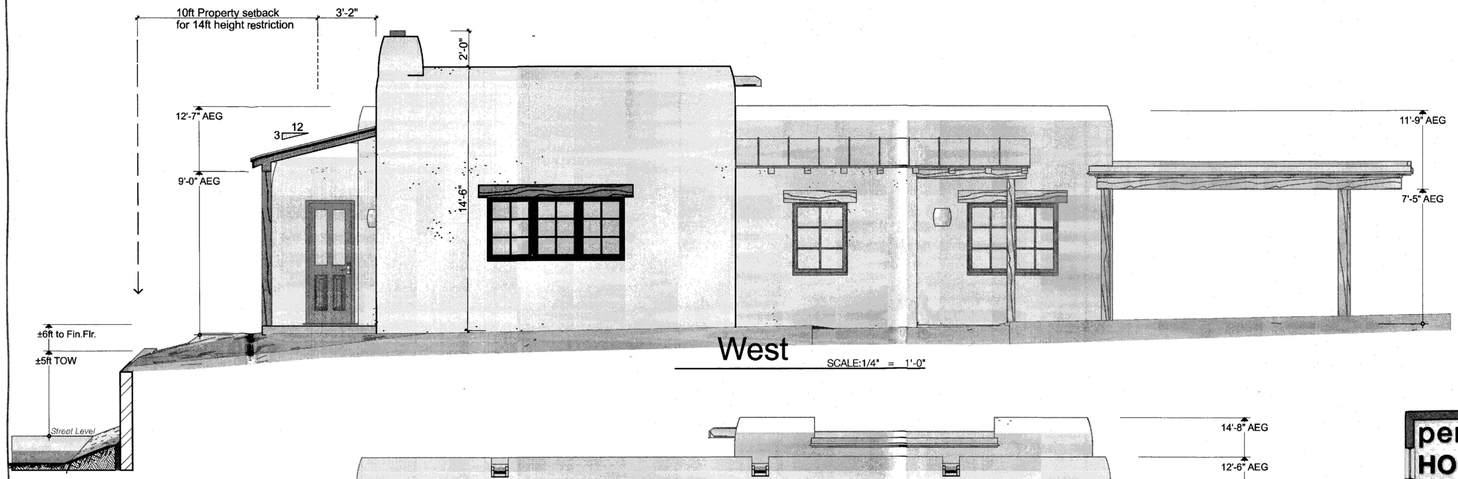


South SCALE:1/4" = 1'-0"

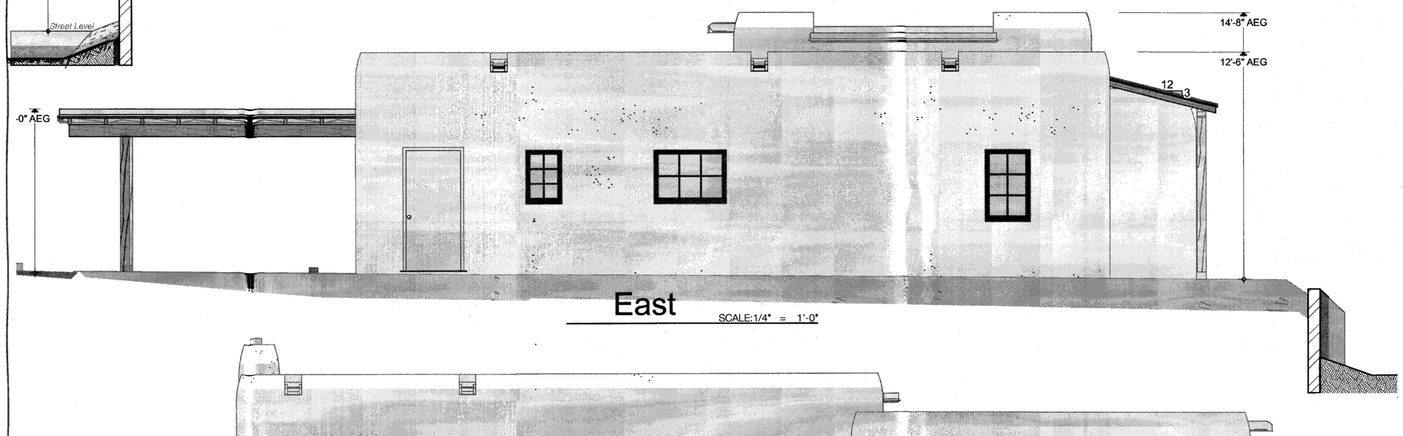


North SCALE:1/4" = 1'-0"
0 2' 4' 8'

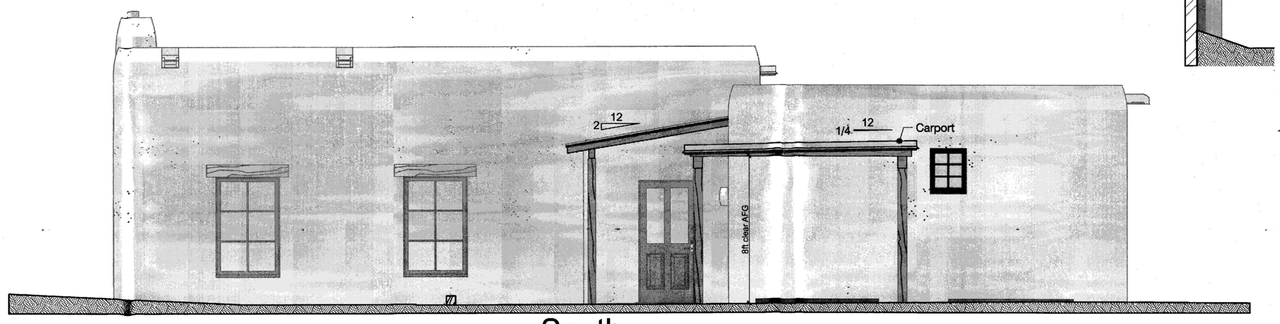
GUEST HOUSE



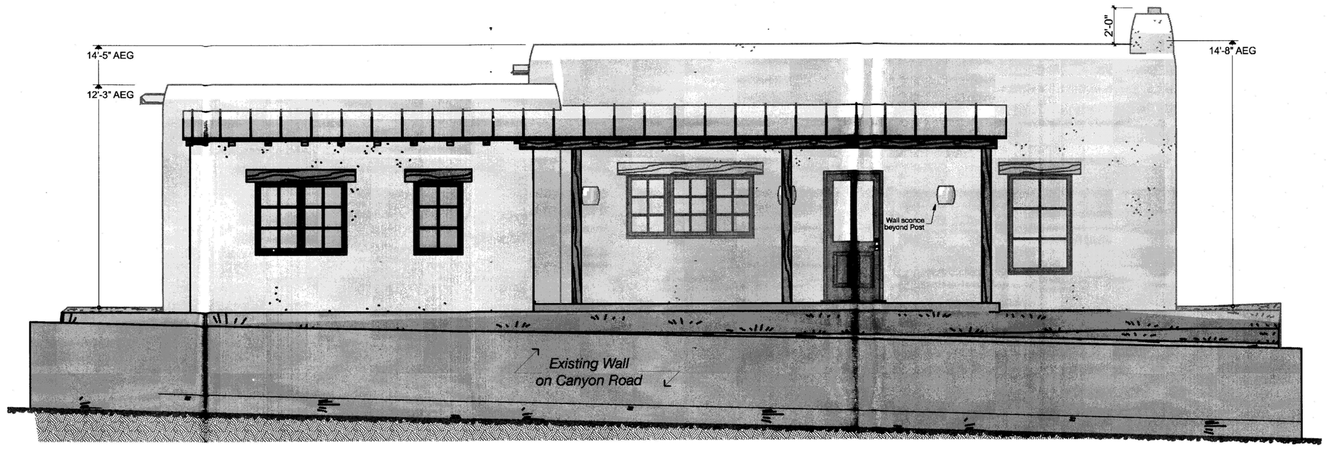
West SCALE:1/4" = 1'-0"



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



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



North SCALE:1/4" = 1'-0"
0 2' 4' 8'
16'-0"

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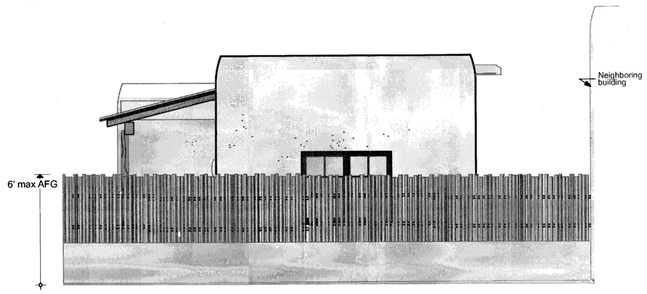
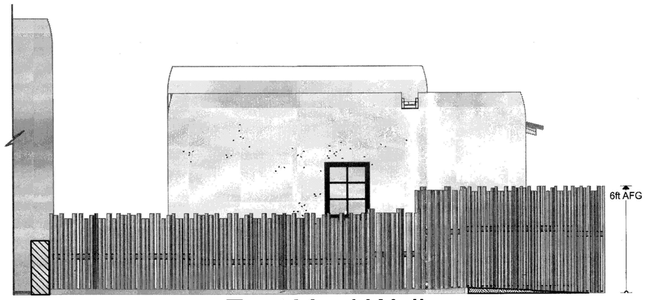
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: DD
Historic Review
DD Published 12/19/13

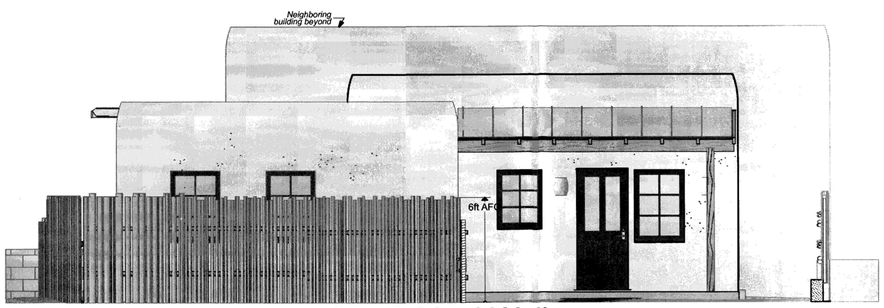
Exterior 2D Elevations SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



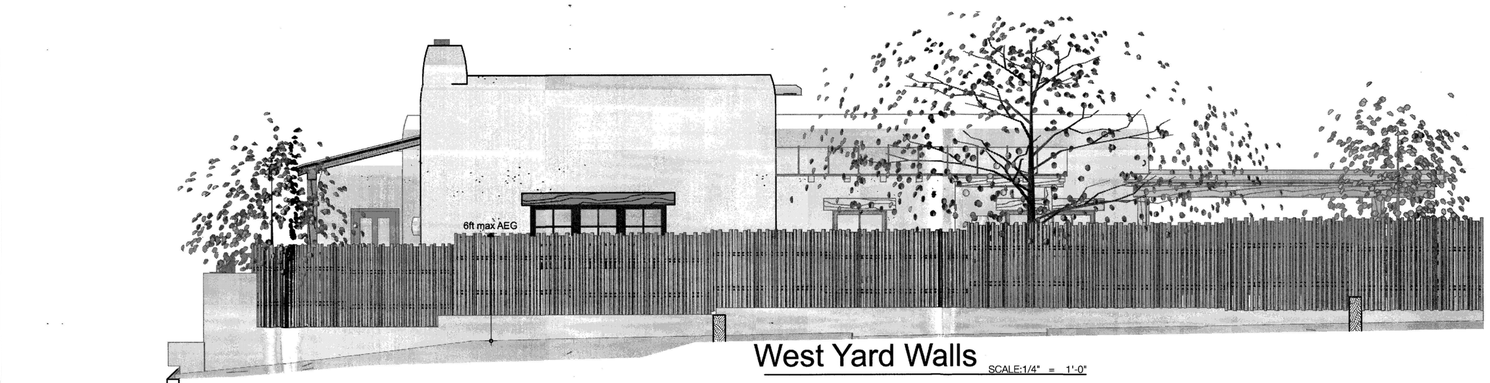
East Yard Walls SCALE:1/4" = 1'-0"



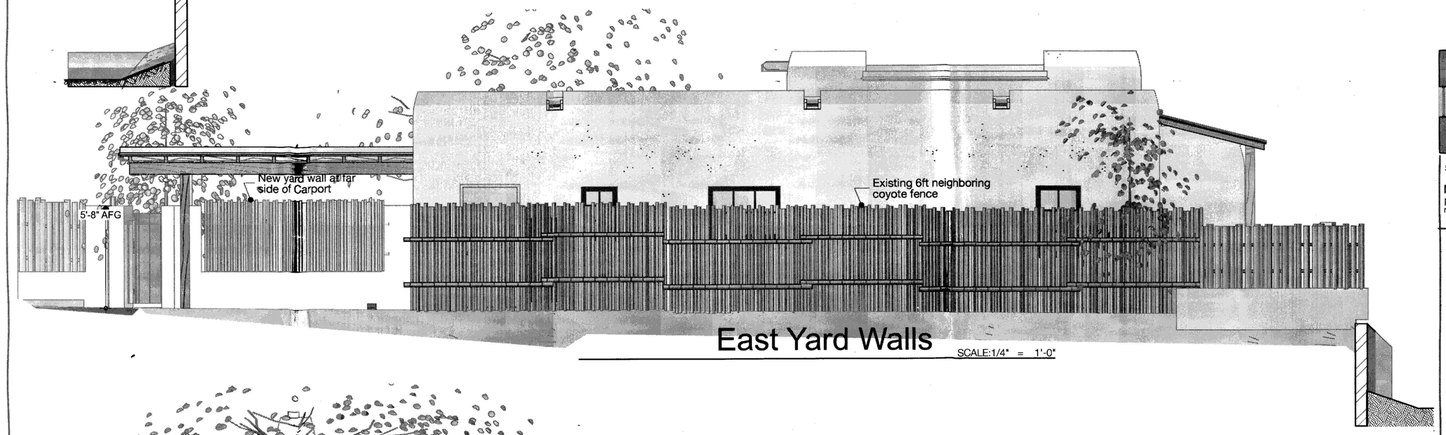
North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

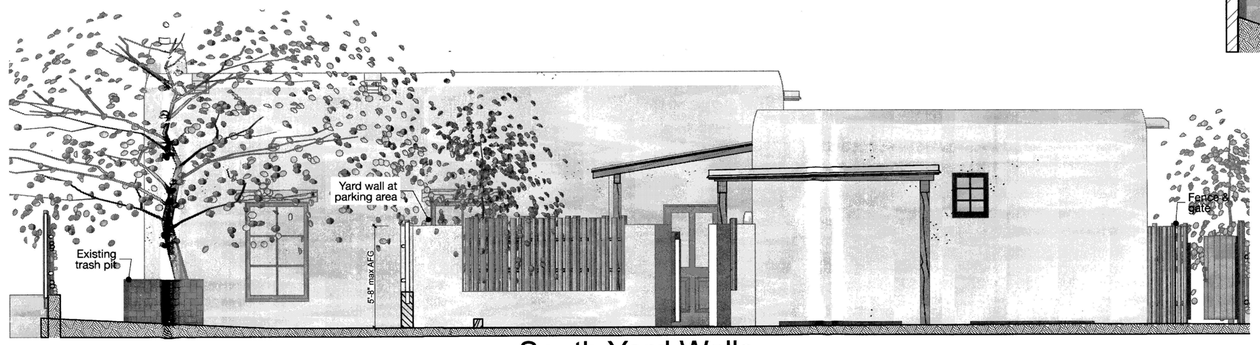
GUEST HOUSE YARD WALLS



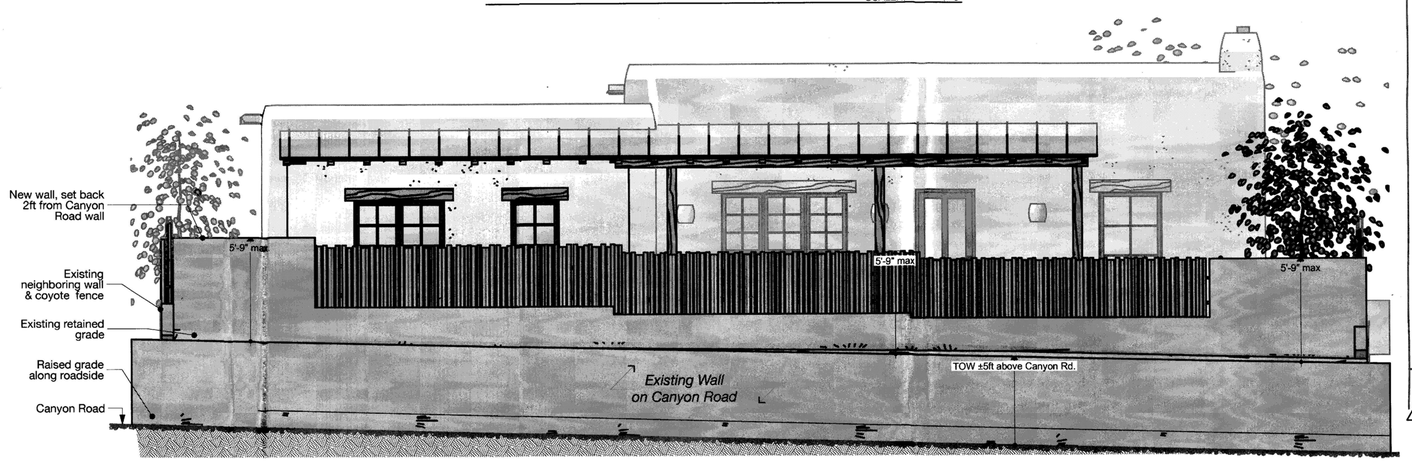
West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"



South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

Yard Wall Elevations SHEET: 4

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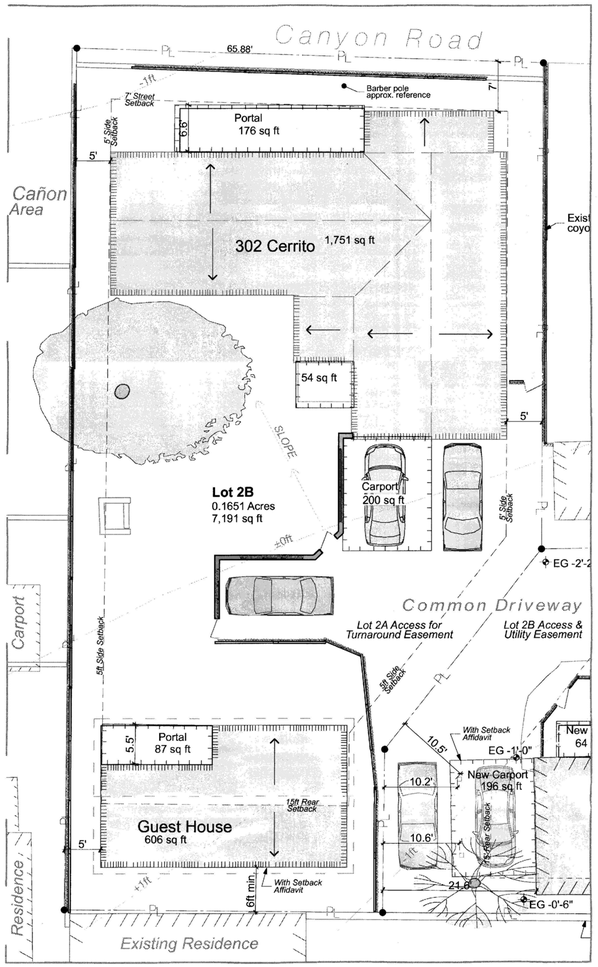


Site Plan

SCALE:1" = 10'

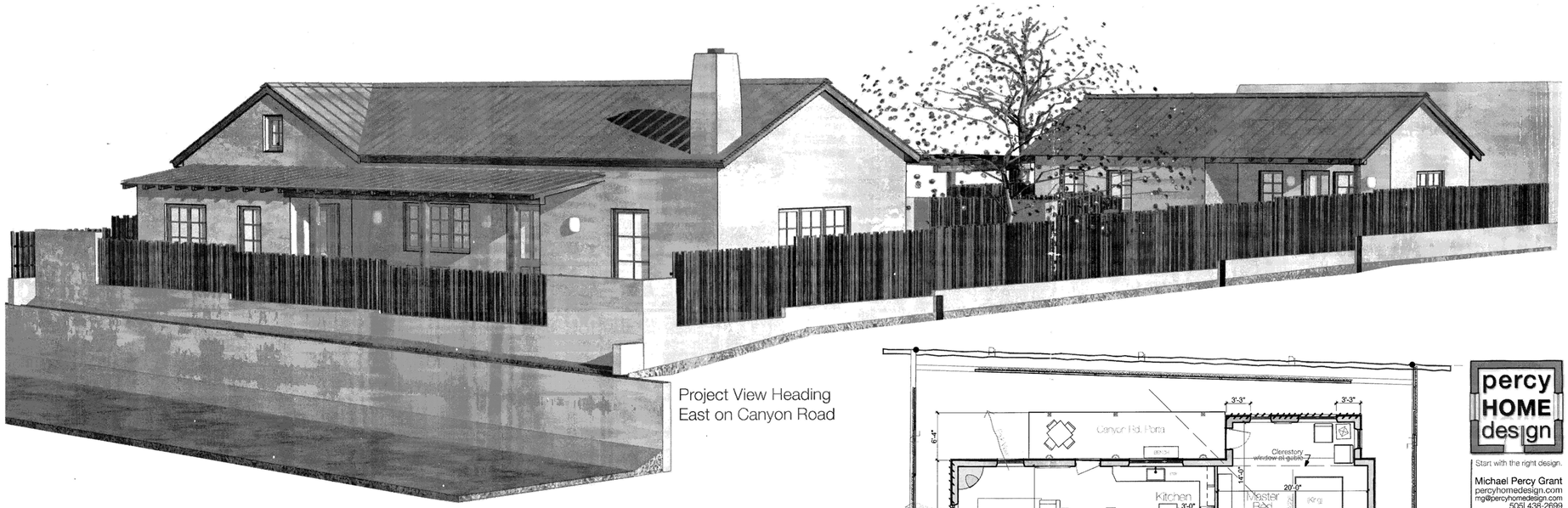
40'-0"

ZONING RAC

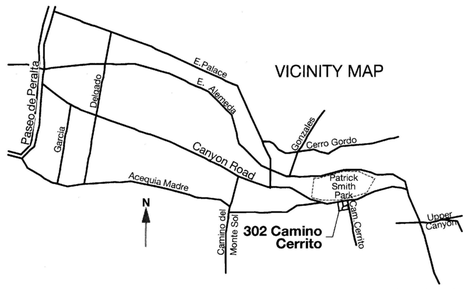
AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,357 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	87 sf	
Carport	200 sf	
Total Portals and Carport		517 sf
Total Proposed Roofed Area		**2,874 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

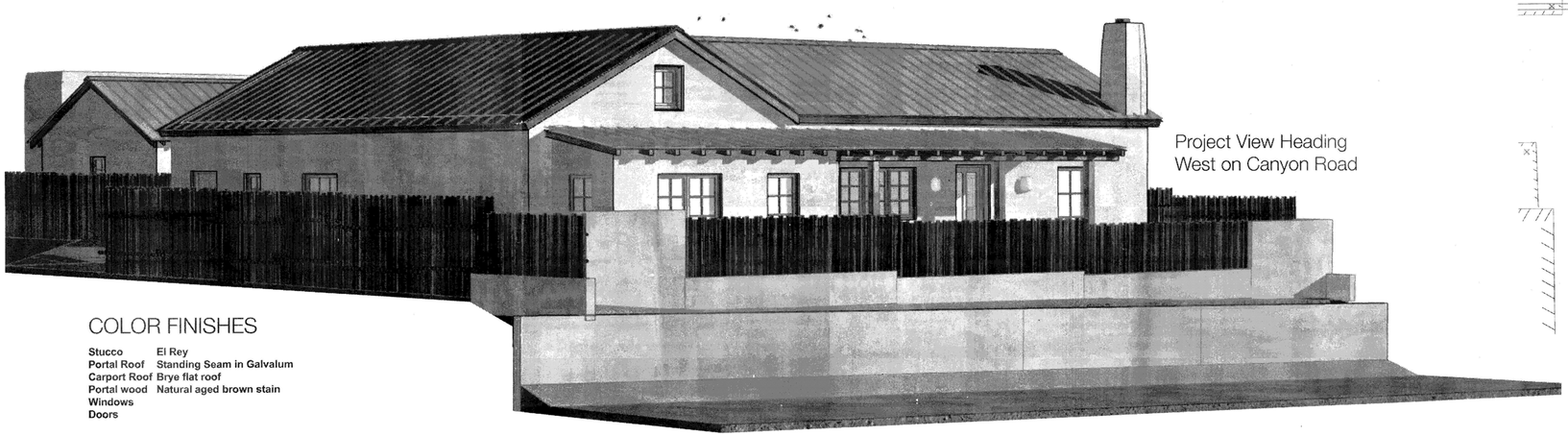


Project View Heading East on Canyon Road



DIRECTIONS

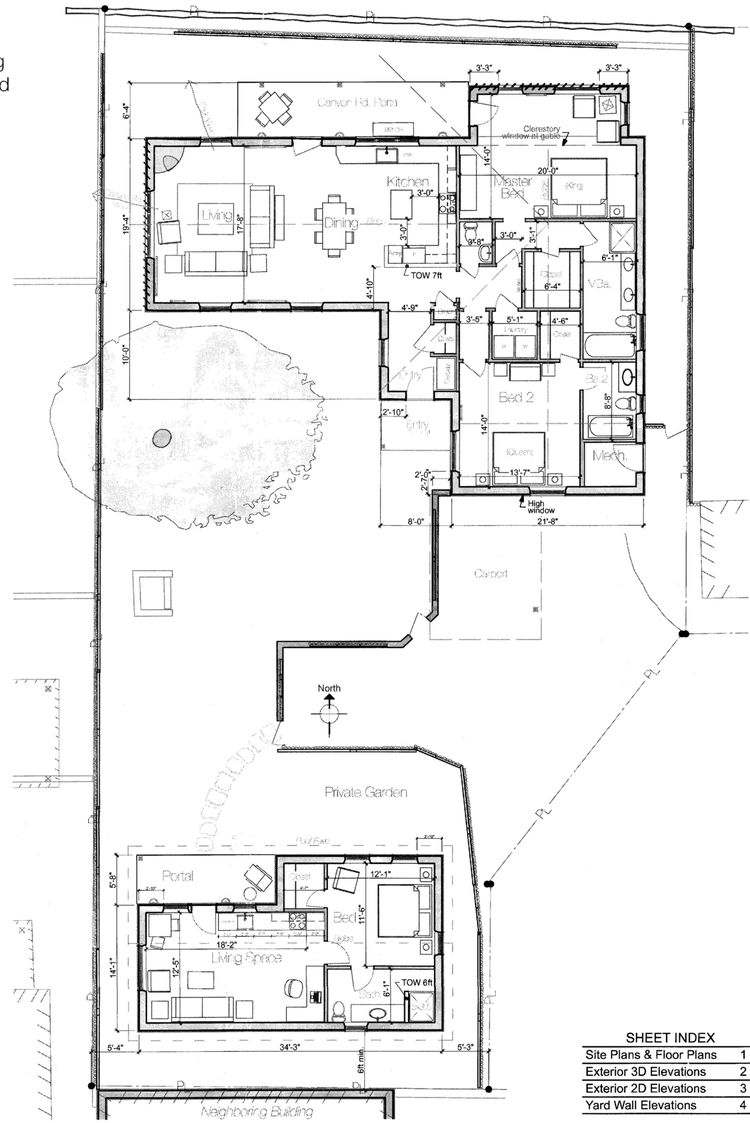
From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



Project View Heading West on Canyon Road

COLOR FINISHES

Stucco	El Rey
Portal Roof	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	
Doors	



Furnished Floor Plans

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

32'-0"

SHEET INDEX	
Site Plans & Floor Plans	1
Exterior 3D Elevations	2
Exterior 2D Elevations	3
Yard Wall Elevations	4

Project Status: **SD**
Historic Review Submittal
Published **11/7/13**

11-8-13

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Santa Fe New Mexico

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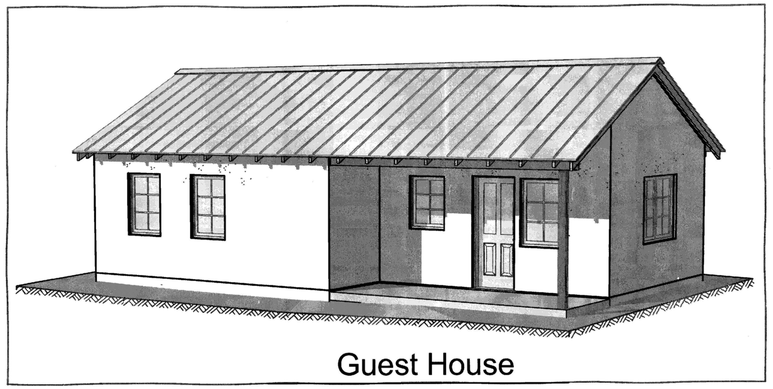
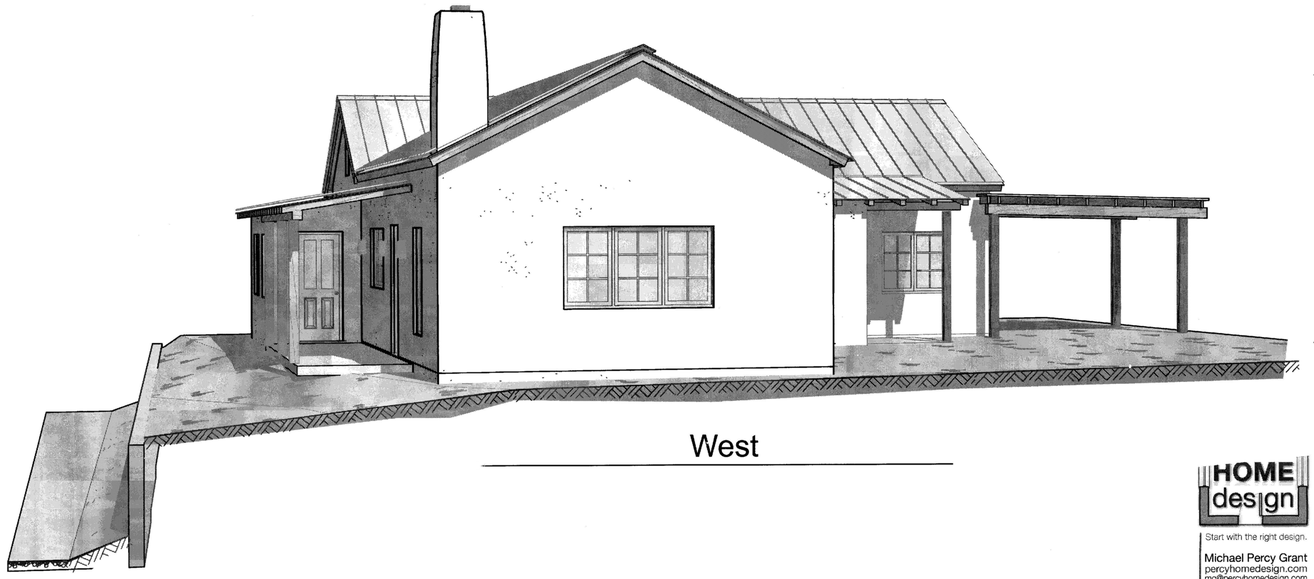
Site Plans & Floor Plans

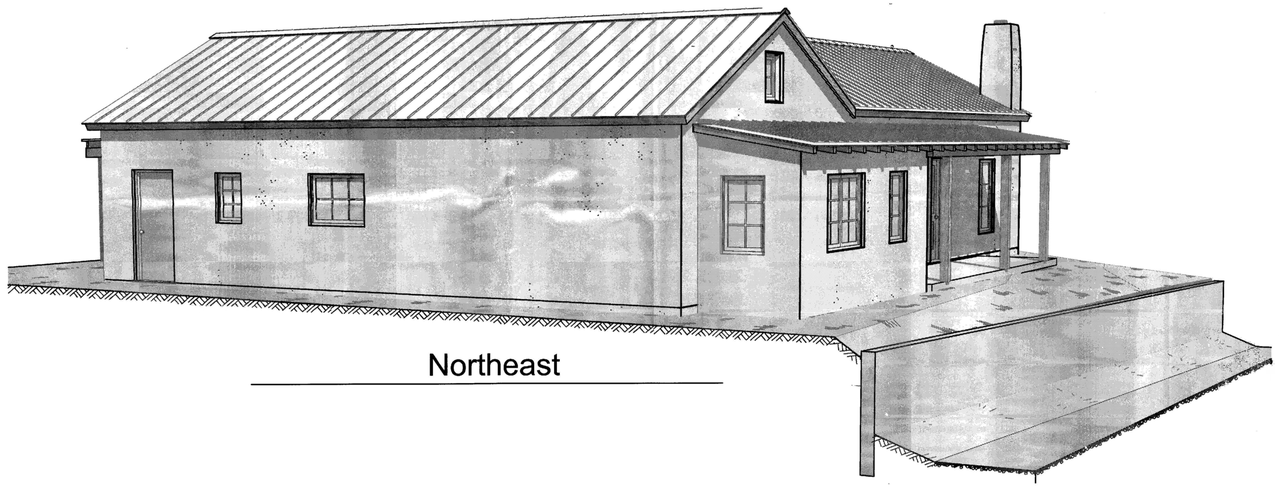
SHEET: 1



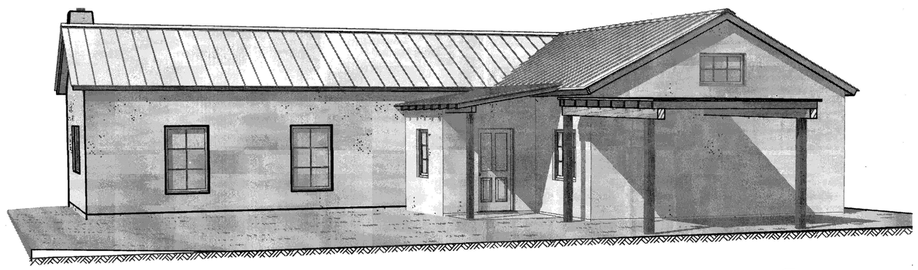
Guest House



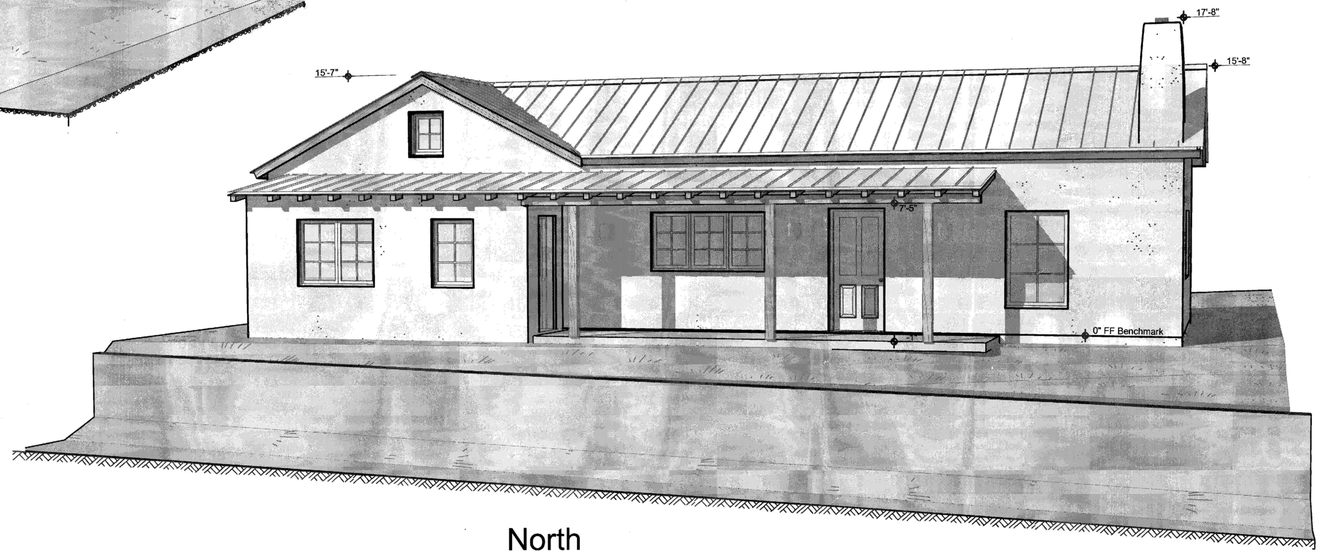
West



Northeast



South



North

Note: Perspective Views are not to scale

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302 Camino Cerrito

New Construction

Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

Published 11/7/13

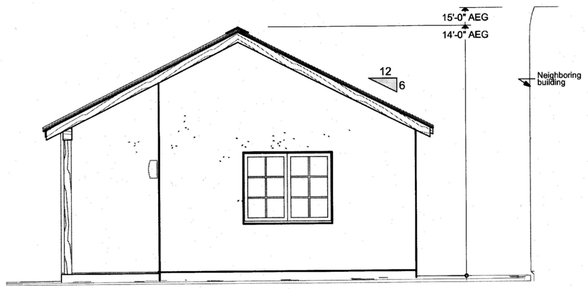
11-9-13

Exterior 3D Elevations

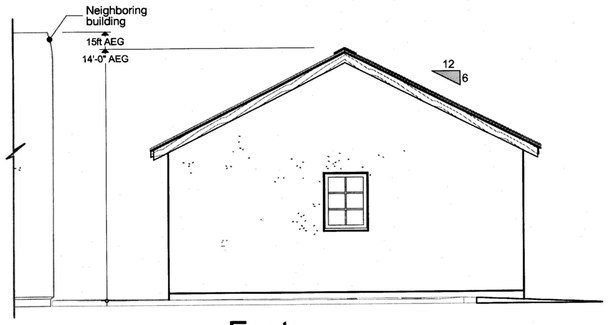
SHEET: 2

ABBREVIATIONS

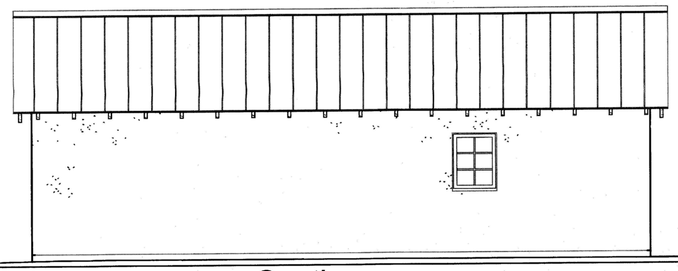
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



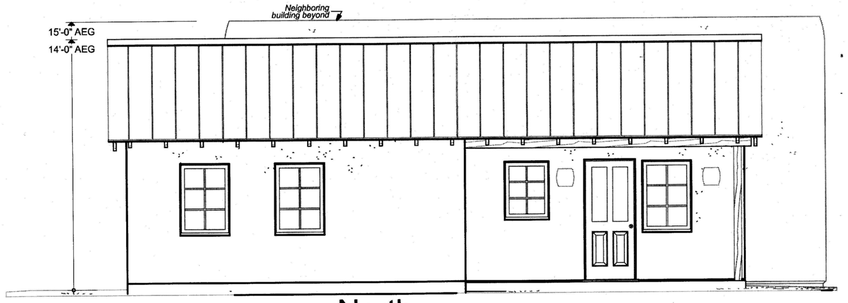
West SCALE:1/4" = 1'-0"



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

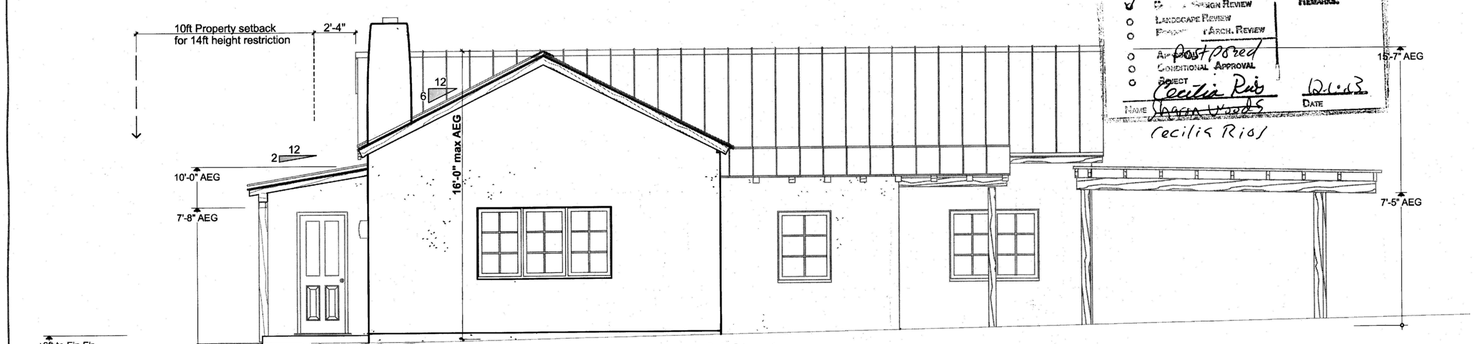


South SCALE:1/4" = 1'-0"

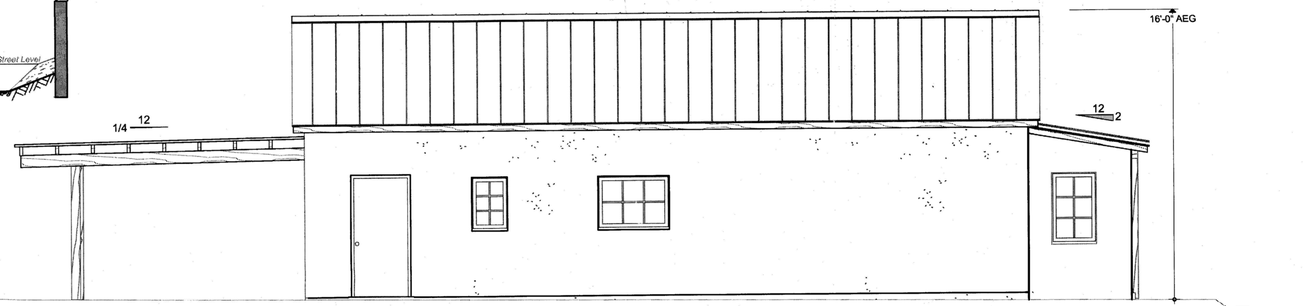


North SCALE:1/4" = 1'-0"

GUEST HOUSE



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



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



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



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

0 2' 4' 8'

16'-0"

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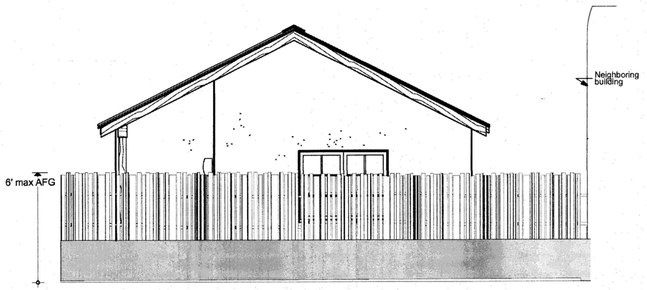
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: SD
Historic Review Submittal
Published 11/8/13

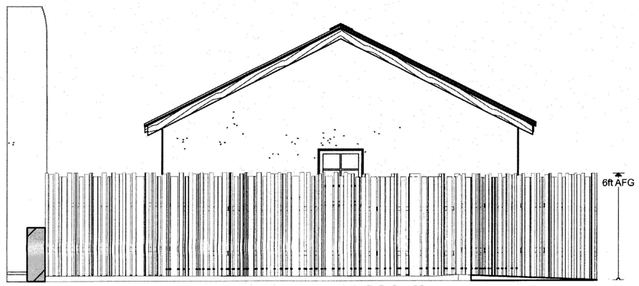
11-8-13

Exterior 2D Elevations

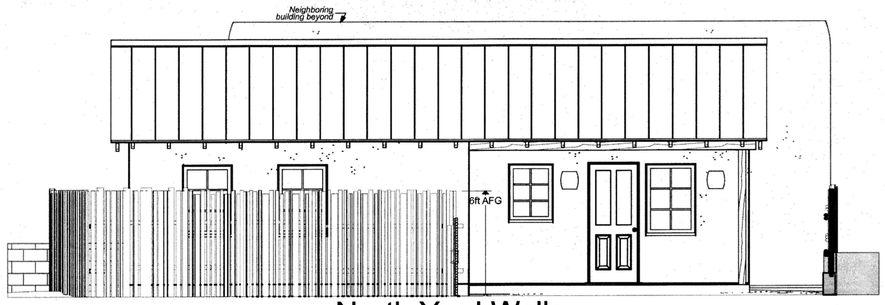
SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"

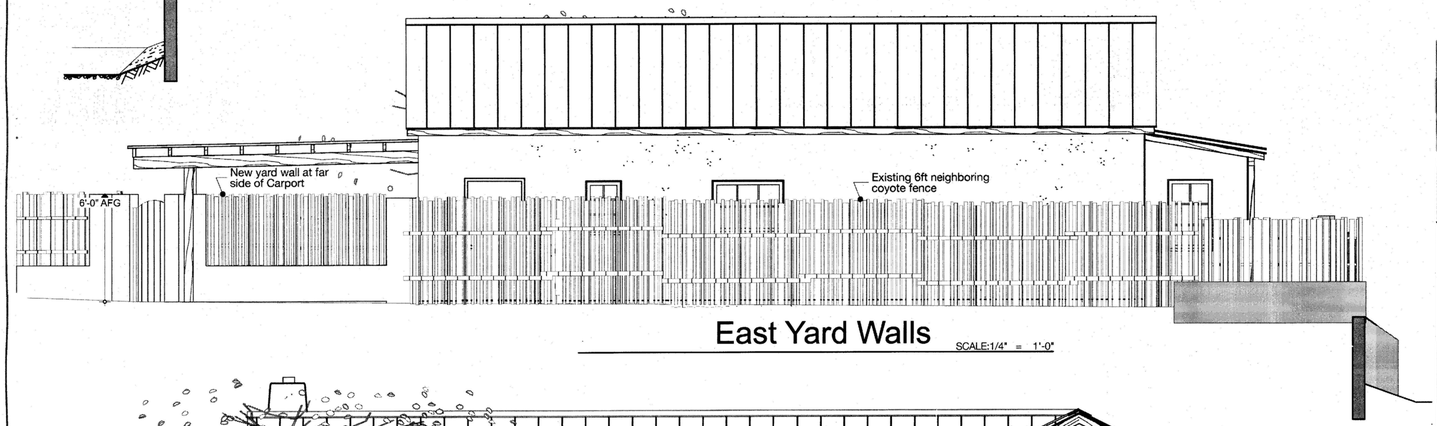


North Yard Walls SCALE:1/4" = 1'-0"

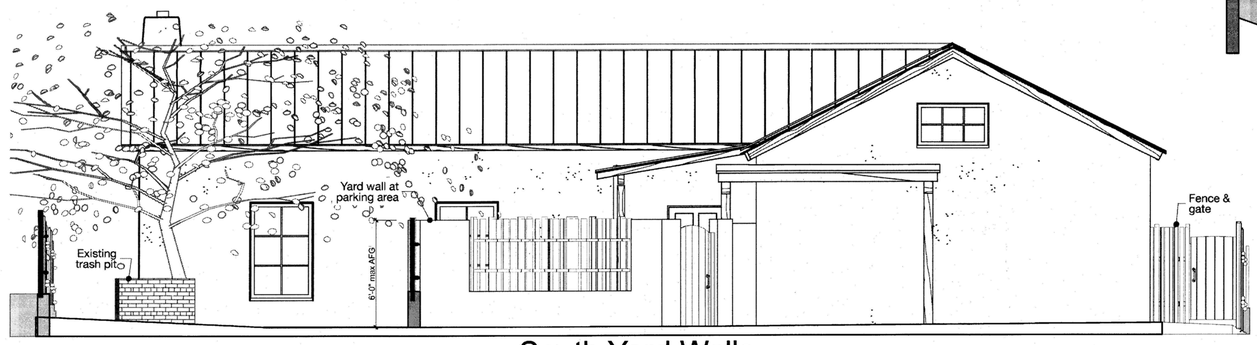
GUEST HOUSE YARD WALLS



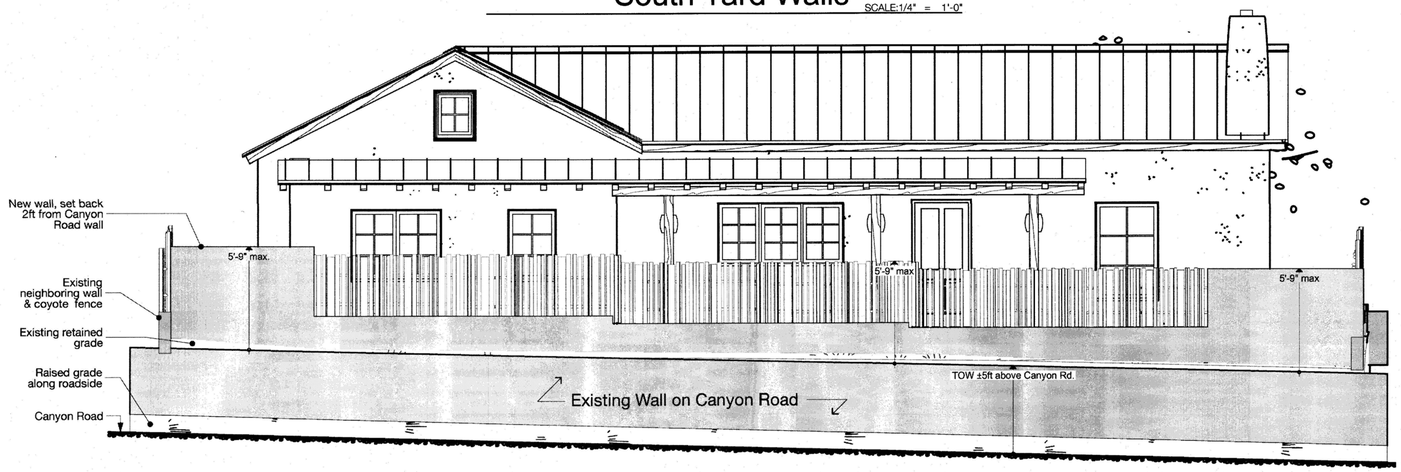
West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"



South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

Yard Wall Elevations

percy HOME design

Start with the right design.

Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

A Remodel Project by:

TRUE NORTH BUILDERS

Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito

New Construction

Santa Fe New Mexico

Project Status: SD
Historic Review Submittal

Published 11/7/13

11-7-13

SHEET: 4

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 SITE.

Date: 7/1/16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior SS (STAFF INITIALS)

Date Submitted: 6/27/16

Contact Name: JOE GAMMON

Phone Number: 690-4250

Project Address: 302 CAMINO CERRITO

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

Description of Proposed Work:

- RELOCATE EXISTING WINDOW IN SOUTH WALL.
- 6' FRENCH DOORS AS SUBMITTED.
- WINDOW AND DOOR TRIM COLOR TO MATCH EXISTING.
- RELOCATE EXISTING FENCE, USE NEW LATILLAS AT 6' HIGH AS REQUIRED.
- LATILLAS TO BE IRREGULARLY TOPPED.

permit revision required

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- ☑ Yes ☐ No ROUTE TO HISTORIC DIVISION SS
- ☑ Yes ☐ No INTERIM HISTORIC INSPECTION SS
- ☑ Yes ☐ No FINAL HISTORIC INSPECTION SS

HOUSE INCORPORATED
GB98 License# 375177
223 N Guadalupe #261
Santa Fe, New Mexico 87501

JUN 27 2016

Date:6/15/2016

Cover Letter for :
Malena Fernandez Door/Window Remodel
302 Camino Cerrito
Santa Fe, NM 57502

Scope of Work

We Propose to Add a 2-3'x6'8" French Door and re-locate the existing 3'6"x5'6" window
Move existing Coyote fence to allow better access for parking
We will match existing stucco color (no change in color choice)
This door/window remodel is located in the south side walled courtyard of the residence
Existing residence remains the same.
Relocate existing latilla fence to create better parking flow. existing fence is 6' tall.
Thank you for your consideration

Joe Gammon, House inc. contractor for Malena Fernandez.

MAY 2 3 2016

M.Bed West wall requires (4) top plates at Bond Beam height for collar ties

Extend wood bond beam as shown for collar tie support

Attic drop stair

Sound Wall: 2x6 plates w/ 2x4 staggered studs

Roof Line

MAIN HOUSE

On Behalf Of: Moore Window & Door
Address: 2200 Eubank Blvd NE
Alburquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232
Contact: Douglas Thresher
Email: moorewindowanddoor@hotmail.com
Albuquerque, NM 87112
Phone: 505-292-5665
Fax: 505-296-1232

MAY 23 2016

Moore Window & Door
Windows & Pre-Hung Doors

Bill To: HOUSE INC
223 N. GUADALUPE
#261
SANTA FE, NM 87501
Phone: 986-3944
Mobile: 690-4250

Ship To: HOUSE INC

KOLBE
WINDOWS & DOORS
We're for the visionaries.™

Quote 540402D: KOLBE FRENCH DOOR - CANYON RD.
Project: HOUSE, INC.
Printed: 4/13/2016 10:53:08 AM

2016 Pricing

Printed By: Douglas Thresher
Created: 3/24/2016

Line	Label	UOM	Quantity	Unit Price	Extended Price
001	**None Assigned**	**EA**	(1)	**$3,536.51**	**$3,536.51**

PERFORMANCE: Standard Performance, Display Current NFRC Rating Info., U-Value: 0.34, Solar Heat Gain Coefficient (SHGC): 0.19, Visible Transmittance (VT): 0.35, Condensation Resistance (CR): 56, NFRC CPD #: KKM-K-21-01238-00001, Energy Star Southern Zone: N/A, Energy Star South/Central Zone: N/A, Energy Star North/Central Zone: N/A, Energy Star Northern Zone: N/A, Canada Energy Rating (ER): +8, Canada Zone(s): -, Metric U-Value: 1.93

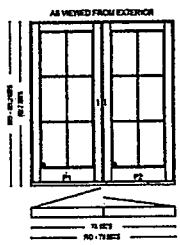
UNIT - Ultra Rectangle Exterior Swinging Door - Complete Unit, Inswing, Hinging (As Door Pulls Towards You): Active - Active : Primary Right, Extruded Sash, Full Lite, 1 3/4" Panel, Frame Thickness: 1 3/4", 5/8" Performance Divided Lites, Second Bar Size: 0", Champagne Spacers, Bar Profile - Interior: Beveled

GLASS: H-K LoE 270 Insulated, Mill Finish Spacer, High Altitude, Glass Preserve / Neat Coating: Glass Preserve without Neat Coating, Beveled Glazing Bead, Tempered

HARDWARE-ACCESSORIES: Multi-Point Lock, Dallas Handle, Satin Nickel - PVD Hardware, Half Cylinder on Inactive Panel, Keyed As Pulled From Shelf, Stainless Steel Strike, Backset: 45 mm, Adjustable Hinges, Satin Nickel Hinges, Astragal, Astragal Type: Aluminum Low Profile

CASING-JAMBS-TRIM: Aluminum Sill, Door Sill Color: Dark Bronze Anodized, Nailing Fin, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: 70% Fluoropolymer, Exterior Sash Finish: 70% Fluoropolymer, Match All Exterior Colors, Green Tea Leaf Exterior, Unfinished Interior Frame, Unfinished Interior Sash, Weatherstrip Color: Beige, Entire Unit No Fingerjoints (visible parts)



Scaled to Fit

Rough Opening:
74-11/16" X 83-7/32"
Frame Size:
74-3/16" X 82-23/32"
Unit Dimension:
74-3/16" X 82-23/32"

Notes / Totals / Signature

Total Quantity: 1	**Total Cubic Feet:** 25.92	**Sub-Total*:**	$3,536.51
		Total Tax:	$0.00
		Total Freight:	$0.00
		Total Labor:	$0.00
		Total Amount:	$3,536.51

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Notes / Totals / Signature

Terms & Conditions:

IMPORTANT! Please read the following terms prior to placing your order!

1) Quote is good for 30 days. NOTE: If your quote is over 30 days old please be aware that pricing may have changed.

2) Moore Window & Door makes every effort to provide accurate take offs. However, it is the responsibility of the customer to verify the accuracy of the proposal before placing the order. Once the order is placed, changes cannot be made.

3) Phone orders and/or verbal orders will not be accepted. Please submit a signed copy by fax or in person to ensure the order has been placed.

4) ALL items ordered from Moore Window & Door are custom and non-returnable. Moore Window & Door has a NO RETURN POLICY.

5) We understand that construction industry scheduling can be a challenge. Therefore, Moore Window & Door is happy to hold your product for a time period of 2 weeks after it arrives to us provided it is paid for. After that we will charge a fee of $1.00 per square foot of space required to store it per month.
Please understand that our estimated delivery dates are tentative. We do not guarantee a specific delivery date at the time of order.

6) Approximate lead time is 4-6 weeks.

7) All payments must be made exactly as agreed.

8) All warranties are void if all payments are not made exactly as agreed.

9) Customer acknowledges that he/she/they have read the attached agreement in it?s entirety; that all the designs and specifications have been fully explained to the Customer?s satisfaction; and that Customer agrees to all of the design and specifications and the terms and conditions detailed in the agreement. Customer attests that there have been no verbal representations made by Moore Window & Door personnel that differ in any material respect from the details of the contract

10) Moore Window & Door would like to thank you for your business!

NOTE: ALL DIAGRAMS ARE VIEWED FROM OUTSIDE LOOKING IN.

Signature: _____ **Date:** _____

Purchase Order: _____



Printed By: Douglas Thresher
Created: 3/24/2016

HOUSE INCORPORATED

GB98 License# 375177

223 N Guadalupe #261

Santa Fe, New Mexico 87501

Date:6/15/2016

Cover Letter for :
Malena Fernandez Door/Window Remodel
302 Camino Cerrito
Santa Fe, NM 57502

Scope of Work

We Propose to Add a 2-3'x6'8" French Door and re-locate the existing 3'6"x5'6" window
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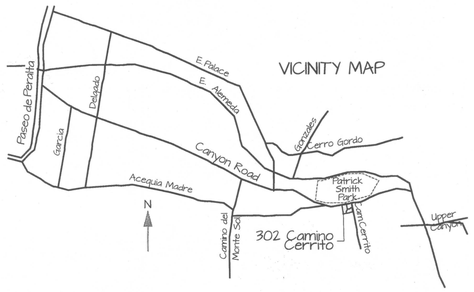
This door/window remodel is located in the south side walled courtyard of the residence
Existing residence remains the same

Thank you for your consideration

Joe Gammon, House inc. contractor for Malena Fernandez.

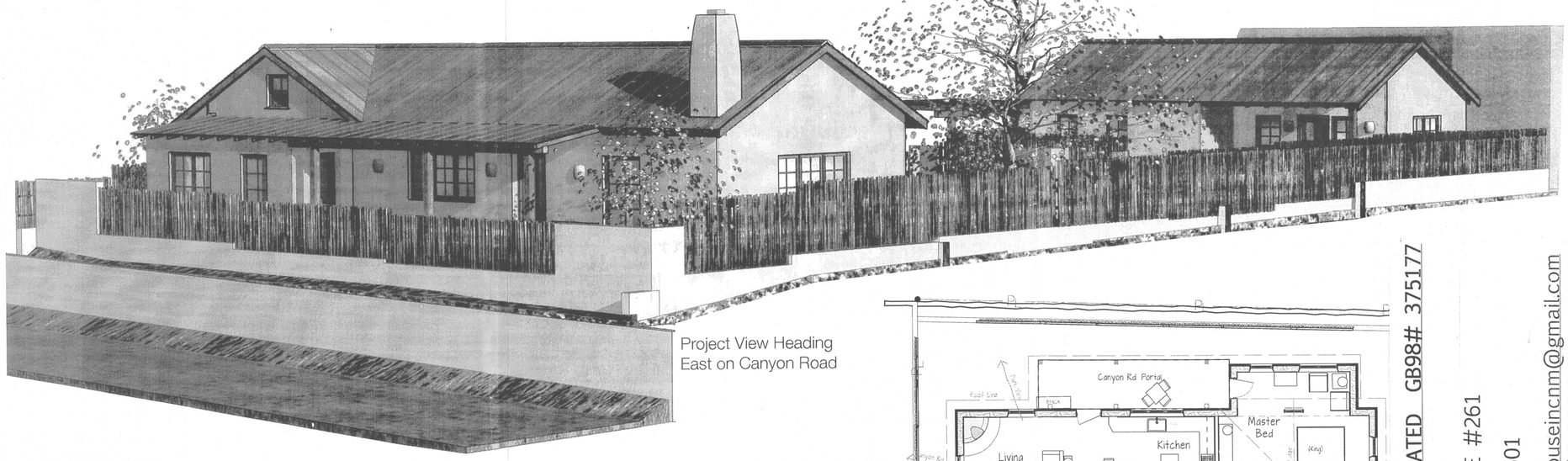
302 Camino Cerrito
7/1/16

RECEIVED
JUN 27 2016

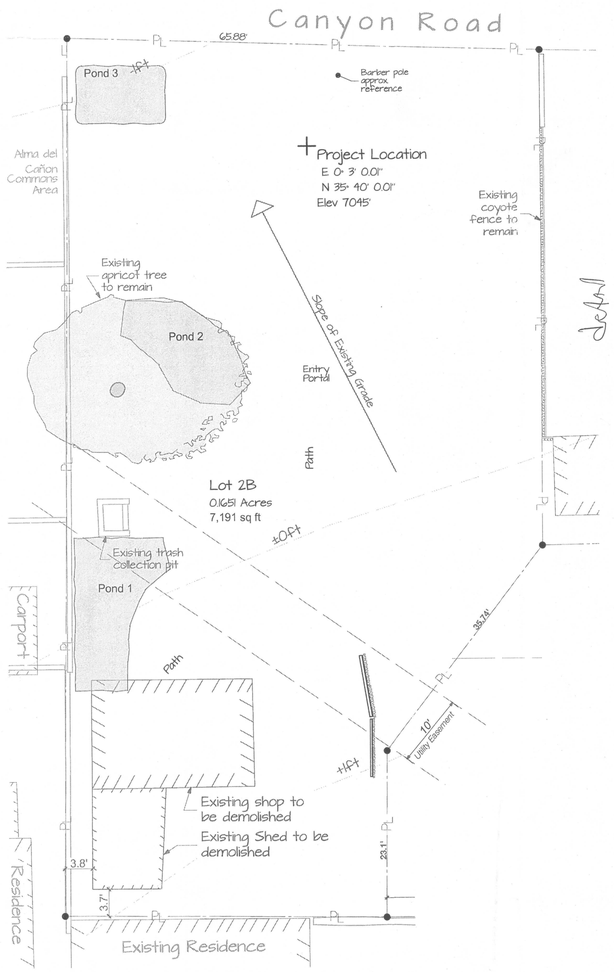


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.



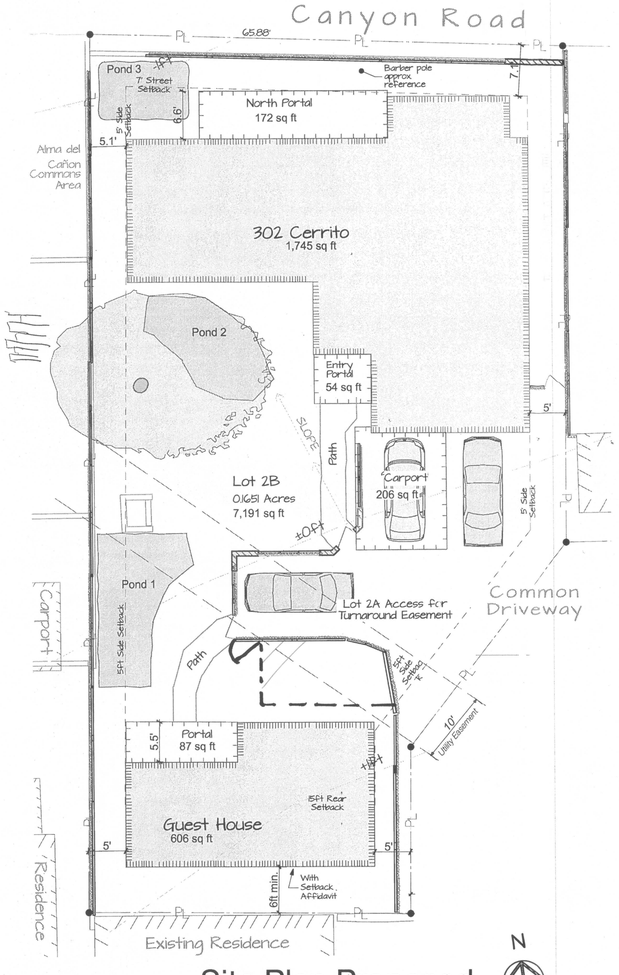
Project View Heading
East on Canyon Road



Site Plan Existing

SCALE: 1" = 10'

16'-0"



Site Plan Proposed

SCALE: 1" = 10'

N

GENERAL REQUIREMENTS

All work shall comply with the following codes and guidelines:

2006 INTERNATIONAL/RESIDENTIAL BUILDING CODE
2005 NEC, 2006 UPC, 2006 UMC
State of New Mexico
City of Santa Fe Residential Green Building Code
ASHRAE 62.2
NAHB Residential Construction Performance Guidelines, 4th Ed.

ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,745 sf	
Proposed Guest House (heated)	606 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	172 sf	
Portal for Guest House	87 sf	
Carport	206 sf	
Total Portals and Carport		519 sf
Total Proposed Roofed Area		**2,870 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

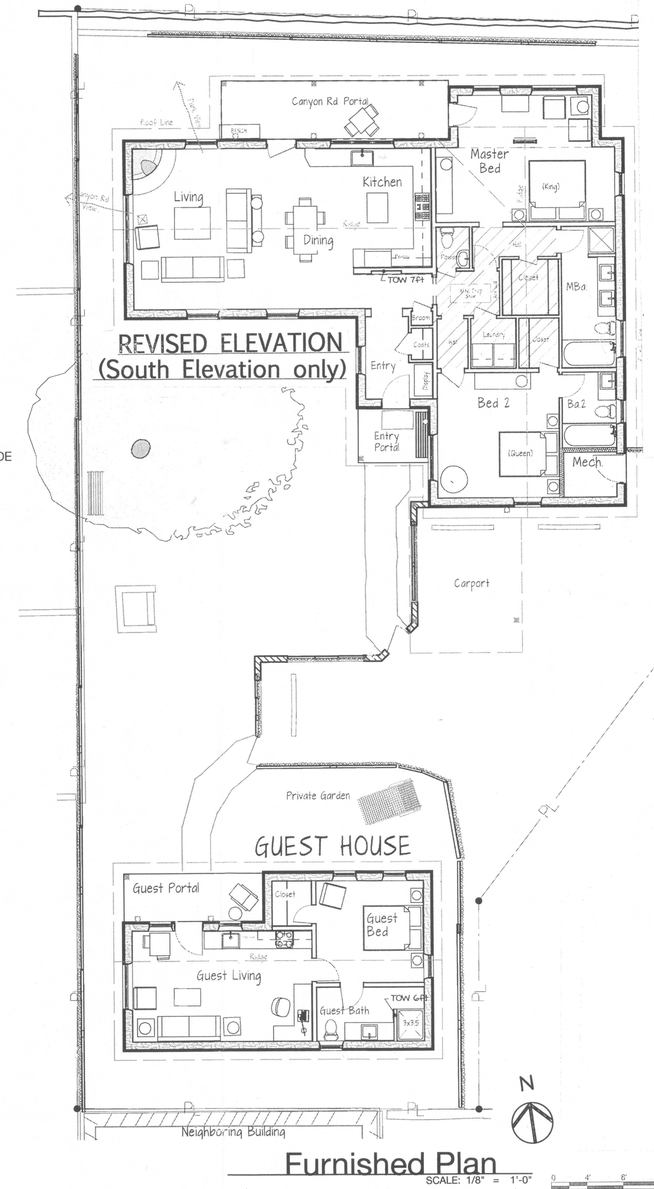
PONDING CALCULATION

Total Roofed Area 2870sf
x 0.16
Ponding Requirment 460cf

Pond 1	200cf
Pond 2	160cf
Pond 3	100cf
	460cf

COLOR FINISHES

Stucco	El Rey "Hacienda"
Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"



REVISED ELEVATION
(South Elevation only)

Furnished Plan

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

32'-0"

HOUSE, INCORPORATED GB98# 375177

Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

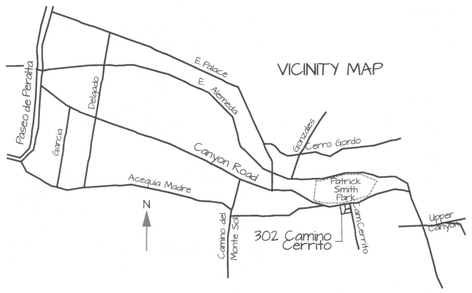
Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 1

Cover, Site Plans

JUN 27 2016



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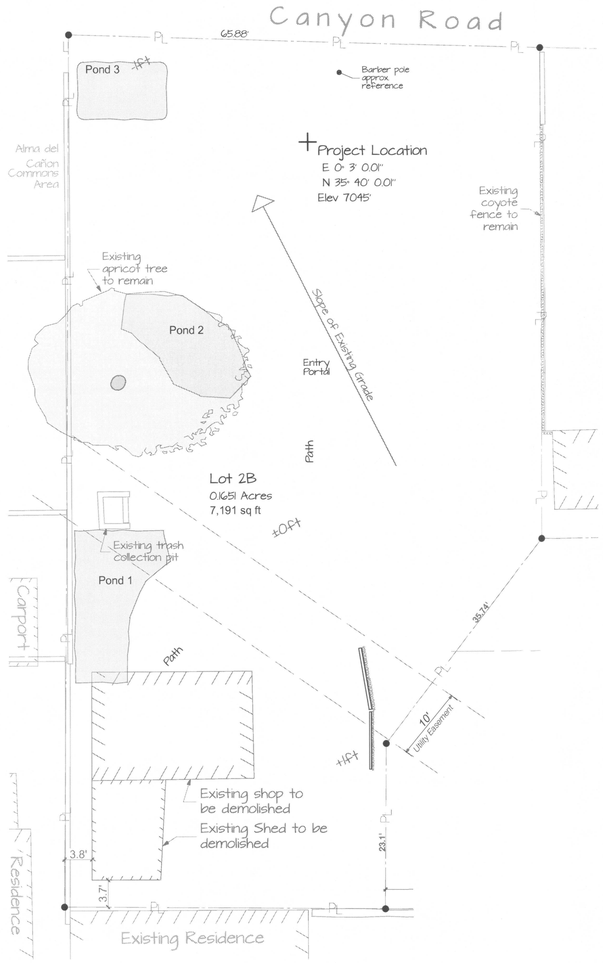
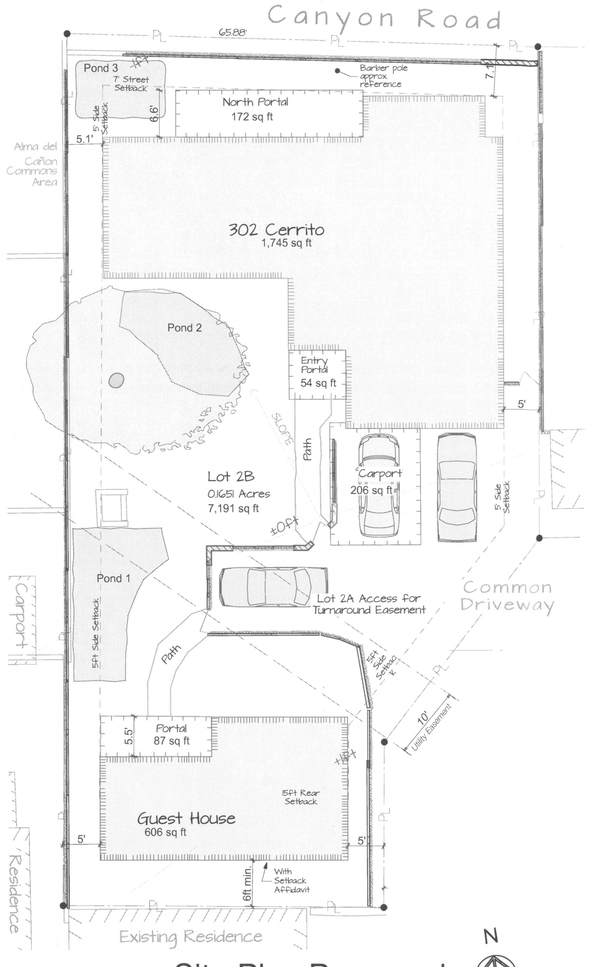
Project View Heading
East on Canyon Road



Site Plan Existing

SCALE: 1" = 10'

40'-0"



Site Plan Proposed

SCALE: 1" = 10'

N

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2005 NEC, 2006 UPC, 2006 UMC
State of New Mexico
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ZONING RAC

AREA CALCULATIONS

302 Camino Cerrito

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Portal for Guest House	87 sf	
Carport	206 sf	
Total Portals and Carport		519 sf
Total Proposed Roofed Area		**2,870 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*

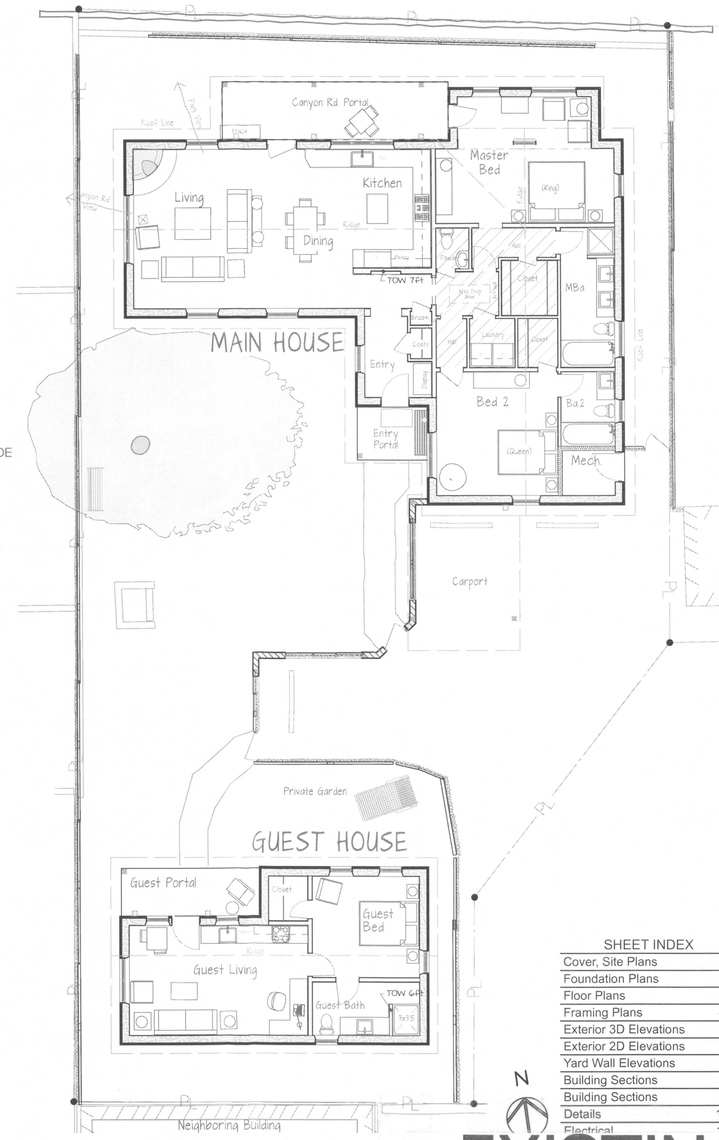
PONDING CALCULATION

Total Roofed Area 2870sf
x 0.16
Ponding Requirment 460cf

Pond 1	200cf
Pond 2	160cf
Pond 3	100cf
	460cf

COLOR FINISHES

Stucco	El Rey "Hacienda"
Roofs	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	Cladding in "Slate"
Doors	Cladding in "Slate"



Furnishe

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Cody North
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302 Camino Cerrito

New Construction
Santa Fe New Mexico

SHEET INDEX

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Exterior 2D Elevations	6
Yard Wall Elevations	7
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Building Sections	9
Details	10
Electrical	11

Project Status: CD
Construction Documents

Published 2/17/14

EXISTING 1

Cover, Site Plans

JUN 27 2013

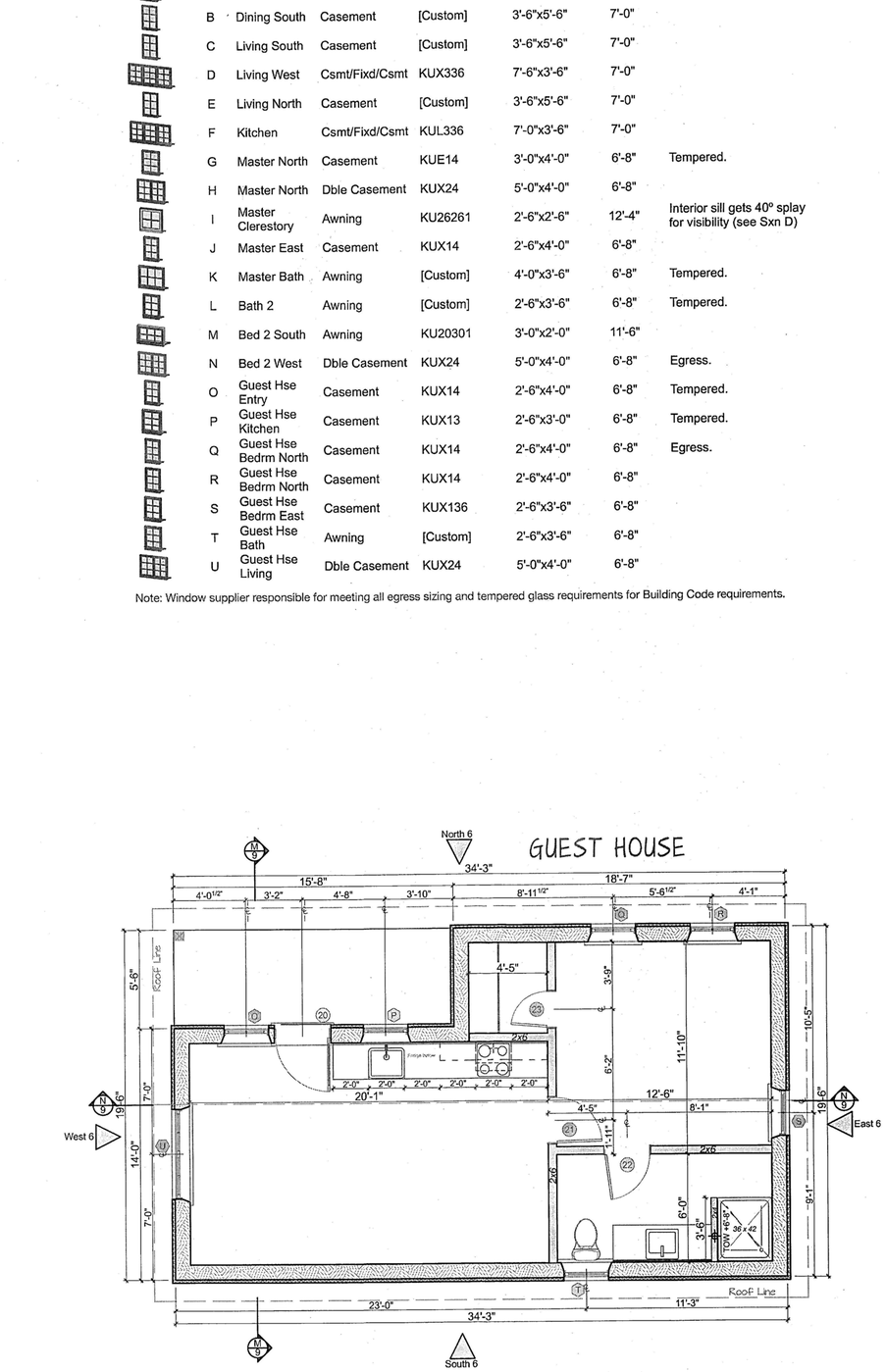
Kolbe Ultra Series Window Schedule

Ext. View	ID	Location	Type	Item Code	Unit Size	Header AFF	Notes
	A	Entry	Casement	KUE14	3'-0"x4'-0"	6'-6"	
	B	Dining South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	C	Living South	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	D	Living West	Csmt/Fixd/Csmt	KUX336	7'-6"x3'-6"	7'-0"	
	E	Living North	Casement	[Custom]	3'-6"x5'-6"	7'-0"	
	F	Kitchen	Csmt/Fixd/Csmt	KUL336	7'-0"x3'-6"	7'-0"	
	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
	P	Guest Hse Kitchen	Casement	KUX13	2'-6"x3'-0"	6'-8"	Tempered.
	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
	R	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	S	Guest Hse Bedrm East	Casement	KUX136	2'-6"x3'-6"	6'-8"	
	T	Guest Hse Bath	Awning	[Custom]	2'-6"x3'-6"	6'-8"	
	U	Guest Hse Living	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	

Note: Window supplier responsible for meeting all egress sizing and tempered glass requirements for Building Code requirements.

Door Schedule

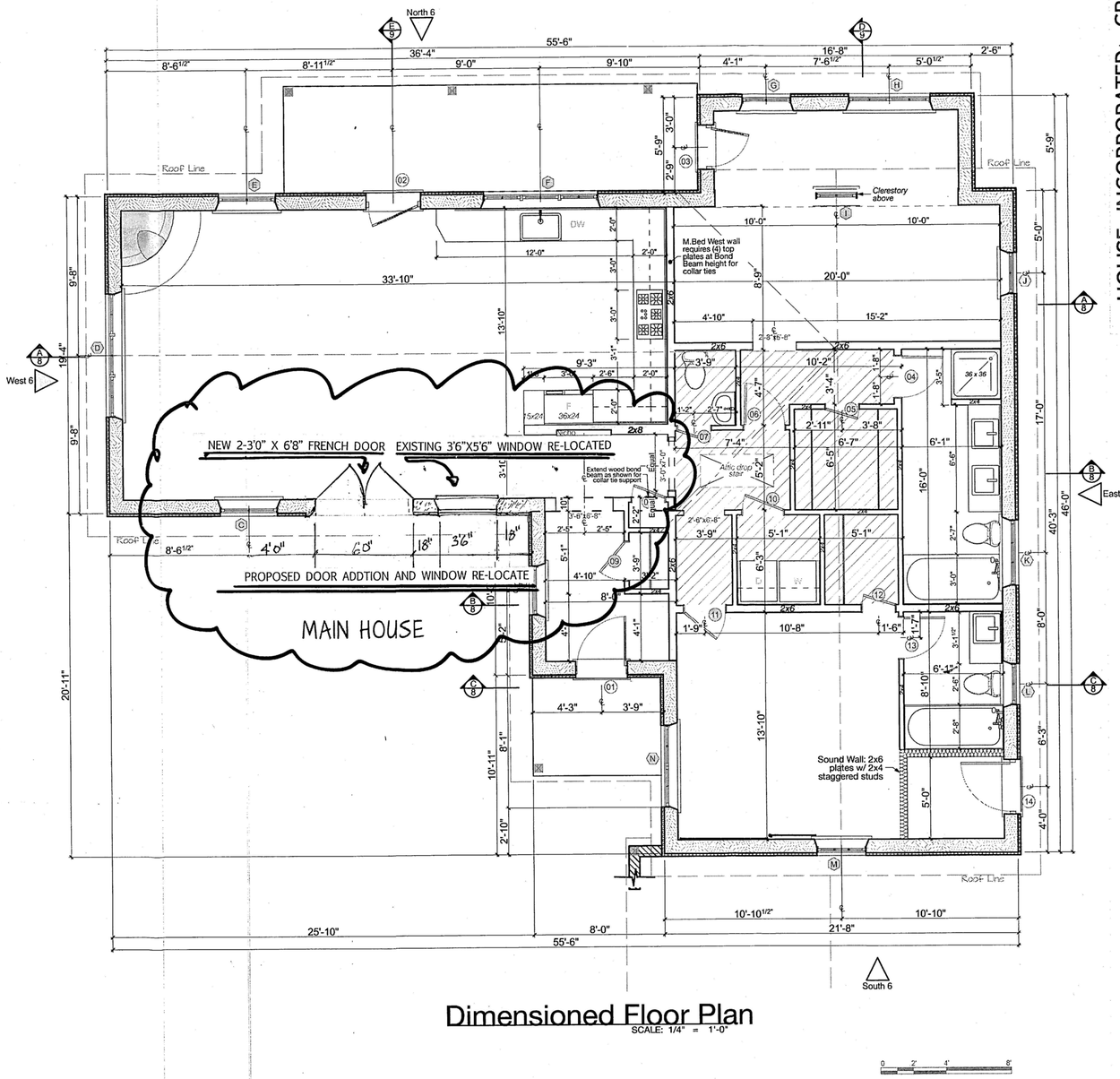
ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	20	21	22	23
Location	Entry	North Portal at Dining	North Portal at Master Bed	Master Bath	Master Closet	Master Suite	Powder Room	Broom Closet	Coat Closet	Laundry	Bed 2	Bed 2 Closet	Bath 2	Mechanical	Guest Hse Entry	Guest Hse Bedroom	Guest Hse Bath	Guest Hse Closet
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan

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

16'-0"



Dimensioned Floor Plan

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

0 2' 4' 8'

HOUSE, INCORPORATED; GB98# 375177
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

Construction Documents

CD Published 2/17/14

SHEET: 3

Floor Plans

JUN 27 2016

Kolbe Ultra Series Window Schedule

Ext. View	ID	Location	Type	Item Code	Unit Size	Header AFF	Notes
	A	Entry	Casement	KUE14	3'-0"x4'-0"	6'-6"	
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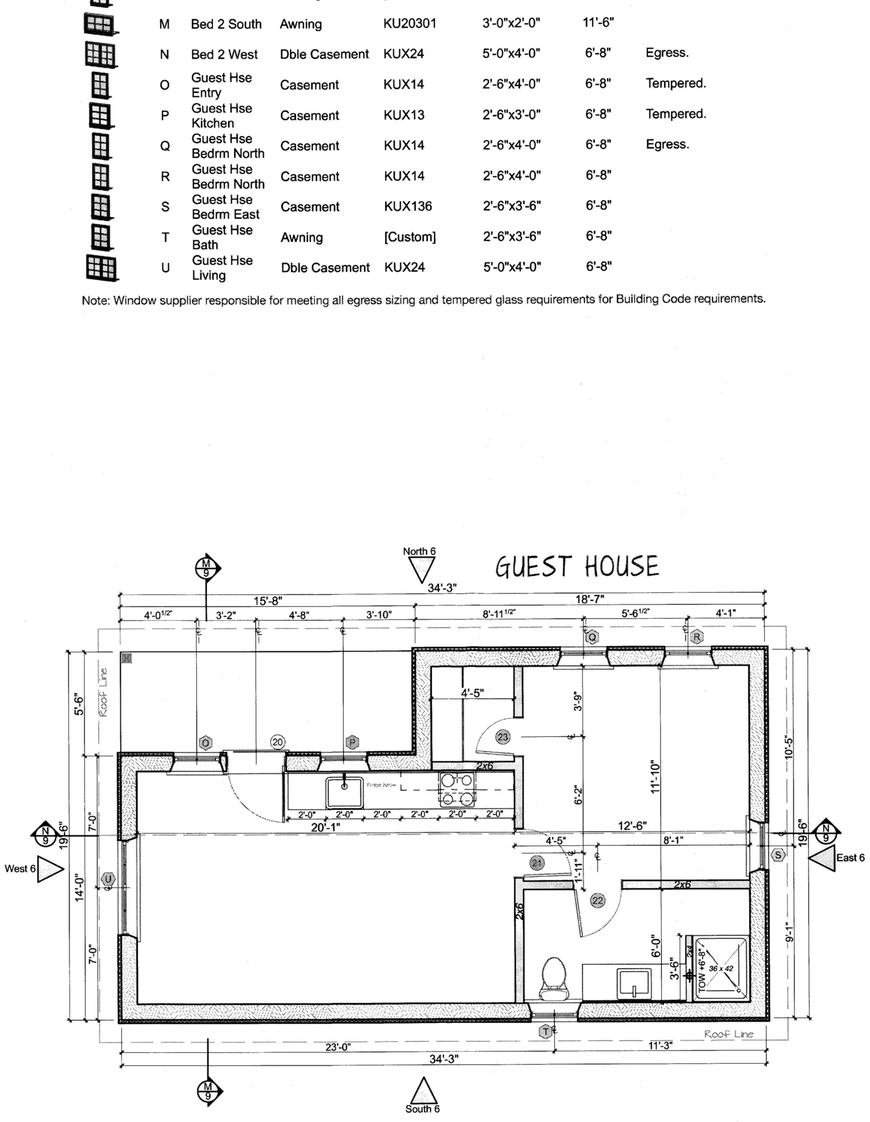
	G	Master North	Casement	KUE14	3'-0"x4'-0"	6'-8"	Tempered.
	H	Master North	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	
	I	Master Clerestory	Awning	KU26261	2'-6"x2'-6"	12'-4"	Interior sill gets 40° splay for visibility (see Sxn D)
	J	Master East	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	K	Master Bath	Awning	[Custom]	4'-0"x3'-6"	6'-8"	Tempered.
	L	Bath 2	Awning	[Custom]	2'-6"x3'-6"	6'-8"	Tempered.
	M	Bed 2 South	Awning	KU20301	3'-0"x2'-0"	11'-6"	
	N	Bed 2 West	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	Egress.
	O	Guest Hse Entry	Casement	KUX14	2'-6"x4'-0"	6'-8"	Tempered.
	P	Guest Hse Kitchen	Casement	KUX13	2'-6"x3'-0"	6'-8"	Tempered.
	Q	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	Egress.
	R	Guest Hse Bedrm North	Casement	KUX14	2'-6"x4'-0"	6'-8"	
	S	Guest Hse Bedrm East	Casement	KUX136	2'-6"x3'-6"	6'-8"	
	T	Guest Hse Bath	Awning	[Custom]	2'-6"x3'-6"	6'-8"	
	U	Guest Hse Living	Dble Casement	KUX24	5'-0"x4'-0"	6'-8"	

Note: Window supplier responsible for meeting all egress sizing and tempered glass requirements for Building Code requirements.

Door Schedule

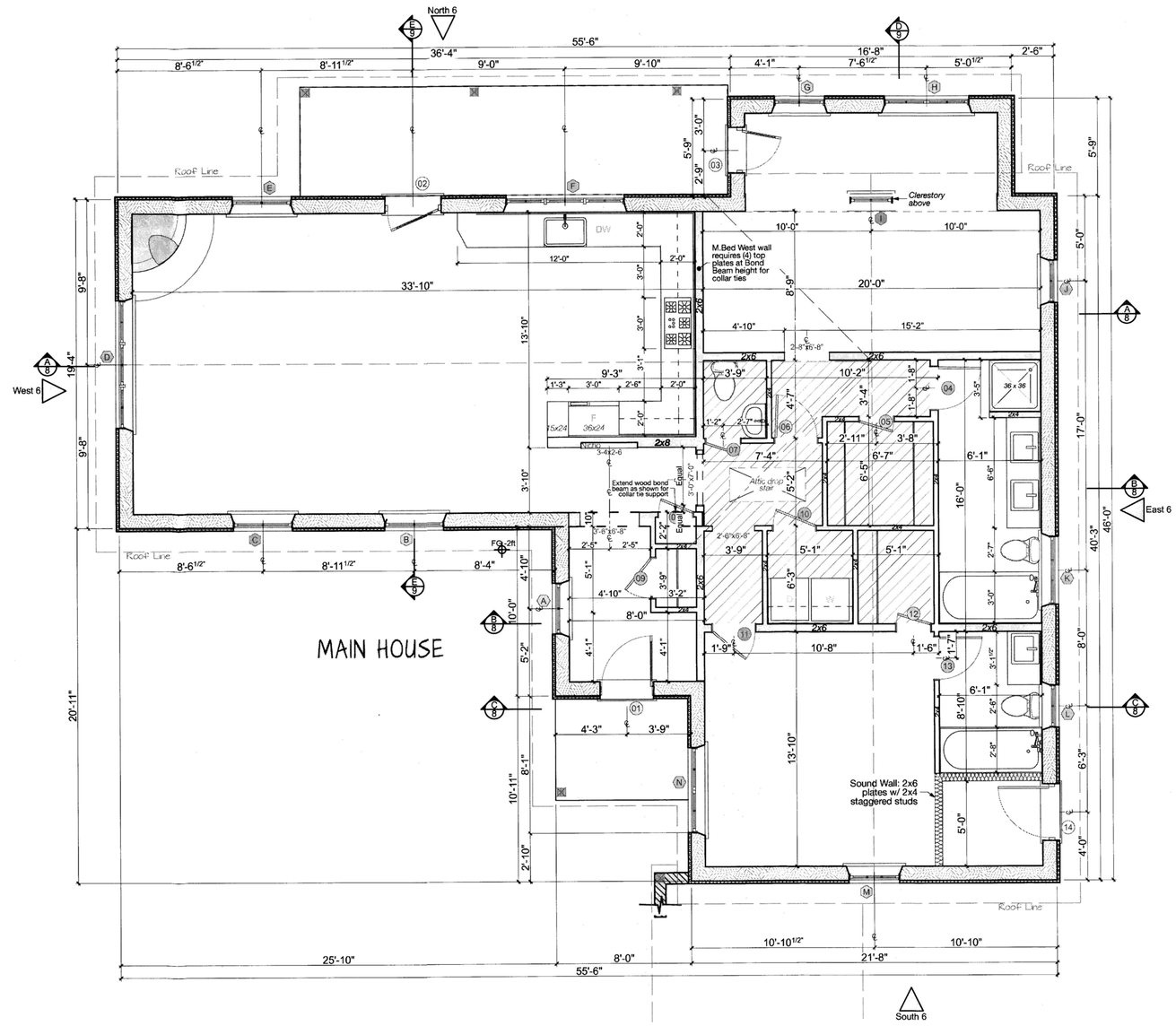
ID	01	02	03	04	05	06	07	08	09	10	11	12	13	14	20	21	22	23
Location	Entry	North Portal at Dining	North Portal at Master Bed	Master Bath	Master Closet	Master Suite	Powder Room	Broom Closet	Coat Closet	Laundry	Bed 2	Bed 2 Closet	Bath 2	Mechanical	Guest Hse Entry	Guest Hse Bedroom	Guest Hse Bath	Guest Hse Closet
Leaf Size	3'-0"x6'-8"	3'-0"x7'-0"	2'-4"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	2'-4"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	2'-0"x6'-8"
Swing	RH	LH	LH	LH	RH	LH	RH	RH	RH	RH	RH	RH	LH	RH	LH	RH	RH	LH
Notes	Exterior	Exterior	Exterior											Exterior	Exterior			



Dimensioned Floor Plan

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

16'-0"



Dimensioned Floor Plan

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

0 2' 4' 8'

percy HOME design
Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito

New Construction
Santa Fe New Mexico

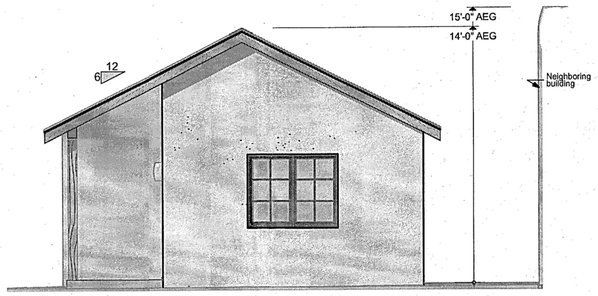
Project Status: CD Construction Documents

EXISTING Floor Plans

JUN 27 2016

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall



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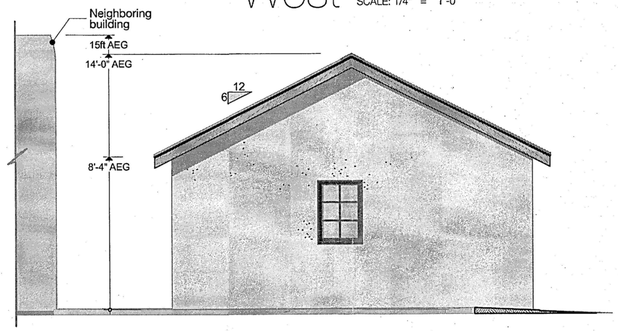

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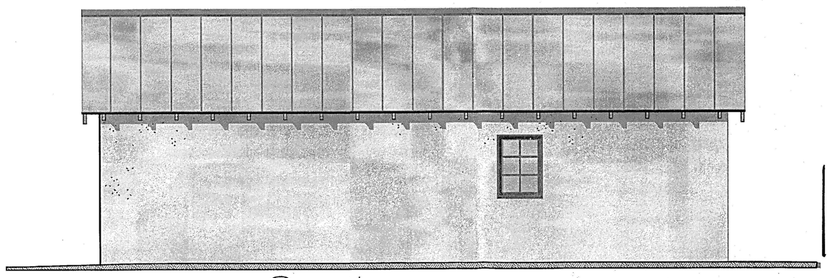

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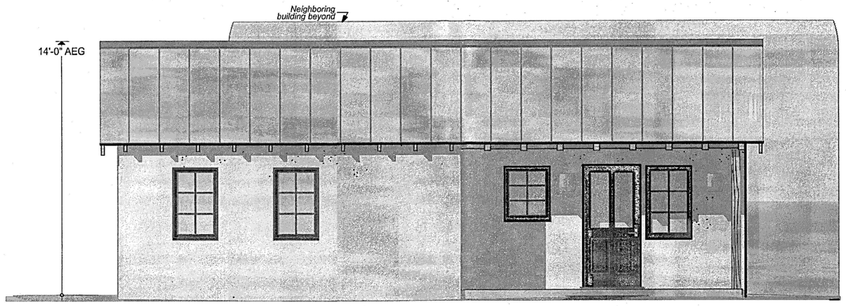


North SCALE: 1/4" = 1'-0"

0 2' 4' 8'

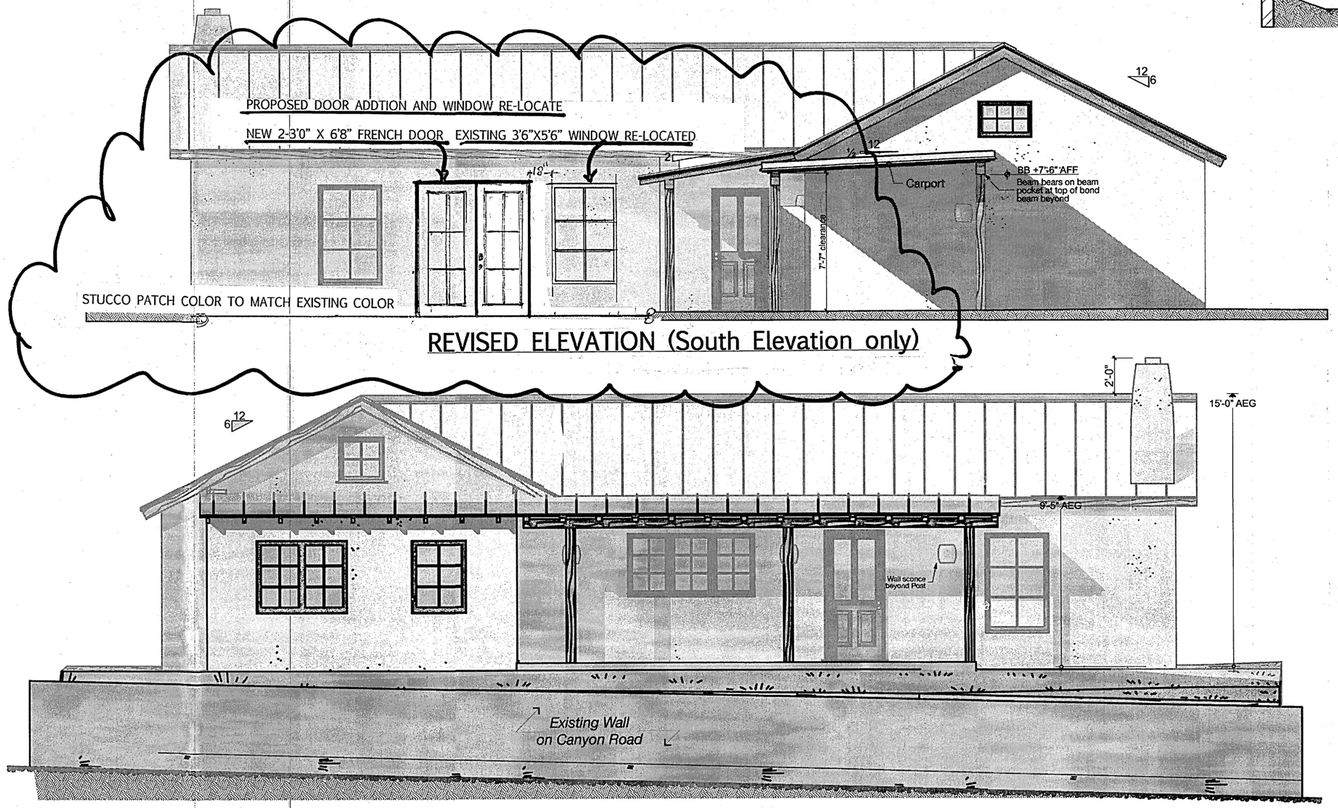
16'-0"

GUEST HOUSE



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

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



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

0 2' 4' 8'

MAIN HOUSE

HOUSE, INCORPORATED GB98# 375177

Contact Joe Gammon

223 N. GUADALUPE #261

SANTA FE, NM 87501

505-690-4250 houseincnm@gmail.com

Malena Fernandez Door/Window Remo

302 Camino Cerrito, Santa Fe, NM 87502

Project Status: CD Construction Documents

CD Published 2/17/14

SHEET: 6

Exterior 2D Elevations

JUN 27 2016

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BH	Bearing Height
BM	Bench Mark reference
Clg.Ht.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
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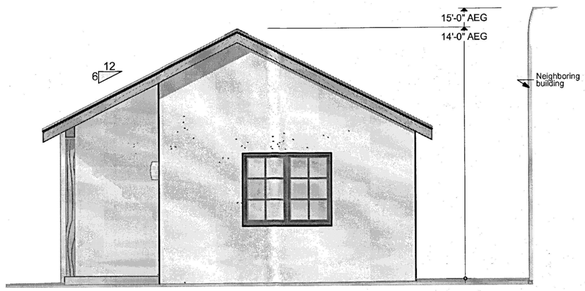
TOW	Top Of Wall



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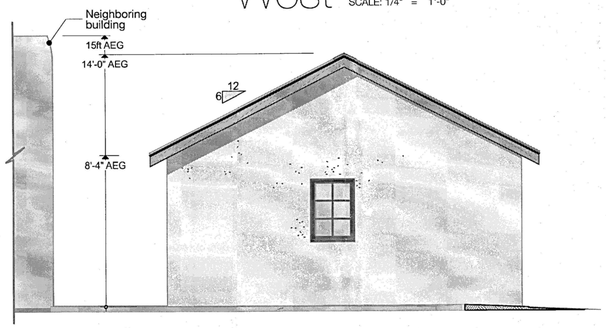

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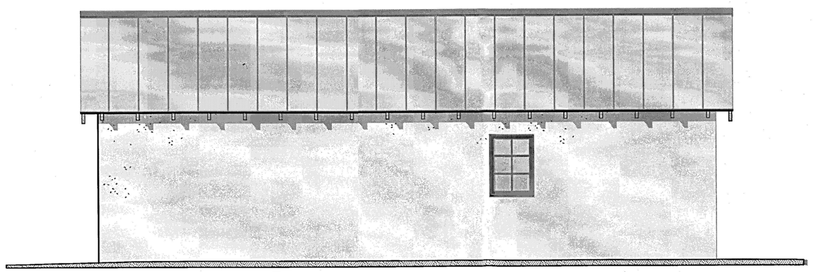

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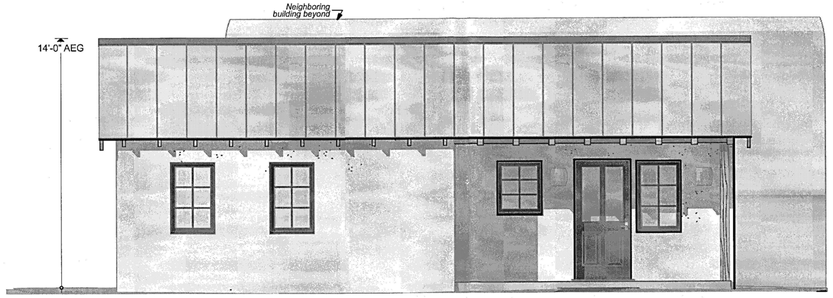


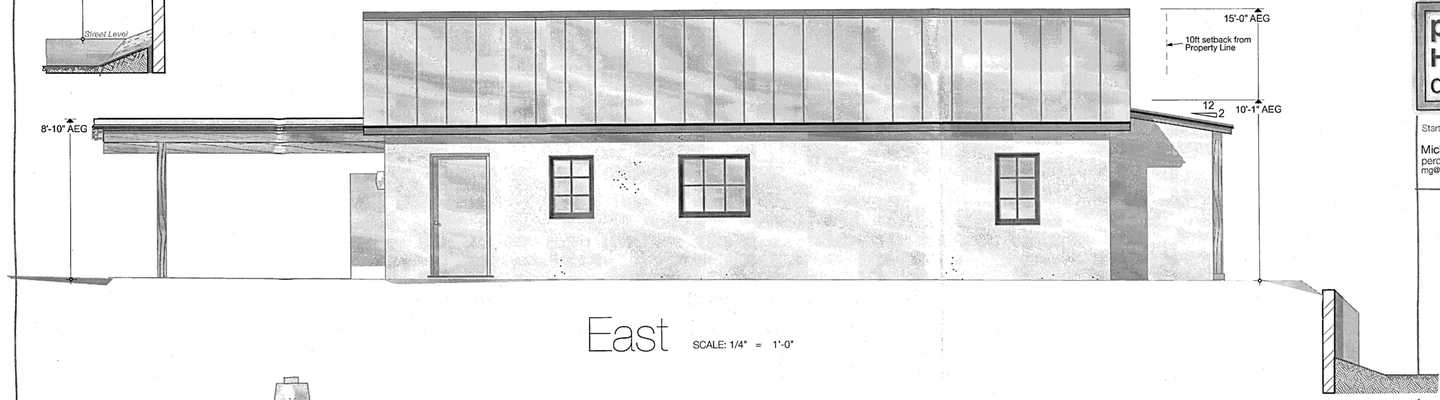
North SCALE: 1/4" = 1'-0"

0 2' 4' 8'
16'-0"

GUEST HOUSE



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



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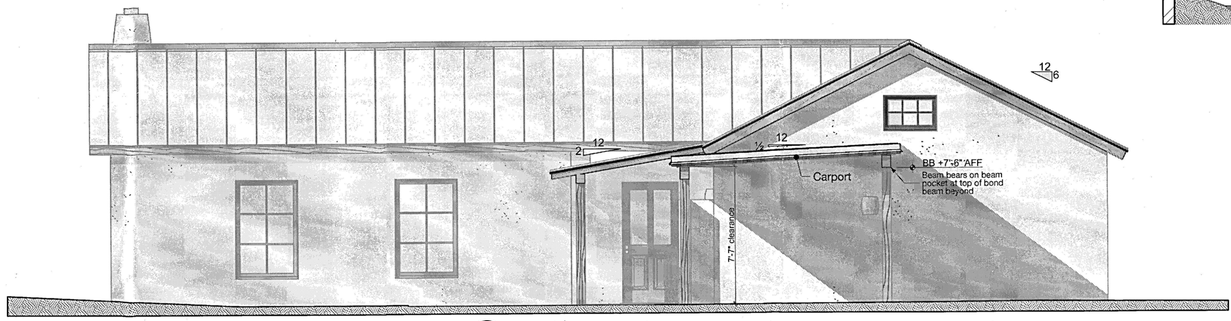

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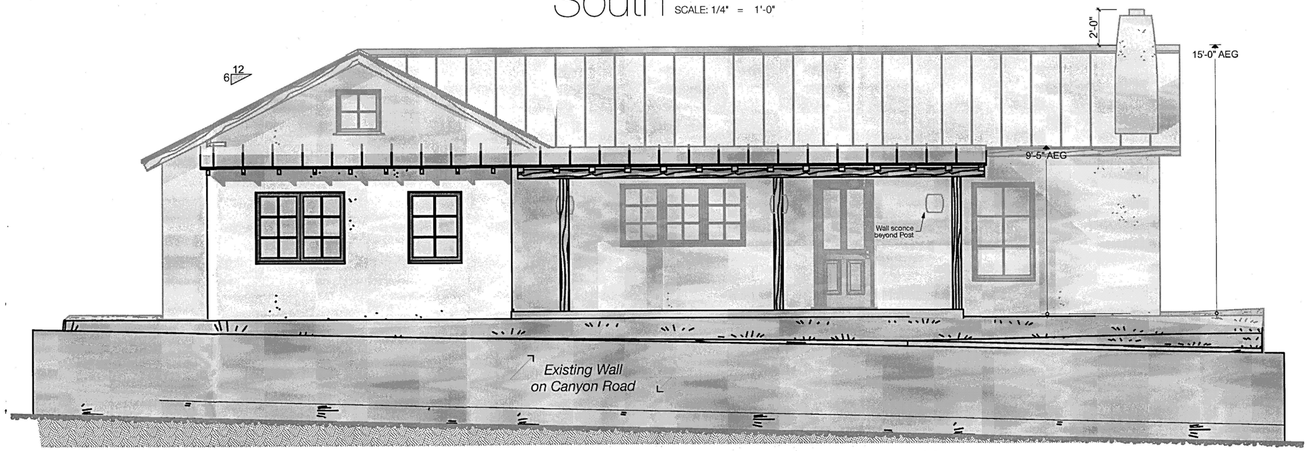

North SCALE: 1/4" = 1'-0"

0 2' 4' 8'

MAIN HOUSE

EXISTING Elevations

percy HOME design
Start with the right design.
Michael Percy Grant
percyhomedesign.com
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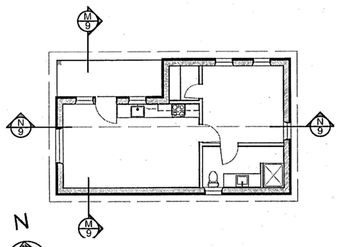
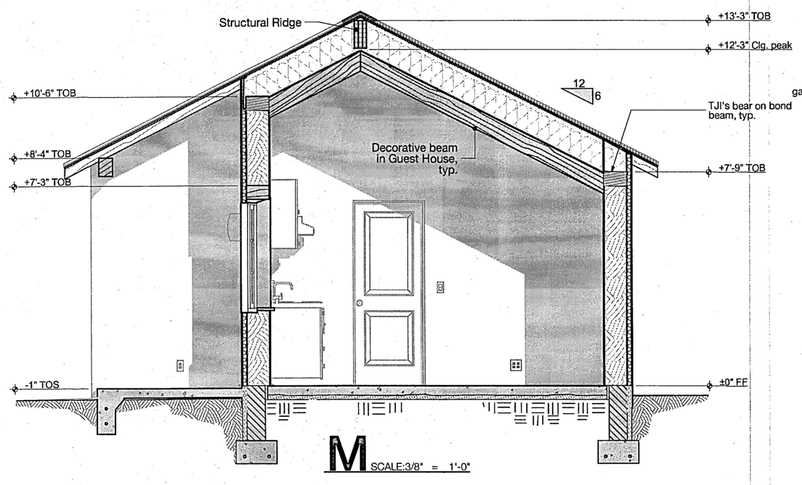
302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: CD
Construction Documents
CD Published 2/17/14

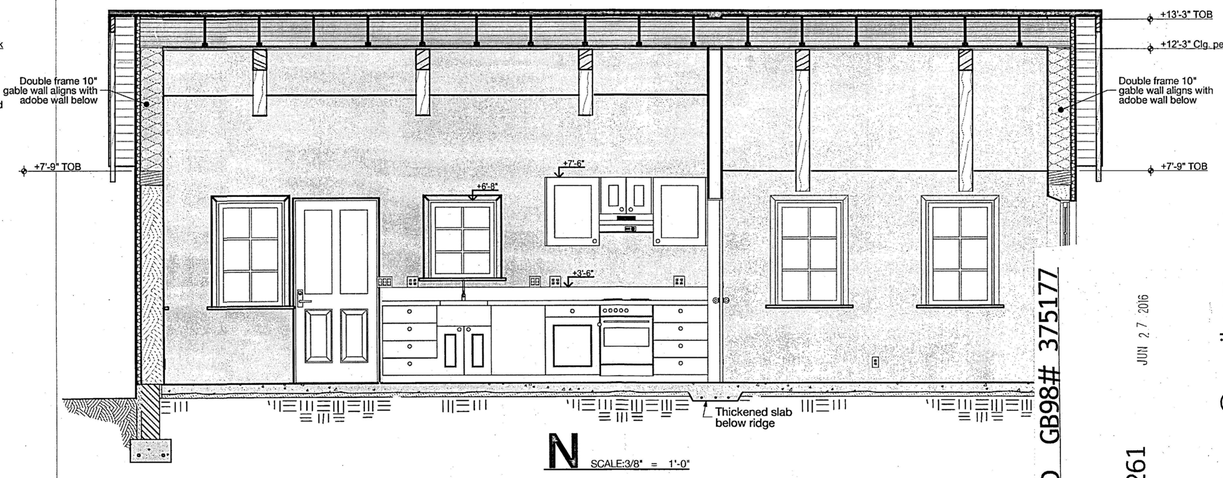
SHEET: 6



Section Plan Key
GUEST HOUSE

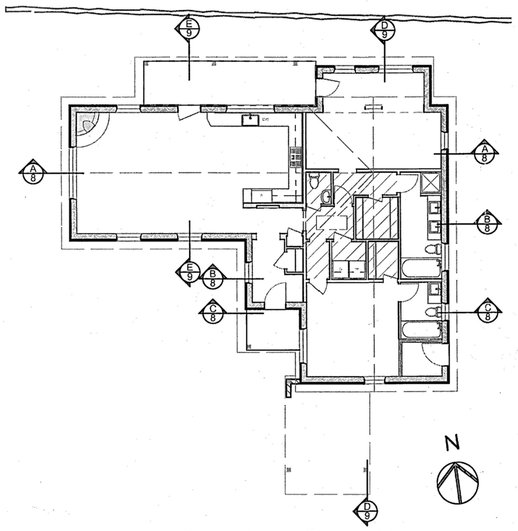


M SCALE:3/8" = 1'-0"

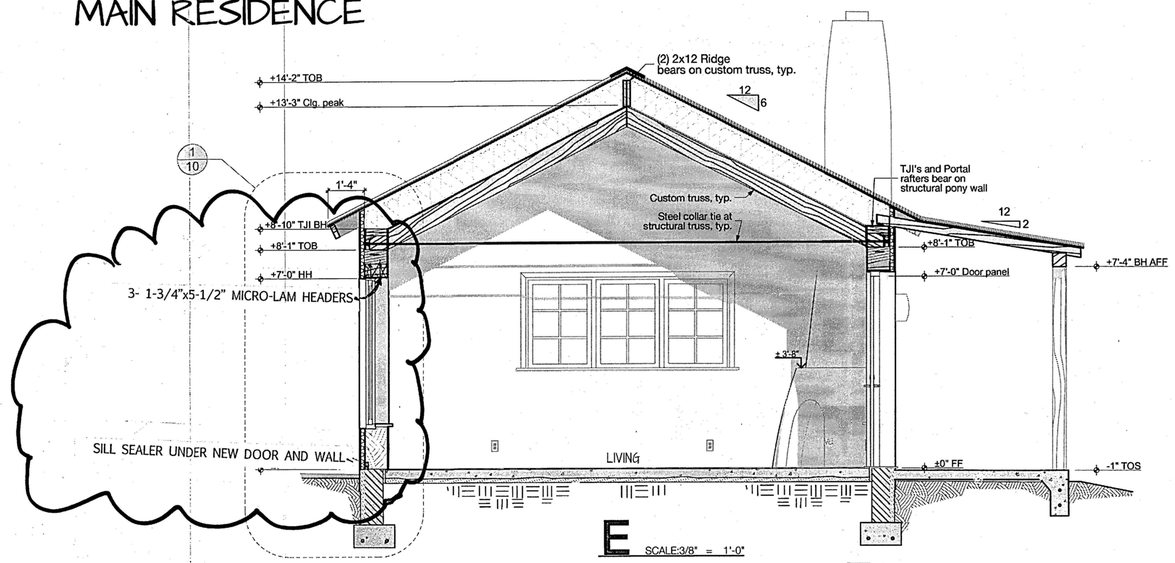


N SCALE:3/8" = 1'-0"

GUEST HOUSE
MAIN RESIDENCE



Section Plan Key
MAIN RESIDENCE



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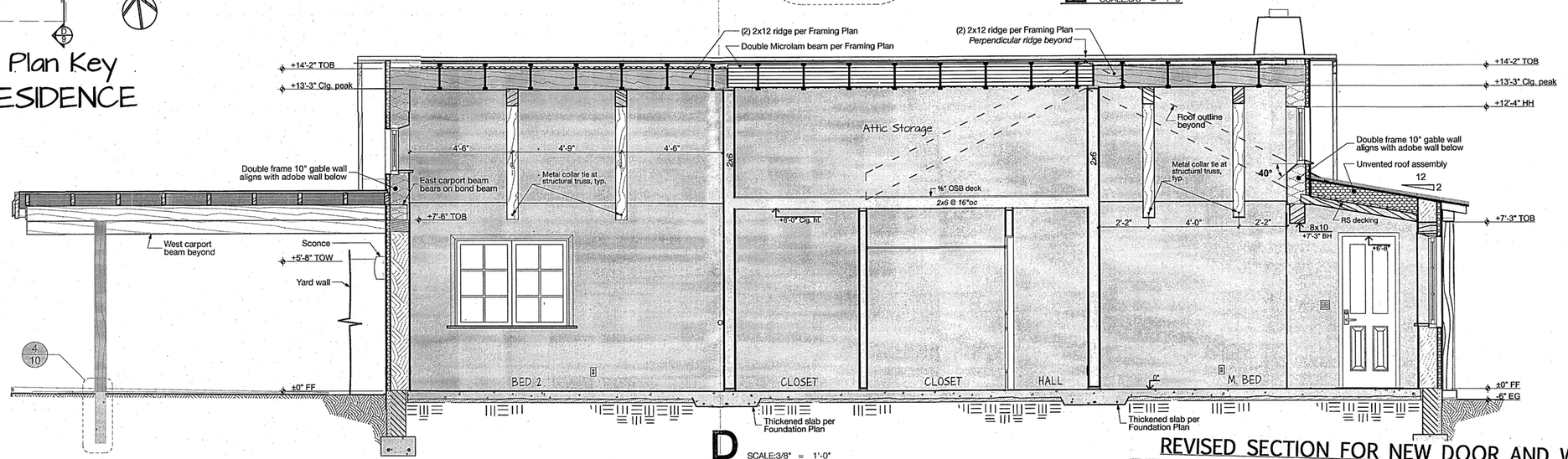

D SCALE:3/8" = 1'-0"

10'-8"

ABBREVIATIONS

AEG	Above Existing Grade
AFG	Above Finished Grade
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BH	Bearing Height
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EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
TOB	Top Of Beam
TOF	Top Of Fence
TOS	Top Of Slab
TOW	Top Of Wall

REVISED SECTION FOR NEW DOOR AND WINDOW RE-LOCATE

HOUSE, INCORPORATED GB98# 375177
Contact Joe Gammon
223 N. GUADALUPE #261
SANTA FE, NM 87501
505-690-4250 houseincnm@gmail.com

JUN 2 7 2016

Malena Fernandez Door/Window Remo
302 Camino Cerrito, Santa Fe, NM 87502

SHEET: 9

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2025-011550-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10", a 309 sq. ft. portal to a height of 10'-3", and replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, stucco, and paint both buildings. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

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

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade. Staff finds

that the exception criteria have not been met and recommends denial of the exception to section 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade. 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 Historic District Design Standards.

Sample motions:

Up to three motions will be required in this case.

a. In case 2025-011550-HDRB, for 539 Garcia Street, approve/deny the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, finding that the exception criteria have/have not been met
b. In case 2025-011550-HDRB, for 539 Garcia Street, approve/deny the exception to 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade, finding that the exception criteria have/have not been met
c. In case 2025-011550-HDRB, for 539 Garcia Street, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

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

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



Figure 1: Property setting

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


Figure 2: South Elevation of Residential Structure

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



Figure 3: South Elevation of Accessory Structure

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

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

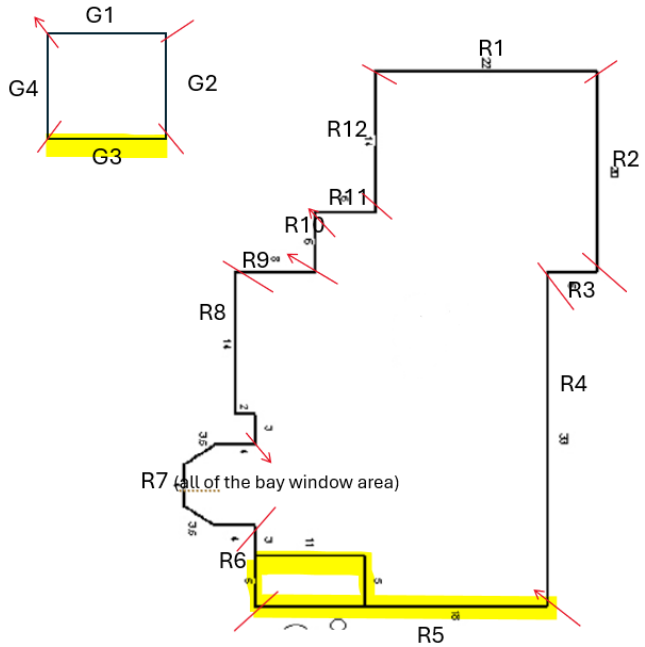


Figure 5: Façade Diagram

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

APPLICANT'S REQUEST:
The applicant requests the following:

Residence:

1) Remove the 1980s addition of the bay window on the west elevation.
2) Construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10". Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade.
3) Construct a 309 sq. ft. portal to a height of 10'-3". The portal will be within 10' of the primary façade. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade.
4) Replace windows and doors on the non-primary facades of the residence. The windows on the north and east elevations will match the existing three-over-one window pattern, except for the smaller windows, which will match the existing smaller windows in a two-over-one pattern. The new window on the south wall of the new addition will match the three-over-one pattern of the existing primary façade windows. This window is publicly visible and is within 3' of a corner and is subject to the exception to 14-5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade. The primary façade windows are not being replaced. They are being repaired only. Under the requested west elevation portal is a larger 8'-11" wide by 6'-6" high window, which is requested as a seven-over-three pattern. This pattern matches the window requested as part of the garage conversion below. The smaller windows under the west portal are two over one.
5) Repair the window on the primary façade of the residence.
6) Refinish and repair the door on the primary façade of the residence.
7) Repair posts and corbels of the south portal, which is part of the primary façade. The posts and corbels will remain in the same style as exists currently. No replacement is requested at this time.
8) Reroof the residence (approximately 2,305 sq. ft.) using modified bitumen to match the existing roof. There shall be no publicly visible rooftop appurtenances, and no roofing material shall be on the top of the parapets; it shall be flashed on the interior of the parapets. There shall be no changes to existing skylights, canales, solar, mechanical, line sets, or other rooftop appurtenances at this time.
9) Stucco in cementitious La Habra "Kokanee" to match the existing stucco.
10) Paint Benjamin Moore "Simply White" millwork trim and portal details and window trim.
11) Stain the portal posts and corbels to match the existing in "Dark Walnut".

Garage:

12) Alter the garage door to a window. The window will be a larger 8'-11" wide by 6'-6" high window with a seven-over-three pattern to match the window under the west portal of the

residence. The garage door is on the primary façade; however, it is excluded from the primary façade.

13) Replace the two existing windows and install a new window on the non-primary façades.
14) Reroof the garage (approximately 403 sq. ft.) using modified bitumen to match the existing roof. There shall be no publicly visible rooftop appurtenances, and no roofing material shall be on the top of the parapets; it shall be flashed on the interior of parapets.
15) Stucco in cementitious La Habra "Kokanee" to match the existing stucco.
16) Paint Benjamin Moor "Simply White" millwork trim and portal details and window trim.

Property:

17) Hardscape by installing a gravel driveway, concrete landings, and steps as necessary.



Figure 6: Rendering of requested remodels

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to *"Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade".*

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

Applicant Response: The proposed modifications have been intentionally designed to preserve and reinforce the architectural integrity of the historic district. All exterior changes—including window replacements, portal repairs, and minor footprint modifications—are completed in a manner consistent with existing historic features, including matching proportions, materials, headers, and sills as shown in the submitted elevations (pages 4–8). The project retains all character-defining elements such as the portal structure, coyote fencing, and traditional massing while using materials compatible with established district guidelines. The work does not diminish, obscure, or compromise the historic character of the structure or the surrounding district.

Staff Response: Staff finds that this criterion is not met. This does not focus on why the 10' setback does not work on this project or why the smaller setback from the primary façade is necessary.

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

Applicant Response: The requested exception is necessary to prevent practical hardship related to the continued use, safety, and viability of the property. Several existing windows and doors are deteriorated or deficient and require replacement for energy efficiency, security, and code compliance (existing conditions, pages 2–3). Without approval of these modest, historically sensitive improvements, the property would remain compromised—creating ongoing maintenance challenges, safety risks, and reduced habitability.

Additionally, the project improves structural stability, ensures proper egress, and retains streetscape continuity. These upgrades support both neighborhood safety and long-term preservation, aligning with the district's objectives.

Additionally, the project mitigates potential injury to the public welfare by improving structural stability, ensuring proper egress, and retaining streetscape continuity. These upgrades support both neighborhood safety and long-term preservation, aligning with the district's objectives.

Staff Response: Staff finds that this criterion is not met. The hardship of having an addition at less than ten feet from the primary façade is not addressed.

(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 work supports the City's goal of enabling sensitive, historically aligned updates that maintain livability within historic districts. By preserving massing, portals, window proportions, and stucco forms (pages 4–9), the project reinforces the district's eclectic architectural character while allowing the home to continue functioning as a residence.

Supporting responsible upgrades ensures long-term occupancy, economic stability, and neighborhood continuity.

Staff Response: Staff finds that this criterion is not met. No other designs are discussed, nor is there reasoning for this one design.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E)(2)(b): The applicant requests an exception to *"No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade."*

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

Applicant Response: The proposed modification to the window under the portal is fully consistent with the architectural vocabulary of the district. The existing opening is already located within 3 feet of the corner, and the proposal does not introduce a new encroachment—rather, it improves an existing non-ideal condition.

The replacement window will match traditional Pueblo Revival proportions, sill and header

details, and materials, aligning it with the rest of the structure's historic character. By correcting and regularizing an outdated or incompatible feature, the project strengthens architectural coherence without obscuring or diminishing district character.

Staff Response: Staff finds that this criterion is not met. This is a new window installation on an addition, not a replacement of the window in the 1984 bay window addition.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: This exception is necessary because the existing window—already within 3 feet of the corner—requires replacement to meet current safety, energy efficiency, and functional needs. Without the ability to repair or replace the window in its existing location, the applicant would face hardship due to deterioration, weather intrusion, and compromised security.

Approval avoids unnecessary demolition or the creation of a new opening elsewhere on the façade, which would have a greater visual impact. The improvement supports public welfare through better construction, safety, and durability while preventing further structural decline.

Staff Response: Staff finds that this criterion is not met. No hardship is discussed, and again, this is a new window in a new addition, not a replacement.

(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: This exception aligns with the City's objective of preserving the eclectic and layered character of its historic districts. By replacing an inconsistent or non-historic window condition with one that matches the building's Pueblo Revival style, the project enhances architectural authenticity.

Allowing sensitive improvements to pre-existing conditions supports long-term residential use and prevents deterioration that would harm neighborhood character. The result is a more cohesive façade that contributes positively to the district's heterogeneous historic fabric.

Staff Response: Staff find that this criterion is not met. While the applicant's explanation for the smaller window on the south façade is valid, the larger window under the portal is too large and could be decreased in size to meet the requirement.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

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

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

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

(9) Height, Pitch, Scale, Massing, and Floor 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. *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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 12382336

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

6. Date of Survey:
May 7, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982



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

11. Brief Description of the Property:

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

Continued on Page 5.

12. Who uses the property? Residence

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

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

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

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



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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House and Garage

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

11. Door Types: House and Garage

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

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

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence

(Continued from other side)

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

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

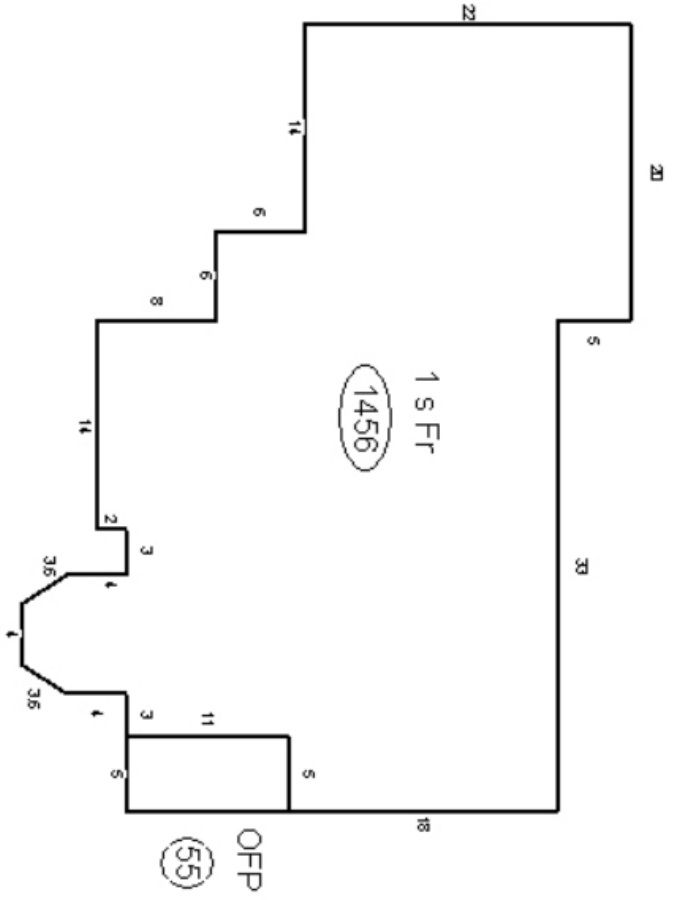
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

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



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

Architectural Description Continued

Setting

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

South (Front)

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

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

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

West

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

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

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

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

North

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

East

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

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Interior

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

Garage

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

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

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

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

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

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Historical Overview

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

A Road Named Garcia

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

José Dolores Garcia's Land

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

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

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

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

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

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

Juan and Simona Garcia

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

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

[2] Quitclaim Deed, Guadalupita Garcia et al. to Jose Onecimo Garcia, recorded August 8, 1945, Book 28/Page 348, Instrument # 77352, Santa Fe County, New Mexico
[3] This is noted in above deed and verified by the recorded deeds before 1945.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1947* (El Paso: Hudspeth Directory Company, 1947), 339. The address first appears in the 1947 directory. It did not appear in the 1945 directory; the 1946 directory is not available.
[5] Later real estate records suggest that the Garcia children each held title to multiple lots in the subdivision.
[6] "Baros-Garcia Nuptials Today," *Santa Fe New Mexican*, November 24, 1937, 2.

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

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

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

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

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

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

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

Stella and José Salazar

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

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

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

The Christina Ertner Home

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

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

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

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

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

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

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

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Evaluation of Historical Status

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

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

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Illustrations

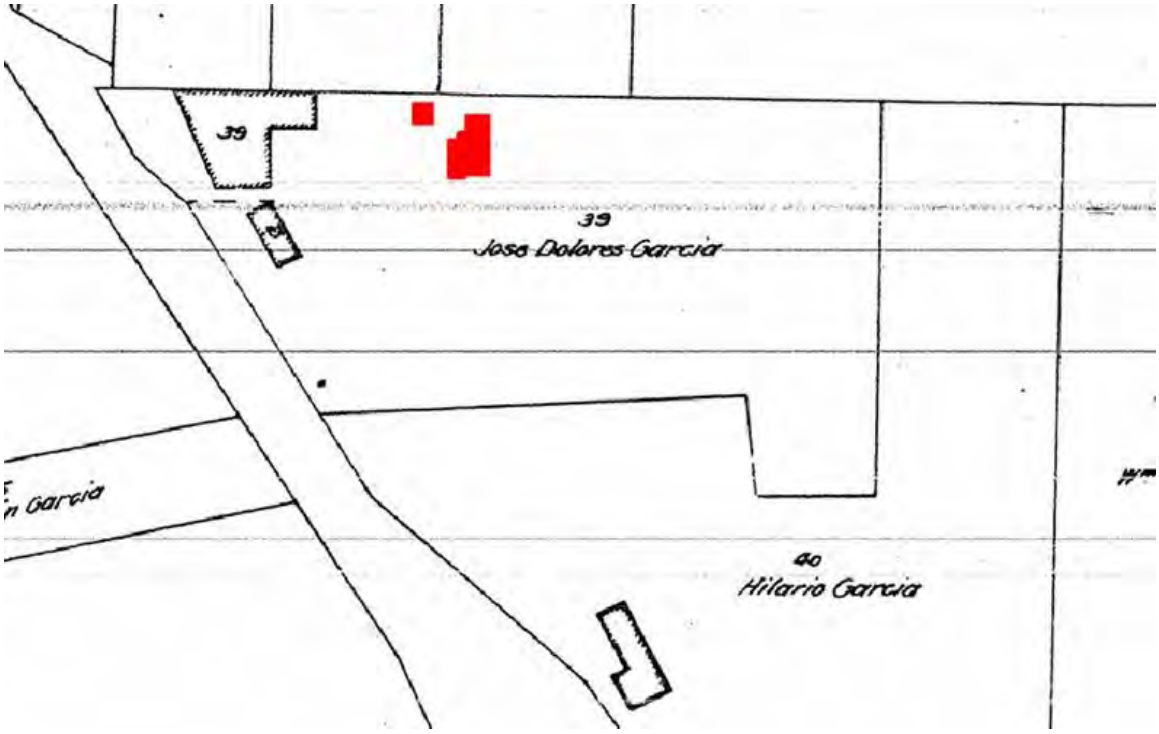

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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

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

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

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

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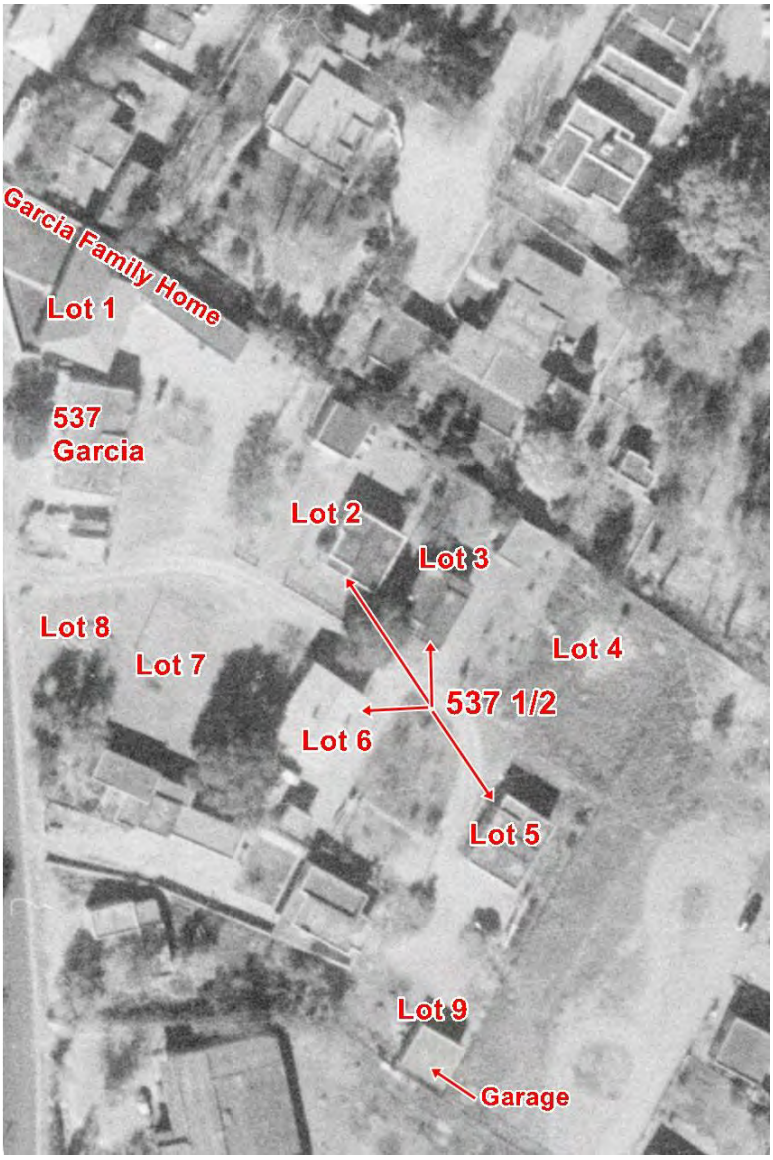

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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

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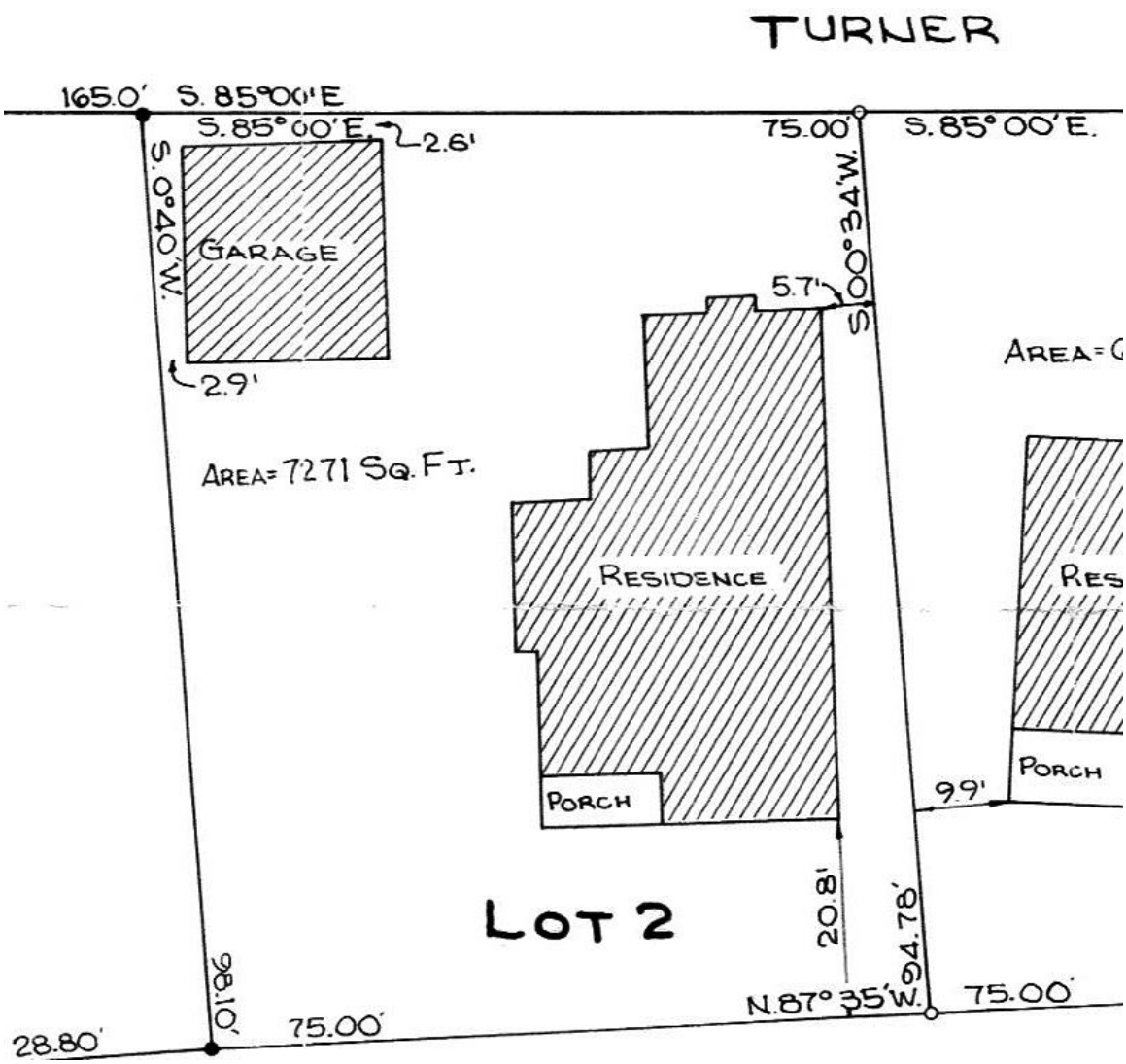

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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

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Survey Photographs

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



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

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

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

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

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

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

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

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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

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

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

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Photo 14: North elevation. Camera facing south.

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

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1. Name of property: Juan and Simona/ Stella and José Salazar/ Christina Ertner House	2. Location: 539 Garcia Street Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: May 7, 2025



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

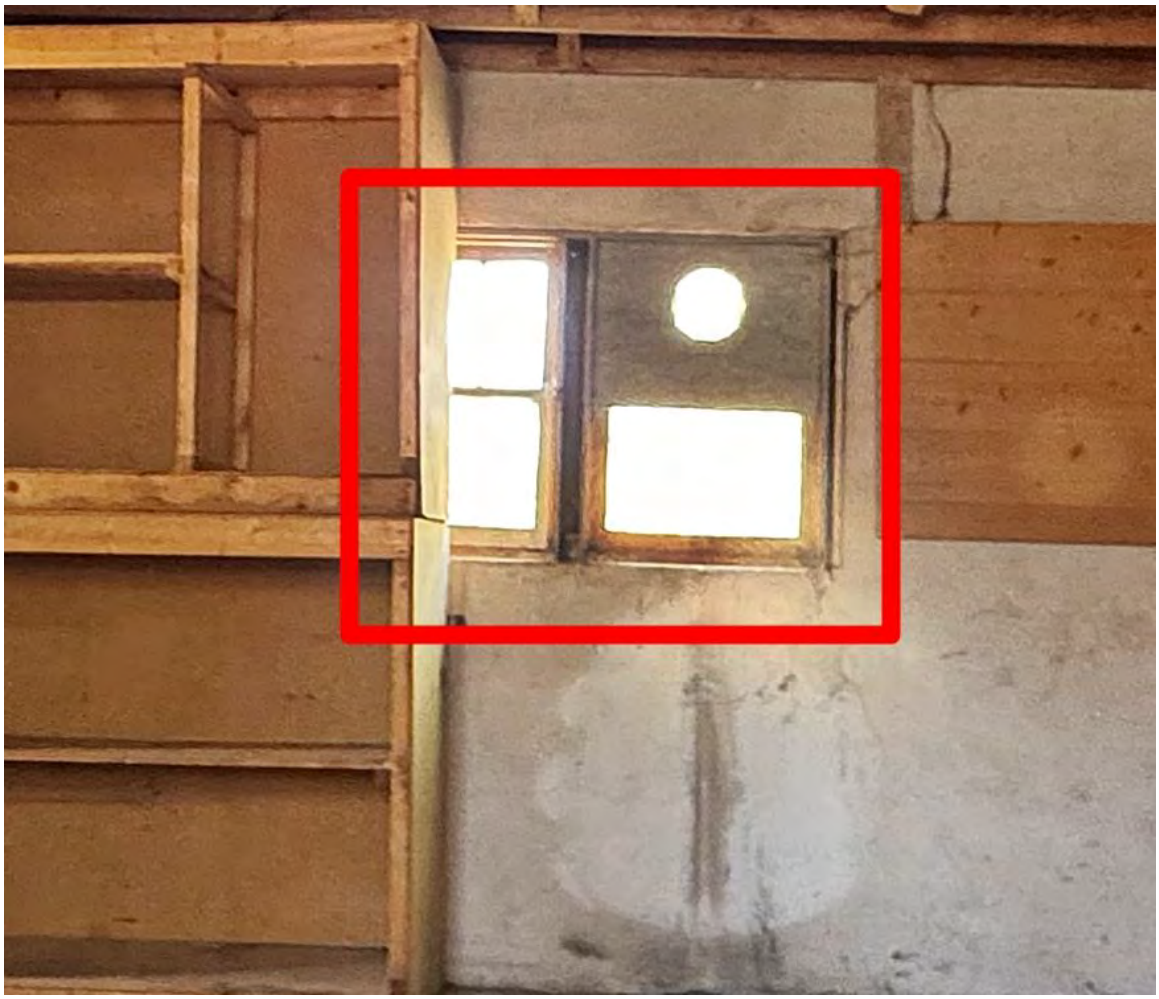


Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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



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

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

DATE OF CONSTRUCTION:

1940 ESTIMATE _____ ACTUAL

SOURCE(S) Neighbor + Relative

BUILDING DATA

ARCHITECTURAL STYLE:

PUEBLO REVIVAL

USE:

HISTORIC: residential

OTHER _____

PRESENT: residential

OTHER _____

SURROUNDINGS:

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? GARAGE detached

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: GREEN HOUSE WINDOW - W Side - Room N.

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

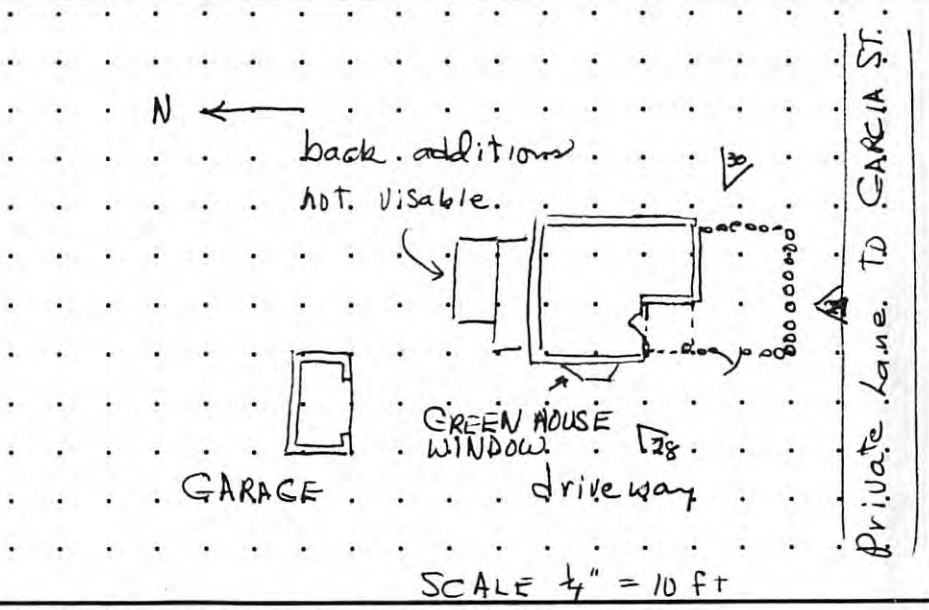
___ YES X NO

PHOTO



#28 WEST SIDE

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

___ YES X NO ___ ELIGIBLE

___ CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

___ YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 7-2-91 BY AC

NEGATIVES WITH NMHPD ROLL # 1 NEG # 28 TO 30

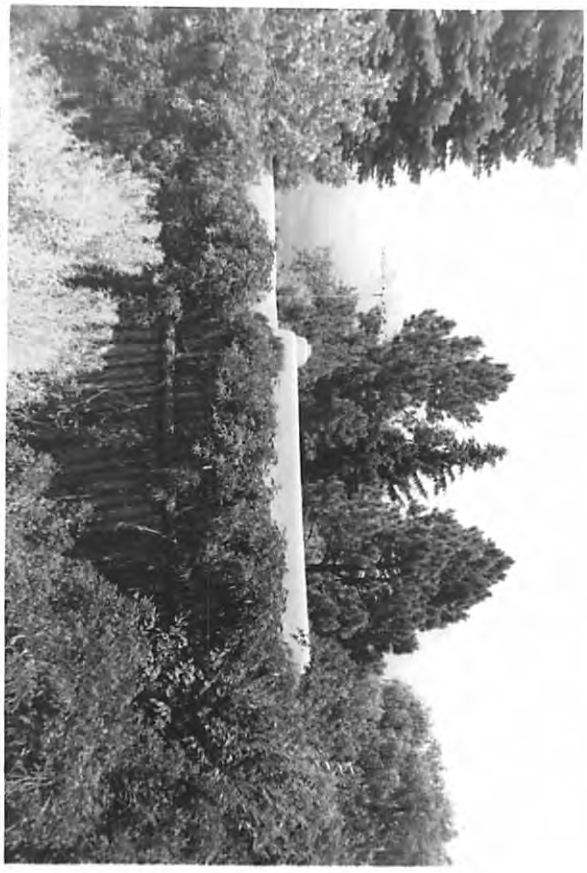
ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	STUCCO	GOOD
FOUNDATIONS	NOT VISABLE	
DOORS	NOT VISABLE	
WINDOWS	WOOD FRAME DBL HUNG 3/ GREEN HOUSE WINDOW ON WEST	
PORTALES	INSET SW CORNER	
CANALES	3 ON EAST SIDE	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS	
COURTYARDS		
FENCES/WALLS	COYOTE AROUND FRONT	
ARCH. DETAILS		
OTHER	DENSE GROWTH AROUND HOUSE	

COMMENTS ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 & 277

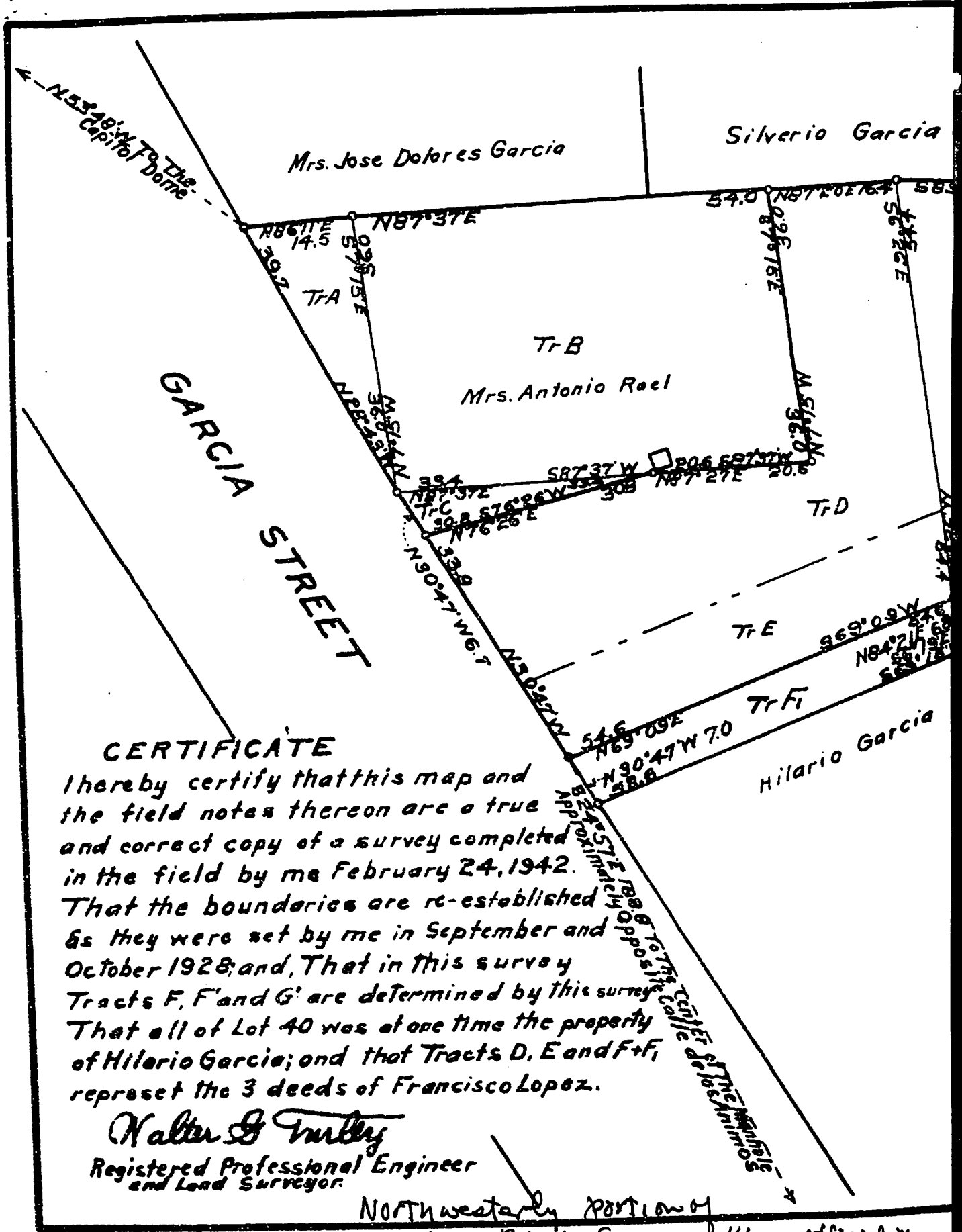
ADDITIONAL PHOTOGRAPHS

#29 SOUTH SIDE

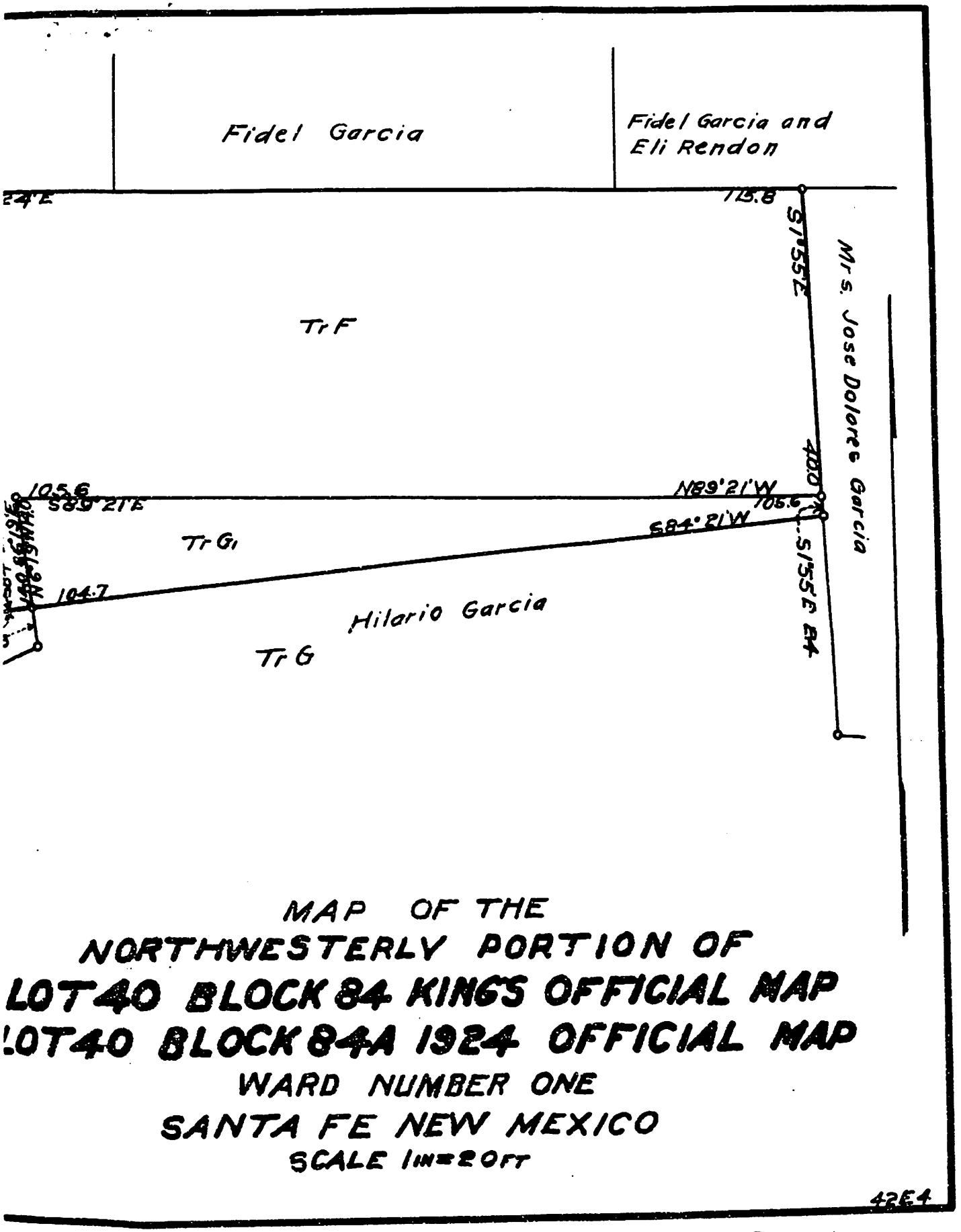


#30 EAST SIDE





Northwesterly portion of
Lot 40 Block 84 - Kings official Map
1942 Lot 40 Block 84 A - 1924 official Map


Fidel Garcia
Fidel Garcia and Eli Rendon
24'E
115.8
S7°55'E
Mrs. Jose Dolores Garcia
Tr F
105.6
S89°21'E
N89°21'W
400
105.6
S84°21'W
S7°55'E 84
Tr G1
104.7
Hilario Garcia
Tr G
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 21-6-83 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

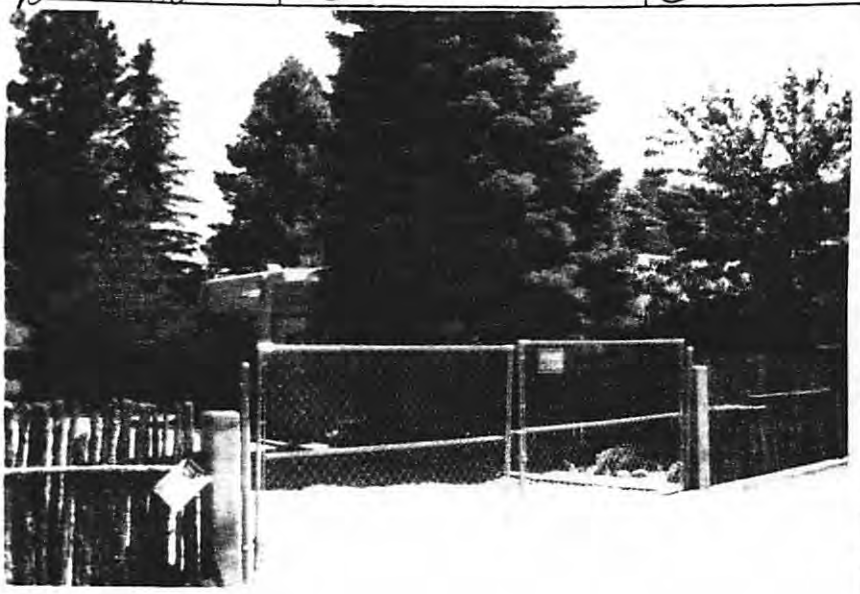
city/town: Santa Fe

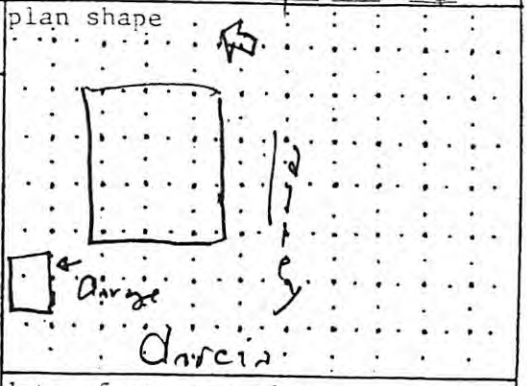
land grant/reservation: ~~land grant/reservation~~

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

539 Garcia St

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 3 JULY 2025

Property Owner of Record: PENELOPE ELLEN REMBE

Applicant/Agent Name: Evan Geisler

Contact Person Phone Number: (505) 699 - 5463

Site Address: 539 Garcia St Santa Fe New Mexico 87505

Proposed Construction Description: RESIDENTIAL REMODEL

TOTAL ROOF AREA: 2400 SF

Zoning District: RC8, RC8AC Compound 8du/ac

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

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

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

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

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

Terrain: ☐ 30% slopes _____

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

Lot Coverage : 31 %
☐Open Space Required: _____

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

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

Parking Spaces:
Proposed 2 Accessible _____
Minimum: 2

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

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

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

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

SIGNATURE 3 July 2025 DATE

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

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

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

REVIEWER: Rachael Hanna DATE: 09/24/2025

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

Revised 20 November 2020

PROPOSAL LETTER – 539 GARCIA HOUSE RENOVATION PROJECT

Date: 11/01/2025

Architect/Applicant/ Agent Name: Evan Geisler Cell (505-699-5463)
Owner Name: Penelope Ellen Rembe Cell:505-350-0354
Work Site Address: **539 Garcia Street (back alley behind 533 Garcia**)

PROJECT NAME: 539 GARCIA HOUSE RENOVATION PROJECT

Project Summary:

We writing to respectfully submit for your review a proposed renovation to a 1948 adobe residence located within the original subdivision of the historic Don José Dolores García House, a significant 19th-century adobe compound in this district. The intention of this project is to honor, preserve, and re-establish the home's architectural and historic relationship to the surrounding built environment.

This project has been designed with careful consideration for the preservation of original materials and character, the restoration of key historic features, and the removal of noncontributing elements that were added after 1958. Our work will focus on restoring the contributing historic principal elevation, including the original windows, and utilizing traditional materials/colors throughout.

On the non-contributing western elevation of the home, we propose a modification of the living room that replaces the existing New England style bay window (added on the 1980s) with a modest, squared-off pueblo style extension. This approach resolves both the historic inconsistency of the bay window and creates a form and scale that are more in keeping with traditional New Mexican vernacular architecture. Furthermore, it allows for a western facing portal, which will serve both functional and architectural purposes—resolving the asymmetry of the existing façade and reinforcing the pueblo revival vernacular of the home. Lastly, we are proposing to renovate the Garage into Casita. This includes preserving the contributing south façade of the Garage by keeping the scale and footprint as it exists and using the existing headers and openings for door and windows. We will add bathroom, kitchenette, and independent dwelling function.

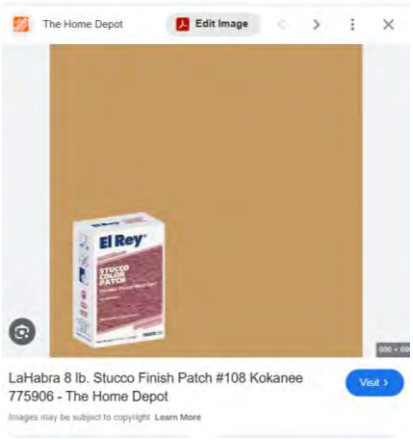
The design draws material and stylistic cues from the adjacent García House itself and a pueblo style John Gaw Meem home, using it as a guiding precedent for window detailing, stucco coloration, and portal proportions. Our overarching goal is not only to maintain the historic integrity of the existing structure, but to reinforce its connection to the architectural language and cultural significance of the original compound.

We approach this project with deep respect for the history of this neighborhood and a desire to contribute positively to its long-term preservation. We welcome your feedback and would be honored to work with the Board to ensure this renovation supports the goals of the Historic Review Ordinance and enhances the cultural continuity of this unique part of Santa Fe.

Architectural History:
Original structure built: 1948
- Property lies within historic Don José Dolores García compound (per subdivision map)
- Alterations after 1958 are identified as non-contributing and proposed for removal

Proposed Work Includes:
- Living Room Expansion: Small-scale addition to improve livability; massing consistent with vernacular New Mexican architecture
- West facing Portal: Adds symmetry to façade and improves strength of Pueblo Revival vocabulary
- Garage Conversion: Convert a non-contributing garage into a casita while maintaining scale and footprint, while preserving original openings of contributing southern facade
- Stucco Repair & Exterior Paint: Restucco and repaint as needed; facade updates in keeping with historic palette
- Windows: Replace existing with clad/wood, double-hung windows in white (ext)
- Roof Area: Total of 2,305 SF, with no height change, setbacks ranging from 3'5" to 5'2" (approximately 2,000 sq ft heated)

Materials and Finishes:
- Stucco: To match traditional finishes (La Habra Stucco #108 Kokanee)



- Paint: Benjamin Moore Simply White -painted millwork trim (portal details)

- Window framing: Painted millwork wood, natural dark stained header
- Hardscape: 3/8 gravel driveway, concrete landings/steps as needed
- Fencing: Existing coyote fence and metal chain link gate to remain

☑ EXTERIOR FINISHES

- Paint and stucco samples to be specified; no use of "match existing"
- Paint: White-painted millwork trim, stucco finish in traditional New Mexican tones

- Stain: Portal posts and corbels to match existing, dark walnut

☑ SITE PLANS

- Existing Site Plan: Includes building footprint, setbacks, fencing, existing trees
- Proposed Site Plan: Includes casita conversion, wraparound portal addition, grading references

☑ FLOOR PLANS

- Existing and Proposed Floor Plans: Provided at 1/4" = 1'-0" scale; clearly dimensioned
- Includes spatial reorganization and minor square footage adjustments

☑ ELEVATIONS

- Separate sheets for West, South, and East elevations at 1/4" = 1'-0" scale
- Shows new portal, casita elevation, window replacement details, and restucco zones

☑ SUPPLEMENTAL DOCUMENTS (AS NEEDED)

- Window Schedule & Specs: A1-1, A2-A, and C-A window types all double-hung with same finishes
- Wall/Fence/Gate Details: Existing coyote fence to remain
- Demolition Plans: Non-contributing additions to be removed (detailed in proposed site plan)
- Zoning Worksheet: Preliminary zoning approval submitted July 3, 2025; 31% lot coverage; RC8 compound zoning

☑ EXCEPTION CRITERIA (IF REQUESTED)

Historic District Exception Requests

Applicant: Penny Rembe
Hearing Date: December 9
Exceptions Requested:

1. Section **14-5.2(D)(2)(d)** – Addition within 10 feet of a contributing façade
2. Section **14-5.2(E)(2)(b)** – Window opening located less than 3 feet from a corner

1. Exception Request – Addition Within 10' of a Contributing Façade

(Previously submitted and accepted by staff; included here for completeness.)

(i) Do not damage the character of the district

The proposed modifications have been intentionally designed to preserve and reinforce the architectural integrity of the historic district. All exterior changes—including window replacements, portal repairs, and minor footprint modifications—are completed in a manner consistent with existing historic features, including matching proportions, materials, headers, and sills as shown in the submitted elevations (pages 4–8). The project retains all character-defining elements such as the portal structure, coyote fencing, and traditional massing while using materials compatible with established district guidelines. The work does not diminish, obscure, or compromise the historic character of the structure or the surrounding district.

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

The requested exception is necessary to prevent practical hardship related to the continued use, safety, and viability of the property. Several existing windows and doors are deteriorated or deficient and require replacement for energy efficiency, security, and code compliance (existing conditions, pages 2–3). Without approval of these modest, historically sensitive improvements, the property would remain in a compromised state—creating ongoing maintenance challenges, safety risks, and reduced habitability.
Additionally, the project improves structural stability, ensures proper egress, and retains streetscape continuity. These upgrades support both neighborhood safety and long-term preservation, aligning with the district's objectives.

(iii) Strengthen the unique heterogeneous character of the City

The proposed work supports the City's goal of enabling sensitive, historically aligned updates that maintain livability within historic districts. By preserving massing, portals, window proportions, and stucco forms (pages 4–9), the project reinforces the district's eclectic architectural character while allowing the home to continue functioning as a residence.

Supporting responsible upgrades ensures long-term occupancy, economic stability, and neighborhood continuity.

2. Exception Request – Window Located Less Than 3' From the Corner

Section 14-5.2(E)(2)(b)
Modification to an existing window opening under the portal.

(i) Do not damage the character of the district

The proposed modification to the window under the portal is fully consistent with the architectural vocabulary of the district. The existing opening is already located within 3 feet of the corner, and the proposal does not introduce a new encroachment—rather, it improves an existing non-ideal condition.

The replacement window will match traditional Pueblo Revival proportions, sill and header details, and materials, aligning it with the rest of the structure's historic character. By correcting and regularizing an outdated or incompatible feature, the project strengthens architectural coherence without obscuring or diminishing district character.

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

This exception is necessary because the existing window—already within 3 feet of the corner—requires replacement to meet current safety, energy efficiency, and functional needs. Without the ability to repair or replace the window in its existing location, the applicant would face hardship due to deterioration, weather intrusion, and compromised security.

Approval avoids unnecessary demolition or the creation of a new opening elsewhere on the façade, which would have greater visual impact. The improvement supports public welfare through better construction, safety, and durability while preventing further structural decline.

(iii) Strengthen the unique heterogeneous character of the City

This exception aligns with the City's objective of preserving the eclectic and layered character of its historic districts. By replacing an inconsistent or non-historic window condition with one that matches the building's Pueblo Revival style, the project enhances architectural authenticity.

Allowing sensitive improvements to pre-existing conditions supports long-term residential use and prevents deterioration that would harm neighborhood character. The result is a more cohesive façade that contributes positively to the district's heterogeneous historic fabric.

Additional Context for Both Exceptions

This exception request follows the guidance of City preservation staff, who acknowledged that the existing structure includes several non–New Mexican architectural features—specifically the non-conforming bay window near the primary façade and the window located less than 3 feet from the corner under the portal. These conditions predate the current renovation effort and are inconsistent with the Pueblo Revival vocabulary.

Our proposal does not introduce new non-conforming elements. Instead, it corrects and harmonizes these conditions by:

- Replacing the bay window with a massing that aligns with New Mexico vernacular forms
- Improving the corner-adjacent window with historically consistent proportions and detailing
- Reinforcing traditional massing, stucco, and portal features
- Avoiding unnecessary demolition while restoring architectural coherence

This approach directly supports the City's preservation goals:

- It strengthens historic character rather than diluting it
- It replaces incongruous elements with contextually appropriate ones
- It enhances long-term livability and maintenance
- It benefits both the property and the surrounding district

Approval of these exceptions will allow the property to remain functional, safe, and historically aligned, consistent with the City's objectives.

Matt Rembe

Executive Director
505.938.2185

LOS POBLANOS
HISTORIC INN & ORGANIC FARM

4803 Rio Grande Blvd. NW
Los Ranchos de Albuquerque, New Mexico 87107
T 505.985.5000
| www.lospoblanos.com

EST. 1934 • Rooted in history, planting seeds for the future.

EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

WEST ELEVATION (Camera facing East) - ALL POST 1958 WINDOWS DOORS TO BE REPLACED; BAY WINDOW REMOVED



EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project









EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

SOUTH ELEVATION #1_HOUSE FACING ALLEY DRIVE



EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

SOUTH ELEVATION (CONT'D)_HISTORIC WINDOWS (TO REMAIN AND SERVE AS MODEL FOR NEW AND REPLACED NON-PERIOD)





EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

GARAGE ELEVATION_ SOUTH



EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

GARAGE ELEVATION_ EAST



EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

EAST ELEVATION



EXISTING _Exterior Elevation Photos - 539 GARCIA House Renovation Project

SOUTH ELEVATION



539 GARCIA ST ALT/REPAIR

539 Garcia Street
Santa Fe, NM 87505

SHEET INDEX

ARCHITECTURAL SHEET LIST		
Sheet Number	Sheet Name	Sheet Sorting
A-000	COVER	
A-050	SITE PLAN	
A-200	GARAGE FLOOR PLAN	
A-300	FLOOR PLAN	
A-301	SOUTH ELEVATIONS	
A-302	WEST ELEVATIONS	
A-304	NORTH ELEVATIONS	
A-308	RENDERING FACADE	

PERSPECTIVE: VIEW



VICINITY MAP



N

DIRECTIONS TO SITE

PROJECT INFORMATION

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

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

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

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

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

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

BUILDING HEIGHT: + 11'-4"

1. OCCUPANCY GROUP

R-2

3. PLUMBING COUNT

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

5 WC TOTAL

NET AREAS – EXISTING

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

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

TOTAL EXISTING ROOFED AREA ON LOT: 1,916 SF

NET AREAS – PROPOSED

MAIN HOUSE – NEW WORK:
- **Added Portal:** 309 sq. ft.
- **Added Heated Space:** 33 sq. ft.
- **Total Added Roofed Area:** 309 SF portal + 33 SF enclosed = **343 SF**

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

TOTAL PROPOSED ROOFED AREA ON LOT: 2,282 SF

HEATED AREA SUMMARY (FOR PERMIT):
- **Existing Heated: 1,386 SF**
- **Added Heated Main House: +33 SF.**
- **Added Heated Garage: +343 SF.**
- **Final Heated: 1,762 SF**

LOT AREA: 6,300 sq. ft.

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

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

SPECIAL DISTRICTS:

Downtown and Eastside

PARKING REQUIREMENTS:

3 spaces required and provided

BUILDING CODES USED

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

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539 GARCIA

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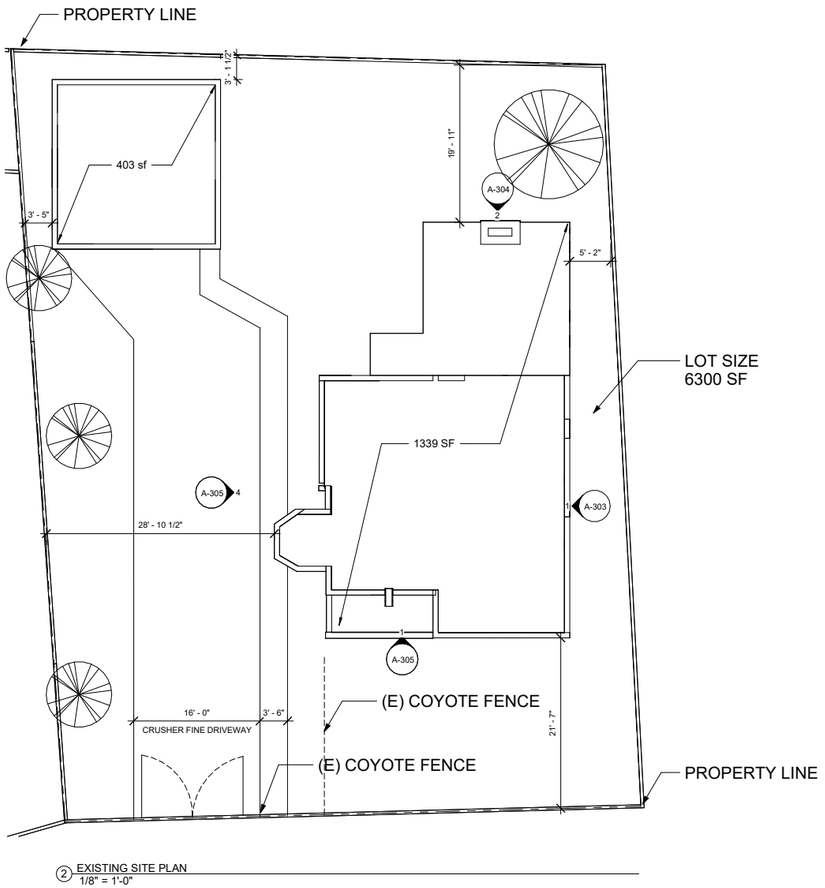
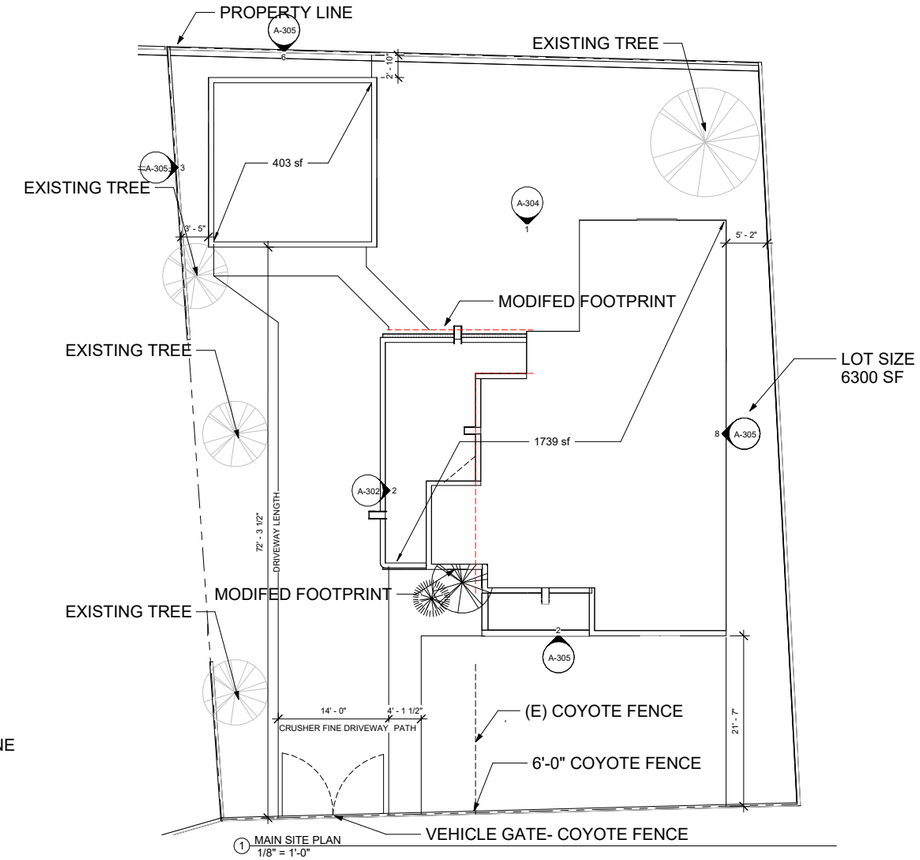
COVER

DATE: 14 JUL 2025
SCALE:
DRAWN BY: Checker

A-000



② EXISTING SITE PLAN
1/8" = 1'-0"



① MAIN SITE PLAN
1/8" = 1'-0"

N

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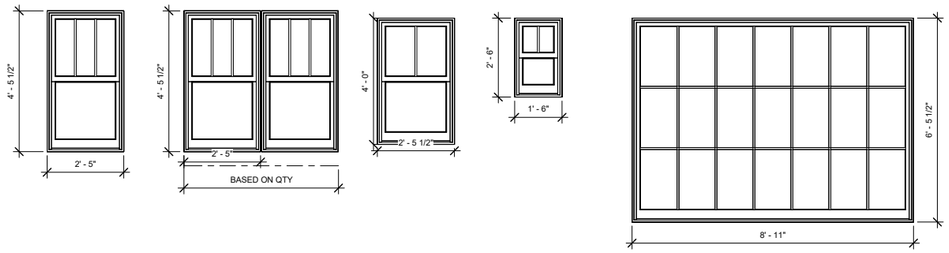
SITE PLAN

DATE 10 NOV 2025
SCALE 1/8" = 1'-0"
DRAWN BY EG

A-050

DOOR SCHEDULE Copy 2										
Mark	Description	Door Height	Door Width	Construction Type	Glass	Thickness	Frame Material	Finish/ Note	Function	Comments
125	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
126	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
127	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
128	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
129	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
130	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
131	3 Panel Door	6'-8"	2'-4"	WD		0' - 1 1/2"	WD	PT-1	Interior	
132	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
192	EXISTING	6'-8"	2'-6"	WD		0' - 1 1/2"	WD		Exterior	EXISTING TO BE REFURBISHED
193	EXISTING	6'-8"	2'-6"	WD		0' - 2"	WD		Exterior	EXISTING TO BE REFURBISHED
195	FRENCH LITE	6'-8"	3'-0"	WD	GL-1	0' - 2"	WD	PT-1	Exterior	



TYPE A1-1
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

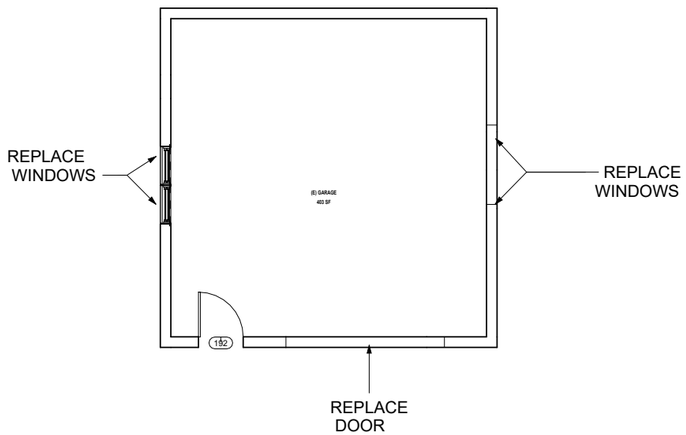
TYPE A2-A
CLAD WINDOW
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

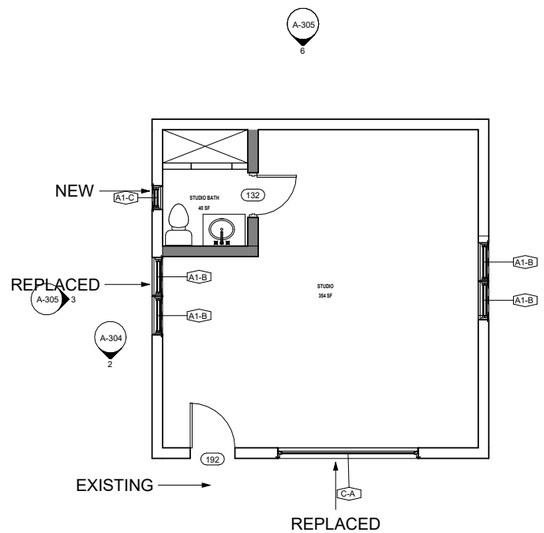
TYPE C-B
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE D
CLAD WINDOW
FIXED
WHITE EXT
CLEAR COAT PINE INT

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



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



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

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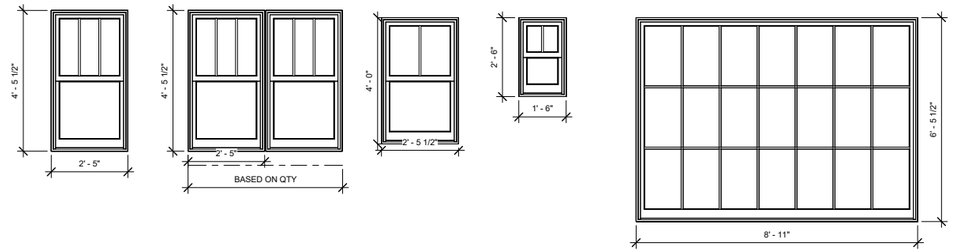
GARAGE FLOOR PLAN

DATE 10 NOV 2025
SCALE As indicated
DRAWN BY Checker

A-200



TYPE A1-1
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE A2-A
CLAD WINDOW
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

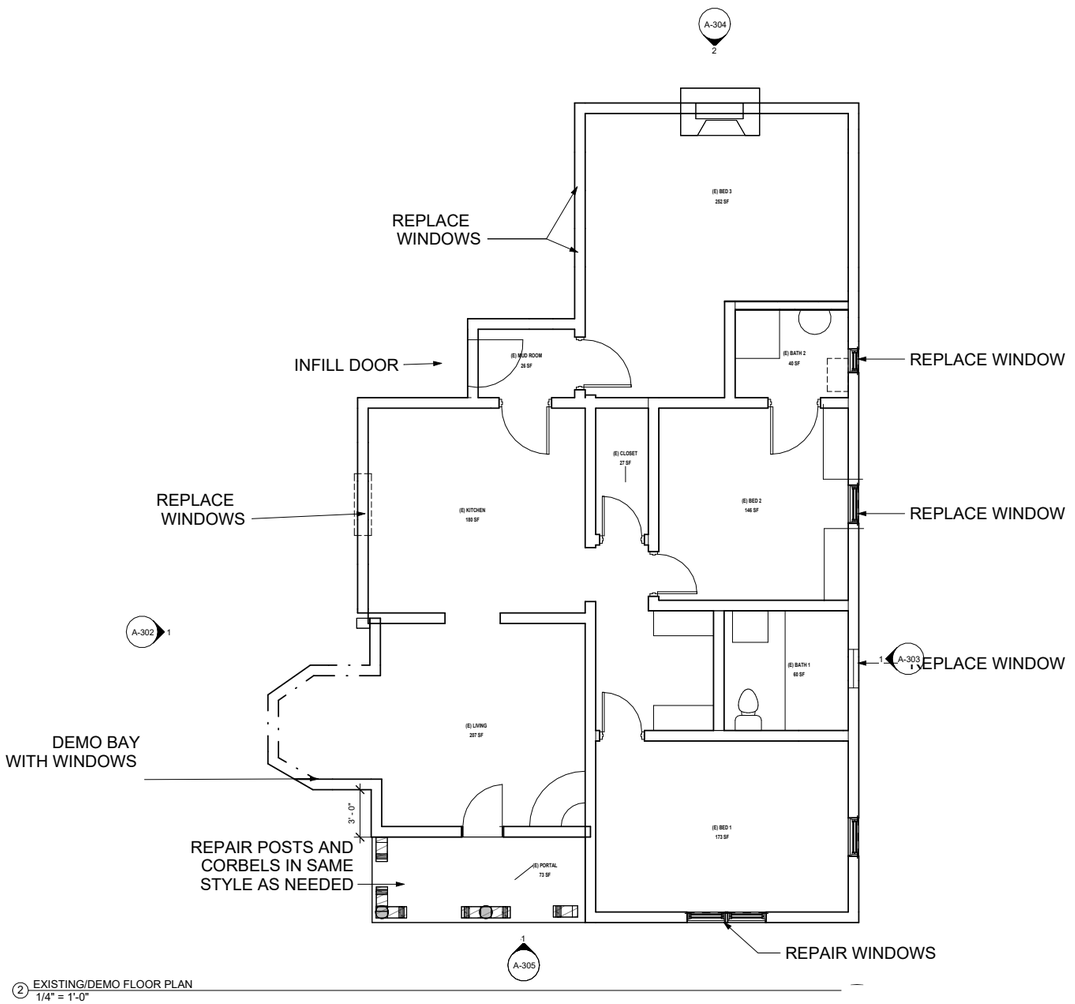
TYPE C-B
CLAD WINDOW
DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE D
CLAD WINDOW
FIXED
WHITE EXT
CLEAR COAT PINE INT

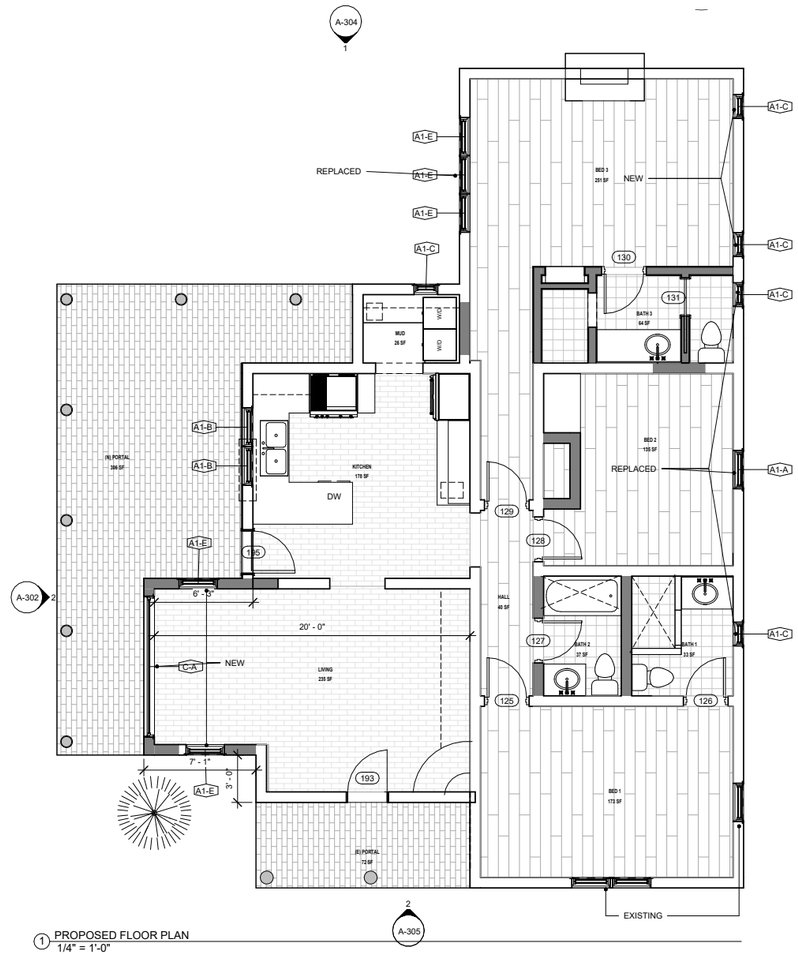
WINDOW TYPES NEW
1/2" = 1'-0"

DOOR SCHEDULE

Mark	Description	Door Height	Door Width	Construction Type	Glass	Thickness	Frame Material	Finish/ Note	Function	Comments
125	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
126	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
127	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
128	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
129	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
130	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
131	3 Panel Door	6'-8"	2'-4"	WD		0' - 1 1/2"	WD	PT-1	Interior	
132	3 Panel Door	6'-8"	2'-6"	WD		0' - 1 1/2"	WD	PT-1	Interior	
192	EXISTING	6'-8"	2'-6"	WD		0' - 1 1/2"	WD		Exterior	EXISTING TO BE REFURBISHED
193	EXISTING	6'-8"	2'-6"	WD		0' - 2"	WD		Exterior	EXISTING TO BE REFURBISHED
195	FRENCH LITE	6'-8"	3'-0"	WD	GL-1	0' - 2"	WD	PT-1	Exterior	



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



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

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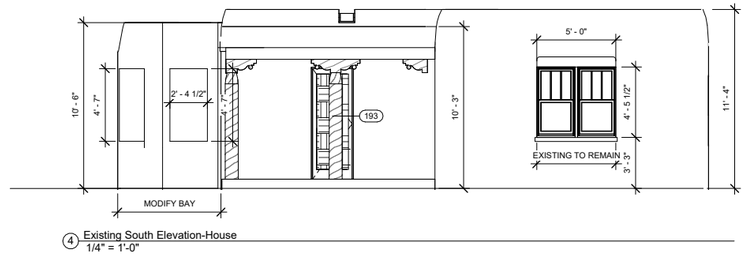
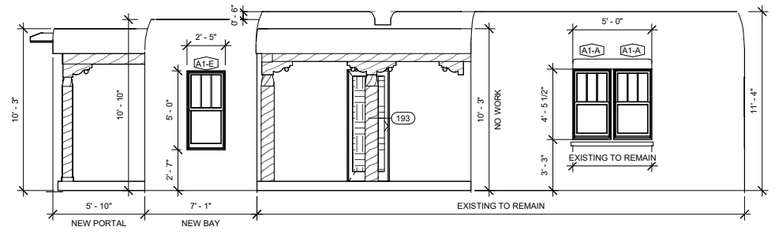
FLOOR PLAN

DATE 10 NOV 2025
SCALE As indicated
DRAWN BY Checker

A-300



4 Existing South Elevation-House
1/4" = 1'-0"



2 Proposed South Elevation-House
1/4" = 1'-0"

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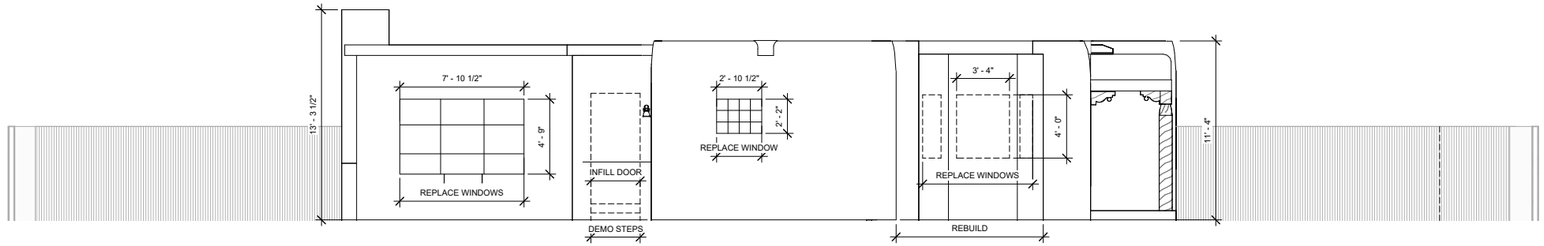
SOUTH ELEVATIONS

DATE 10 NOV 2025
SCALE 1/4" = 1'-0"
DRAWN BY Checker

A-301



1 Existing West Elevation Main House
1/4" = 1'-0"



2 Proposed West Elevation Main House
1/4" = 1'-0"

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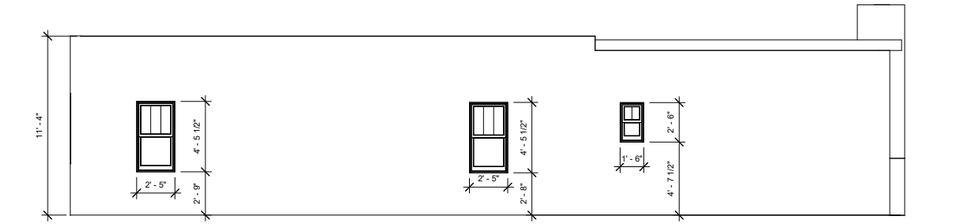
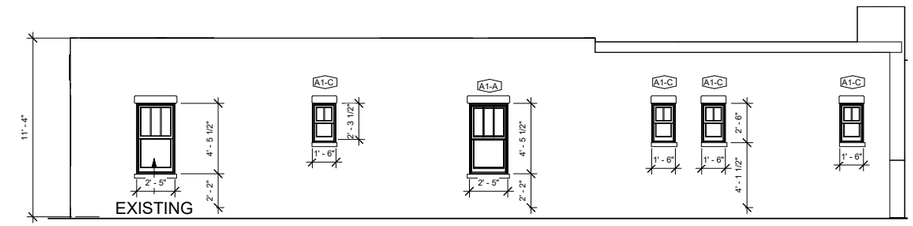
WEST ELEVATIONS

DATE: 10 NOV 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Checker

A-302



1 Existing East Elevation - Main House
1/4" = 1'-0"



2 Proposed East Elevation - Main House
1/4" = 1'-0"

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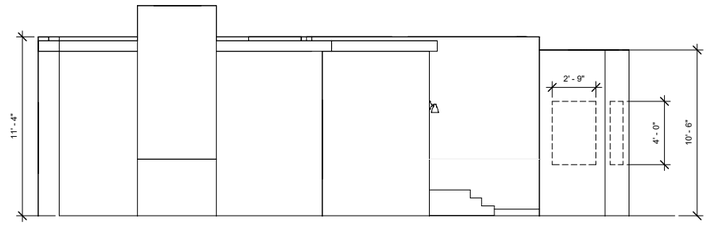
EAST ELEVATION

DATE
10 NOV 2025

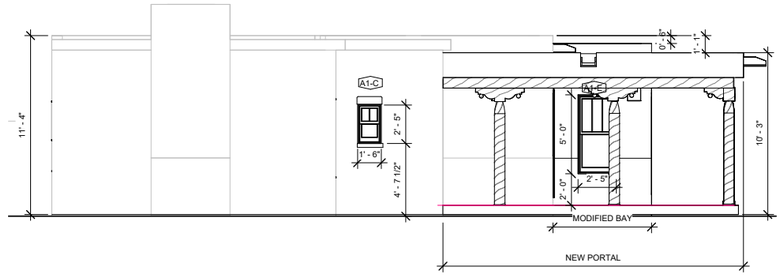
SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-303



② Existing North Elevation
1/4" = 1'-0"



① Proposed North Elevation
1/4" = 1'-0"

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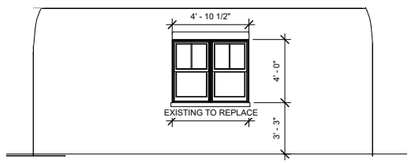
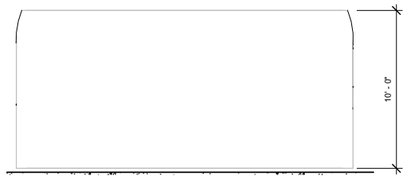
NORTH ELEVATIONS

DATE 10 NOV 2025
SCALE 1/4" = 1'-0"
DRAWN BY Checker

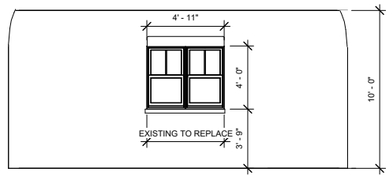
A-304



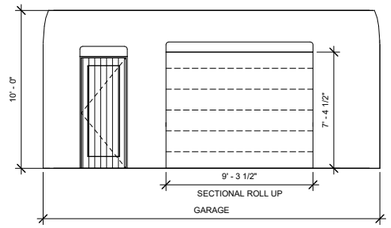
7 Existing East Elevation -Garage
1/4" = 1'-0"



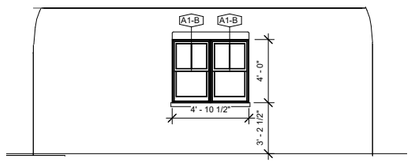
5 Existing North Garage - No Change
1/4" = 1'-0"



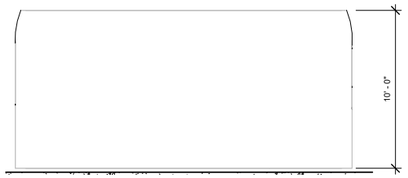
4 Existing West Elevation Garage
1/4" = 1'-0"



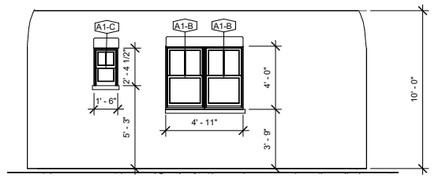
1 Existing South Elevation-Garage
1/4" = 1'-0"



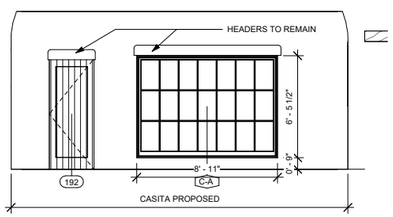
8 Proposed East Elevation -Garage
1/4" = 1'-0"



6 Proposed North Garage - No Change
1/4" = 1'-0"



3 Proposed West Elevation Garage
1/4" = 1'-0"



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

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GARAGE ELEVATIONS

DATE: 10 NOV 2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Checker

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RENDERING
FACADE

DATE
10 NOV 2025

SCALE

DRAWN BY
Checker

A-308

This Meem home perfectly exemplifies the Pueblo Revival vernacular—hallmarks of the John Gaw Meem legacy and directly influential to the design at 539 Garcia









Acting Chair Bienvenu stated the concern is that by making a decision, the board is sacrificing its control so that this potentially never comes before them again, since many red tags never turn into a case. The board would prefer to address it now, and they do have the authority from a code provision for restoration os status if a property owner makes changes in a structure without proper city approval, which results in the lowering of the status of a structure, or the board may require the property owner to restore the structure. Therefore, the board could, based on a record that is before it, rule that there are unauthorized changes made resulting in an alteration of the status and order it to be restored, separate from the city's process.

Attorney Ruybalid stated that the concern is that it is not on the agenda tonight, so that decision could not be made tonight.

Acting Chair Bienvenu stated that this was why the discussion was about postponing the case.

Attorney Ruybalid reiterated that code enforcement needs to investigate this, and he discouraged the board from deciding on that issue without the investigation and without it being on the agenda.

Board Action:
Member Biedscheid moved that because the application appears to be incomplete in that the drawings do not represent all changes made to the structure to date and because this is a contributing structure the changes requested tonight affect the primary façade which seems to be altered that this case be postponed to a date certain and request that the applicant come back with a full application for the changes that have been made and any further action required to address the gap in the materials reviewed tonight and the on-site conditions observed today. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Staff asked for clarification if this would be two separate cases, one being the postponed case because the agenda has been posted and the case cannot be altered, and the other for the other items requested as another case number so that this can be posted correctly, and that the date certain was to be July 22, 2025.

It was determined that it all needed to be heard together so staff could determine when the case should come forward with all of the required information.

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

Mr. Gary Moquino presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Penny Rembe, 533 Garcia Street, Santa Fe, was sworn in. Ms. Rembe stated this was their second process in Santa Fe, the first was at 533 Garcia, the old Pete Don Jose Garcia's house. They also have resided in a historic house in Albuquerque. They were friends with Tina, who lived at 539 Garcia and when Tina moved out, they purchased the home to have a place for their four children and families when they come for the holidays. She stated that they love the house, the Garcias and that street.

Aviva Bowman, 47 Old Road, Lamey, was sworn in. Ms. Bowman agreed with the façade recommended for the residence; however, she disagreed that the garage should be contributing, but more so that the east façade should not be primary because it is very deteriorated.

Member Biedscheid asked for clarification that the property was already designated contributing and that the primary facades were the request for tonight.

Mr. Moquino stated that the main residence is already contributing, it only needs primary façade designation. The garage has no status, so it needs a status review.

Member Biedscheid stated in regards to the garage that if it is to be contributing that the south façade that faces the street consistent with the main house would be the more appropriate primary facade and the reason to designate that would be to preserve the position of a garage as a garage and have it read as a garage that sort of deep set driveway is unique to the streetscape the south would be the better designation rather than the east on the garage.

Public Comment:
Ms. Beninato appreciated Member Cherry catching the changes in the prior case and the board taking the appropriate action to find out what happened. Regarding this case, she stated that the main residence should remain contributing and that the façade that faces the street with the portal should be primary. She agreed with Member Biedsheid's suggestion that the garage, the one façade facing the street, should be primary.

Member Cherry asked Member Biedscheid the reason why both of the recommended facades, east and south, would not be considered as primaries.

Member Biedscheid explained that the south facade is sufficient to recognize that as a garage, and her philosophy is to designate the minimal number of facades, especially on a very small building, that preserve the characteristics that are important about that structure. In this case, the south façade has both the pedestrian and vehicle doors with headers, though the garage door material should be excluded.

Board Action:
Member Biedscheid moved to retain the residence as contributing and designate the south facade as primary, and to designate the garage as contributing with the south facade as primary, excluding the non-historic materials and the garage door material. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

10. **Discussion Items**
There were no discussion items.

11. **Matters from the Board**
There were no matters from the Board.

12. **Next Meeting**
July 8, 2025

13. **Adjournment**

Acting Chair Bienvenu asked if there were any objections to adjournment. There were none. The meeting was adjourned at 9:37 p.m.

Lani J McCulley
Lani McCulley, Transcription

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

City of Santa Fe

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

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

CASE NUMBER: 2025-010489--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 539 GARCIA ST
Santa Fe, NM 87505

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

BOARD ACTION

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

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

(*) DR do not route to HPD

(*) DR schedule final historic inspection

To: Building Permit Office

From: David A. Rasch, Acting Division Director DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Compliance Officer

Date: 12.29.10

The work proposed at 539 Garcia Street **does not need to go to the Historic Design Review Board for review. Please allow the applicant to submit for building permit review. The permit shall be routed for review by Historic Design Review Board staff in the Planning Division.**

Proposed Work:

reroof as submitted with the following conditions

1. no roofing material on top of parapet

2. no change to parapet height or exterior profile.

Thank You.

3. replace canales to match existing

homewise

your partner in homeownership

Ertmer, Christina
539 Garcia Street
November 17, 2010

WORK WRITE-UP AND SPECIFICATIONS

1. All construction work shall be inspected and approved by the Department of Building inspection of the city, NM State Construction Industries Division, property owner and the Homewise Construction Specialist.

2. The awarded Contractor shall be responsible for completion of each item specified in this Work Write-Up. Any changes shall be authorized by a written CHANGE ORDER, which must be approved by the Homewise Construction Specialist and the property owner.

3. The Contractor shall be responsible for verifying, all quantities, measurements, dimensions, and conditions on the job site. The Contractor shall notify the Homewise Construction Specialist of any differences or discrepancies on the Work Write-Up and Specifications, plans or working drawings.

4. The Contractor shall install all necessary bracing to support and maintain the existing Structure in a safe and undamaged condition throughout all phases of demolition, construction and/or reconstruction.

5. The Contractor shall take any and all precautions necessary to ensure that fixtures and materials, which are temporarily removed during any phase of construction, are protected from damage, vandalism and/or theft. Damage to property caused by the Contractor shall be repaired or replaced by the Contractor at his/her own expense.

6. There have been no soil tests taken on this site and, therefore, the Homewise is not warranting or guaranteeing any responsibility regarding the bearing capacity of the soil and whether or not it is sufficient to support the structure and design.

7. The Contractor shall be fully responsible for obtaining all necessary permits and licenses as required by the City Department of Building Inspection or the NM State Construction Industries Division.

8. Color, type, model, style, finish and manufacturer of all fixtures, appliances, hardware, and all other products used in the work shall be approved and/or selected by the property owner, and shall be standard not custom items.

9. The discarded floor covering, old doors, lumber, plumbing fixtures, roofing, debris, and other construction debris shall be removed from the job site. The property shall be left in a clean and safe condition at all times. The Contractor is responsible for the cost of proper disposal of all materials and debris.

10. All work completed on job site to be per manufacturer's specifications and instructions, standard trade practices, and shall be neatly done in a professional workmanlike manner.

11. All plumbing fixtures shall comply with all water saving codes.

12. The Contractor is responsible for following EPA's Renovation, Repair and Painting rule (40 CFR 745) for all houses built before 1978.

13. Special attention shall be given to the incorporation of cost effective energy standards and rules of the 2006 New Mexico Energy Conservation Code.

14. Exterior concrete, cement plaster, synthetic stucco, paint work etc. shall be installed when the outside temperature is above 55 degrees F, or temperature specified by the manufacturer.

15. The property WILL be occupied during the improvements.

16. The CONTINGENCY FUND, which is the difference between the contract amount and the loan amount, is ONLY to be used for unforeseen items such as those the City or State Building Inspector may require and/or problems that may be uncovered by the Contractor. Any funds remaining toward the end of the job may be used for Homewise Approved items ONLY or may be applied to reducing the loan amount.
A written CHANGE ORDER is used for all contingency items.

17. ALL CHANGES TO THE SPECIFICATIONS WILL BE DONE IN WRITING BY THE HOMEWISE OFFICE ONLY.

NO WORK SHALL COMMENCE UNTIL A COPY OF THE BUILDING PERMIT IS RECEIVED AND A NOTICE TO PROCEED IS EXECUTED

SPECIFICATIONS

Energy Conservation Qualified
ROOF, FLAT - TEAR-OFF
1. Remove and dispose of all roofing material from the existing roof. Contractor will notify Homewise when tear-off is to begin and to set up meeting to determine if any damaged roof structure will need to be replaced. Remove debris from site.
Approx. sq. ft. of roof: 1,650
NOTE: Replacement of rotted decking shall not be included in bid total. Replacement of rotted decking will be assessed at tear-off and dealt with as a change order. Homewise allows a max. of $1.75 per sq. ft. for the replacement of decking.

$_____

Energy Conservation Qualified
ROOF, FLAT - CANALE (ROOF DRAIN) - REPLACE
2. Remove defective canale(s) and install new metal lined wood canale(s) securely anchored to parapet wall and roof deck with 1/4' per foot slope for positive drainage. Canale(s) will be long enough to assure that roof drainage water will not contact building wall on a windless day. Installation will be complete and code compliant.
Total number of canales to replace: (5)

$_____

Energy Conservation Qualified
ROOF, FLAT - INSULATION - TAPERED (POLYSTYRENE)

3. Install polystyrene tapered insulation board to create slope for roof to drain. Install recovery board to cover tapered insulation and fasten to existing roof. Slope will be a minimum of 1/4 inch per foot to canales. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx. sq. ft.: 1,600

NOTE: Install 30 lbs. perforated vapor barrier below insulation if existing roofing was removed down to deck.

NOTE: Rippers & Decking may be substituted at Entry Portal.

$_____

Energy Conservation Qualified
ROOF, INSULATION 4" (POLYISO)

4. Install 4" rigid polyurethane insulation over vapor barrier. If the interior ceiling is exposed rafters or vigas, fasten insulation to rafters/vigas (do not nail through deck boards).

Approx: sq. ft.: 1,500

$_____

Energy Conservation Qualified
ROOF, FLAT - MODIFIED BITUMEN "TORCH-DOWN"

5. Install "torch-down" modified bitumen, single-ply roofing membrane over existing roof. Membrane manufacturer will be: Carlisle Syntec; GAF Ruberoid; Johns Manville or Homewise approved other. Install properly fastened base sheet to substrate. Installation will be complete, code compliant, and all installation details will be per manufacturer's instructions. Provide manufacturer's warranty and 12 year contractor warranty. Color of membrane on the roof will be **TAN** and color at parapet flashing will be **TAN**.

Approx. sq. ft. of roof: 1,700

Brand of membrane Manufacturer: _____ Mil thickness: _____

SPEC. SHEET ON MODIFIED MUST BE SUBMITTED WITH BID.

$_____

VENT CAPS, REPLACE

6. Replace damaged and rusted vent termination for furnace. Use existing vent pipe if pipe is code compliant.

$_____

492845

QUITCLAIM DEED

ROBERT L. ERTMER, a single man, recently divorced, for consideration paid, quitclaim a-
to CHRISTINA S. ERTMER, a single woman, recently divorced

whose address is 537 1/2 E. Garcia, Santa Fe, New Mexico

the following described real estate in Santa Fe County, New Mexico:

Lot Two (2) on a certain plat of survey prepared by Robert C. Martinez, New Mexico Licensed Surveyor Number 4076 on January 4, 1969 entitled "Replat of Subdivision of Land, Formerly of the Estate of Jose Dolores Garcia, Lot 39, Block 84-King's Map, Santa Fe, New Mexico" and recorded in the Santa Fe County records at Plat Book 22, page 31.

WITNESS my hand and seal this 28th day of May, 19 84

(Seal) Robert L. Ertmer (Seal)
ROBERT L. ERTMER

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
ss.
COUNTY OF SANTA FE

The foregoing instrument was acknowledged before me this 28th day of May, 19 84,
by Robert L. Ertmer
(Name or Names of Person or Persons Acknowledging)

My commission expires: August 27, 1984
(Seal)

Patricia C. Manzanares
Notary Public

543,964

FOR RECORDER'S USE ONLY

COUNTY OF SANTA FE)SS
STATE OF NEW MEXICO)
I hereby certify that this instrument was fil
for record on the 15 day of Aug A.
D. 84 at 7015 o'clock AM
and was duly recorded in book
page 245 of the records of Santa Fe Coun
Witness my Hand and Seal of Office
ANGIE VIGIL PEREZ
County Clerk, Santa Fe County, N.M
By: Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
ss.
COUNTY OF

The foregoing instrument was acknowledged before me this
day of, 19,
by (Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said
corporation.

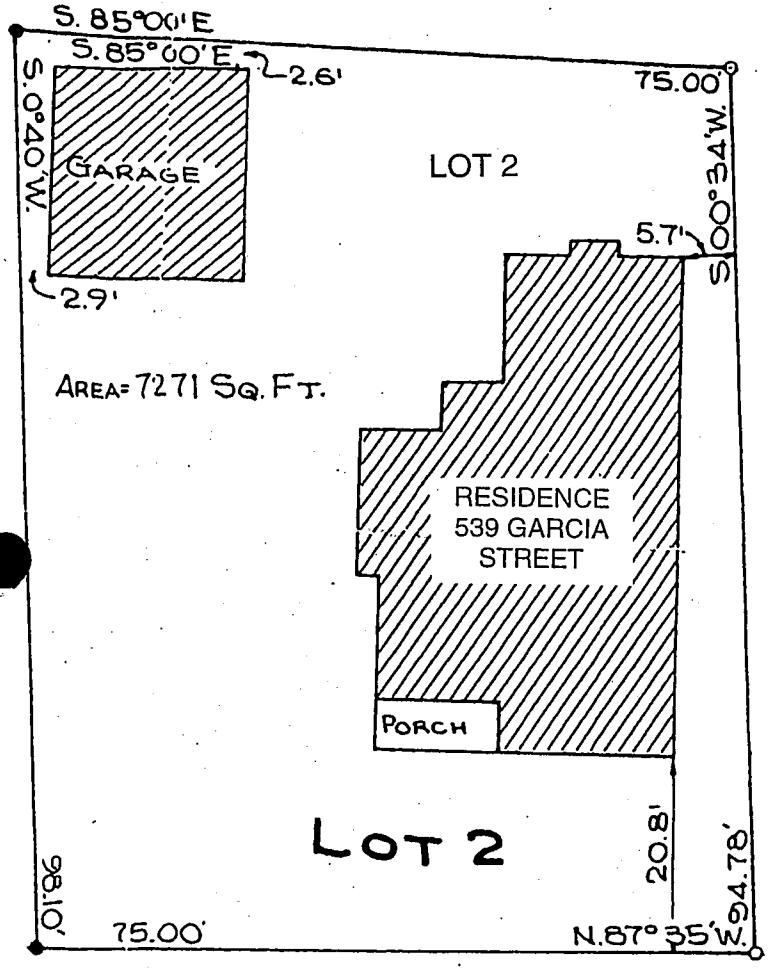
My commission expires:

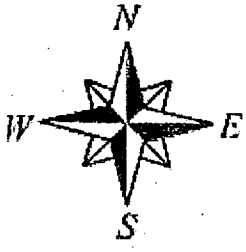
(Seal)
Notary Public

THE VALLIANT CO. ALBUQUERQUE, N. M.

ERTMER RESIDENCE
539 GARCIA STREET

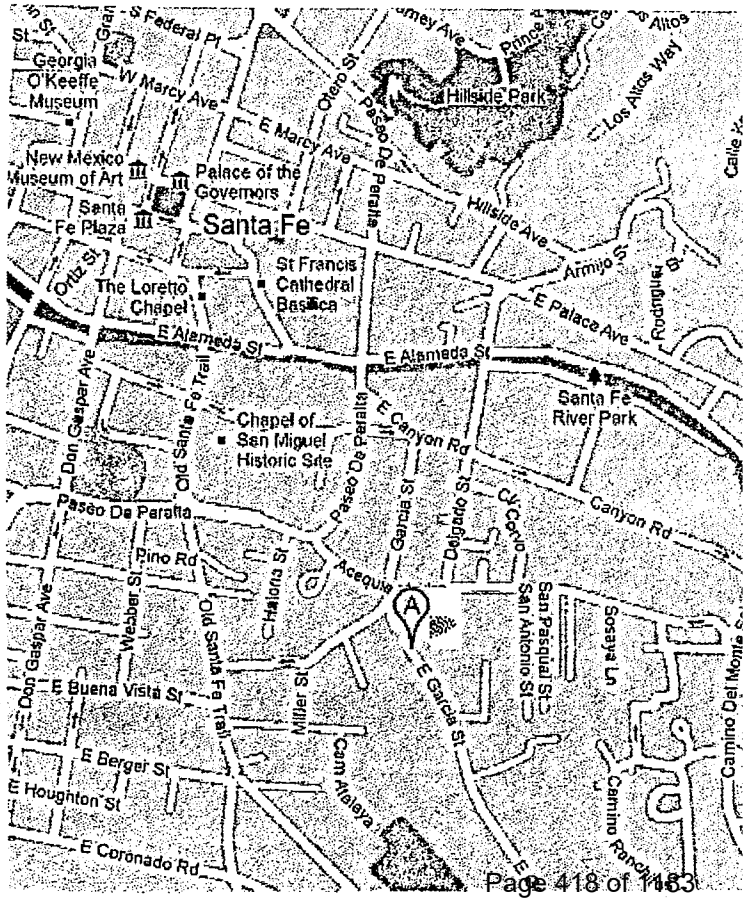
SITE PLAN





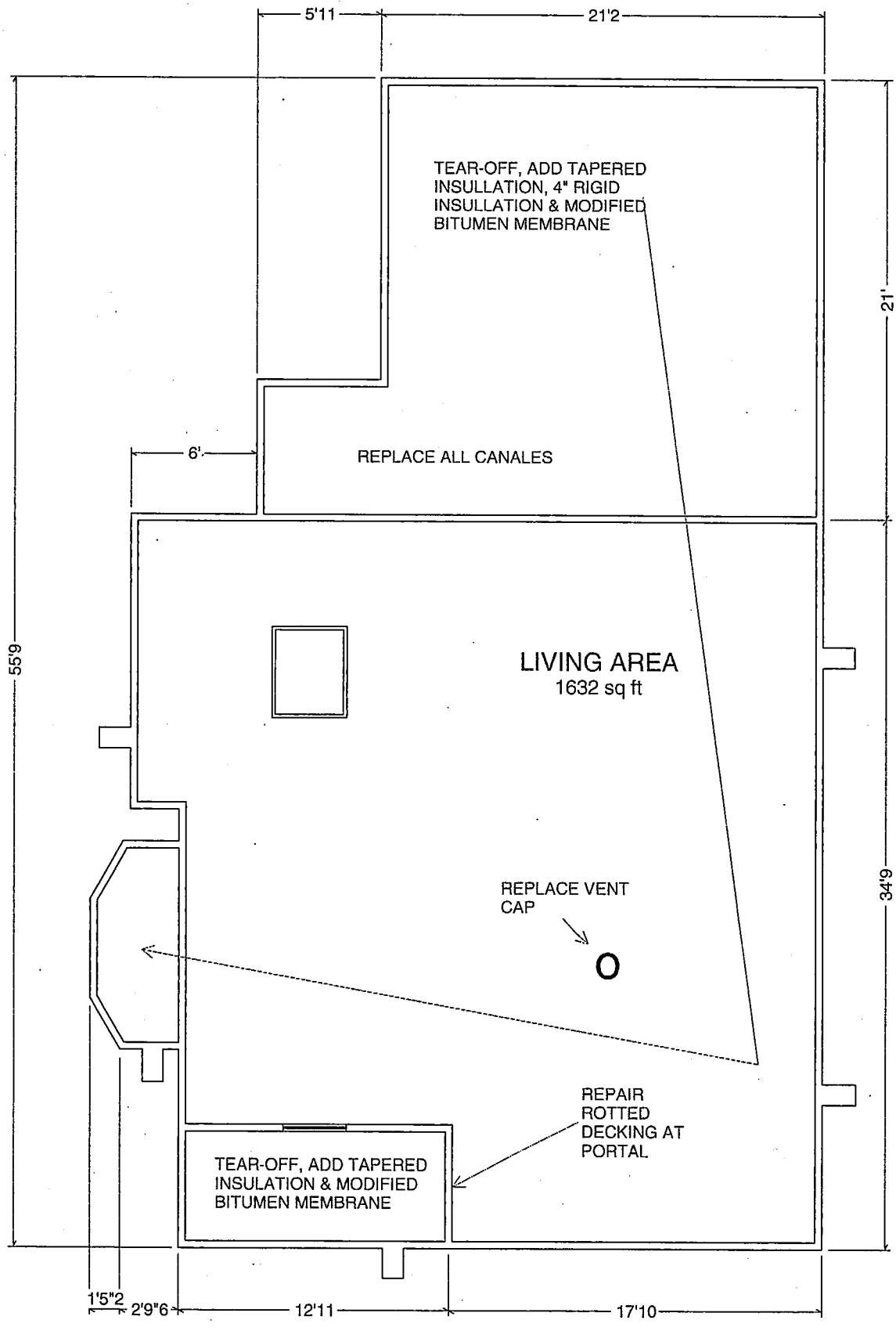
SCALE 1" = 20'

VICINITY MAP



ROOF PLAN

11/5/2010



ERTMER RESIDENCE

539 Garcia Street

SAMOZA REHDON RUSSELL TURNER CURTIN

GARCIA

N.66°19'E 42.30' S.84°41'E 165.0' S.85°00'E 75.00' S.85°00'E. 225.41' 75.41'

S.85°00'E 1.3' 2.6' 2.3' 75.00' S.85°00'E

S.00°40'W. GARAGE 2.9' 5.7' S.00°34'W. GARAGE S.00°27'W. S.00°20'W.

AREA=7271 SQ.FT. AREA=6983 SQ.FT. AREA=6769 SQ.FT.

RESIDENCE RESIDENCE RESIDENCE

PORCH PORCH

LOT 1 LOT 2 LOT 3 LOT 4

AREA=15,692 SQ.FT.

20.3' 5.0' S.69°05'W. 95.50' 55.10' 70.30' N.33°45'W. 91.44' 99.9' 20.8' 19.1' 91.44' 99.10'

EAST GARCIA STREET

S.01°50'W. 41.50' DAGGETT

SANITARY MANHOLE W5-BG

37.40' N.88°52'W. 28.80' N.88°52'W. 75.00' N.87°35'W. 94.76' N.87°35'W. 75.00' N.87°35'W. 75.40' N.87°35'W. 99.10' S.00°20'W.

DRIVEWAY

40.30' N.19°28'W. S.32°44'W. 44.80' 62.93' N.87°35'W. 93.40' N.87°35'W. N.87°35'W. 93.40' N.00°20'W. S.89°

S.65°27'W. 45.11' 42.08' N.32°44'E. S.44°51'E. 99.96' 7.9' PORCH 7.9' 8.8' PORCH 19.3' RESIDENCE RESIDENCE

LOT 7 LOT 6 LOT 5

AREA=4698 SQ.FT. AREA=5740 SQ.FT. AREA=8177 SQ.FT.

100.10' N.33°45'W. 16.00' N.65°27'E. 99.60' S.44°51'E. 99.96' S.00°20'E. S.89°31'W. (S.00°) 76.41'

LOT 8 SHED 84.00' S.89°31'W. 70.91' 74.65'

L.33°45'W. 54.95' 85.23' S.86°46'W. 30.28' S.86°46'W. S.89°31'W. 25.75' S.86°46'W. 115.75' S.89°31'W.

LOT 9

RAEL LOPEZ ALIRE

AREA= 13,198 Sq.Ft. (LOTS 5 & 9)

5.1' GARAGE 162.20' 26G.30'

L.02°10'W. 72.90' N. 85°45'W. 3.8'

GARCIA STREET CLUB

SCALE: 1"=20'

NOTE:
THE BEARING BASIS FOR THE SURVEY DELINEATED ABOVE IS BASED ON THE BEARING FOR THE LINE COINCIDENT TO THE PROPERTY AND EAST GARCIA STREET, TAKEN FROM THE SURVEY MADE BY J.D. SENA, N.M.L.S. 262 OF LOT 39 BLOCK 84, KINGS OFFICIAL MAP.

LEGEND

O INDICATES SURVEY MONUMENT FOUND
● INDICATES SURVEY MONUMENT SET (1" GALV. PIPE)

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A CORRECT REPRESENTATION OF LINES ESTABLISHED AND RE-ESTABLISHED BY SURVEY MADE BY ME UPON THE GROUND, TOGETHER WITH IMPROVEMENTS THEREIN, UNDER THE DATE JANUARY 4, 1965. THAT THE LINES SHOWN ABOVE ARE COINCIDENT WITH THOSE OF THE ADJOINING LOTS AND STREET TO THE BEST OF MY KNOWLEDGE.

J. ROBERT MARTINEZ
N.M.L.S. 4076

COUNTY OF SANTA FE SS
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 19 day of May A.D. 1970 at 2:30 o'clock PM. and was duly recorded in book 22 page 21 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
Deputy

REPLAT OF SUBDIVISION OF LAND
FOMERLY OF THE ESTATE OF
JOSE DOLORES GARCIA

LOT 39, BLK. 84 - KINGS MAP SANTA FE, N.MEX.

Map Bk 22, p3

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

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

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

2025-011536-HDRB, 516 Alto St., Westside-Guadalupe Historic District, Contributing, Marc Naktin, agent for Steven Dayton, owner, requests approval to construct a 210 sq. ft. addition to a height of 14'-1" where the maximum allowable height is 16'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Sample motions:

a. Approve or deny Case #2025-011536 to allow these alterations to 516 Alto Street.
b. Approve or deny Case #2025-011536 to allow these alterations to 516 Alto Street subject

to conditions.

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

BACKGROUND & SUMMARY:

The single-family residences at 516 and 516 ½ Alto Street are listed as contributing to the Westside-Guadalupe Historic District with the north elevations designated as the primary facades. The Santa Fe County Tax Parcel information identifies that the structure was built in 1710 on a 0.25-acre parcel with 2,932 sq. ft. of roofed area. It is noted that a 280 sq. ft. flat-roofed carport was constructed in 1935, and a 320 sq. ft. detached garage was built in 1953. The structure speaks to a combination of Spanish Pueblo, Territorial, and New Mexico Vernacular design styles as seen by the one-story adobe structures constructed with hipped corrugated metal roofs, mud plaster walls, and rectangular floor plans with a simple porch along the streetscape (Architectural Classification: Style and Type 2013:2-10).

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report addresses the 1996 Historic District Review Board (HDRB) approved changes to the property. The changes included wholesale replacement of doors and windows, a glazed corridor connecting the two structures, new front porch, and replacement of the roof (Murphey 2025:3). Prior to the renovation the structures were small independent residential adobe structures with hipped and flat roofs (Murphey 2025:5).

Previous cases at 516 and 516 ½ Alto Street include:

On August 12, 2025, in Case No. 2025-010869-HDRB, the Historic District Review Board (HDRB) reviewed the status and primary façade designation request for 516 and 516 ½ Alto Street and motioned to maintain the contributing status of the main residential structure and designated the north elevation as primary and the stand-alone garage retain its contributing status with the east elevation designated as primary.

On August 8, 1995, in Case No. H-95-122, the HDRB approved the application request for an overall upgrade and repair of both structures including window replacement, an addition to the south elevation, addition of an enclosed glazed portal connecting 516 and 516 ½ Alto Street, and an exterior L-shape portal on the interior east, south, and west facades, re-stucco, fence and wall construction, and interior remodeling subject to conditions: 1) the applicant will work with staff on a window basis to determine which are historic and which can be salvaged; 2) the plastic skylight roofing will not be used.

On May 9, 1995, in Case No. H-95-63, the Board tabled the proposed renovations and additions to structures at 516 and 516 ½ Alto Street.

On March 22, 1994, in Case No. H-94-42, the Board reviewed the proposed roof replacement, wholesale window replacement, enclosure of the north porch, south elevation addition, and

covered walkway connecting to the neighboring west building at 516 Alto Street. The case was tabled at the hearing.

On March 22, 1994, in Case No. H-94-43, the Board reviewed the proposed roof replacement, rebuild east elevation portal, remove east elevation (modern) addition, wholesale window replacement, and covered walkway connecting to neighboring east building at 516 ½ Alto Street. The case was tabled at the hearing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a 210 sq. ft. addition to the south façade to a height of 14'-1" where the maximum allowable height is 16'-0".

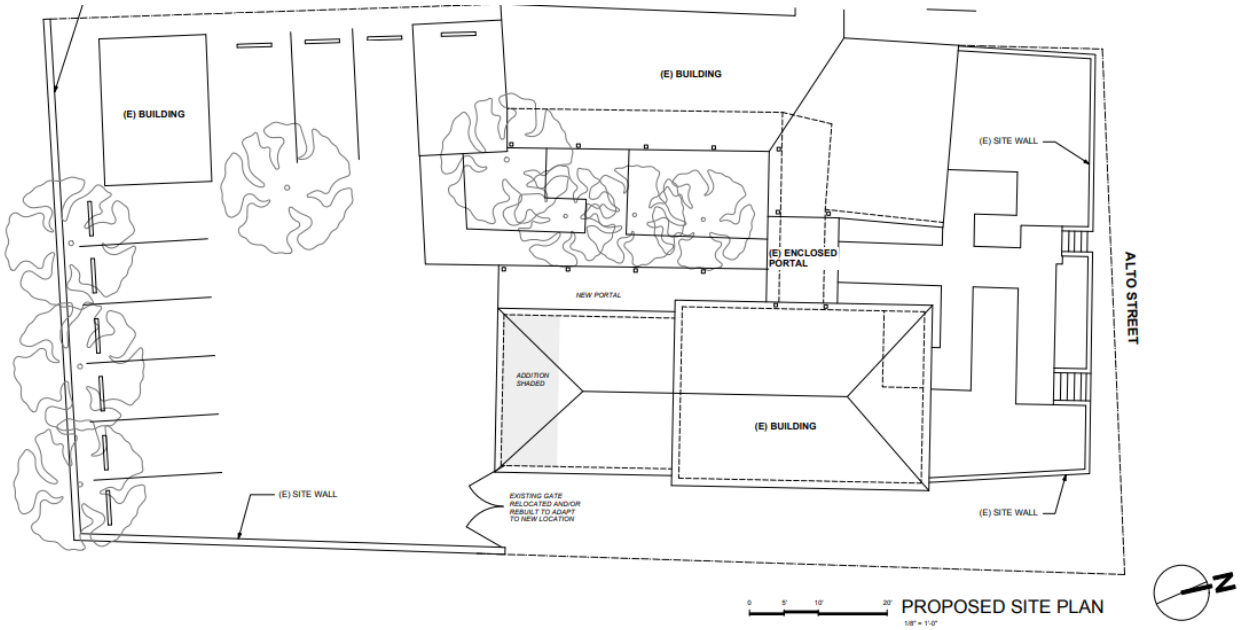


Figure 1. Proposed Site Plan.

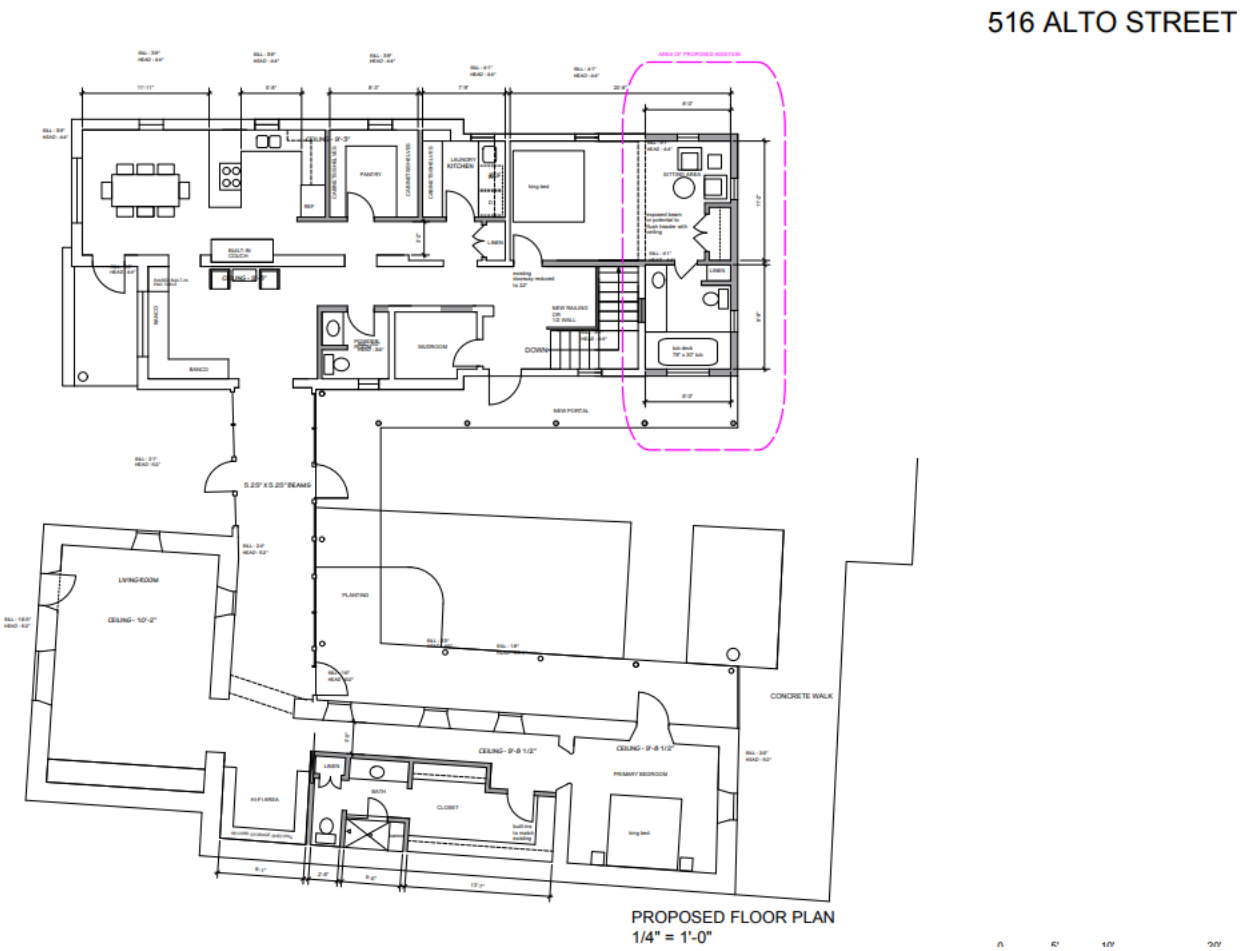


Figure 2. Proposed Floor Plan.



Figure 3. Existing and Proposed East Elevation.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

(D) General Design Standards for All H Districts

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

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

(1) District Standards

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

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

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

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

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

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

(g) *Greenhouses*

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

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

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

(2) Walls; Fences; Solar Collectors; Administration

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

DEFINITIONS:

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

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 6, 2025

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

1. Name of property: **Garcia/Frank/Roybal Residence** **Santa Fe Community Foundation**	**2. Location:** **516 and 516 ½ Alto Street** **Westside-Guadalupe Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-368 and 369** **4. County: Santa Fe** **Parcel # 12319616**

5. Property Type:
_x Buildings: office building, garage/carport
__ Structures: walls, (3), fence (1)
__ Site __ Object

6. Date of Survey:
May 22, 2025

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

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6876428,-105.948951



10. Photo Information: John W. Murphey, photographer. **Photo 1: View of 1990s courtyard, south elevation. Camera facing north.**

11. Brief Description of the Property:

The property at 516 and 516 ½ Alto Street consists of two formerly separate residential units situated on a narrow lot within the Westside-Guadalupe Historic District. In approximately 1996, the buildings were joined by a glazed corridor and renovated for use as professional office space for the Santa Fe Community Foundation. The project was designed by Santa Fe architect Vic Johnson, who, following the preservation philosophy of the period, unified the two structurally and stylistically distinct buildings through consistent architectural elements in a Pueblo Revival vocabulary.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date:
Date: Before 1958; reconstructed and renovated into current configuration and appearance in 1990s.
_x _Known __ Estimated Source: aerial photographs and drawings

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

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

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

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



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

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

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

For: Current owner

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

Steven J. Dayton
N/A

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

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

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

22. National or State Register:

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

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: 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: Santa Fe ID: H-368 and 369
Garcia/Frank/Robybal Residence Santa Fe Community Foundation	516 and 516 ½ Alto Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 22, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:basement under 1990s addition

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

9. Roof: __ N/A

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

10. Window Types Office Building and Garage

Operation	Material	Glazing	Number
Hung Sash	Vinyl	31/	15
Hung Sash	Vinyl	6/6	7
Sliding	Wood	1-1	1

Note: Based on visibility and access during survey

11. Door Types Office Building and Garage

Type	Style	Material	Number
Single-Leaf	8-light/2-panel	Wood	4
Single & Fixed	15	Wood 1	13
Vehicular	Outswing	Wood	2

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1995-1997, Comprehensive renovation of both 516 and 516 ½ Alto Street, including wholesale replacement of doors and windows; construction of a glazed corridor connecting the two buildings; reconstruction of the front porch; replacement of the roof; and the introduction of a unified Pueblo Revival appearance across both structures.

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

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

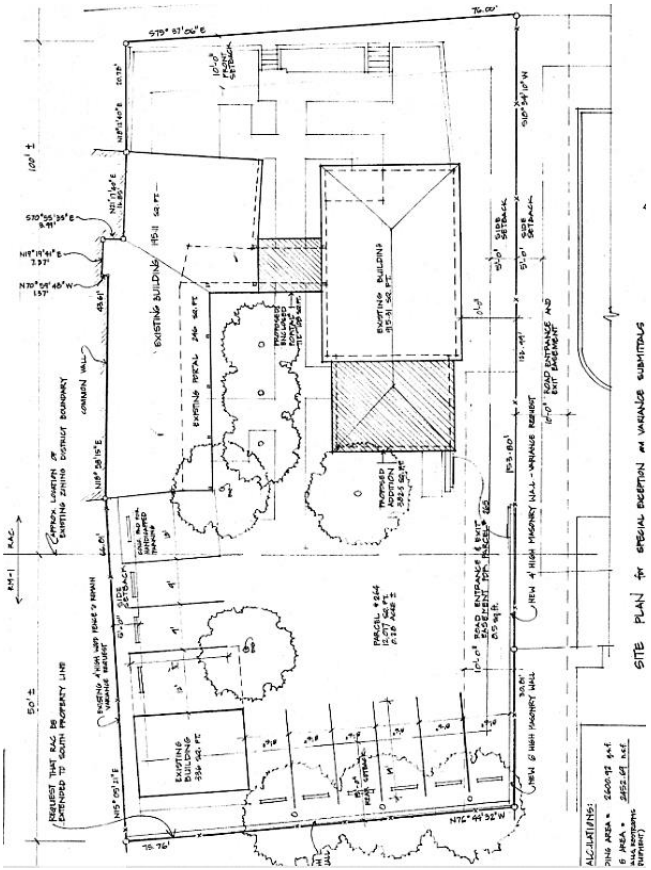
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Not available. 1990s proposed site plan. Courtesy of Vic Johnson.



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Architectural Description Continued

Before the renovation, the property comprised a small hipped-roof, two-room house (516) and a longer, flat-roofed apartment (516 ½). Each reflected different vernacular traditions. Johnson's design sought to harmonize these forms through shared detailing, window treatments, and stucco finishes. The project included the construction of a 345-square-foot addition to the hipped-roof structure which closely mimics the original structure's massing and detailing.

The site also includes a flat-roofed garage and carport, as well as several segments of stuccoed perimeter wall. The joined residence and the garage/carport are considered Contributing resources within the historic district. The site walls have no status.

Setting

The joined buildings at 516 and 516 ½ Alto Street occupy a rectangular lot located just south of the Santa Fe River, one parcel east of DeFouri Street. In the early 20th century, this land formed part of a larger tract owned by Marcelino Garcia, extending from the river southward to a point near Agua Fria Street. Over time, the tract was subdivided, with the land north of Alto Street now serving as city park frontage.

To the west stands the former Charlotte White House; the west half of the subject building likely originated as an extension or outparcel of that property. To the east, across a narrow alley, is a cluster of buildings that were historically linked to the subject parcel during the period of Frank family ownership. The lot to the south, also once associated with the property, is now occupied by the Los Altos Condominiums.
The site is elevated above Alto Street on a natural river bench and is landscaped with xeric plantings installed during the 1990s renovation.

Preservation Approach

The conjoined structures are primarily constructed of adobe and currently encompass approximately 2,670 square feet of office space. The ca. 1996 renovation included a fully finished basement beneath the newly constructed rear addition to 516 Alto.
To unify the previously disparate architectural expressions, architect Vic Johnson implemented a standardized window replacement package using Pella vinyl-clad units.

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All existing windows were replaced with new three-over-one or six-over-six double-hung sash, regardless of their original configuration or type (Photo 2). In several instances, window groupings were reconfigured—for example, replacing individual picture windows with banks of three double-hung units—despite limited evidence for historic window arrangements (see north (front) elevation of 516)).

On the interior of the former apartment, new windows were set into wide, splayed wood jambs with deep stools, lending the appearance of thickness associated with adobe construction (Photo 2). On the exterior, concrete lug sills were either enhanced or introduced beneath each window, altering the original material profile and historic character of the surrounds. Narrower original doors were also replaced with wider units to meet ADA accessibility standards in effect during the 1990s.

Overall, the project reflects a reinterpretation of historic fenestration and access patterns, characteristic of late 20th-century preservation strategies that emphasized visual cohesion and functional upgrades over in-kind material replacement or strict restoration.

North (Front) Elevation

Accessed by separate walkways, the north elevation reveals the formerly distinct façades of the two conjoined buildings (Photo 3). Each retains elements of its original massing while having been visually unified through the 1990s renovation and a glazed corridor connecting the two buildings (Photo 4).

Originally, the eastern unit—identified as 516 Alto and characterized by its hipped roof—featured two small picture windows with narrow wood sills (Fig. 6). These openings were reconfigured during the renovation to accommodate three-over-one vinyl-clad double-hung windows, each set above a prominent cast concrete sill (Photo 5). The original inset porch, with its wood posts and corbels, remains in place and preserves some of the structure's historic character. The west-facing entry now holds a 9-light wood door widened to meet 1990s ADA standards.

To the west, the former adobe apartment—now designated 516 ½ Alto—is separated from the eastern structure by the glazed gallery. Its north elevation includes a single entry door with a 9-light wood unit, flanked on the west by a pair of six-over-six vinyl-

clad sash windows (Photo 6). Although the door opening was widened during renovation, the overall façade retains a general resemblance to its pre-renovation appearance.

East Elevation

The east elevation faces the driveway and comprises both the original hipped-roof house and its ca. 1996 rear addition (Photo 7). Reflecting the building's pre-renovation simplicity, the original portion presents an unarticulated stucco wall pierced by three window openings (Fig. 8), now fitted with vinyl-clad, three-over-one double-hung sash units. Each window rests on a stuccoed concrete sill. Above, exposed angled rafters support a corrugated metal roof that extends beyond the wall plane.

A 14-inch wall offset marks the transition to the 1996 addition. Like the historic portion, the addition features a plain stucco wall with two three-over-one vinyl windows set into concrete sills (Photo 7). The uniform fenestration and shared material treatment contribute to the visual cohesion of the two building phases.

South (Courtyard) Elevation

The south elevation, shaped by the ca. 1996 glazed gallery, encloses a private courtyard that now serves as the central organizing feature of the site (Photo 8). The glazed breezeway spans approximately 29 feet and is composed of fixed and operable 15-light wood-framed panels and doors (Photo 9). This linear connector both physically and visually links the formerly separate buildings. The south elevations of the once separate structures each contain replacement windows installed during the renovation, conforming to the project’s standardized fenestration package (Photo 10).

The east courtyard wall is defined by a ca. 1996 addition, which includes an ADA-compliant 9-light wood door and a three-over-one window with a stuccoed concrete sill (Photo 11).

On the west side of the courtyard, the 39-foot-long elevation—formerly part of an apartment composed of inline rooms—features a reconstructed shed-roof porch (Photo 12). While rebuilt, the porch and its framing elements are based on earlier conditions and intended to recall the original rhythm and function of the space. The elevation

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retains a window and door pattern generally consistent with the original fenestration layout.

Although not original to the historic period of the buildings, the courtyard introduced during the 1996 renovation draws on the spatial traditions of the Santa Fe placita, reinterpreted for contemporary office use. The space is symmetrically organized with axial concrete walkways, xeric plantings, and mature shade trees that lend enclosure and character. Prior to the renovation, the courtyard served as an informal parking area (Fig. 7).

West Elevation

The west elevation forms a party wall with the adjacent former Charlotte White House. As part of the ca. 1996 renovation, a door and several window openings along this elevation were removed and filled in to create a continuous, unbroken wall plane. These modifications reflect the building's adaptive reuse as a professional office space, eliminating secondary openings no longer needed in the reconfigured floor plan.

Interior

The interior reflects a comprehensive adaptive reuse effort to convert two former dwellings into functional office space (Photo 13). The renovation introduced new partition walls, furred-out enclosures, and modified circulation patterns to accommodate modern programmatic needs, including closets, bathrooms, and hallway access.

As a result, the original room configurations were significantly altered. According to the owner, only the current conference room—located at the north end of what was once the apartment—may retain its original spatial footprint.[1] No other interior spaces are believed to reflect their historic layout or finish.

[1] Steven Dayton (owner), conversation with John Murphey, May 22, 2025, at the site.

Garage/Carport

A one-car garage and attached carport, totaling approximately 600 square feet, appear on the 1958 aerial photograph of the property situated in the southwest corner of the lot (Photo 14). The flat-roofed garage, approximately 320 square feet, faces east and features a pair of 48½-inch-wide outswing wood doors, painted white. The worn condition of the doors suggests they may be original or of early vintage. Behind them is a half-light, ADA-compliant pedestrian door, which now serves as the main entrance to the interior, converted to office use (Photo 15). The garage has small replacement windows on its north and west elevations. Attached to the north side of the garage is an approximately 280 square foot open carport, with a beam-and-deck ceiling supported by round wood corner posts.

Walls and Fences

The property is enclosed by a combination of walls and fences, with the north section functioning as a retaining wall. Most of these perimeter features appear to post-date 1978, as evidenced in aerial imagery from that year (Fig. 5).

Alto Street Retaining Wall

Located at the north boundary, the front retaining wall along Alto Street is constructed of stuccoed CMU blocks and varies in height—72 inches at the west end and 69 inches at the east terminus (Photo 16). It is reinforced at the base by a 13-inch-high concrete contraforte and contains two openings, each leading to low wood gates (Photo 17). At its eastern end, the wall turns southward, connecting to the north wall of 516 Alto Street.

East and South Perimeter Walls

Another section of stuccoed block wall begins south of the driveway and defines the east and south edges of the property (Photo 18). Starting at 50½ inches above interior grade, it increases in height to 76 inches, which maintains along the south property line. Aerial photography and site documentation indicate this wall was constructed after 1978 (Figs. 5 & 9).

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West Fence

The west property line is defined by a ponderosa slab fence, measuring 76 inches above interior grade (Photo 19). This rustic-style fence is of recent construction and does not appear in earlier documentation.

Historical Overview

A Jumble of Homes and History

The story of the adjacent Donaciano Vigil House at 518 Alto Street has long overshadowed—and complicated—the origins of the subject property at 516 and 516½ Alto Street. In its documentation of the Vigil House, described as a 19th-century placita-style residence, the Santa Fe Historic Foundation was unable to determine when the east arm, now known as 516½ Alto, became separated from the presumed central patio.[2] This uncertainty likely stems from the fact that the placita itself was not fully established until the 1950s.

In contrast to their current configuration, 516, 516½ Alto, and the Donaciano Vigil House once formed a linear sequence of rectangular buildings along the south side of Alto Street—then known as River Road. Few of the building footprints shown on statehood-era maps correspond to the structures standing today. Notably, neither the subject property nor the Vigil House is clearly identifiable on the 1912 King's Map (Fig. 1). A 1910s photograph attributed to 516 Alto further complicates the historical record, depicting what appears to be an entirely different building (Fig. 2).

The Garica Family Ownership

Archivist Myra Ellen Jenkins, in tracing the history of the Vigil House, noted that Donaciano Vigil sold the property in 1856 to Vicente Garcia, who also acquired additional land along the south barranca of the Santa Fe River—including what would

[2] Historic Santa Fe Foundation, *Old Santa Fe Today* [Fourth Addition] (Albuquerque: University of New Mexico Press, 1991), 119-120.

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become the subject property.[3] Vicente died on December 30, 1889, and his estate passed to his son, Marcelino Garcia. The 1912 King's map shows Marcelino Garcia as the owner of the subject property, then part of a larger parcel extending south toward Agua Fria Street and including land north of Alto Street, fronting the Santa Fe River (Fig. 1).

The Garcia family remained associated with the parcel—later identified as 516 Alto Street—for several generations.

In 1915, three years after the publication of the King's map, Marcelino Garcia deeded the property to his younger brother, Ramon T. Garcia.[4] According to the 1928 city directory, Ramon owned the land—then listed as 516 Alto Street—where he both resided and operated a grocery store.[5]

The 1930 census provides a detailed snapshot of the household: Ramon, age 59; his wife, Martina, age 44; and their six children, ranging in age from 11 to 25.[6] One son, Ernesto Garcia, worked as a shoemaker at Duran's Electric Shoe Shop; two sons were clerks; and another did "fancy work" for a carpentry business. Ramon T. Garcia died four months after the census was taken. The property then passed to Martina Garcia, his widow.

Splitting up the Property

In 1947, ownership of the land holding 516 Alto Street transferred to Dolores G. Frank, Ramon and Martina's youngest daughter, who had been born just one month before her father's death.[7] Tracing the property's history after this point becomes more difficult due to numerous transfers among immediate family members and individuals likely connected through marriage.

[3] Myra Ellen Jenkins, "The Donaciano Vigil House," *Bulletin of the Historic Santa Fe Foundation* (Vol. 12/No. 3, December 1984), 5.
[4] This transaction is referenced in Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, recorded March 29, 1947, Book 30/Page 583, Instrument # 84864, Santa Fe County, New Mexico.
[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 81 and 191.
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0006; FHL microfilm: 2341134.
[7] Warranty Deed, Martina M. Garcia et al. to Dolores G. Frank, # 84864.

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In 1952, Dolores and her husband, Charles Frank, sold the property containing 516 Alto Street to Ramon and Adelaida Roybal.[8] The Franks retained ownership of the adjacent parcel to the east (514 Alto Street), for which the Roybals granted a deeded right-of-way for access.[9]

City directories from this period do not list a separate 516 ½ Alto Street address. However, members of the Martinez family—recognized as long-term tenants—appear under the 516 listing, suggesting they occupied the second building on the lot, a small apartment block that would not receive the "½" designation until roughly 30 years later.

Adjacent Houses

Visual evidence provides a clearer picture of the property's physical evolution. Although somewhat distorted, a 1948 aerial photograph shows the general outline of the subject property (Fig. 3). The so-called placita-style Vigil House to the west had yet to take full form.

A 1958 aerial photo shows the subject property with two distinct buildings, each accessed by its own walkway from Alto Street (Fig. 4). A combination garage and carport occupied the southwest corner of the lot, and a fence marked the southern boundary. At that time, the site included a two-bedroom, hipped-roof house and a flat-roofed adobe dwelling that had been subdivided into apartments. Notably, the adobe structure lacked a porch, as seen in the aerial image.

By this point, the Vigil courtyard house to the west had taken shape and would soon be further enhanced by Charlotte White, who acquired it in 1959 from architect William Lumpkins.[10]

[8] Warranty Deed, Charles and Dolores Frank to Ramon R. and Adelaida G. Roybal, recorded October 28, 1952, Book 67/Page 378, Instrument # 110408, Santa Fe County, New Mexico.
[9] Right of Way Agreement, Ramon R. and Adelaida G. Roybal to William E. and Josie M. Frank, recorded November 15, 1952, Book 71/Page 172, Instrument # 110791, Santa Fe County, New Mexico.
[10] Quitclaim Deed, William T. and Alice Lumpkins to Charlotte White, recorded April 7, 1959, Book 154/Page 335, Instrument # 233624, Santa Fe County, New Mexico.

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Transformation

City directories show the Roybal family owning the property addressed as 516 Alto Street through the 1970s. At that time, no "½" address had yet been assigned. During this period, Alto Street was affected by Urban Renewal efforts under the Model Cities program, which brought infrastructure improvements such as sidewalks, gutters, and the creation of the Chicano-influenced Alto Street Park.[11]

A 1974 real estate advertisement described the property as containing a two-bedroom house and two apartments.[12] Later, the area became part of the Guadalupe Neighborhood Community Development Project and was rezoned as part of the Residential Arts and Crafts District (RAC). By the 1980s, the property had shifted to rental use and acquired its "½" designation.

A 1987 city directory lists Ellen Bleier, identified as a potter, as the tenant of 516, with the adjacent unit listed as vacant.[13] Eight years later, the property began its most significant transformation into office space.

[11] John W. Murphey, "Santa Fe Historic Context Study: 1610-1986," Document prepared for the City of Santa Fe (Revised June 4, 2021), 102-103; Jack Handey, "SF Council Reshuffles for Model Cities," Santa Fe New Mexican, March 1, 1973, 1.
[12] "House for Sale," *Santa Fe New Mexican*, July 1, 1974, B-10.
[13] R.L. Polk & Co., *Santa Fe City Directory, 1987* (Dallas: R. L. Polk & Co., 1987), 27-28.

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

As it appears today, 516 and 516½ Alto Street reflect a 1990s preservation aesthetic more than they reflect the pair of 20th-century vernacular dwellings documented in 1985 by Susan Lopez. Architect Vic Johnson undertook a comprehensive restoration and unifying renovation. His approach aligned with the prevailing preservation philosophy of the time, which prioritized architectural cohesion over strict period authenticity. The result was a stylized placita-form residence, reorienting the public-facing façade toward a newly created south courtyard.

In light of this substantial reworking, it is recommended that the property still retain its Contributing status, with the north elevations designated as the primary façades, acknowledging that the doors and windows on these elevations have been replaced.

The garage and attached carport exhibit greater historical integrity than the conjoined dwellings. The structure retains original form, materials, and spatial configuration. It is recommended to retain its Contributing status, with the east elevation, featuring the original garage doors, designated as the primary façade.

The majority of site walls and fences appear to post-date the 1978 period of significance and do not meet the threshold for Contributing status.

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Illustrations

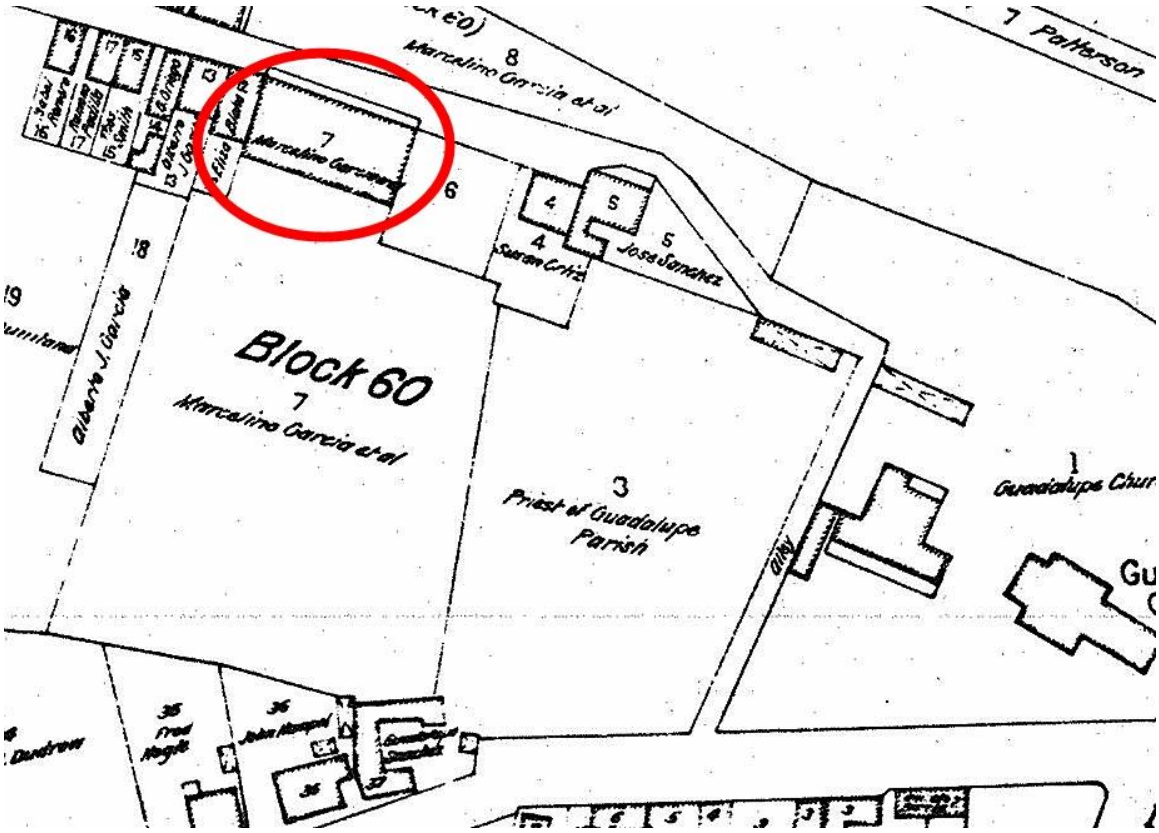

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
The Marcelino Garcia property. Note how the building shown on the map does not match current structures but does align with a structure that has been attributed as the Ramon Garcia House (Fig. 2).

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Figure 2: Ramon Garcia House, c.1915 (011056).
Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum.

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Figure 3: October 25, 1948, aerial photograph. 516 ½ may represent the Ramon Garcia House.

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Figure 4: November 10, 1958, aerial photograph.

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Figure 5: September 11, 1978, aerial photograph.

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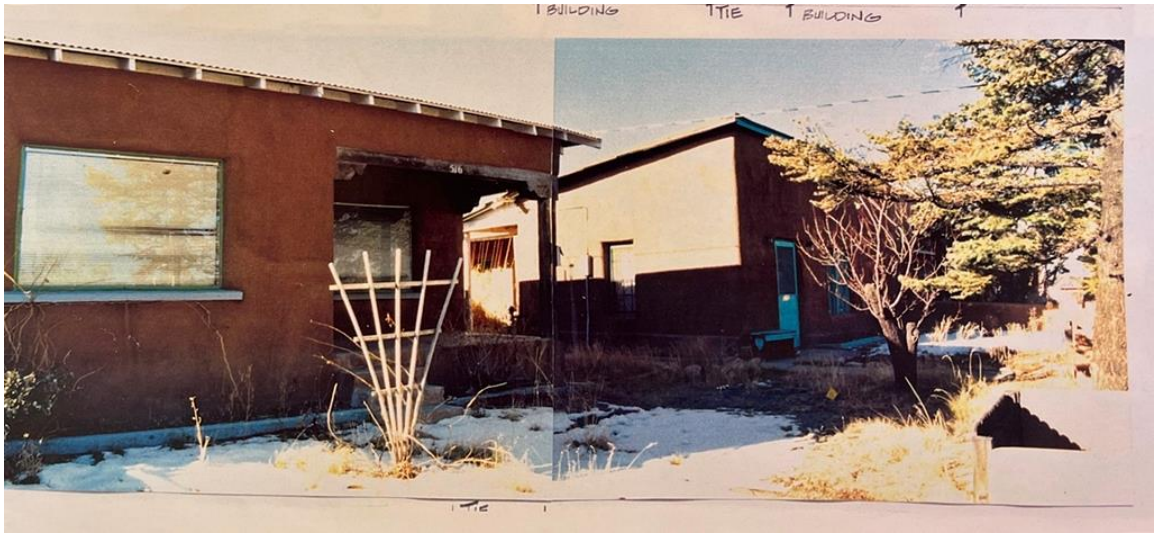

Figure 6: c.1990s, pre-renovation view of the north elevation. Camera facing southwest. Courtesy of Steven Dayton.

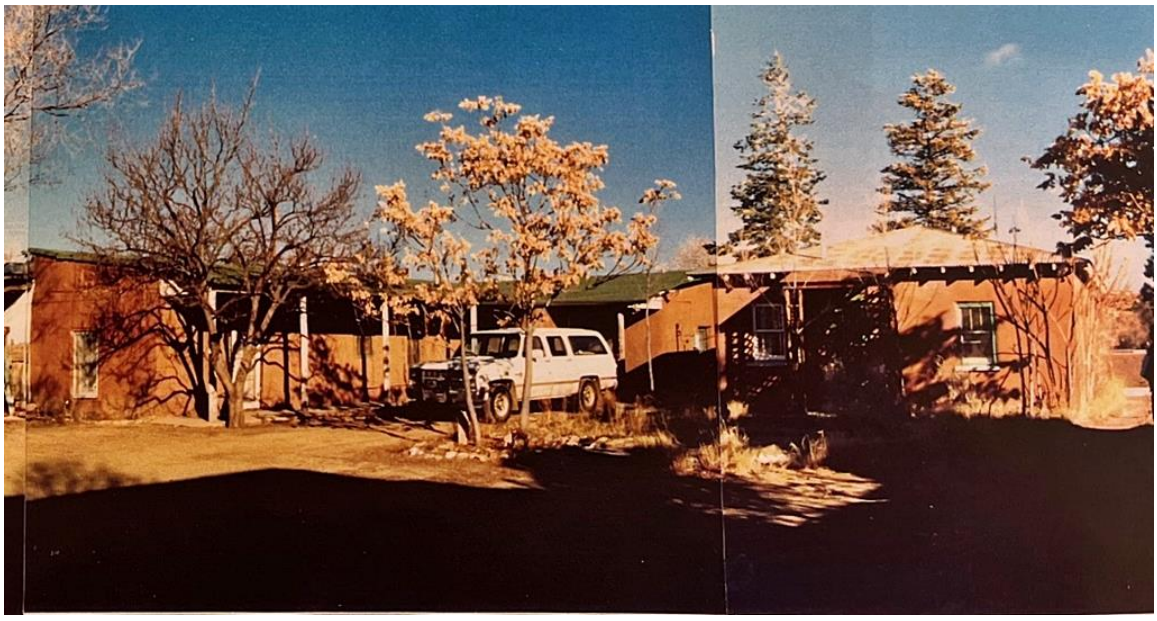

Figure 7: c.1990s, pre-renovation view of the future courtyard area. Camera facing northwest. Courtesy of Steven Dayton.

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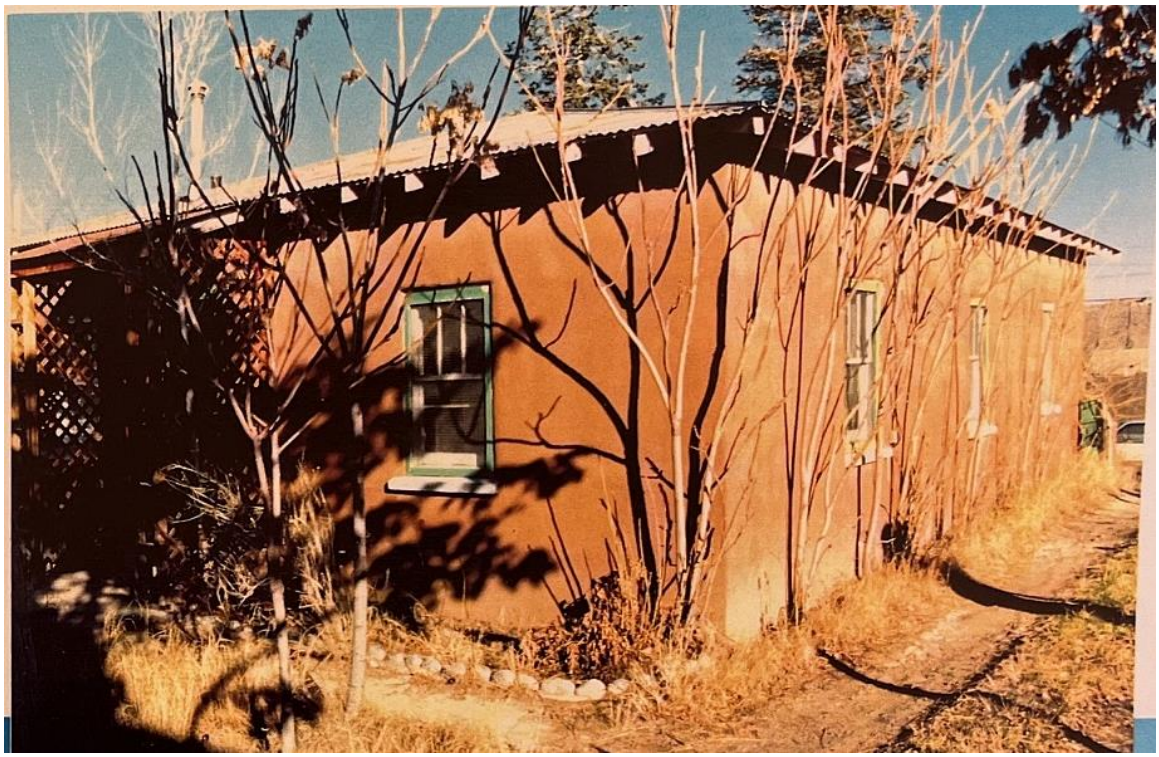

Figure 8: c.1990s, pre-renovation view of the south and east elevations of 516. Camera facing northwest. Courtesy of Steven Dayton.

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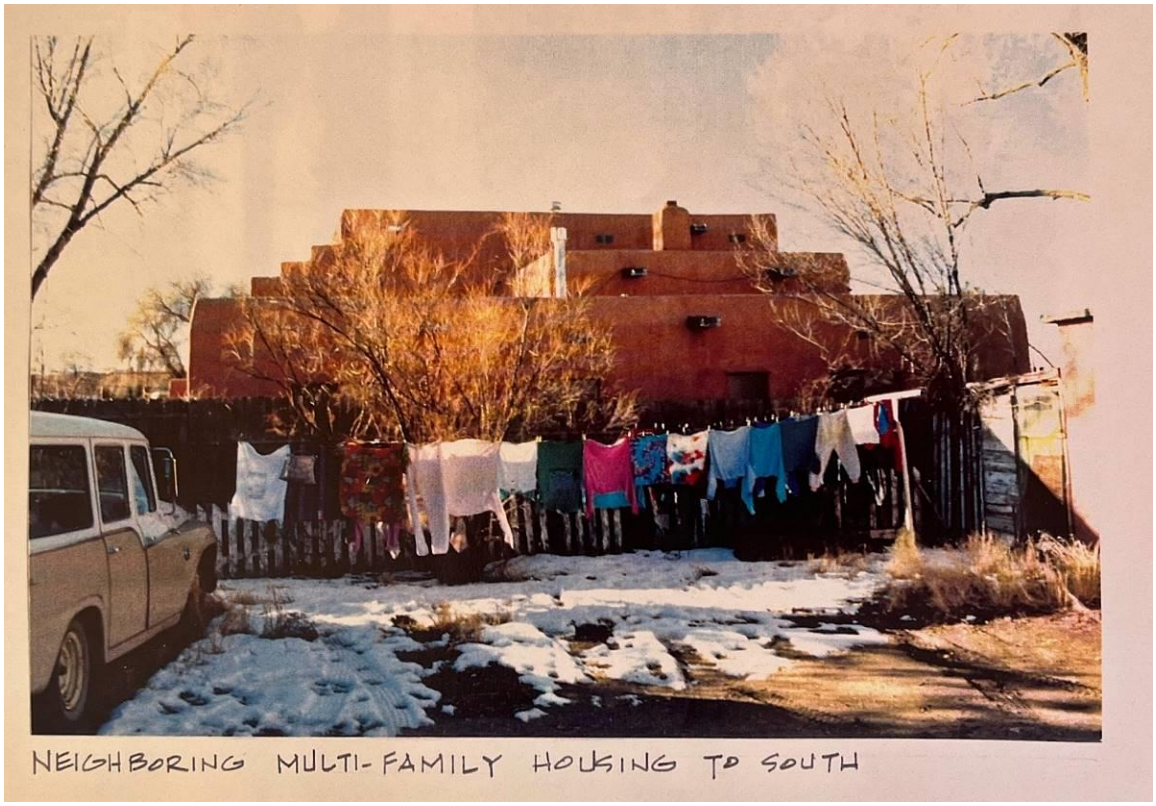

Figure 9: c.1990s, pre-renovation view of south property line. Camera facing south. Courtesy of Steven Dayton.

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Survey Photographs

(All images taken by John W. Murphey on May 22, 23, and 24, 2025)



Photo 2: Reconstructed window openings with 1990s Pella vinyl clad units.

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Photo 3: North façades of 516 (left) and 516 ½ (right). Camera facing southeast.

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Photo 4: Glazed corridor between 516 and 516 ½. Camera facing south.

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Photo 5: North façade of 516. Camera facing south.

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Photo 6: North façade of 516 ½. Camera facing south.

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Photo 7: East elevation of 516. The red lines indicate c.1996 addition. Camera facing northwest.

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Photo 8: Courtyard elevation. Camera facing north.

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Photo 9. Glazed corridor between 516 and 516 ½. Camera facing north.

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Photo 10: South elevation of 516 ½. Camera facing north.

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Photo 11: West (courtyard) elevation of c.1996 addition to 516. Camera facing northeast.

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Photo 12: East (courtyard) elevation of 516 ½ with reconstructed porch. Camera facing south.

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Photo 13: Glazed corridor connecting 516 and 516 ½. Camera facing east.

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Photo 14: Garage/Carport. East elevation. Camera facing southwest.

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Photo 15: Garage/Carport. East elevation door. Camera facing west.

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Photo 16: Alto Street retaining wall. Camera facing southeast.

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Photo 17: Alto Street retaining wall. Gate opening for 516. Camera facing south.

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Photo 18: East and south perimeter walls. Camera facing southwest.

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Photo 19: West fence. Camera facing west.

516 ALTO STREET
PROPOSAL LETTER

The owners wish to do an interior remodel and build an addition by extending a previous addition by 8’-0”.

This will simply be accomplished by stretching the building by 8’-0” and matching the stucco and roof material and pitches for a seamless result.

The white double hung clad windows will be matched with the same divided light pattern.

The stucco and corrugated steel roofing will also be matched to give the impression that the building has never been altered. All wood trim (exposed rafters) will be painted white to match.

The owners also propose to add a portal in their interior courtyard to mirror the existing portal on the opposite west side. This will match utilizing all the same components of the existing portal. Same size wood columns, corbels, and framing members and will be painted white to match.

No primary façade will be altered in this renovation. Only the existing newer addition from the 1990’s will be extended.

516 Alto St

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 9/24/25	516 ALTO STREET
Property Owner of Record: STEVEN DAYTON	Proposed Construction Description:
Applicant/Agent Name: MARC NAKTIN	ADDITION
Contact Person Phone Number: (505)490 1863	TOTAL ROOF AREA: 3400 EXISTING, 3610 WITH NEW ADDITION

Zoning District: GAUDELUPE

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

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

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

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

Use of Structure: ☒ Residential ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

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

Lot Coverage : 28 % EXISTING 30% PROPOSED
☐Open Space Required:

Setbacks:
Proposed Front: NA Minimum: 7'
2nd Front?
Proposed Rear: 63 Minimum: 15'
Proposed Sides: L 13' R Minimum: 5'

Height: Proposed 14'-1" (MATCH EXISTING)
Maximum Height: or
☒ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces: EXISTING
Proposed Accessible
Minimum:

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

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

MARC NAKTIN [☐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 9/24/25 DATE

To Be Completed By City Staff: 2025-011279-PAR

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

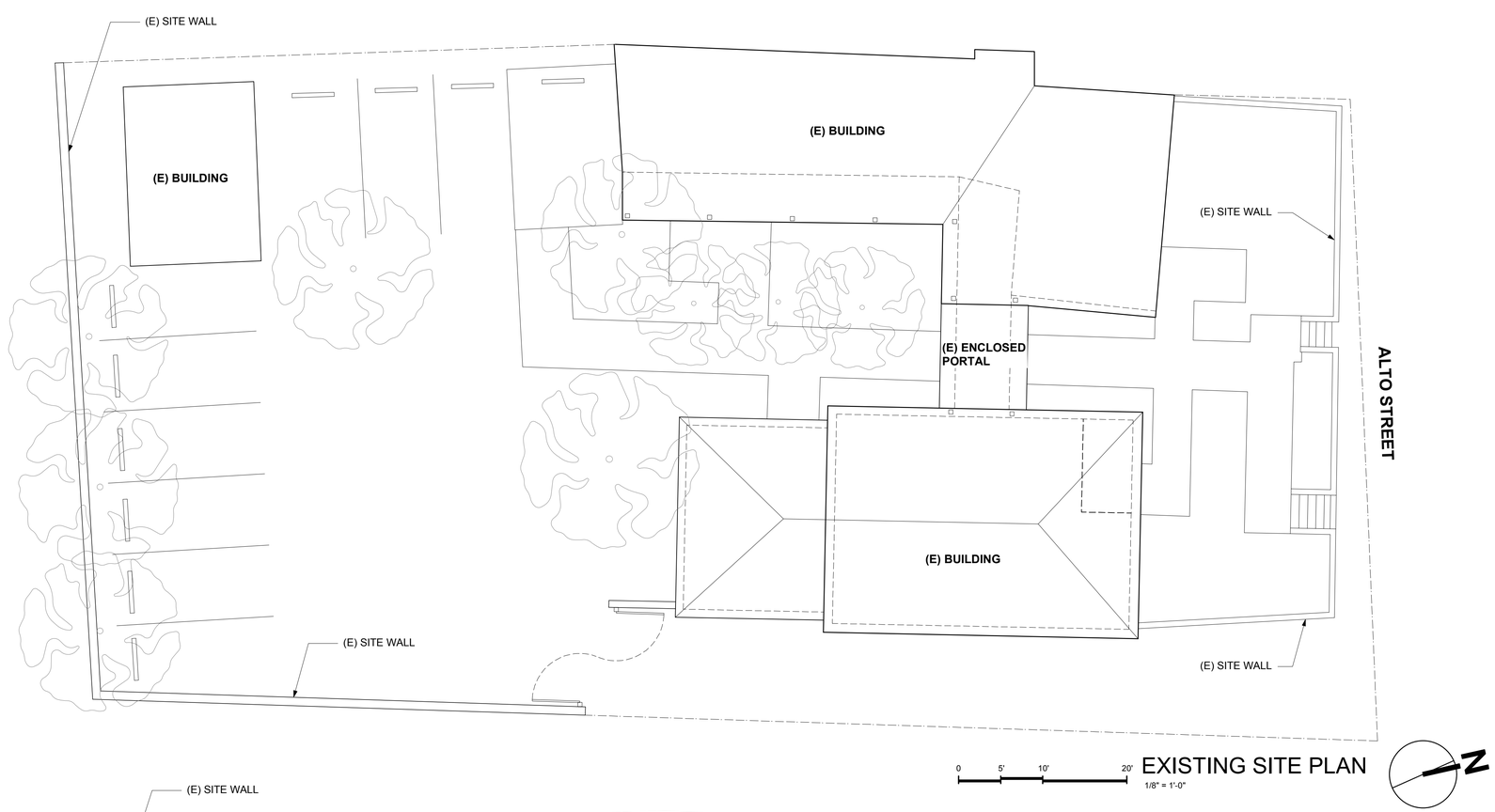
Zoning Approval:
☒**Preliminary Approval** ☐**with conditions** ☐ **Rejected**
Comments/Conditions: Final development must comply with standards set forth in Ch. 14 of City code of ordinances

REVIEWER: Rachael Harrison **DATE:** 09/25/2025

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

Revised 20 November 2020

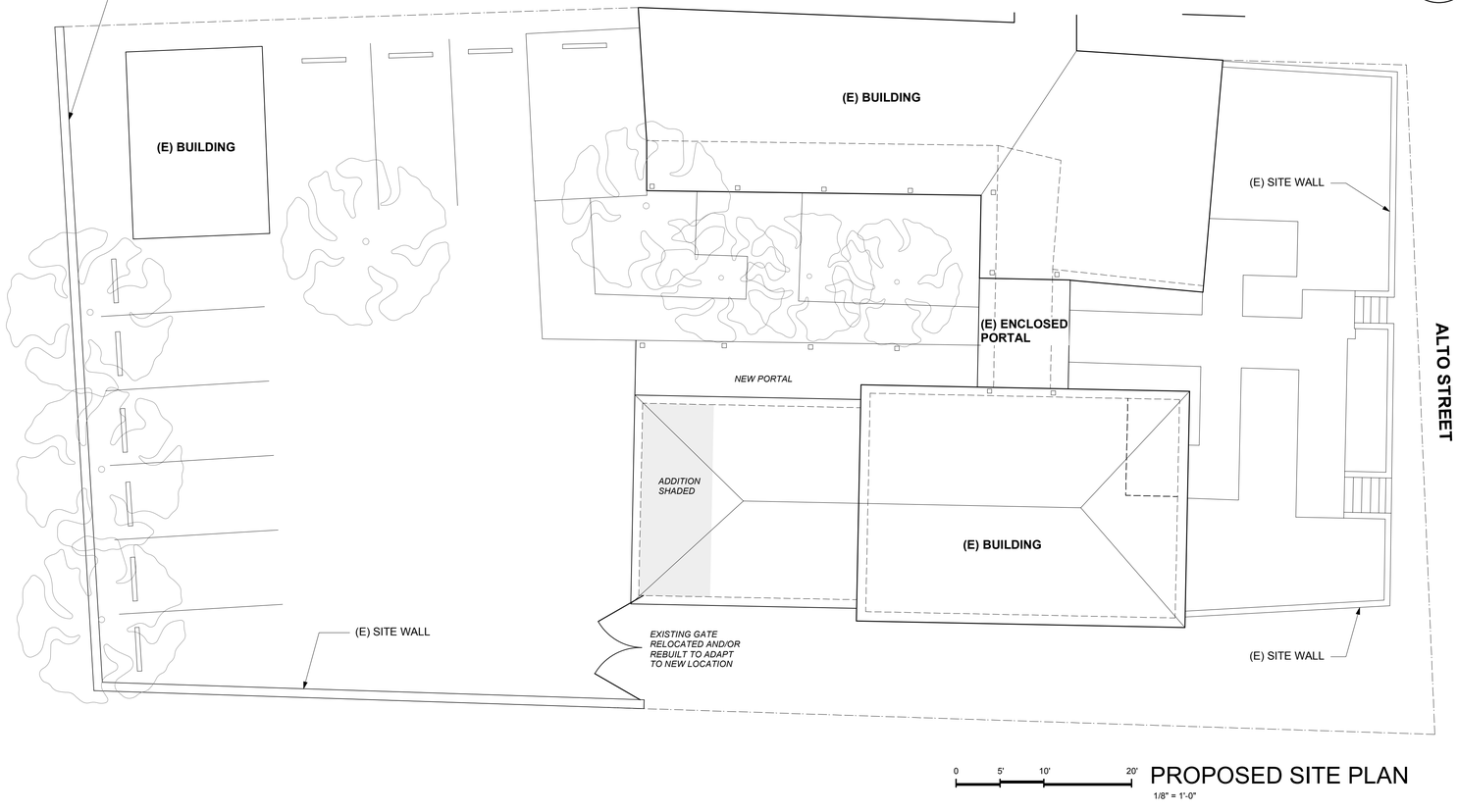
516 ALTO STREET



0 5' 10' 20'

EXISTING SITE PLAN

1/8" = 1'-0"

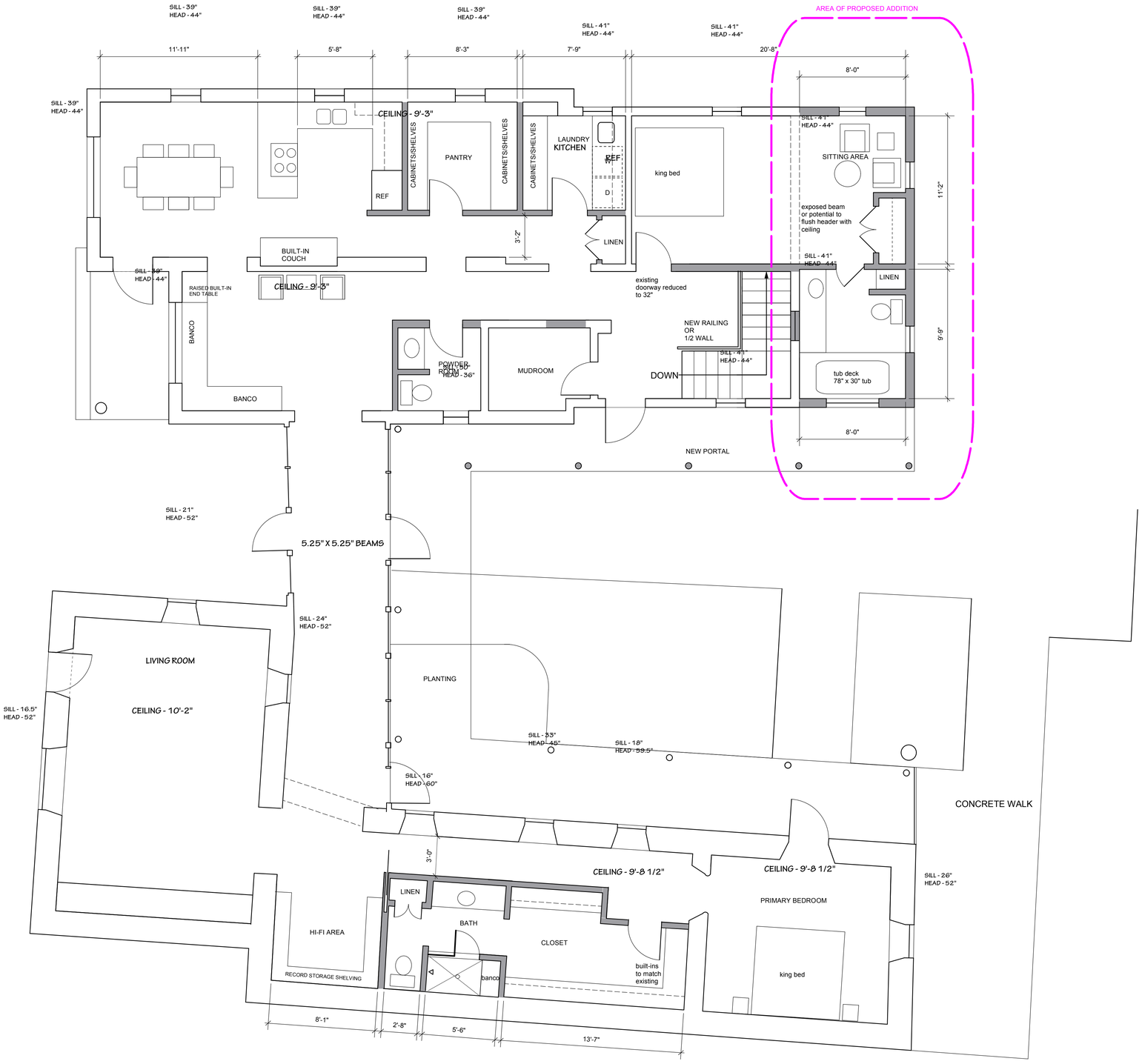


0 5' 10' 20'

PROPOSED SITE PLAN

1/8" = 1'-0"

516 ALTO STREET

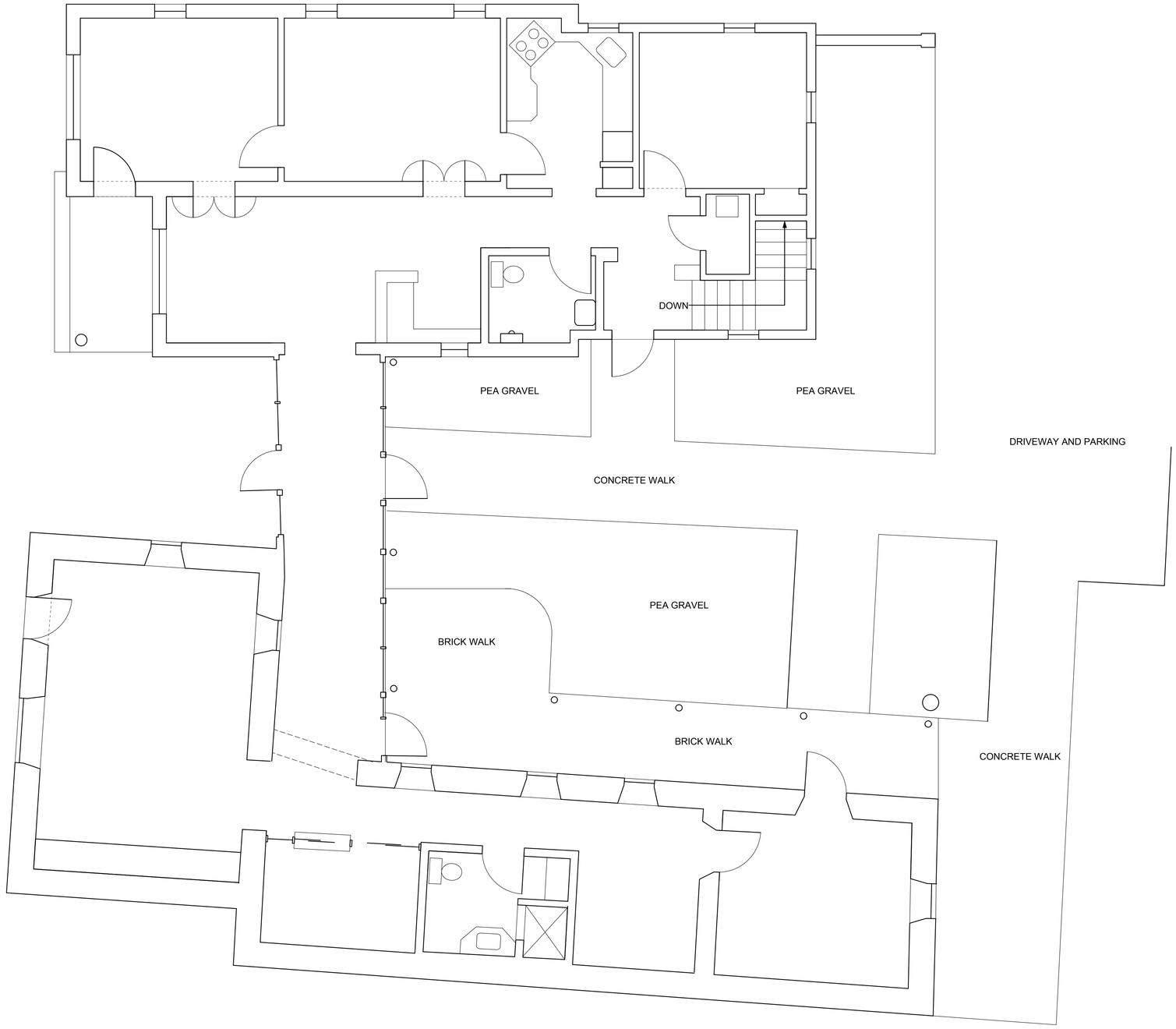


PROPOSED FLOOR PLAN
1/4" = 1'-0"

NEW WALLS SHADED

0 5' 10' 20'

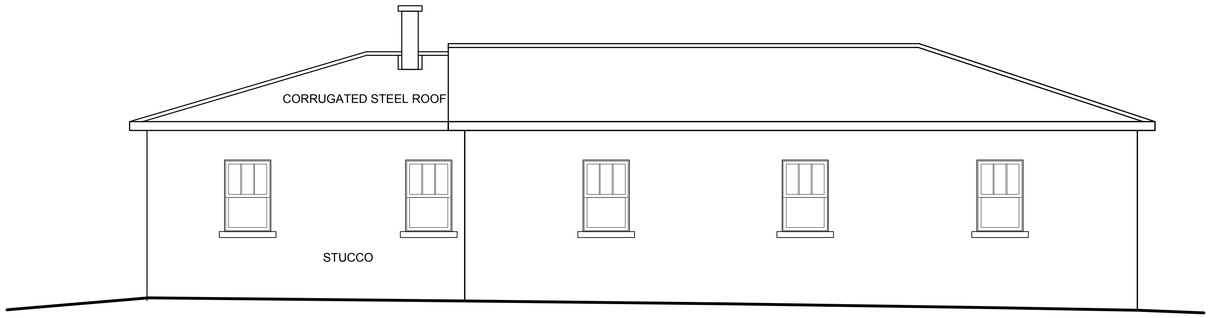
516 ALTO STREET



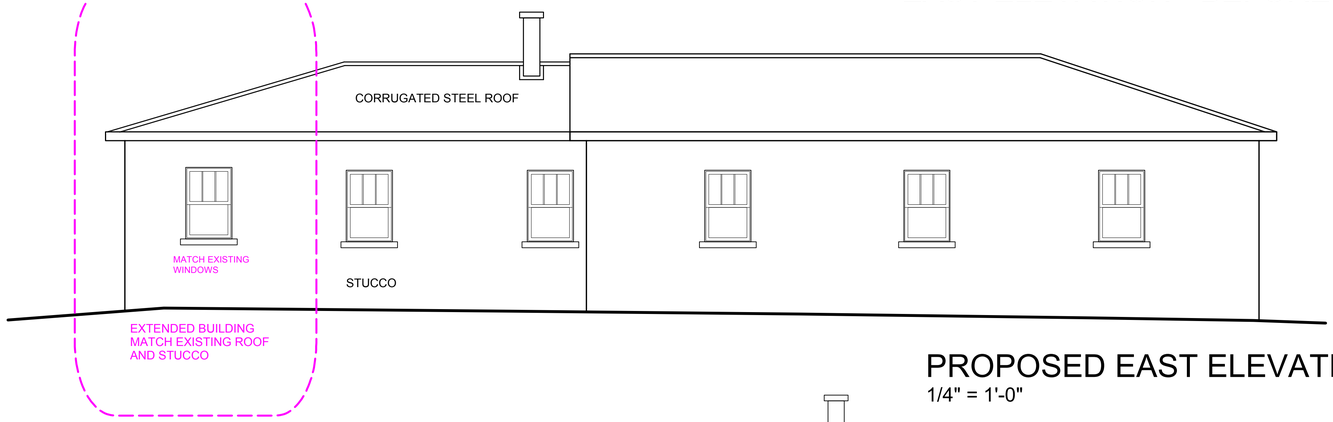
EXISTING FLOOR PLAN
1/4" = 1'-0"

0 5' 10' 20'

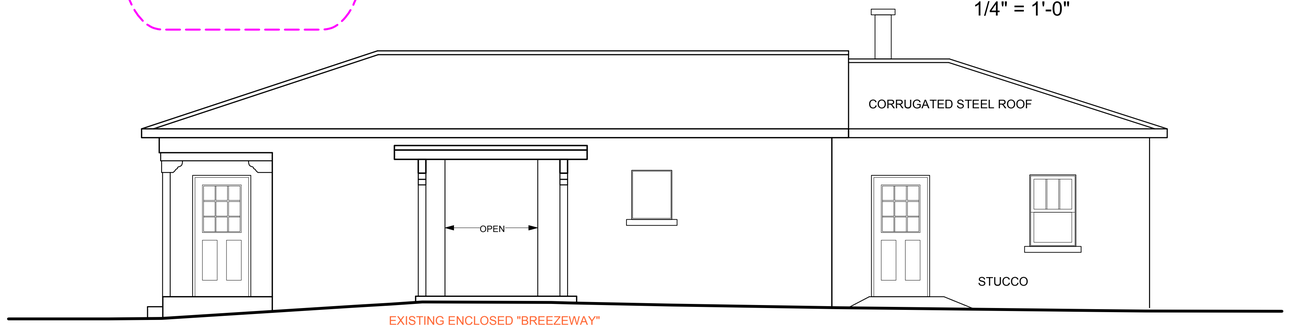
516 ALTO STREET



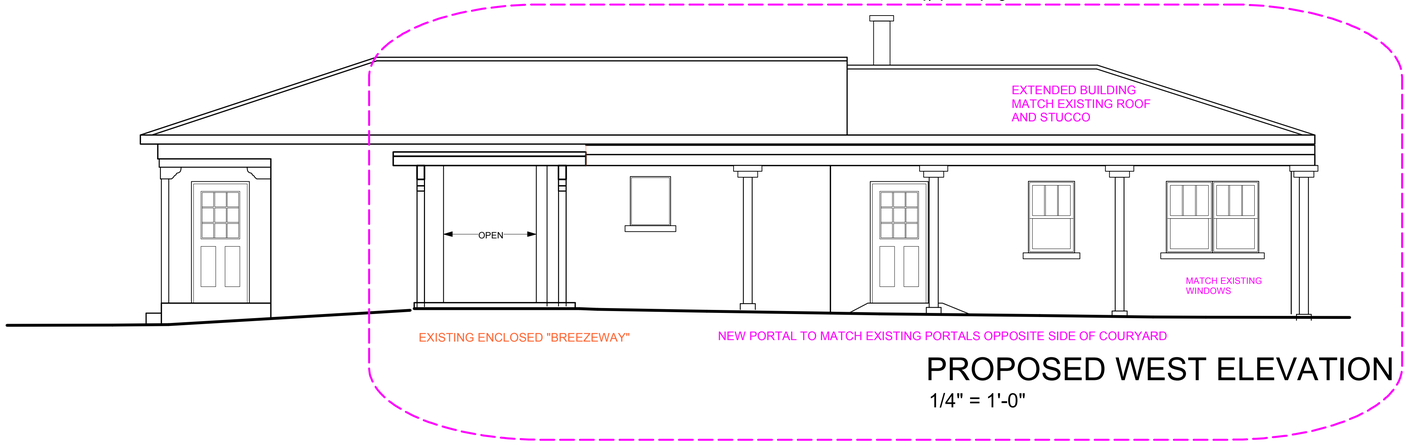
EAST ELEVATION - BEFORE



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



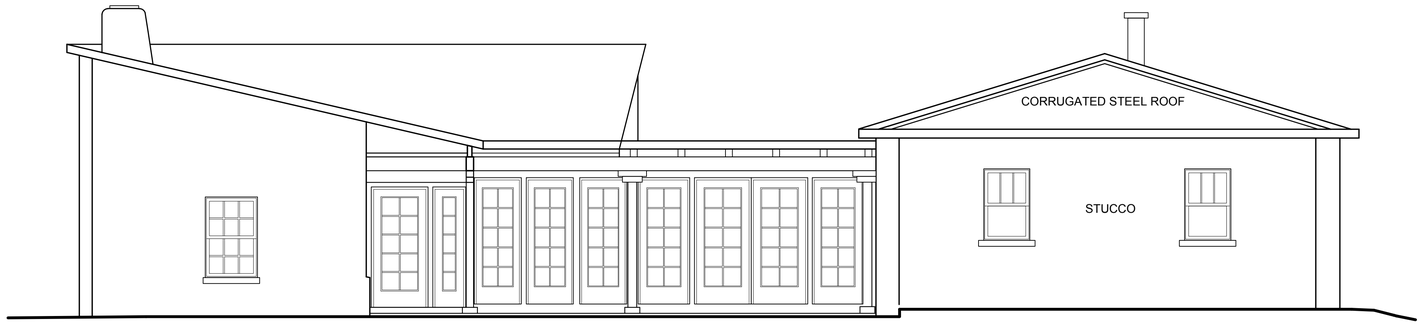
EXISTING WEST ELEVATION
1/4" = 1'-0"



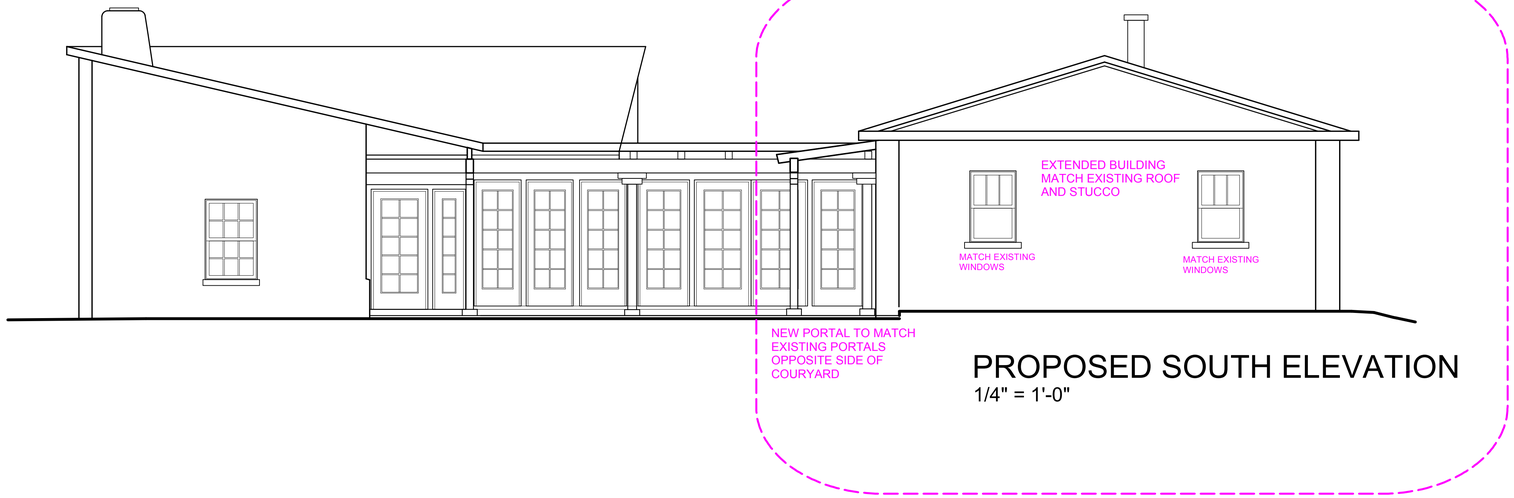
PROPOSED WEST ELEVATION
1/4" = 1'-0"

0 5' 10' 20'

516 ALTO STREET



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



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



EXISTING EAST ELEVATION - NO CHANGES
1/4" = 1'-0"

0 5' 10' 20'





Reconstructed window openings with 1990s Pella vinyl clad units.



: Glazed corridor between 516 and 516 ½. Camera facing south.



North façade of 516. Camera facing south.



North façade of 516 ½. Camera facing south.



East elevation of 516. The red lines indicate c.1996 addition. Camera facing northwest.



Courtyard elevation. Camera facing north.



Glazed corridor between 516 and 516 ½. Camera facing north.



Alto Street retaining wall. Camera facing southeast.



West (courtyard) elevation of c.1996 addition to 516. Camera facing northeast.



East (courtyard) elevation of 516 ½ with reconstructed porch. Camera facing south.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
David A. Sena, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H -94-42 Meeting Date March 22, 1994

Project Address 516 Alto Street District Westside-Guadalupe Historic

Owner Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Agent _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 283 AREA NO. 7 AGE pre-1928 with alterations

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(x) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: roof replacement; wholesale window replacement; enclose north porch, south elevation addition; and covered walkway connecting to neighboring west building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

_____

_____

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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.

dd/94-42hs

printed on recycled paper

City of Santa Fe, New Mexico

memo

DATE: March 22, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-42 ADDRESS 516 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

	CITY SUBMITTALS		APPLICANT SUBMITTALS
____	Case Synopsis	__X__	Proposal Letter
__X__	District Guidelines	__X__	Vicinity Map
__X__	State Historical Survey Sheet	__X__	Site Plan/FloorPlan
____	Minutes of _____	__X__	Photographs
____	Other _____	__X__	Elevations
		____	Other _____

STAFF RECOMMENDATIONS:

Staff met with the applicant regarding this project in 1993 and was unaware of much of the currently proposed work until the project was submitted for HDRB review in the attached application. As a result of concerns for the amount of proposed work staff has met with personnel from the State Historic Preservation Office (SHPO) to review the submission and determine the impact of the proposed work on the building's historic status.

The applicant's letter maintains that, according to a neighbor,

> "the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn."

The applicant proposes to,

> "remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance."

In consultation with SHPO personnel, staff has determined that, although information regarding the roof change may not have been available to the contracted surveyor at the time of initial recommendation for designation, the change to a low hipped-roof has not had a visual impact upon the historic character of the building. The applicant's proposal to change the roof pitch

from 4/12 to 6/12 and thus raise the building height from 13'-8" to 16'-0" will, in the opinion of City and SHPO staff, have a visual impact on the building and historic district, as well as negatively impact the historic character of the building. In addition, this treatment will violate SFCC 14-70.73 (A)(1) in that "the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited."

The applicant proposes to replace all windows with 1/1 units. SFCC 14-70.73 (E)(1)(a) states that "For all facades of significant and landmark structures and for the primary facades of contributing structures: Historic windows shall be repaired or restored wherever possible. Historic windows which 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." Given this standard, staff would request that the applicant document that the window units are in need of being replaced. Staff notes that the picture windows at the north elevation were in place and noted at the time of the initial building survey. Staff has no concerns for the replacement of these features with units which are more in keeping with the historic character of the building.

The proposal to enclose the front porch (north elevation) violates SFCC 14-70.73(D). Staff's concerns for this treatment include that it will result in the loss of a significant architectural feature on the primary facade of an historic building whose architectural integrity has already been somewhat compromised.

Staff has no concerns with the proposal to construct a covered walkway connecting to the neighboring west building if the material, profile, and style of the existing portal of the west building are matched.

The proposed addition violates SFCC 14-70.73(B)(4) which states in part that "the addition shall not exceed fifty percent (50%) of the square footage of the existing footprint." As proposed, the addition will be almost 194 square feet more than the allowable building footprint.

Given these concerns, staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

dlic/94-42.mmo

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, 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:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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. 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 fiber glass or rolled plastic for the external surface of attached or free-standing 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;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 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 division. 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. #1983-48, §5; SFCC 1981, §3-29E-5)

H365

building threatened? yes	surveyed date 8/85 by [redacted]	county SANTA FE	ID no. 051613283
field map SFHD #1	number 283	UTM reference zone 12 13	easting northing

location description: 516 Alto

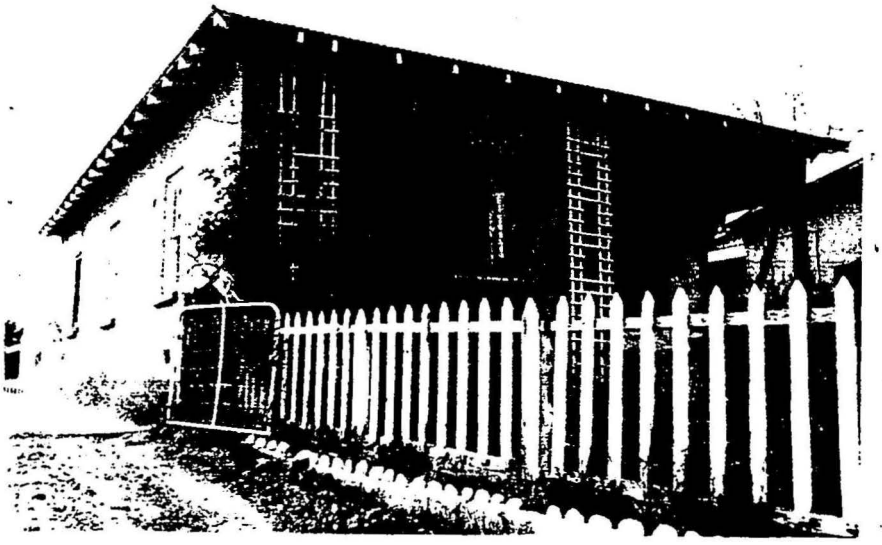
city/town: SANTA FE

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

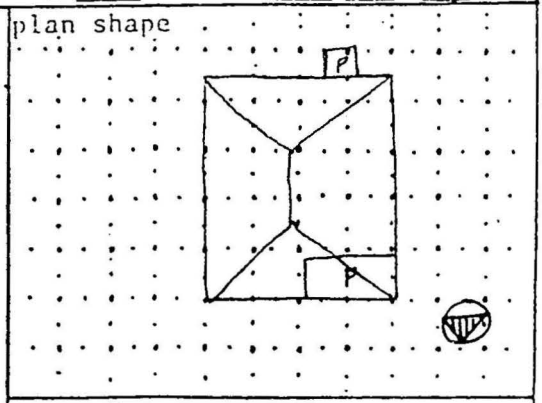
building name:

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

film roll by SL	negative nos.	loc. of neg.
no. SFHD # 9	18	HPB



plan shape



date of construction: Pre'28 estimate _____ actual

source:

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

surroundings: rcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

style: NMUV

foundation material: conc.

wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & expos'd joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

STEVEN J. MELANDER-DAYTON
510 GALISTEO STREET
SANTA FE, NEW MEXICO 87501

Dear Members of the Historic Design Review Board:

This letter is in regard to two buildings on a single lot at 516 Alto Street in the West Guadalupe Historic District. I intend to remodel the buildings for use as a private office. I propose to maintain the one-story character of the property through removal of recent additions and alterations to both buildings. While serving my needs, this should also make the buildings more architecturally compatible with the Donaciano Vigil House to the west at 518 Alto Street and with the historic district in general.

516 1/2 Alto (the west building on the lot) is a low building sharing a common wall along the west property line with the Vigil House. Inspection of the roof and wall construction reveals that this building was orginally a flat-roof structure with pueblo style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood. There is a recent addition (a bathroom) under the east portal which obstructs a previously existing exterior doorway. The portal is also of recent construction and is in disrepair.

I propose the following work on this building:

(1) reconstruct the roof in its earlier flat-roofed, parapeted configuration;

(2) rebuild the portal in the same style and appearance;

(3) remove the exterior bathroom addition in order to expose the original door opening;

(4) replace in-kind all existing windows, maintaining the same style and configuration.

516 Alto (the east building on the lot) is a 4 in 12 slope hip roof building with a wide range of window styles, including two large picture windows of 1950s vintage in the street-side (north) elevation. According to my neighbor, Charlotte White (who has lived next door in the Vigil House since 1958,) the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn.

I propose the following work on this building:

(1) remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance;

(2) build all windows, including the front picture windows, with one style of one-over-one, wood insulated, double-hung, painted windows (as stated above, the windows throughout this building are a mix of materials and lite configurations, i.e. picture, 3/1 double-hung and 1/1 double-hung;)

(3) enclose the front porch as heated interior space under the existing roof configuration by moving the recessed wall (where the right picture window is now located) forward to the perimeter of the building;

(4) add a covered walkway between both buildings for all-weather handicap access;

(5) add to the rear of the building, maintaining the same style and configuration of the hip roof, with the addition of a dormer to the south slope.

Thank you for your consideration.

Steven J. Melander-Vasta

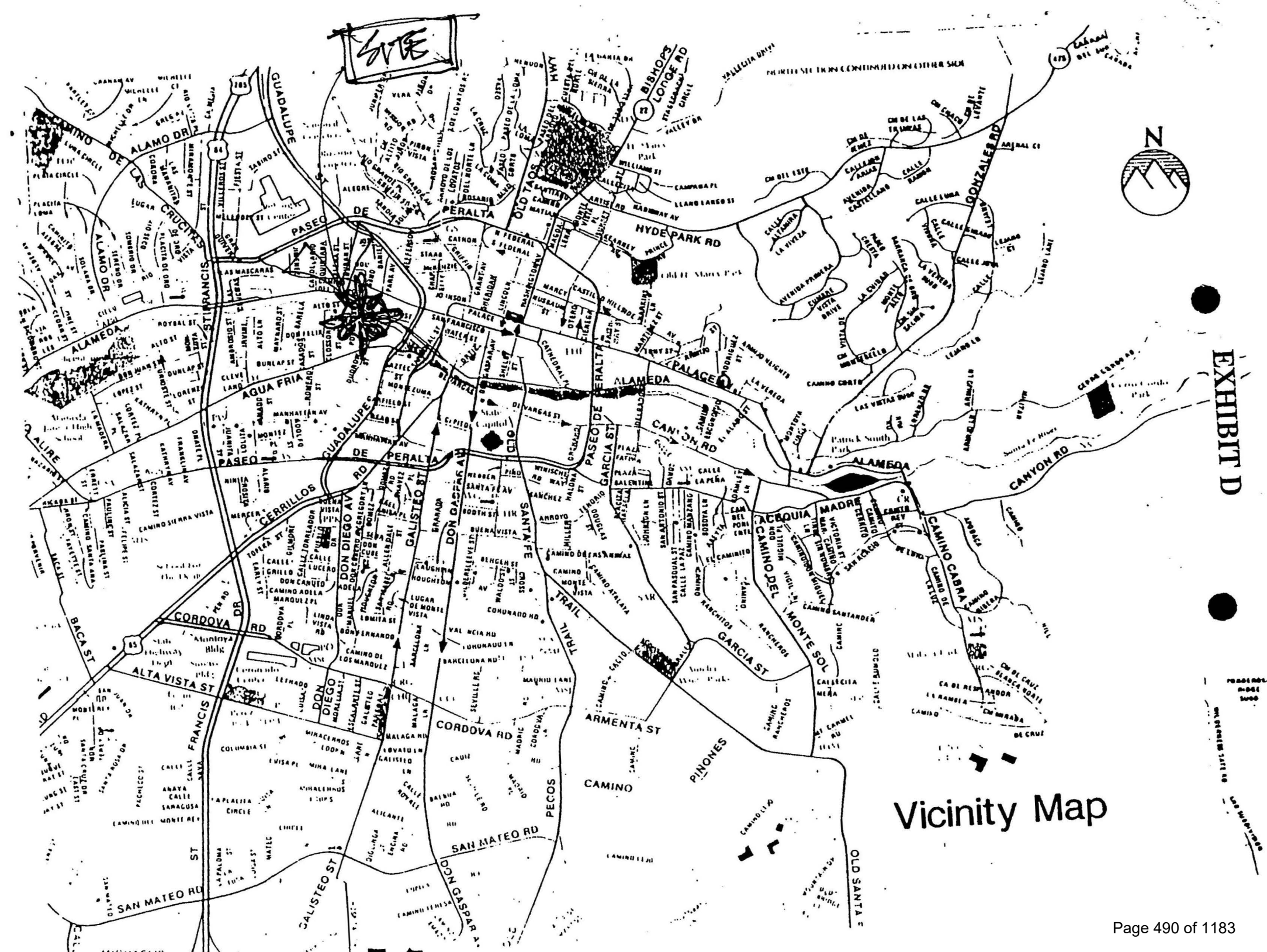
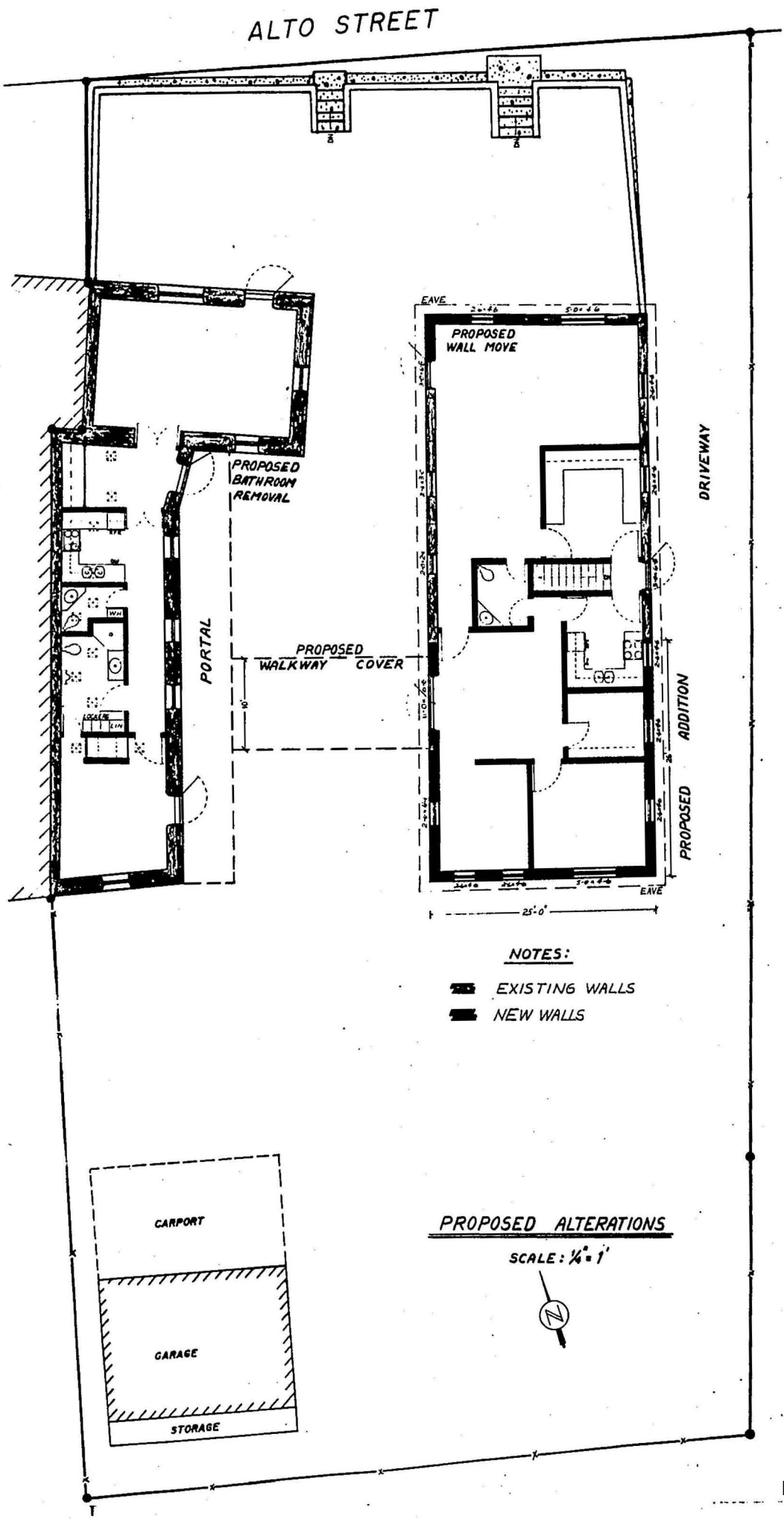
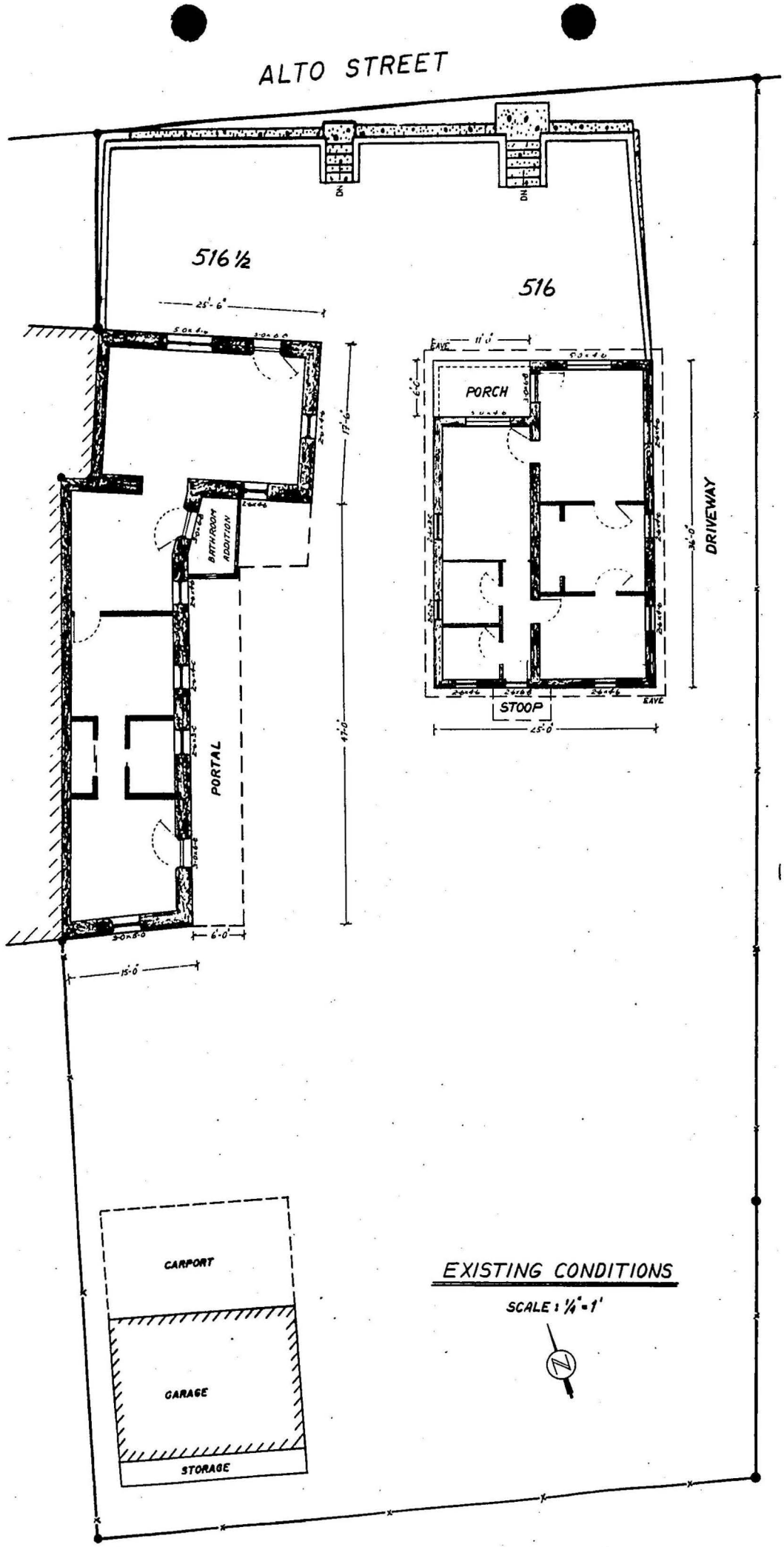

SITE
N
NORTH SECTION CONTINUED ON OTHER SIDE
ALAMO DR
CAMINO DE LAS CRUCITAS
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ALAMEDA
AGUA FRIA
ST FRANCIS
PALACE
CANYON RD
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
GARCIA ST
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
PINONES
CAMINO
PECOS
SAN MATEO RD
OLD SANTA FE
Vicinity Map

EXHIBIT D


ALTO STREET
EAVE
PROPOSED WALL MOVE
DRIVEWAY
PROPOSED BATHROOM REMOVAL
PORTAL
PROPOSED WALKWAY COVER
PROPOSED ADDITION
EAVE
25'-0"
NOTES:
EXISTING WALLS
NEW WALLS
CARPORT
GARAGE
STORAGE
PROPOSED ALTERATIONS
SCALE: 1/4" = 1'
N

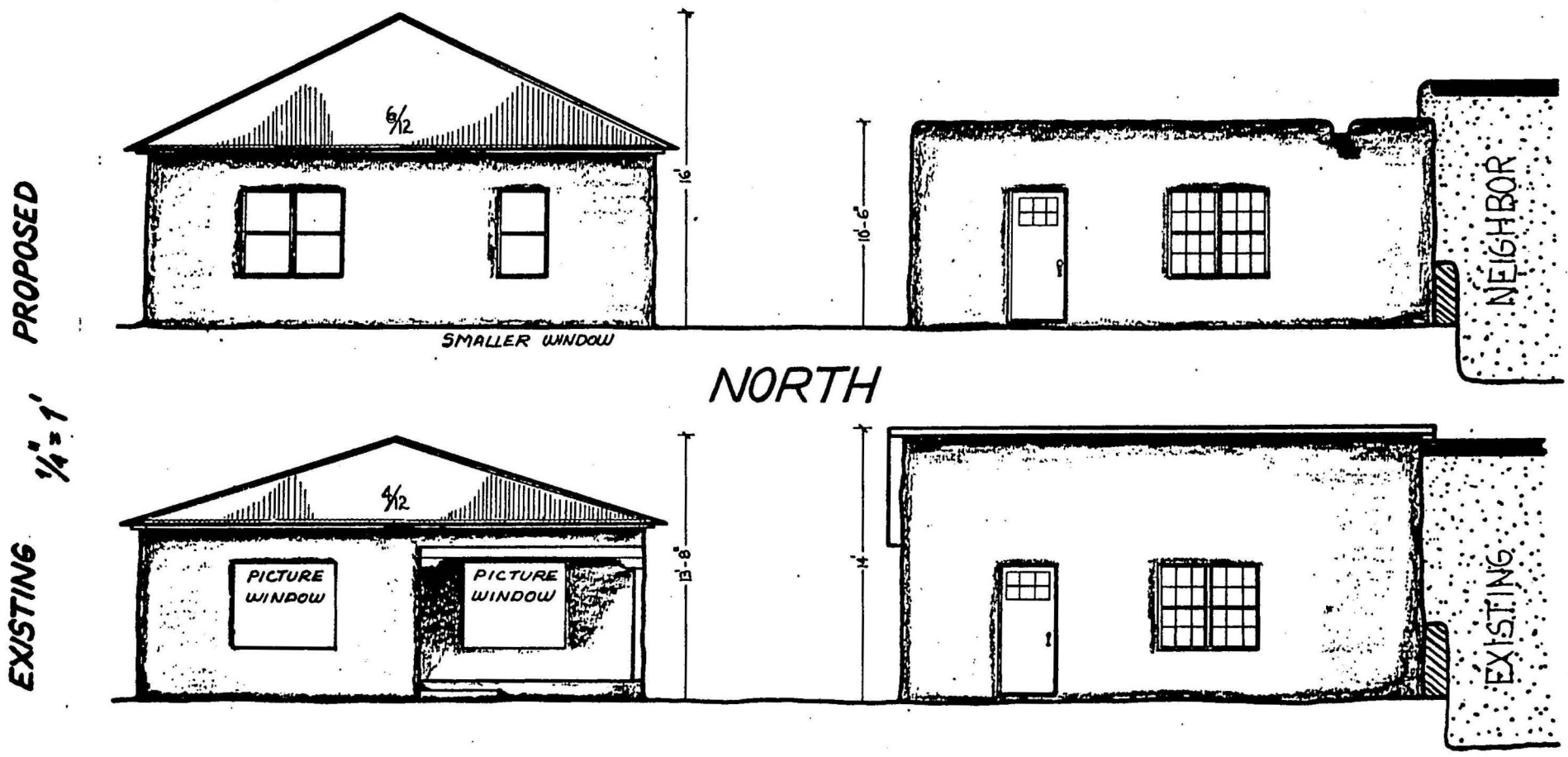

ALTO STREET
516 ½
516
25'-6"
BATHROOM ADDITION
PORTAL
17'-6"
41'-0"
6'-0"
15'-0"
EAVE
11'-0"
PORCH
6'-0"
DRIVEWAY
36'-0"
STOOP
25'-0"
CARPORT
GARAGE
STORAGE
EXISTING CONDITIONS
SCALE: 1/4"=1'

516 ALTO

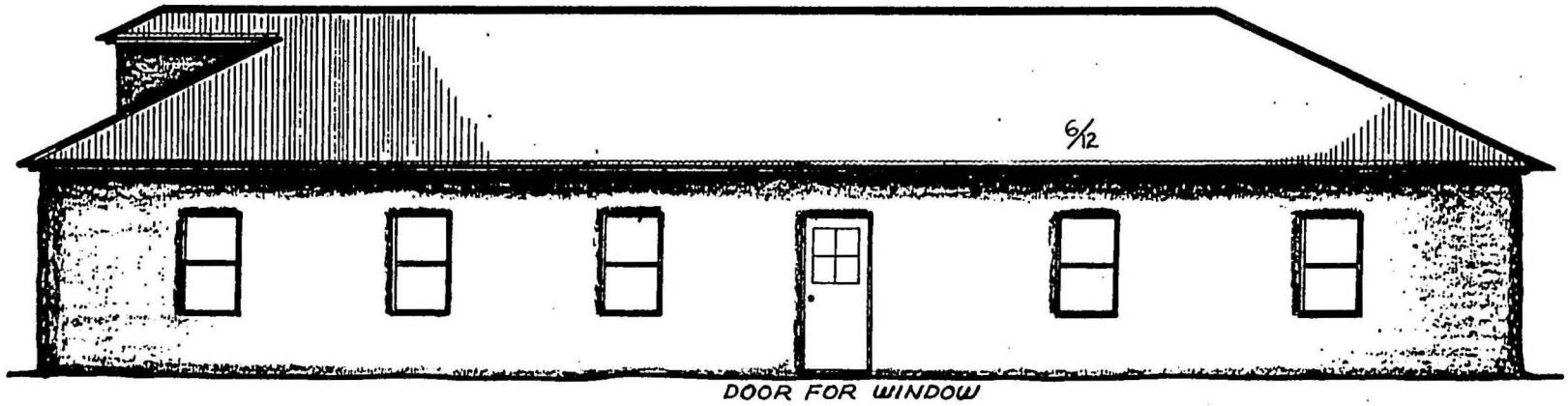
PROPOSED ALTERATIONS

TO

EXISTING ELEVATIONS

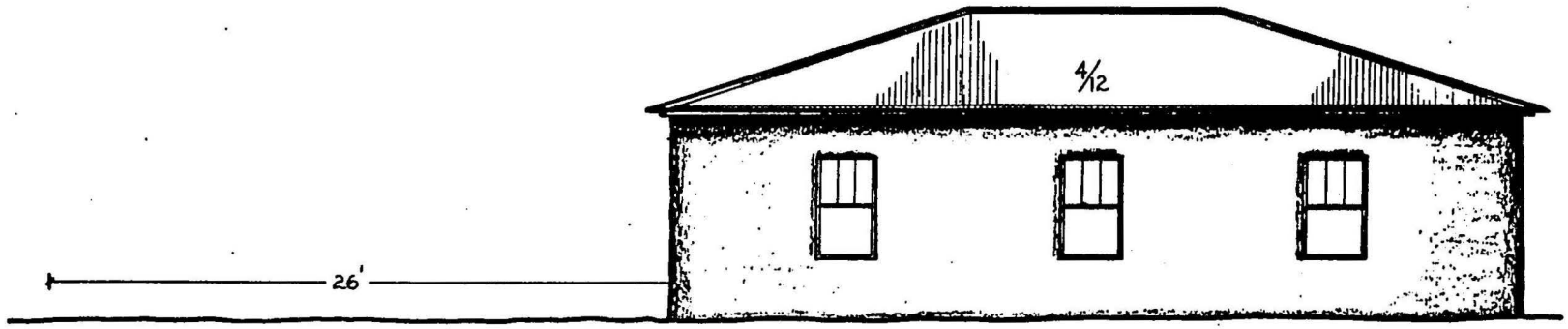

PROPOSED
1/4" = 1'
6/12
SMALLER WINDOW
19'
10'-6"
NEIGHBOR
NORTH
EXISTING
4/12
PICTURE WINDOW
PICTURE WINDOW
13'-8"
EXISTING

PROPOSED

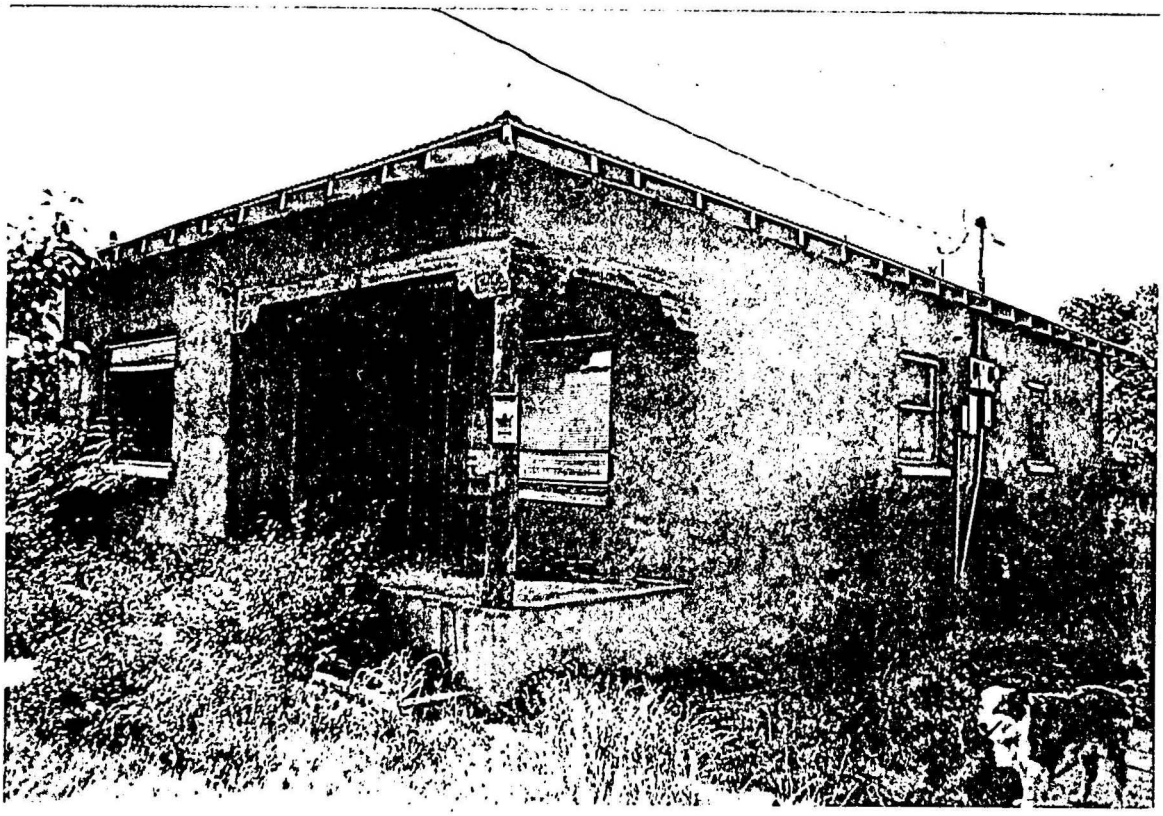


EAST

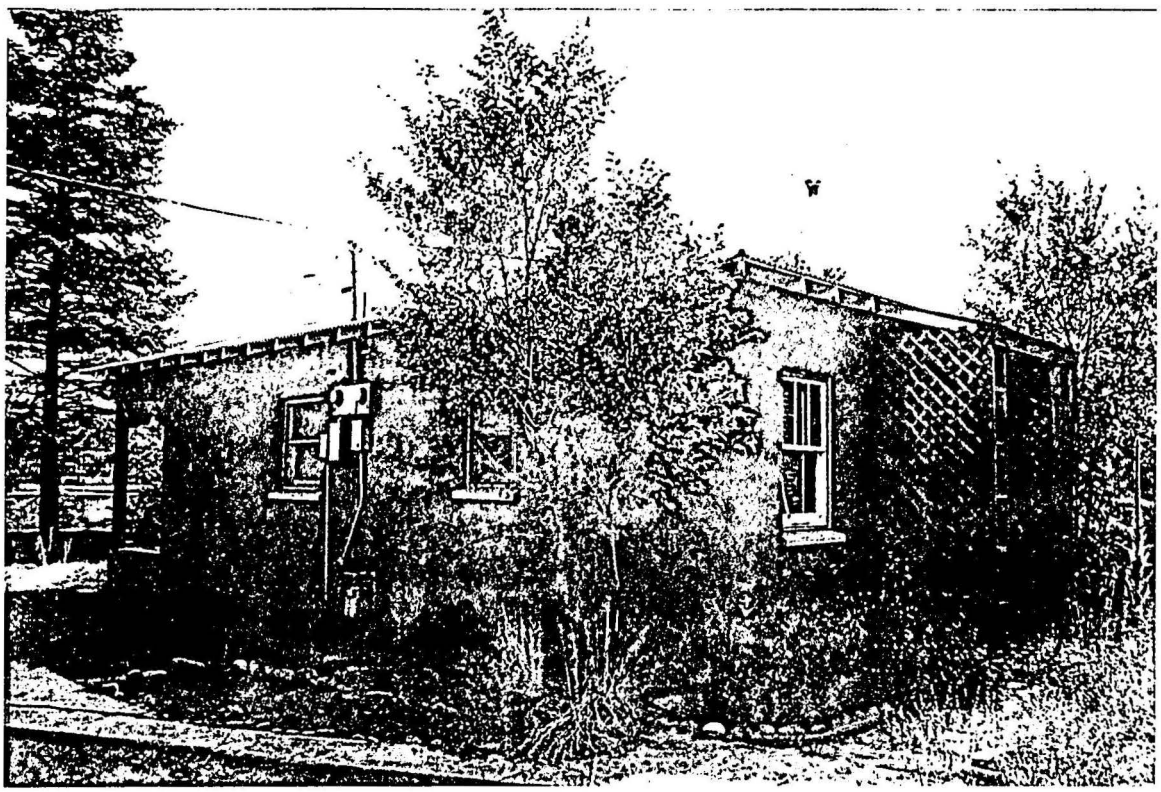
EXISTING 1/4"=1'



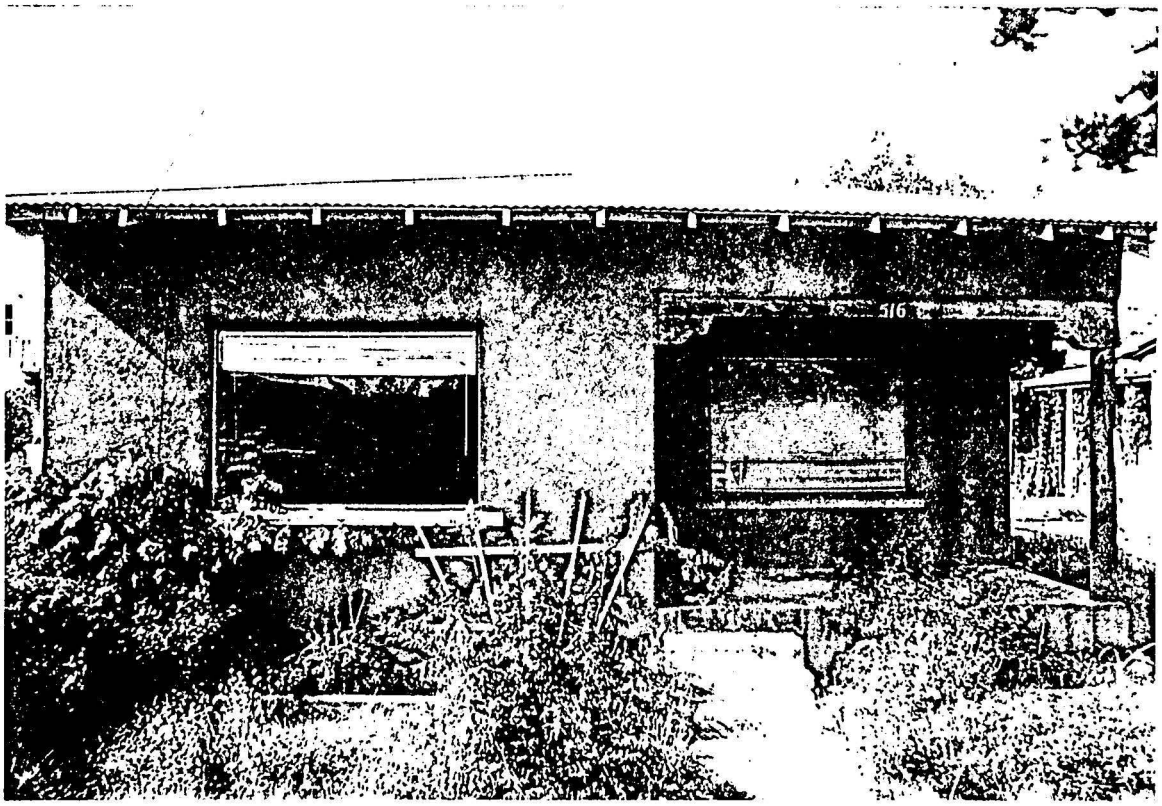
516 ALTO - NORTHWEST VIEW (FRONT)



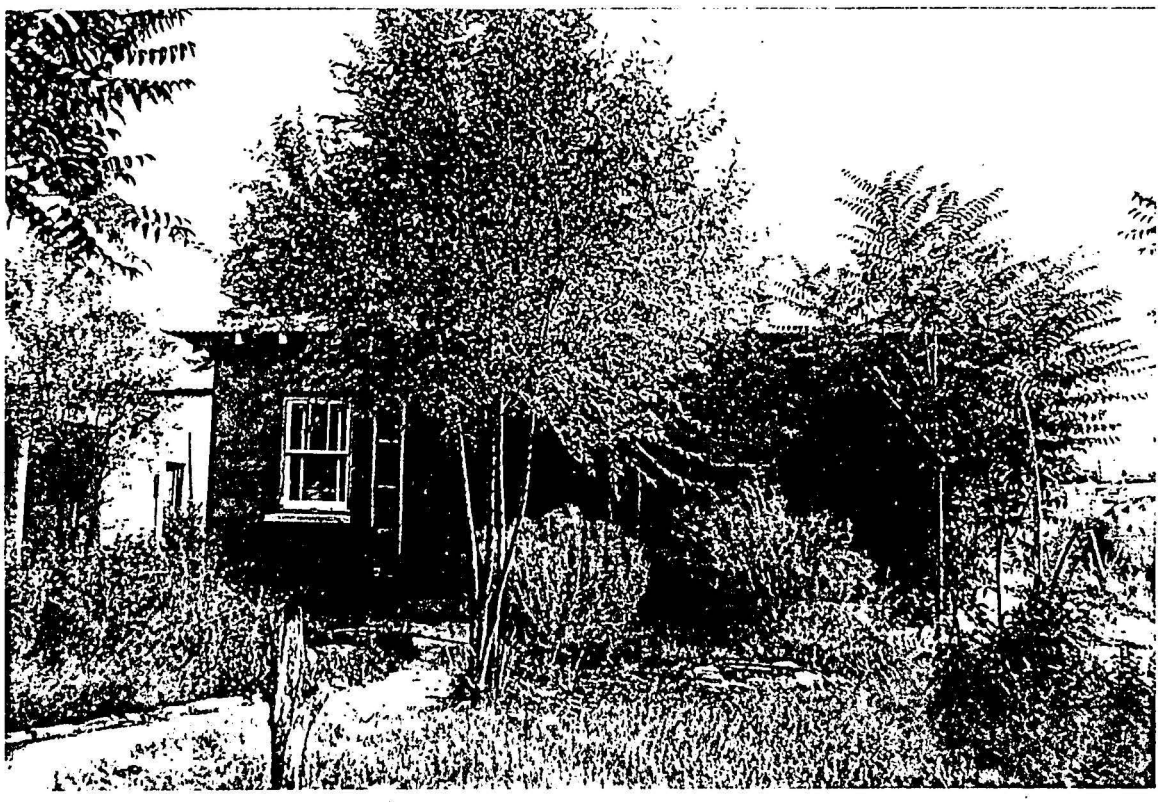
SOUTHWEST VIEW - (REAR)



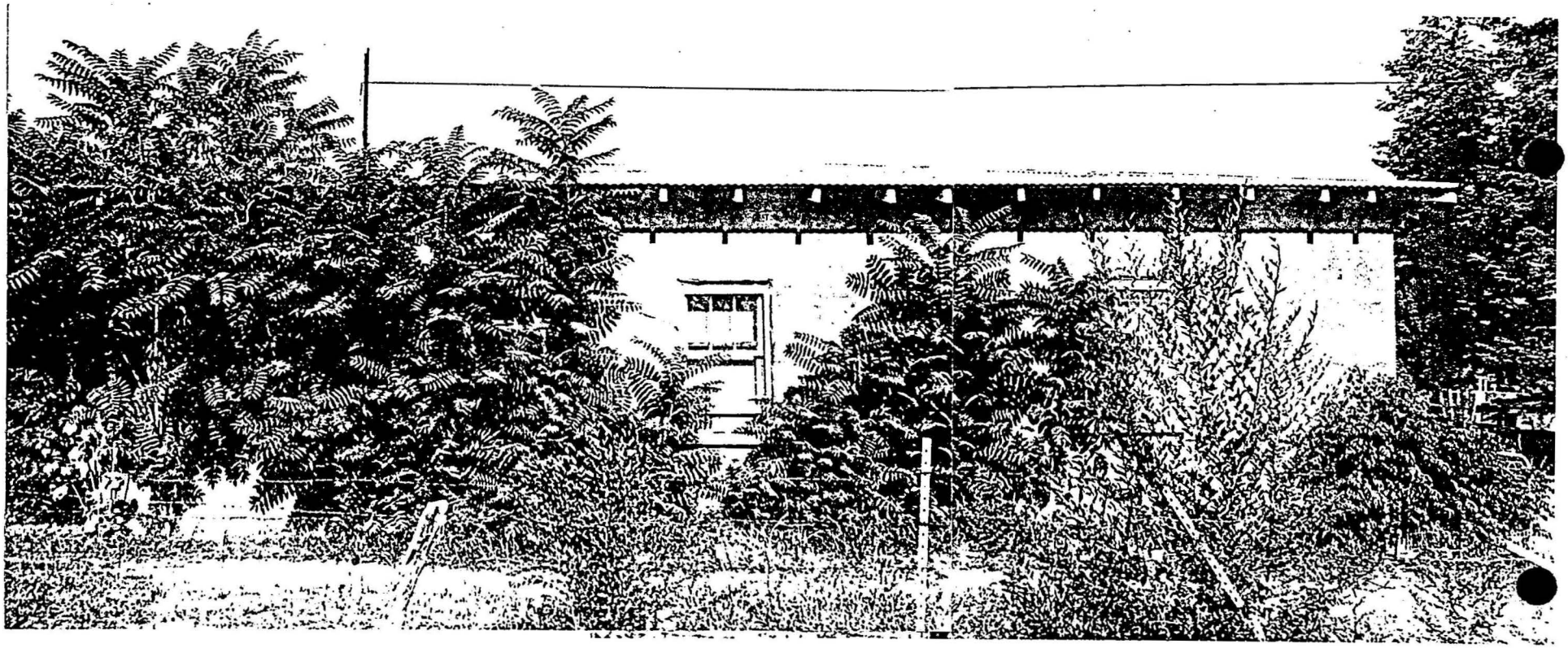
516 ALTO - HIP ROOF HOUSE
FRONT ELEVATION - NORTH

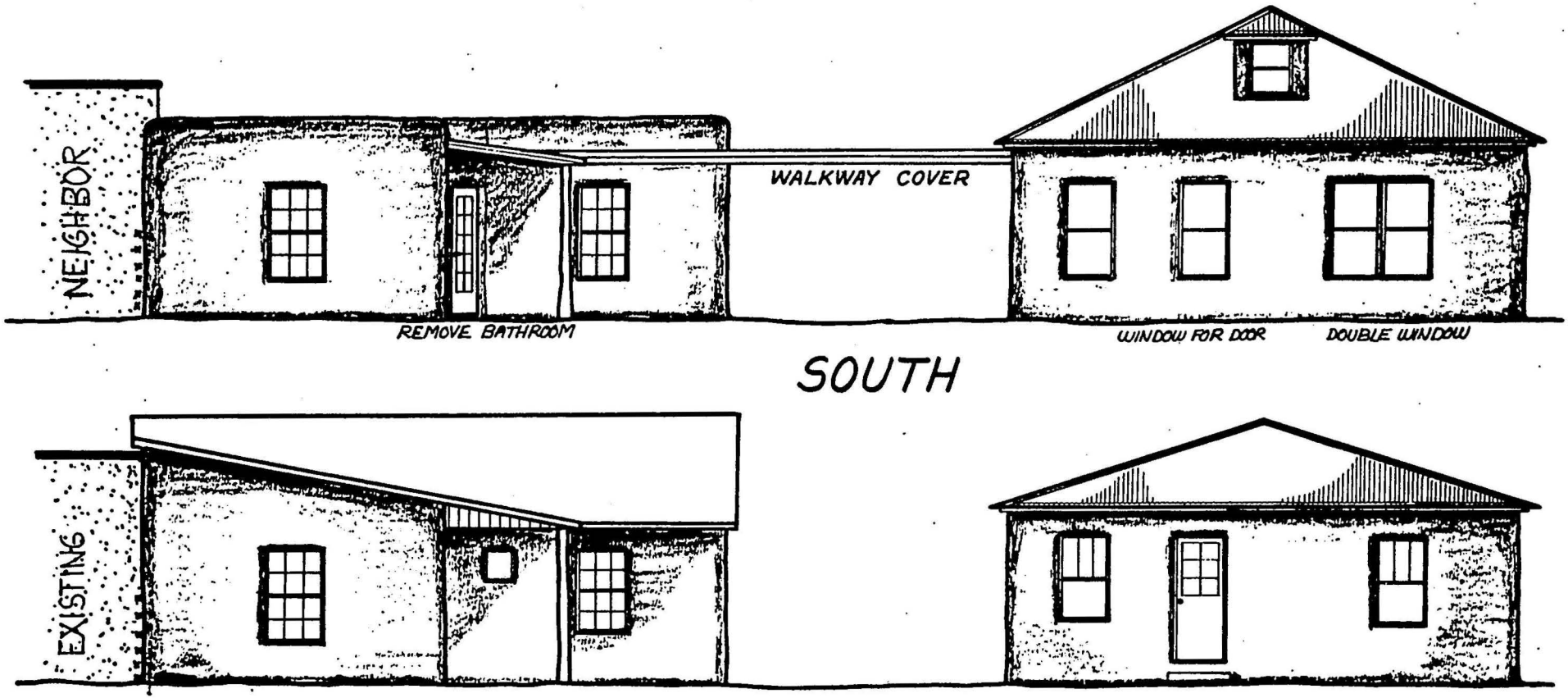


REAR ELEVATION - SOUTH

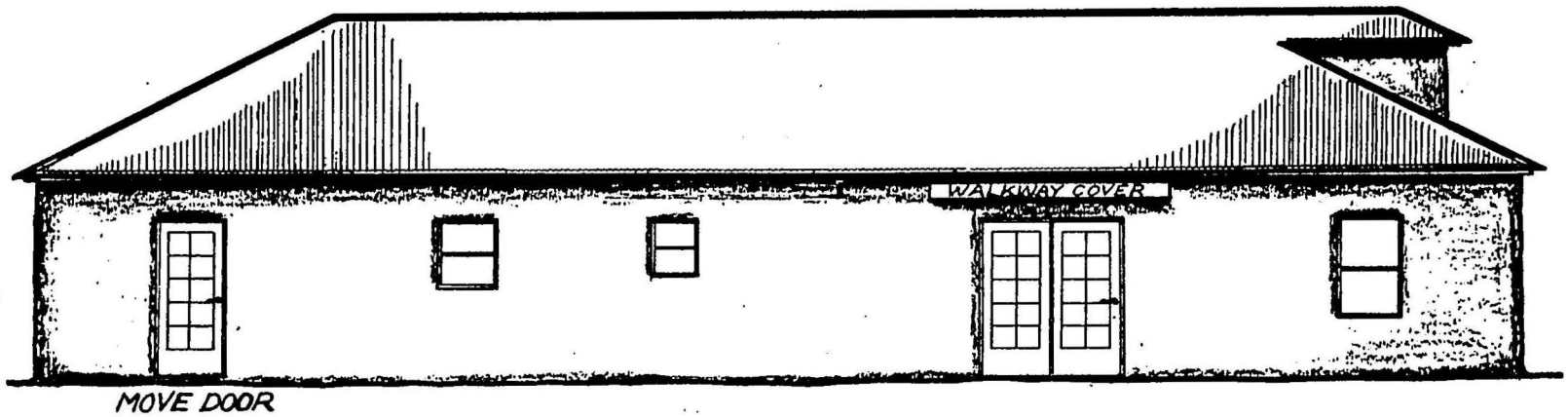


516 ALTO - EAST ELEVATION AT DRIVEWAY



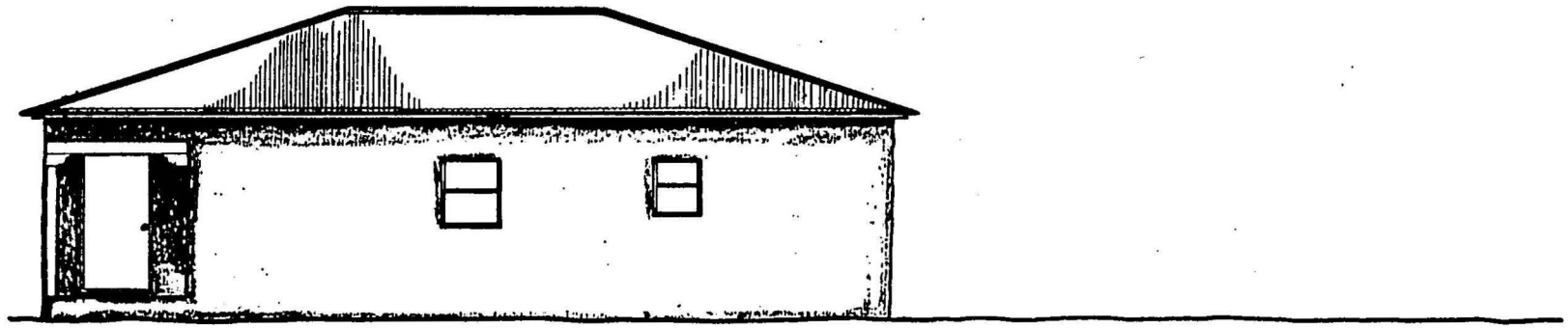

NEIGHBOR
WALKWAY COVER
REMOVE BATHROOM
WINDOW FOR DOOR
DOUBLE WINDOW
SOUTH
EXISTING

PROPOSED



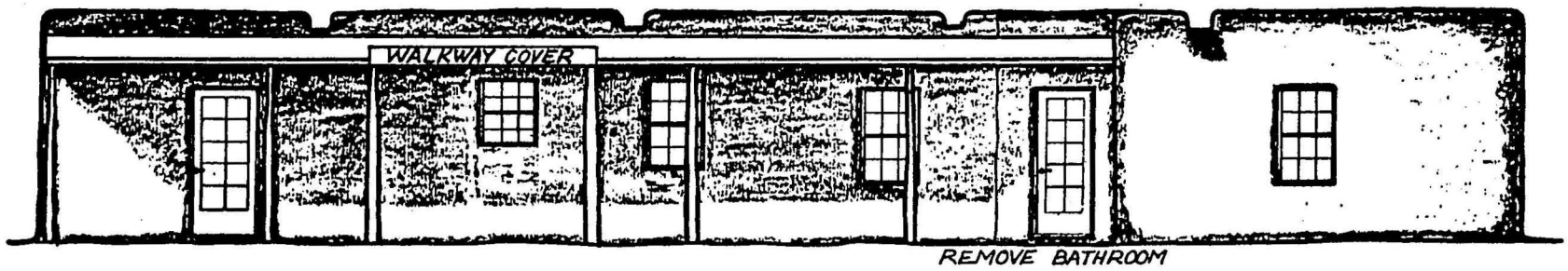
WEST

EXISTING



1/4" = 1'

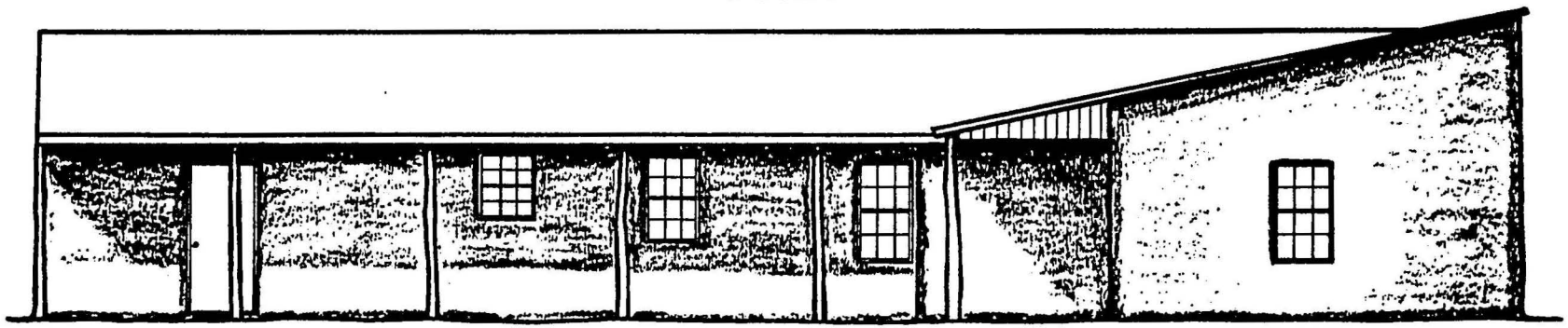
PROPOSED



EAST

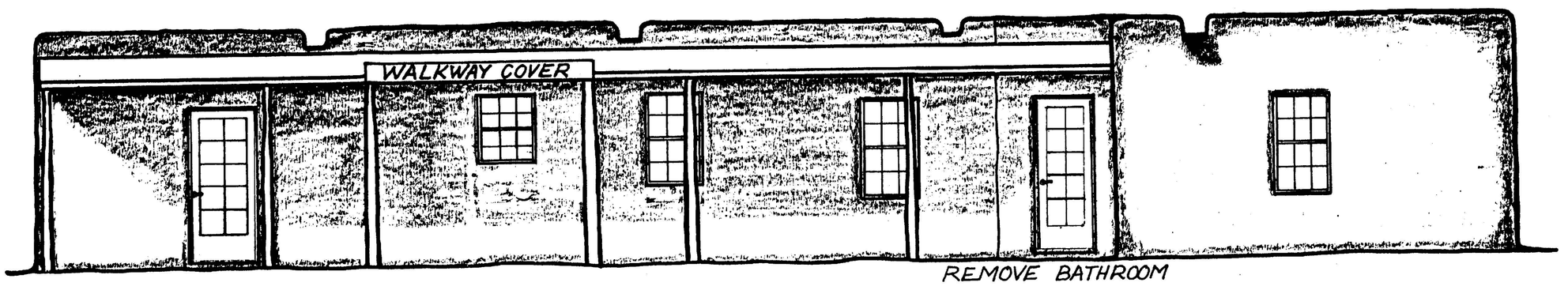
1/4" = 1'

EXISTING

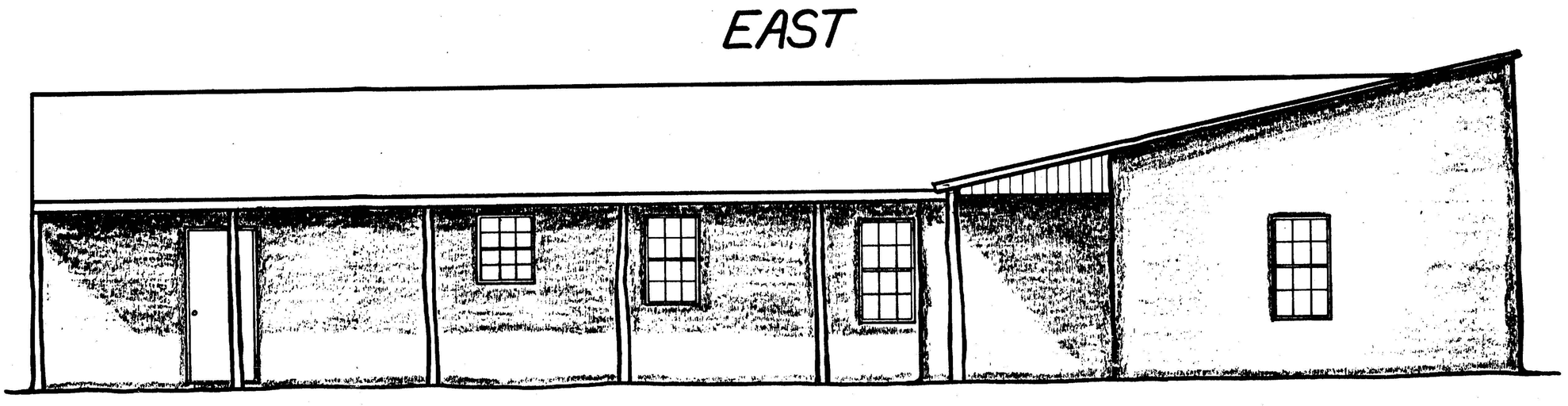


PROPOSED

1/4" = 1'



EAST



EXISTING

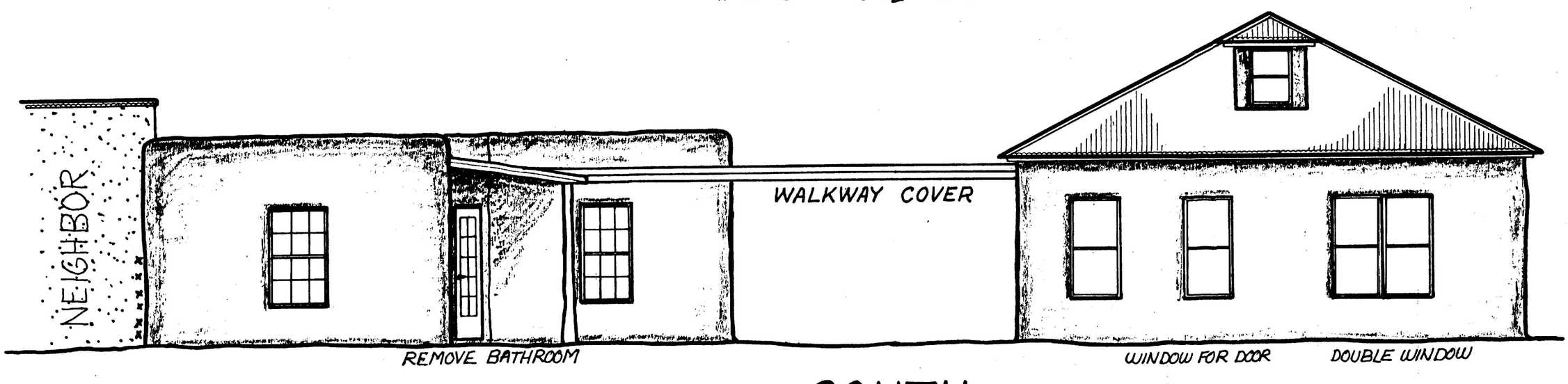
Historic District Review
Landscape Review
Escarpment Arch. Review
Approval
Conditional Approval
Reject

Remarks:

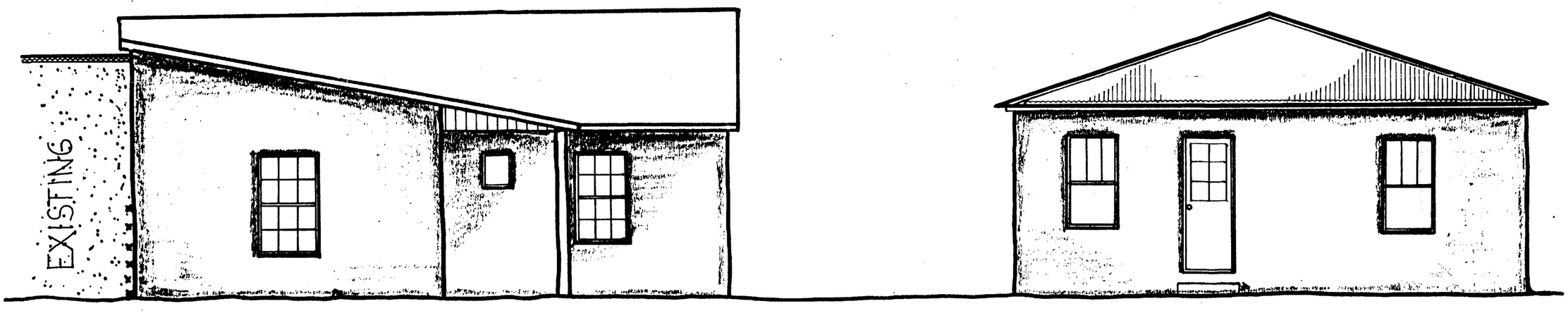
Name: Sharon Woods, Chair

Date: 4/26/94 ~~4/27/94~~

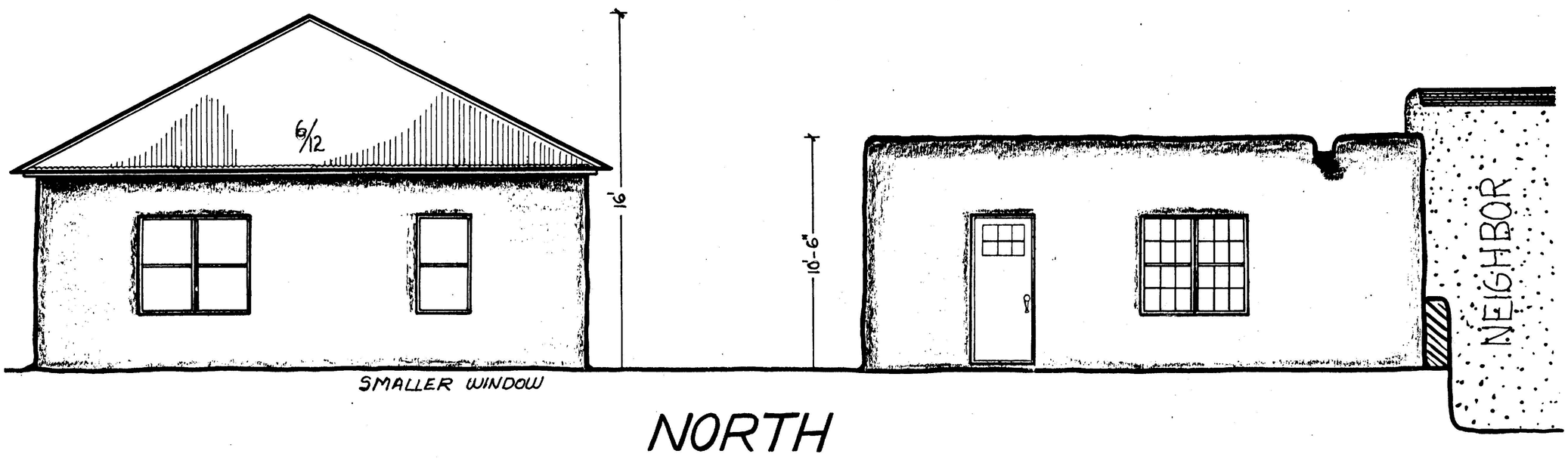
H-94-43 516 1/2 Alto St.



SOUTH

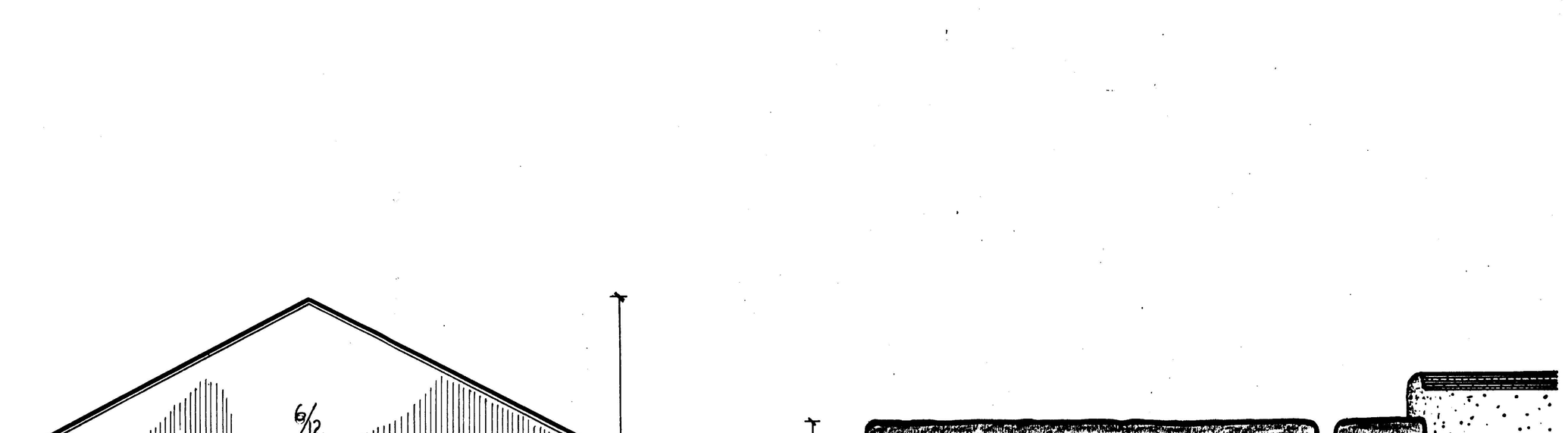


PROPOSED



NORTH

EXISTING



16'-0"

ALTO STREET

516 ½

516

DN

DN

25'-6"

5-0 x 4-6

3-0 x 6-8

2-6 x 4-6

17'-6"

BATHROOM ADDITION

3-0 x 6-8

2-6 x 4-6

2-6 x 4-6

2-6 x 4-0

2-6 x 3-0

PORTAL

3-0 x 6-8

3-0 x 5-0

6'-0"

47'-0"

15'-0"

11'-0"

EAVE

5-0 x 4-6

6'-0"

PORCH

3-0 x 6-8

5-0 x 4-6

2-6 x 4-6

2-6 x 3-0

2-6 x 4-6

2-0 x 2-6

2-6 x 4-6

35'-6"

DRIVEWAY

2-6 x 4-6

2-6 x 6-8

2-6 x 4-6

EAVE

STOOP

25'-0"

CARPORT

GARAGE

STORAGE

EXISTING CONDITIONS

SCALE : ¼" = 1'

16'-0"

N

ALTO STREET

DN

DN

PROPOSED BATHROOM REMOVAL

RFR

DW

WH

LOCKERS

LIN

PORTAL

PROPOSED WALK WAY COVER

10'

EAVE

2-6x4-6

5-0x4-6

PROPOSED WALL MOVE

13-0x6-8

2-6x4-6

2-6x4-6

2-6x4-6

2-0x2-6

DRIVEWAY

DN

3-0x6-8

RFR

DW

2-6x4-6

6-0x6-8

2-6x4-6

2-6x4-6

2-6x4-6

2-6x4-6

5-0x4-6

EAVE

25'-0"

PROPOSED ADDITION

Approved
6/19/75
443.5
Allowed

25'6"

CARPORT

GARAGE

STORAGE

NOTES:

EXISTING WALLS

NEW WALLS

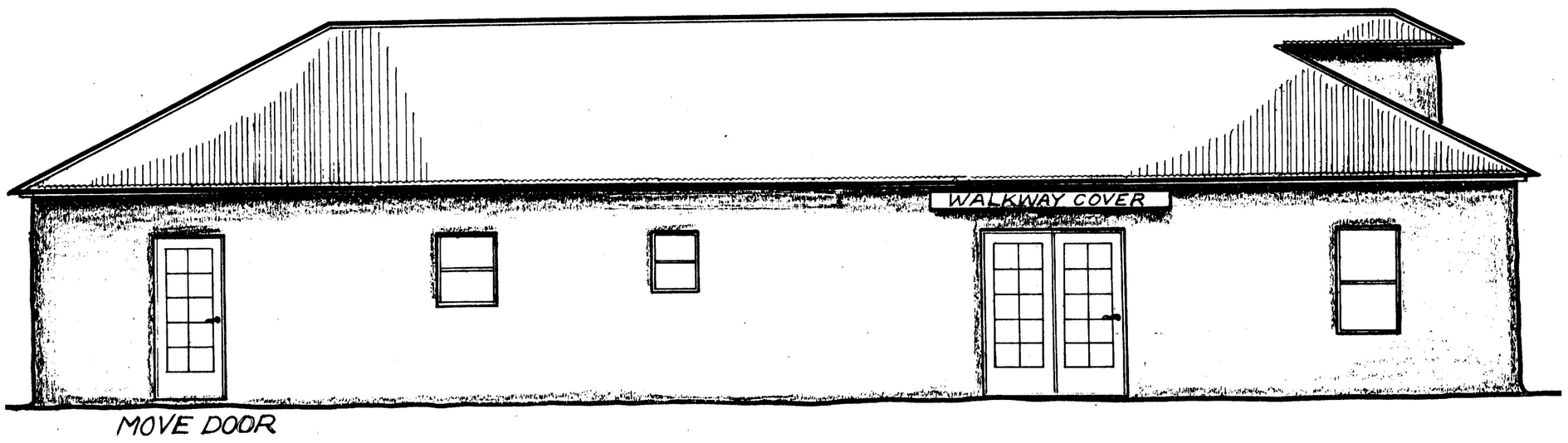
PROPOSED ALTERATIONS

16'-0"

SCALE: 1/4" = 1'

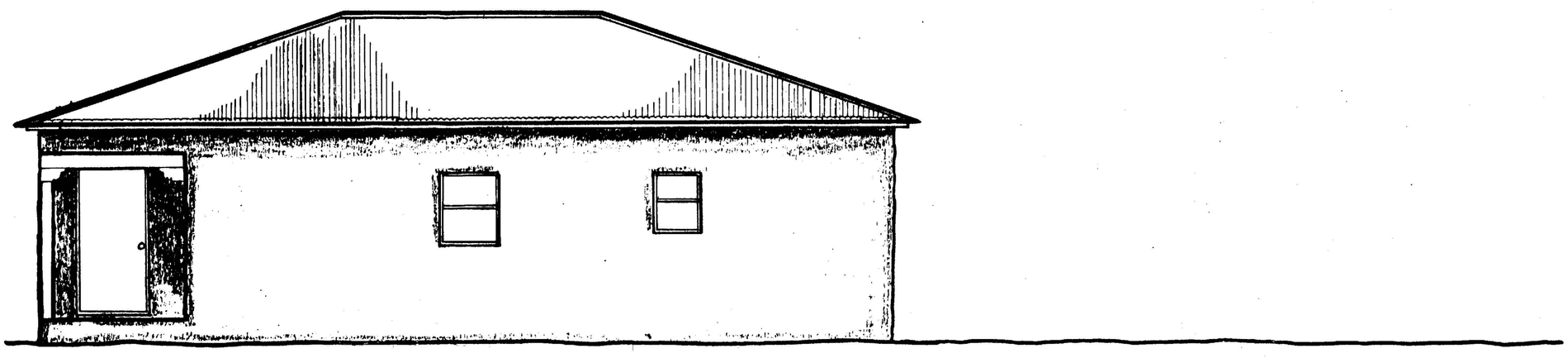
N

PROPOSED 1/4" = 1'

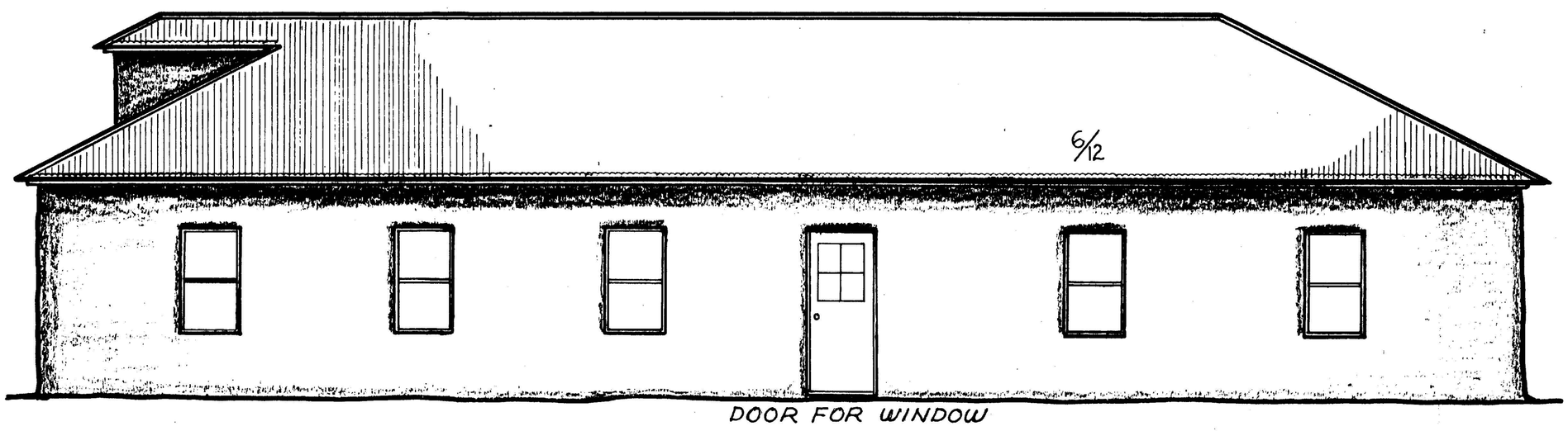


WEST

EXISTING 1/4" = 1'

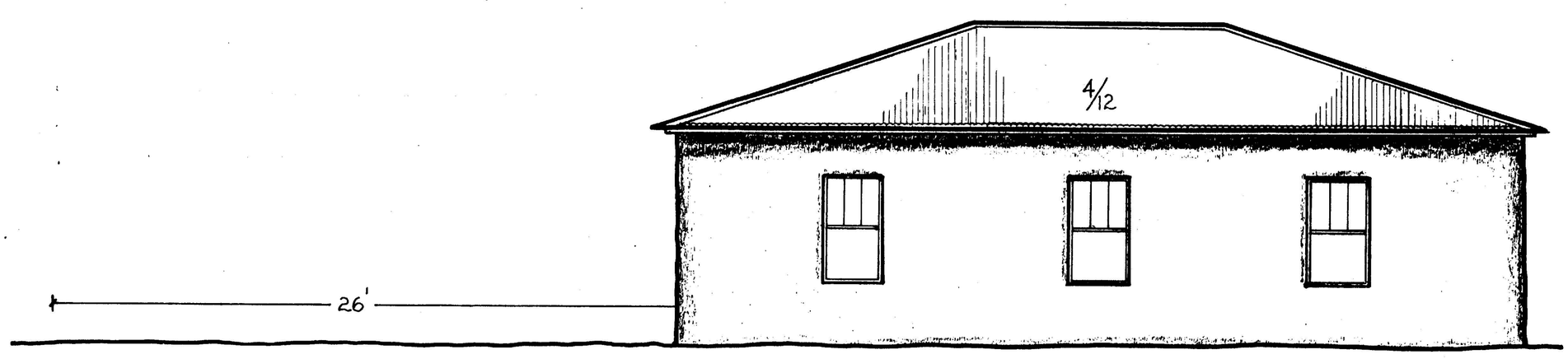


PROPOSED 1/4" = 1'



EAST

EXISTING 1/4" = 1'



PROPOSED ALTERATIONS

TO

EXISTING ELEVATIONS

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

516 ALTO - NORTHWEST VIEW (FRONT)



SOUTHWEST VIEW - (REAR)



516 ALTO - EAST ELEVATION AT DRIVEWAY



516 ALTO - HIP ROOF HOUSE
FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH



516 1/2 ALTO - SHED ROOF HOUSE
SIDE - EAST ELEVATION



EAST ELEVATION - VIEW OF BATHROOM UNDER PORTAL



516 1/2 ALTO - SHED ROOF HOUSE
FRONT ELEVATION - NORTH



REAR ELEVATION - SOUTH



516 1/2 ALTO - FULL VIEW OF EAST ELEVATION
WITH 'L' SHAPED PORTAL



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J.Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 **Phil Griego, Dist. 4**

Case #H 94-43 Meeting Date April 26, 1994

Project Address 516 1/2 Alto Street District Westside-Guadalupe Historic

Agent Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Owner _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 284 AREA NO. 7 AGE 19th century (alterations)

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: Roof replacement; rebuild east elevation portal; remove east elevation (modern) addition; wholesale window replacement; covered walkway connecting to neighboring east building. (Tabled prior to 3/22/94 HDRB)

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on April 26, 1994, acted on the above referenced case. The decision of the Board was to table your request. Your case will be placed on the agenda for the May 10, 1994 HDRB meeting under old business.

For further information please call 984-6808.

Sincerely,

Ian Cordwell

Urban Design Review Specialist

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: April 26, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-43 ADDRESS 516 1/2 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	__X__ Proposal Letter
__X__ District Guidelines	__X__ Vicinity Map
__X__ State Historical Survey Sheet	__X__ Site Plan/FloorPlan
____ Minutes of _____	__X__ Photographs
____ Other _____	__X__ Elevations
	____ Other _____

STAFF RECOMMENDATIONS:

According to the applicant's letter, "inspection of the roof and wall construction reveals that this building was originally a flat-roof structure with pueblo-style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood." If this assessment is accurate, staff has no concerns with the applicant's proposal to "reconstruct the roof in its earlier flat-roofed, parapeted configuration." Such reconstruction would not, in the opinion of staff, impact the historic status of the building.

Staff has no concerns with the proposal to rebuild the east elevation portal, remove the modern addition at the east elevation, or construct a covered walkway connecting to the neighboring east building if the material, profile, and style of the portal are matched.

With regard to the proposal to "replace in-kind all existing windows," staff would request that the applicant demonstrate that the windows are indeed deteriorated and in need of replacement.

Staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, 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:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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. 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 fiber glass or rolled plastic for the external surface of attached or free-standing 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;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 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 division. 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. #1983-48, §5; SFCC 1981, §3-29E-5)

H 369

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613284
field map SFHD # 7	number 284	UTM reference zone 12 13	easting northing

location description
~~518~~ Alto
516 1/2

city/town
SANTA FE

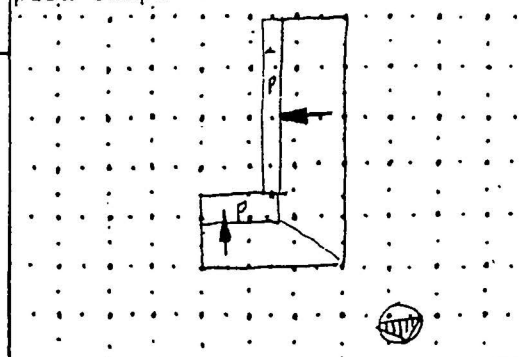
~~land grant/reservation~~

building name

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

film roll by SL no. SFHD # 9	negative nos. 17	loc. of neg. HPB

plan shape





date of construction
19th C. estimate _____ actual
source

use
present ✓ residential
other _____
historic ✓ residential
other _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features
L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing

• d: solid w/ 6 lits
• w: 6/6 dbh tanden + single
• rear porch: shed rf on expos'd lintel, round posts

surroundings
res.

relationship to surroundings
✓ similar ___ not similar

district potential
✓ yes ___ no

significance
___ eligible ✓ of interest ___ none
if eligible, why?
contrib.

comments
E. Wing of D. Vigil House

associated buildings? ✓ yes
what type?
garage
if inventoried, list ID nos.

see back? ___ yes

STEVEN J. MELANDER-DAYTON
510 GALISTEO STREET
SANTA FE, NEW MEXICO 87501

Dear Members of the Historic Design Review Board:

This letter is in regard to two buildings on a single lot at 516 Alto Street in the West Guadalupe Historic District. I intend to remodel the buildings for use as a private office. I propose to maintain the one-story character of the property through removal of recent additions and alterations to both buildings. While serving my needs, this should also make the buildings more architecturally compatible with the Donaciano Vigil House to the west at 518 Alto Street and with the historic district in general.

<u>516 1/2 Alto</u> (the west building on the lot) is a low building sharing a common wall along the west property line with the Vigil House. Inspection of the roof and wall construction reveals that this building was orginally a flat-roof structure with pueblo style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood. There is a recent addition (a bathroom) under the east portal which obstructs a previously existing exterior doorway. The portal is also of recent construction and is in disrepair.

What's There?

I propose the following work on this building:

(1) reconstruct the roof in its earlier flat-roofed, parapeted configuration;

(2) rebuild the portal in the same style and appearance;

demonstrate deterioration. why replace? maintain exist config. of each or match throughout?

(3) remove the exterior bathroom addition in order to expose the original door opening;

(4) replace in-kind all existing windows, maintaining the same style and configuration.

<u>516 Alto</u> (the east building on the lot) is a 4 in 12 slope hip roof building with a wide range of window styles, including two large picture windows of 1950s vintage in the street-side (north) elevation. According to my neighbor, Charlotte White (who has lived next door in the Vigil House since 1958,) the roof of the house was completely replaced sometime in the early 1960s. Investigation of the attic reveals that it was once a flat roof, not hip, and that the hip framing is S4S surface milled wood, rather than rough sawn.

I propose the following work on this building:

(1) remove the roof and replace it with a 6 in 12 pitch hip-roof configuration and with corrugated materials of the same type and appearance;

(2) build all windows, including the front picture windows, with one style of one-over-one, wood insulated, double-hung, painted windows (as stated above, the windows throughout this building are a mix of materials and lite configurations, i.e. picture, 3/1 double-hung and 1/1 double-hung;)

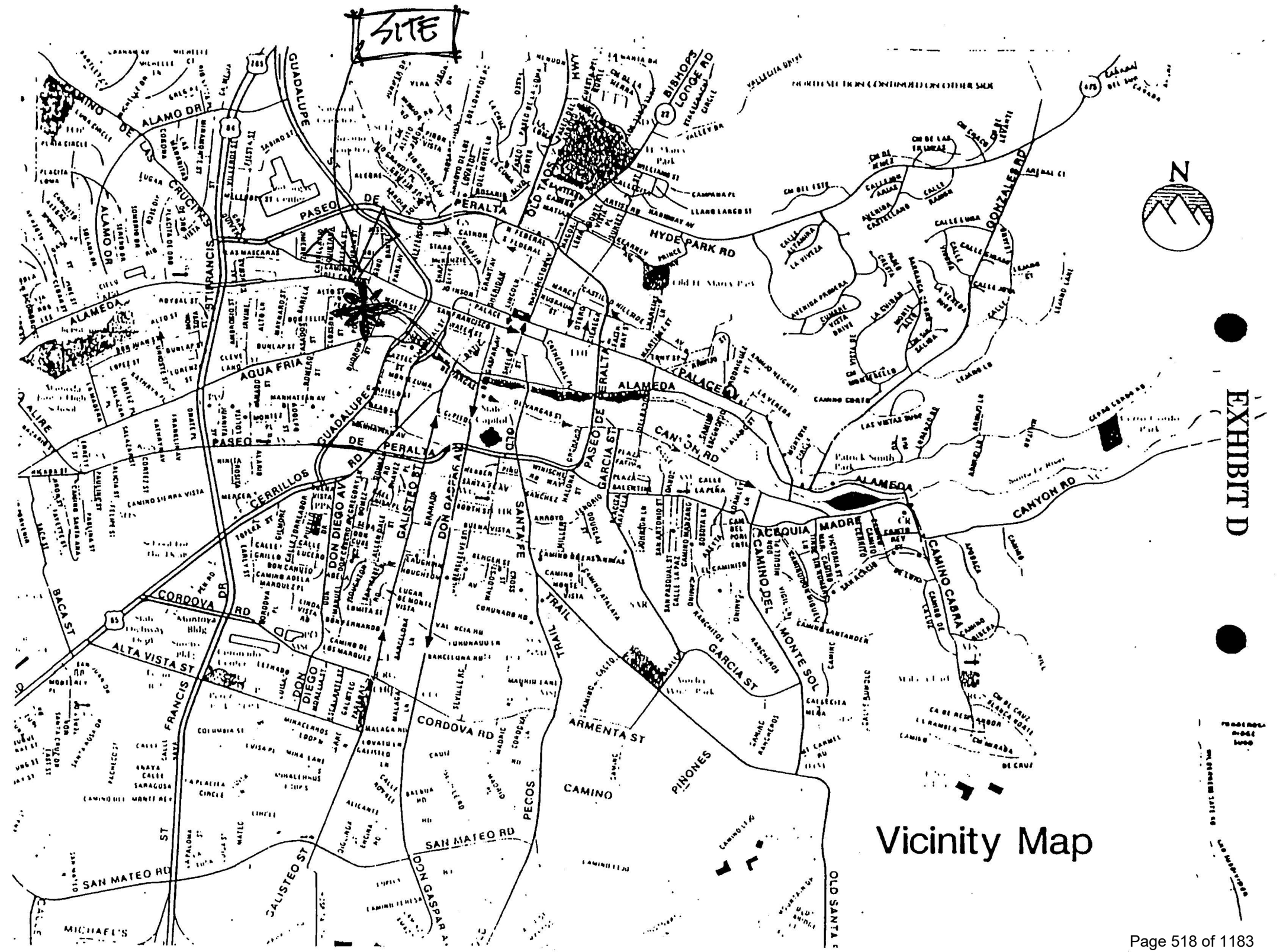
(3) enclose the front porch as heated interior space under the existing roof configuration by moving the recessed wall (where the right picture window is now located) forward to the perimeter of the building;

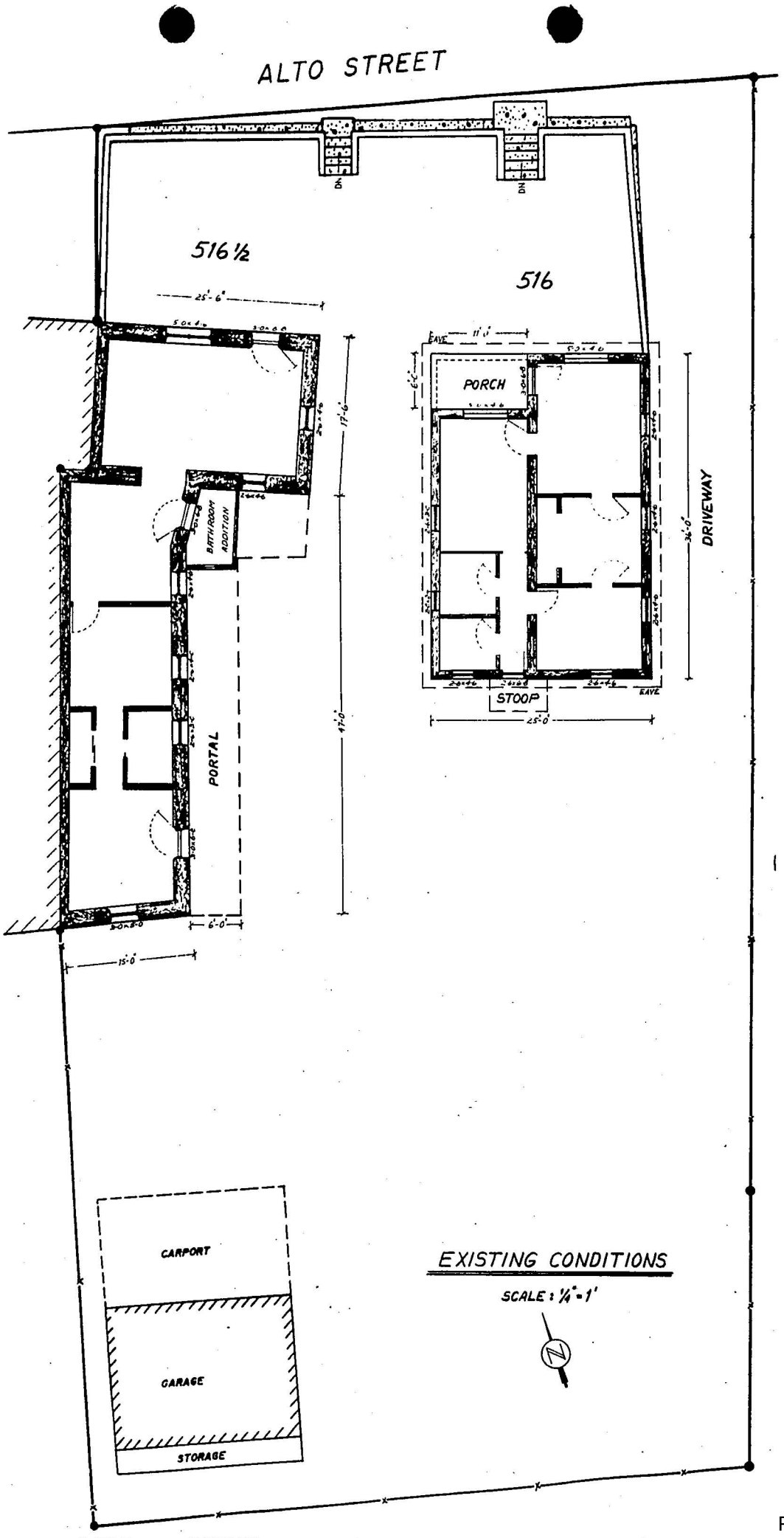
(4) add a covered walkway between both buildings for all-weather handicap access;

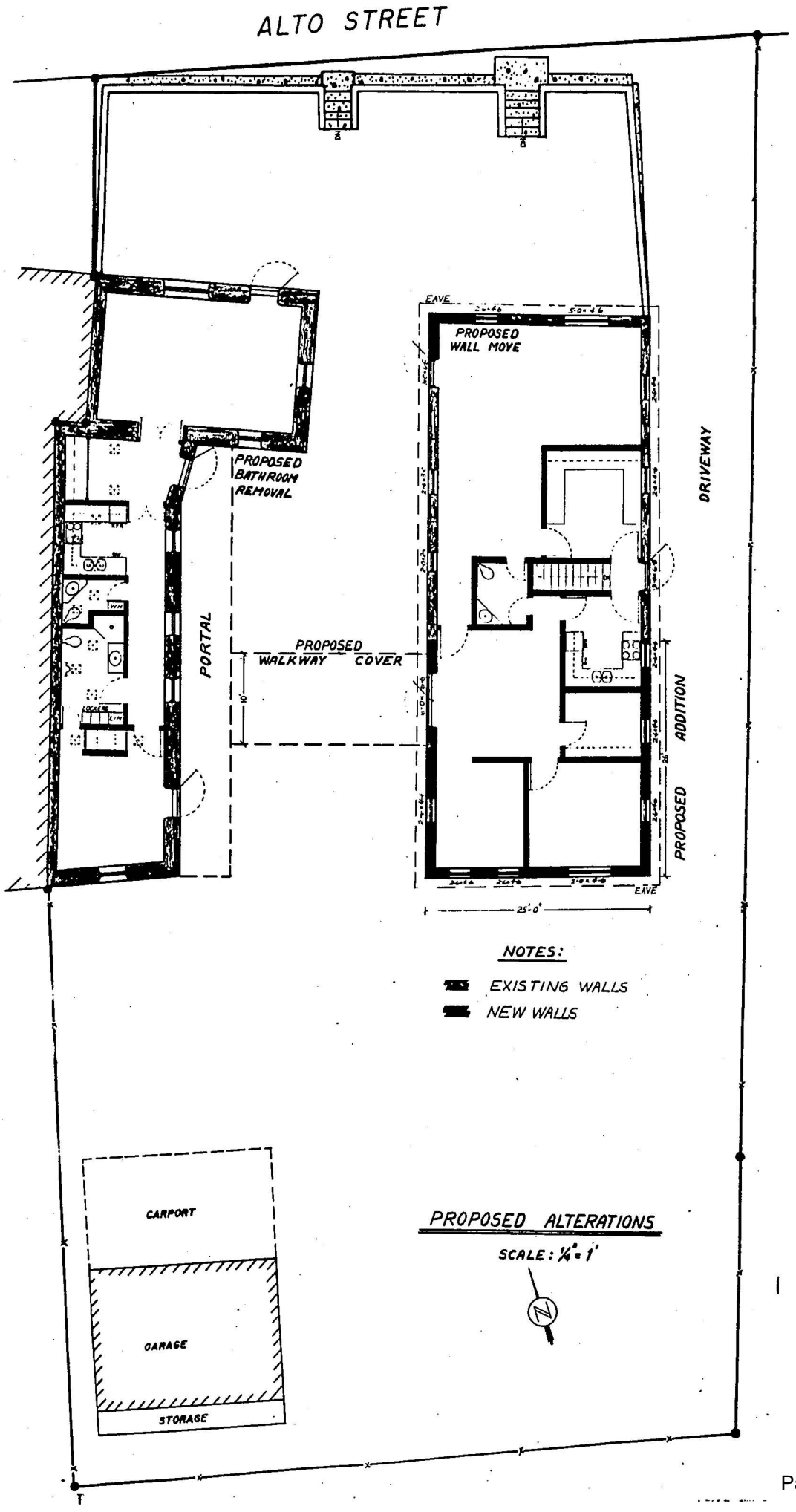
(5) add to the rear of the building, maintaining the same style and configuration of the hip roof, with the addition of a dormer to the south slope.

Thank you for your consideration.

Steven J. Melander-Dayton


SITE
N
EXHIBIT D
Vicinity Map
PASEO DE PERALTA
CAMINO DE LAS CRUCITAS
ALAMO DR
GUADALUPE
ST FRANCIS
ALAMEDA
AQUA FRIA
CERRILLOS RD
CORDOVA RD
ALTA VISTA ST
BACA ST
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
PALACE AV
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
ARMENTA ST
CAMINO PINONES
PECOS TRAIL
SAN MATEO RD
OLD SANTA FE
GONZALES RD

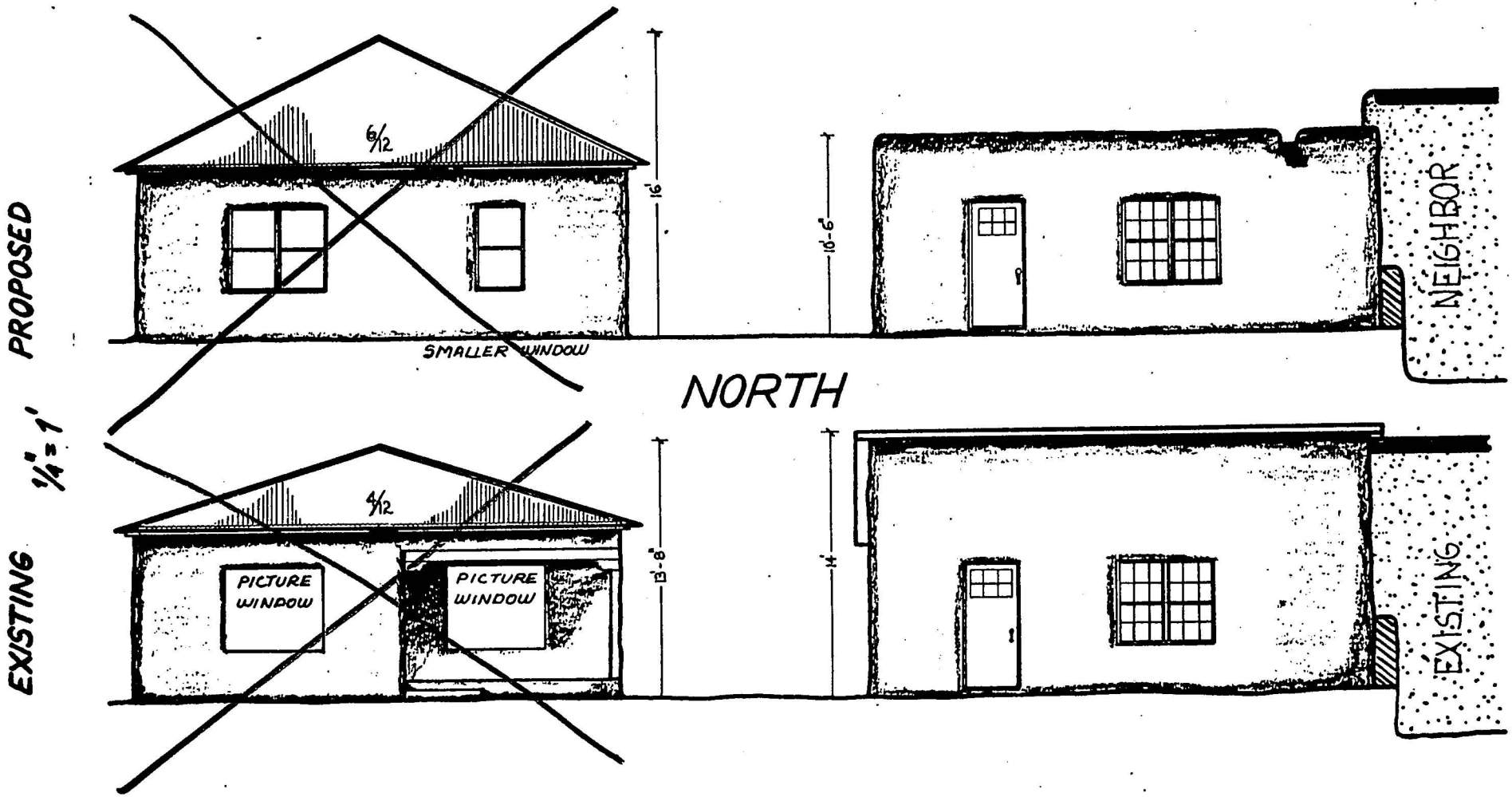

ALTO STREET
516 ½
516
PORCH
BATHROOM ADDITION
PORTAL
STOOP
EAVE
DRIVEWAY
CARPORT
GARAGE
STORAGE
EXISTING CONDITIONS
SCALE : ¼" = 1'

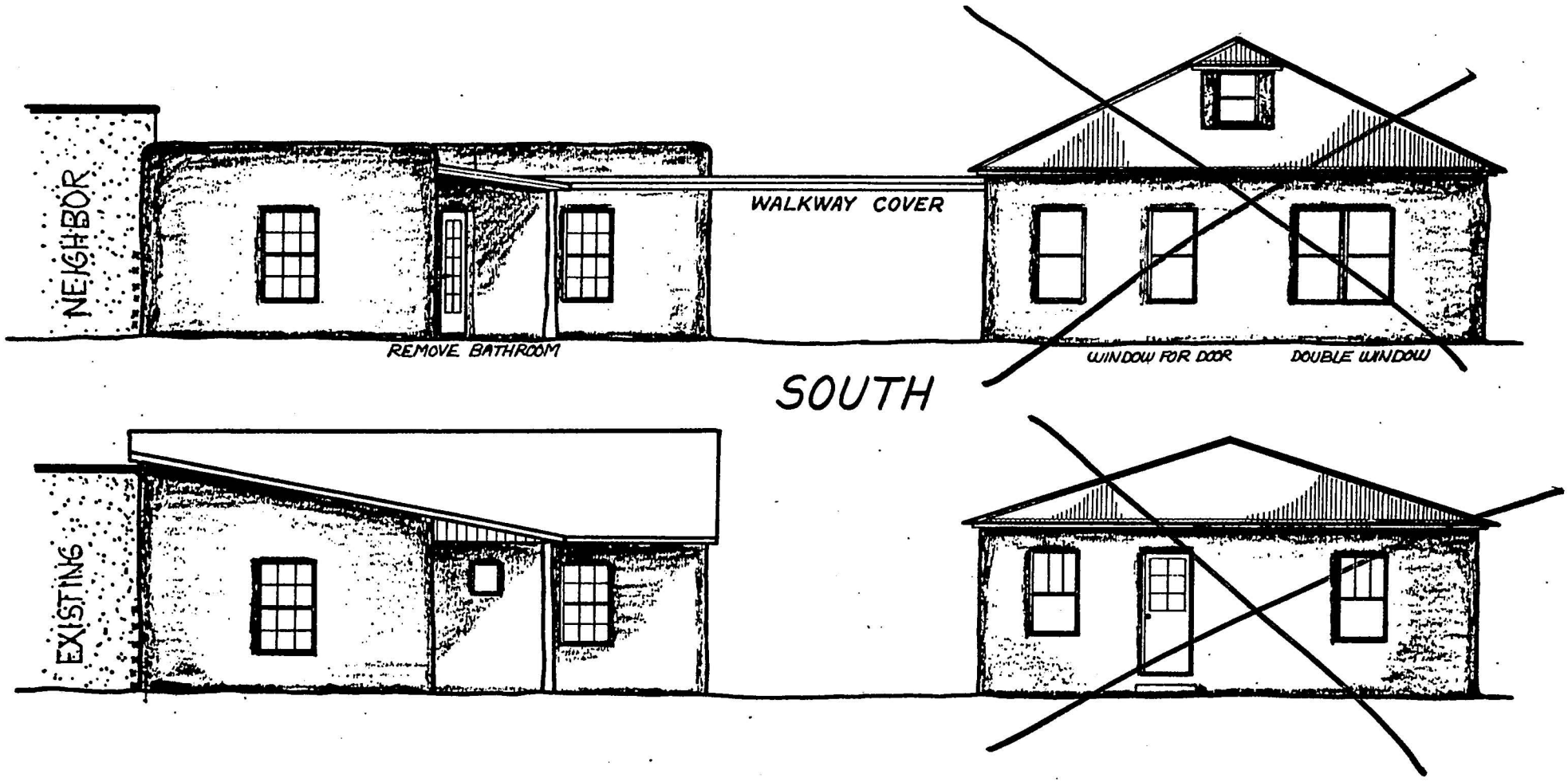

ALTO STREET
PROPOSED BATHROOM REMOVAL
PORTAL
PROPOSED WALKWAY COVER
10'
EAVE
PROPOSED WALL MOVE
DRIVEWAY
PROPOSED ADDITION
EAVE
25'-0"
NOTES:
EXISTING WALLS
NEW WALLS
CARPORT
GARAGE
STORAGE
PROPOSED ALTERATIONS
SCALE: 1/8" = 1'
N

PROPOSED ALTERATIONS

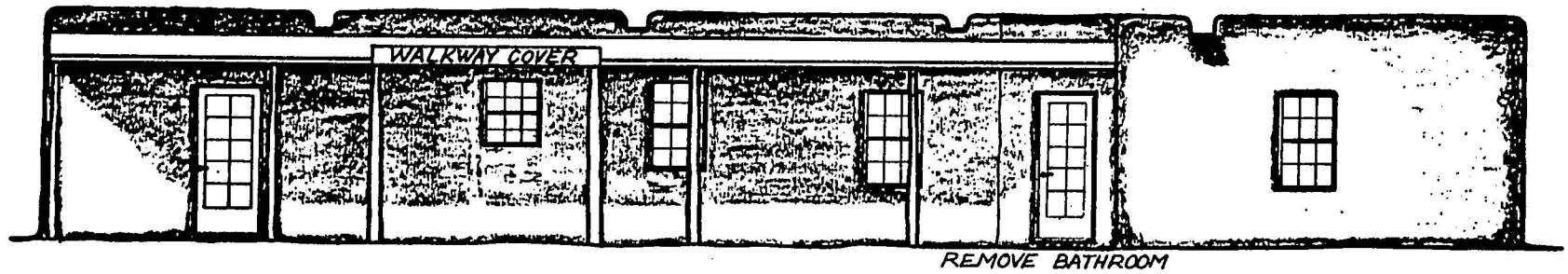
TO

EXISTING ELEVATIONS


PROPOSED
1/4" = 1'
EXISTING
6/12
16'
10'-6"
SMALLER WINDOW
NEIGHBOR
NORTH
4/12
PICTURE WINDOW
PICTURE WINDOW
13'-8"
14'
EXISTING

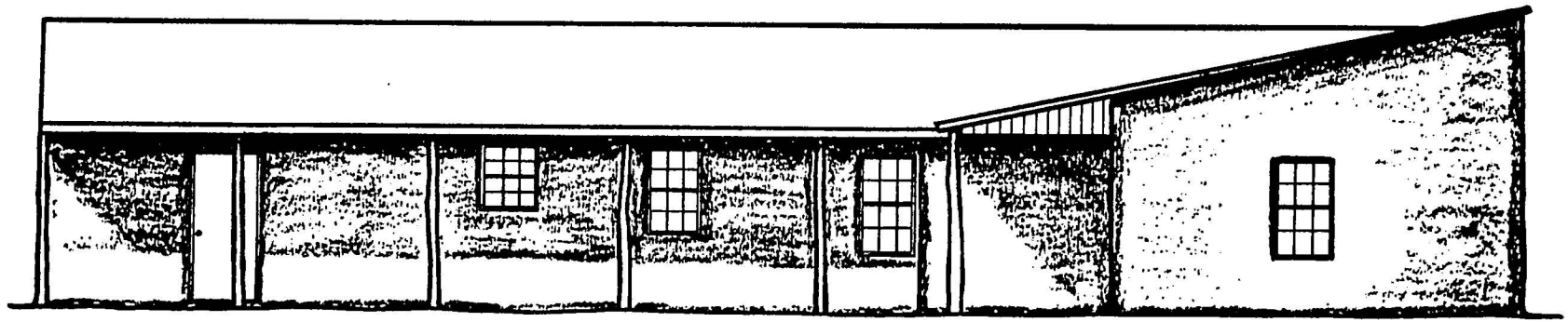

NEIGHBOR
WALKWAY COVER
REMOVE BATHROOM
WINDOW FOR DOOR
DOUBLE WINDOW
SOUTH
EXISTING

PROPOSED

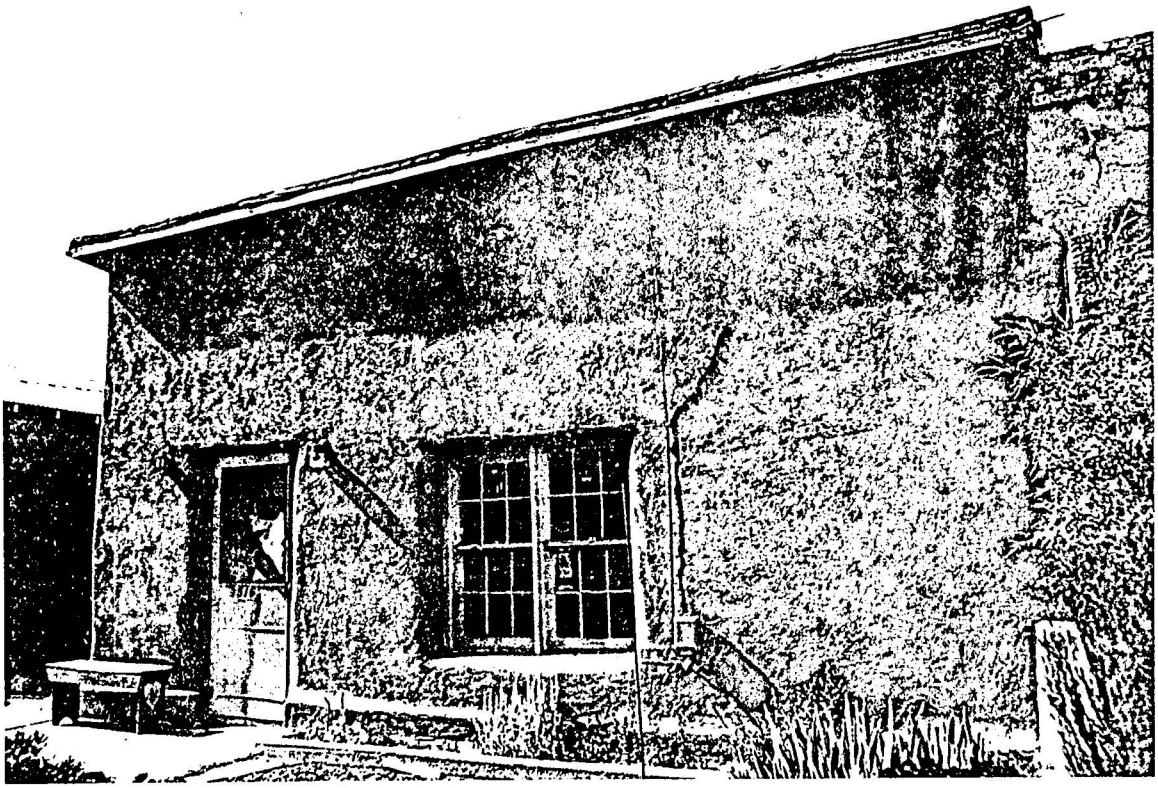


EAST

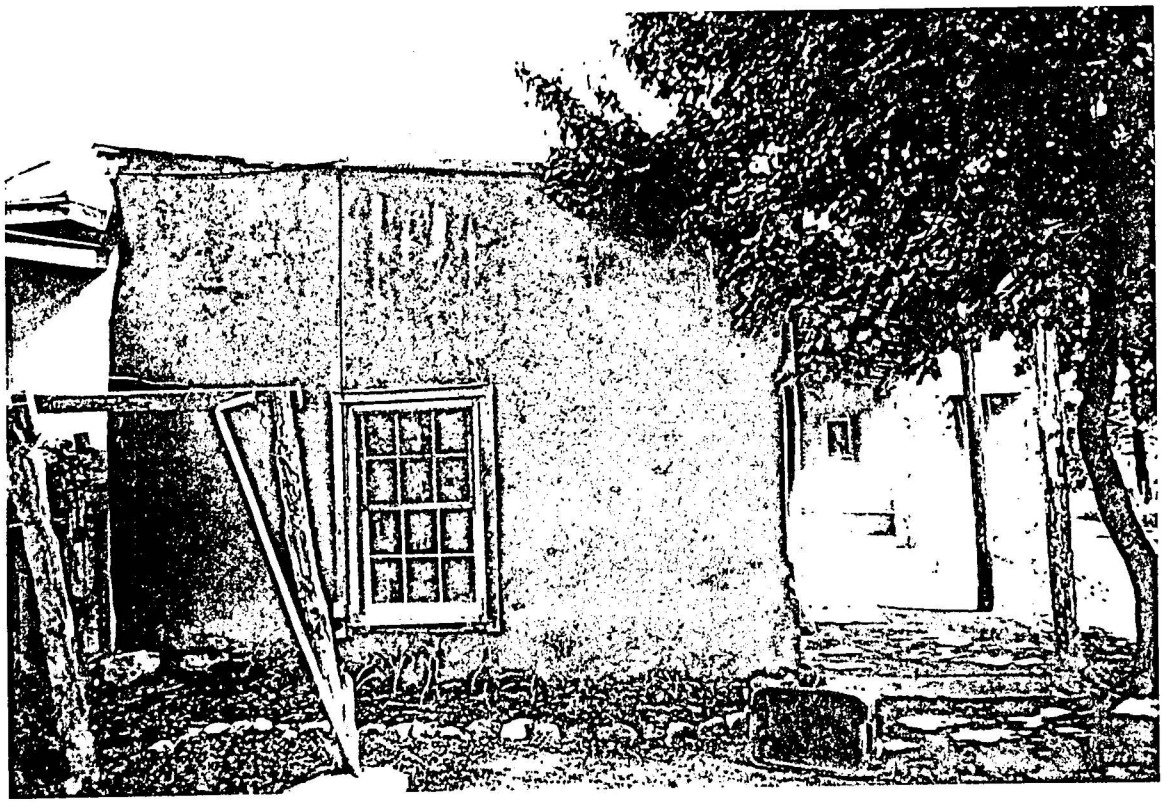
EXISTING 1/4" = 1'



[redacted] 1/2 ALTO - SHED ROOF HOUSE
FRONT ELEVATION - NORTH



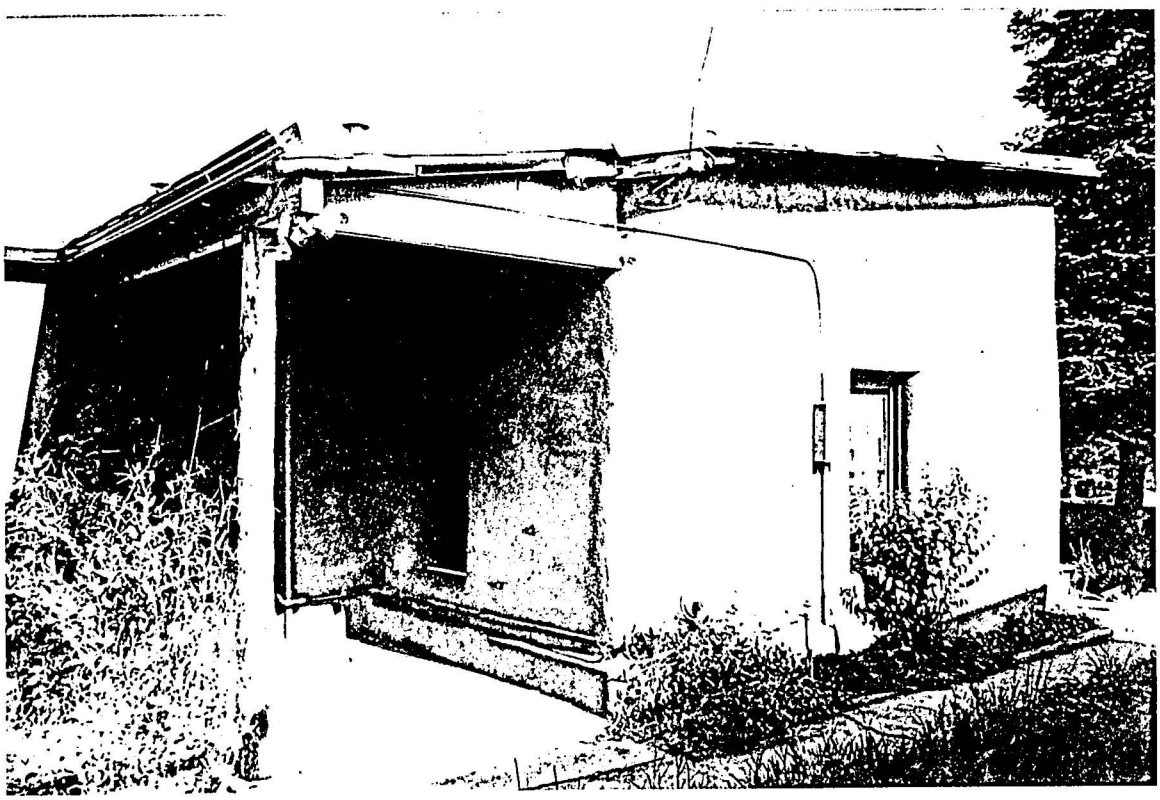
REAR ELEVATION - SOUTH



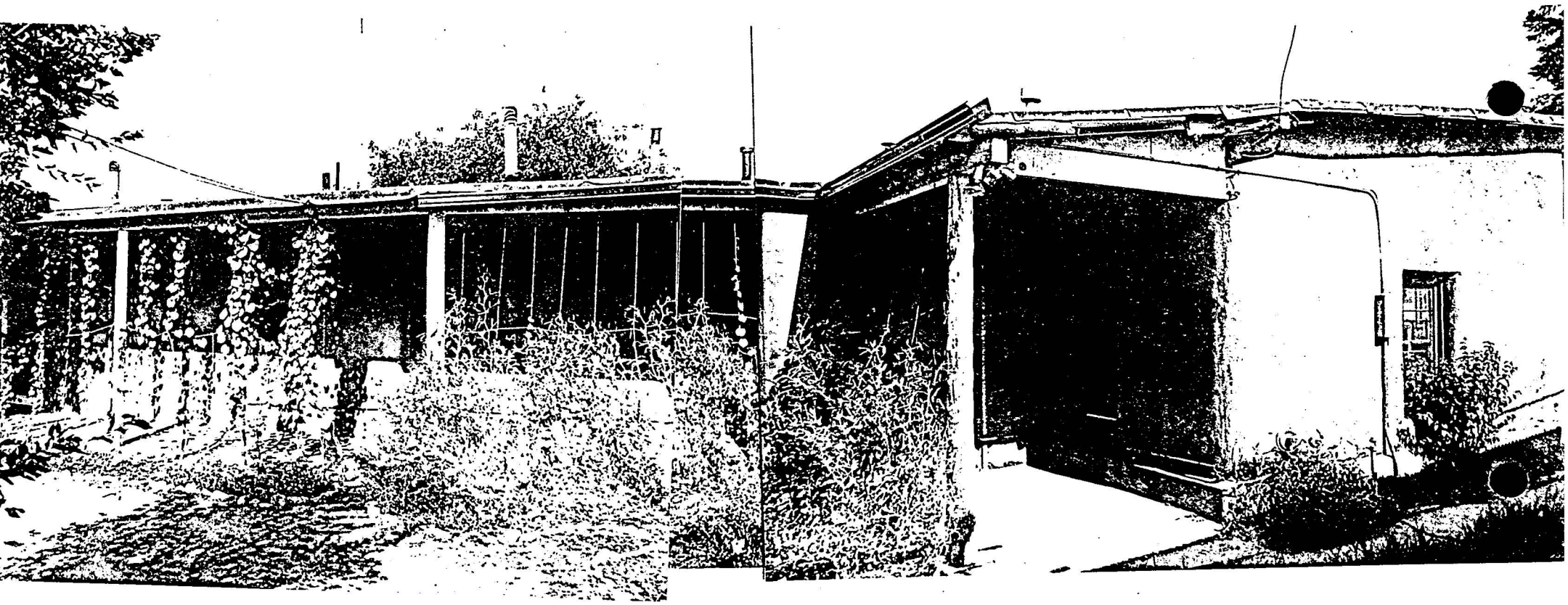
516 1/2 ALTO - SHED ROOF HOUSE
SIDE - EAST ELEVATION



EAST ELEVATION - VIEW OF BATHROOM UNDER PORTAL



516 1/2 ALTO - FULL VIEW OF EAST ELEVATION
WITH 'L' SHAPED PORTAL



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
David A. Sena, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Steven G. Farber, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem Dist. 4

Case #H 94-43 Meeting Date March 22, 1994

Project Address 516 1/2 Alto Street District Westside-Guadalupe Historic

Owner Steve Melander-Dayton Address 206 Camino del Norte, SF Phone 983-2121

Agent _____ Address _____ Phone _____

PUBLICLY VISIBLE FACADES: (X) NORTH ( ) SOUTH ( ) EAST ( ) WEST

HISTORICAL SIGNIFICANCE: NUMBER 284 AREA NO. 7 AGE 19th century with alter.

( ) SIGNIFICANT (X) CONTRIBUTING ( ) NON-CONTRIBUTING

(x) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: roof replacement; rebuild east elevation portal; remove east elevation (modern) addition; wholesale window replacement; covered walkway connecting to neighboring east building.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: _____

_____

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

Ian Cordwell
Urban Design Review Specialist

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: March 22, 1994

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist
Ian Cordwell, Urban Design Review Specialist

VIA: Dennis Thompson, Planning Division Director

CASE #H-94-43 ADDRESS 516 1/2 Alto St.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	__X__ Proposal Letter
__X__ District Guidelines	__X__ Vicinity Map
__X__ State Historical Survey Sheet	__X__ Site Plan/FloorPlan
____ Minutes of _____	__X__ Photographs
____ Other _____	__X__ Elevations
	____ Other _____

STAFF RECOMMENDATIONS:

According to the applicant's letter,

> "inspection of the roof and wall construction reveals that this building was originally a flat-roof structure with pueblo-style parapets. It has since had a vernacular style shed roof added over the old flat roof, with the use of S4S milled wood."

If this assessment is accurate, staff has no concerns with the applicant's proposal to "reconstruct the roof in its earlier flat-roofed, parapeted configuration." Such reconstruction would not, in the opinion of staff, impact the historic status of the building, but rather recapture its previous (historic) character. Staff has requested additional information as to the information available to the owner regarding the construction of the existing roofline.

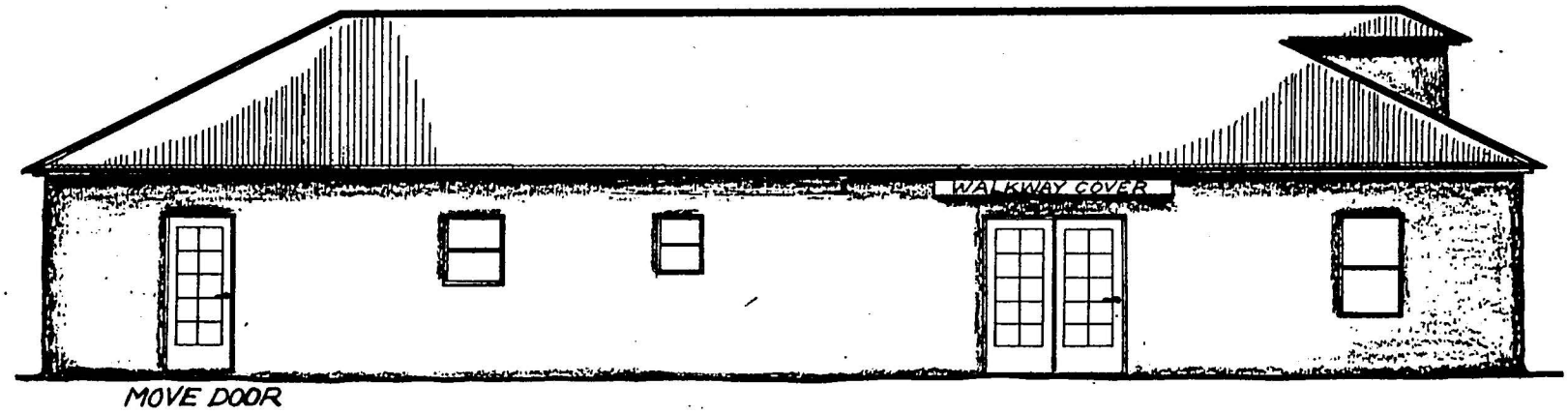
Staff has no concerns with the proposal to rebuild the east elevation portal to match the existing, remove the modern addition at the east elevation, or construct a covered walkway connecting to the neighboring east building if the material, profile, and style of the existing portal are matched.

With regard to the proposal to "replace in-kind all existing windows," staff would request that the applicant demonstrate that the windows are indeed deteriorated and in need of replacement.

Staff defers to the HDRB for reviewing the appropriateness of this submission in the Westside-Guadalupe Historic District.

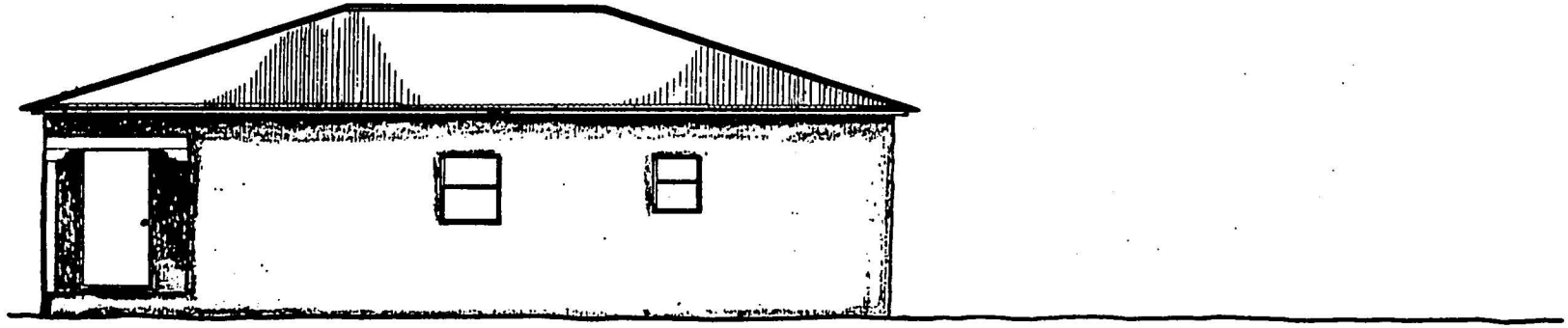
dlic/94-43.mmo

PROPOSED



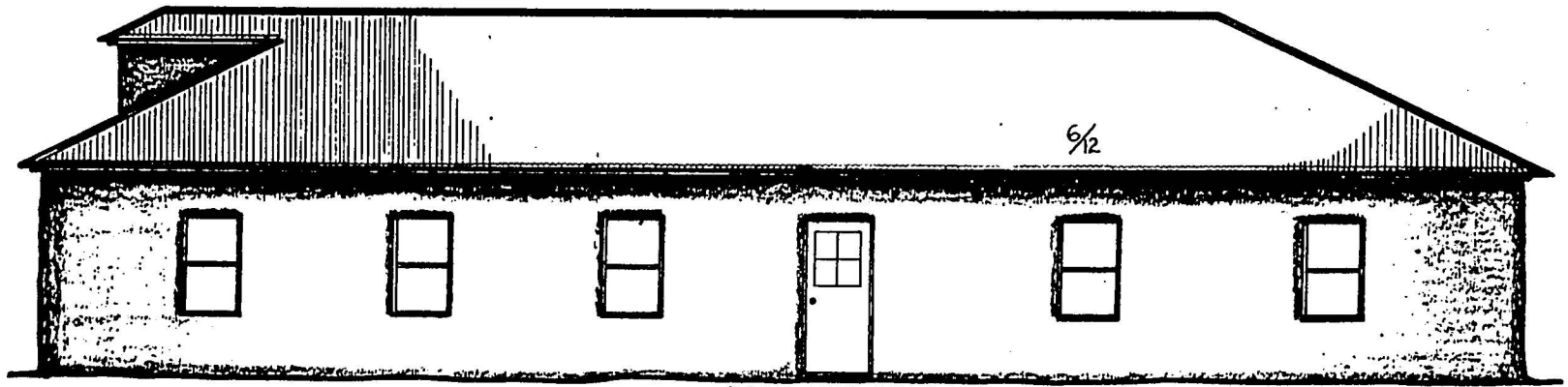
WEST

EXISTING



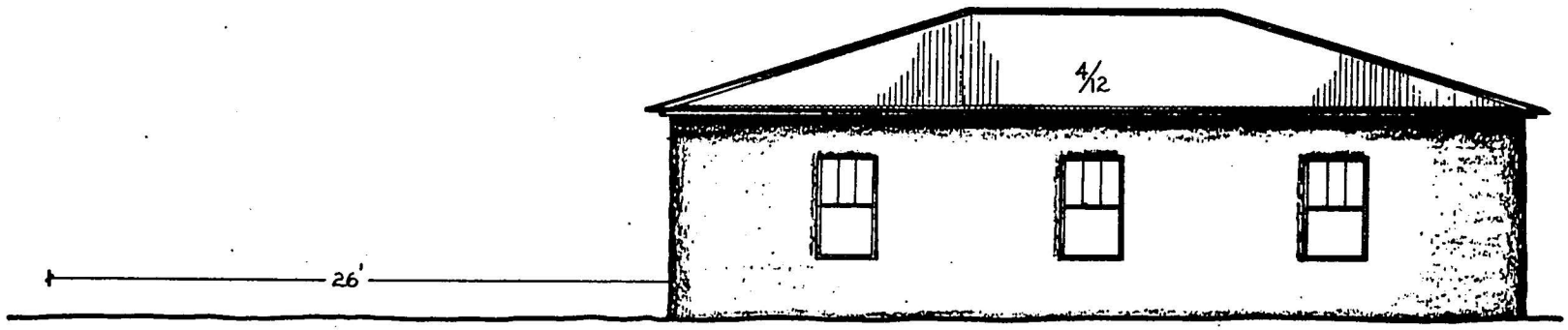
1/4" = 1'

PROPOSED



EAST

EXISTING 1/4" = 1'



E X H I B I T (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (X)

Project Location: 516 + 516½ Alto St.

Owner: Steven J. Melander-Dayton Address: 206 Camino de/Norte, Santa Fe Phone: 983-2121

Applicant: Address: Phone:

Project Proposal:

Public Visibility: North (X) South ( ) East ( ) West ( )

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

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Restucco ( ) Sign(s) ( ) Wall/Fence ( ) Antenna ( ) Solar ( )

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J. Melander-Dayton
Signature of Applicant or Owner

1 Mar 94
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-9442 Meeting Date

Historic District: Survey Number: 9443 Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR)OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100063
Case Number . . . . . : H-95-63
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 04/06/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480 Santa Fe, Nm
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor Architect 355 E. Palace Ave.
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on April 25, 1995, acted on the above referenced case. The decision of the Board was to table your request. Resubmittal information is due to staff by noon, April 28 for review by the HDRB on May 9, 1995 and noon, May 12 for review by the HDRB on May 23, 1995. Any unresolved zoning matters must be resolved prior to review by the HDRB.

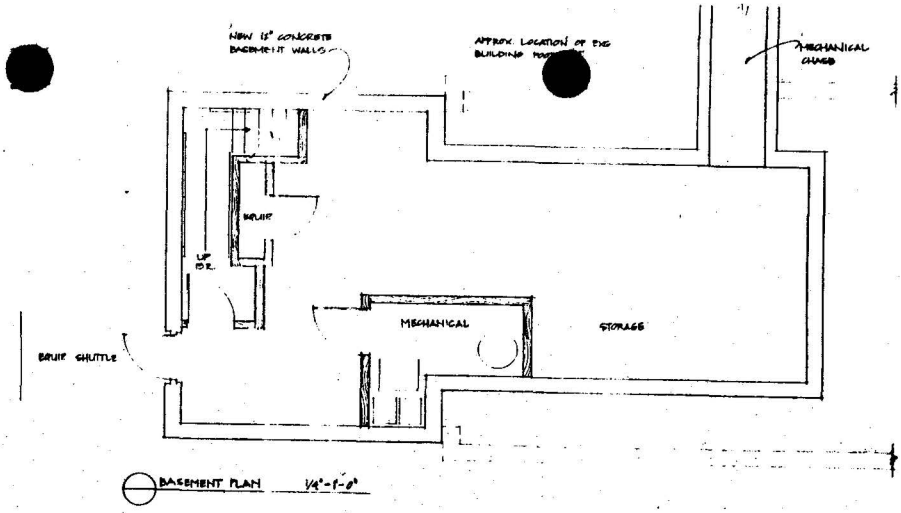
For further information please call 984-6808.

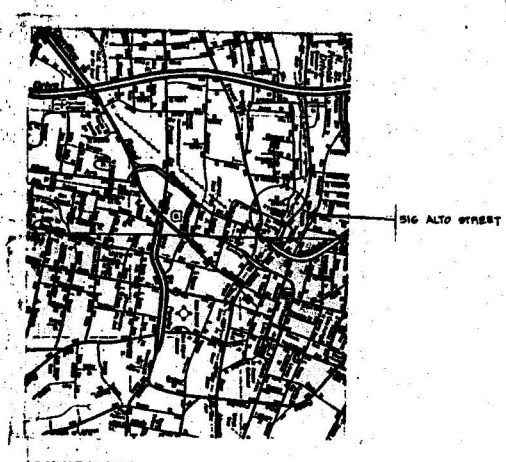
Sincerely,

Mary Grzeskowiak

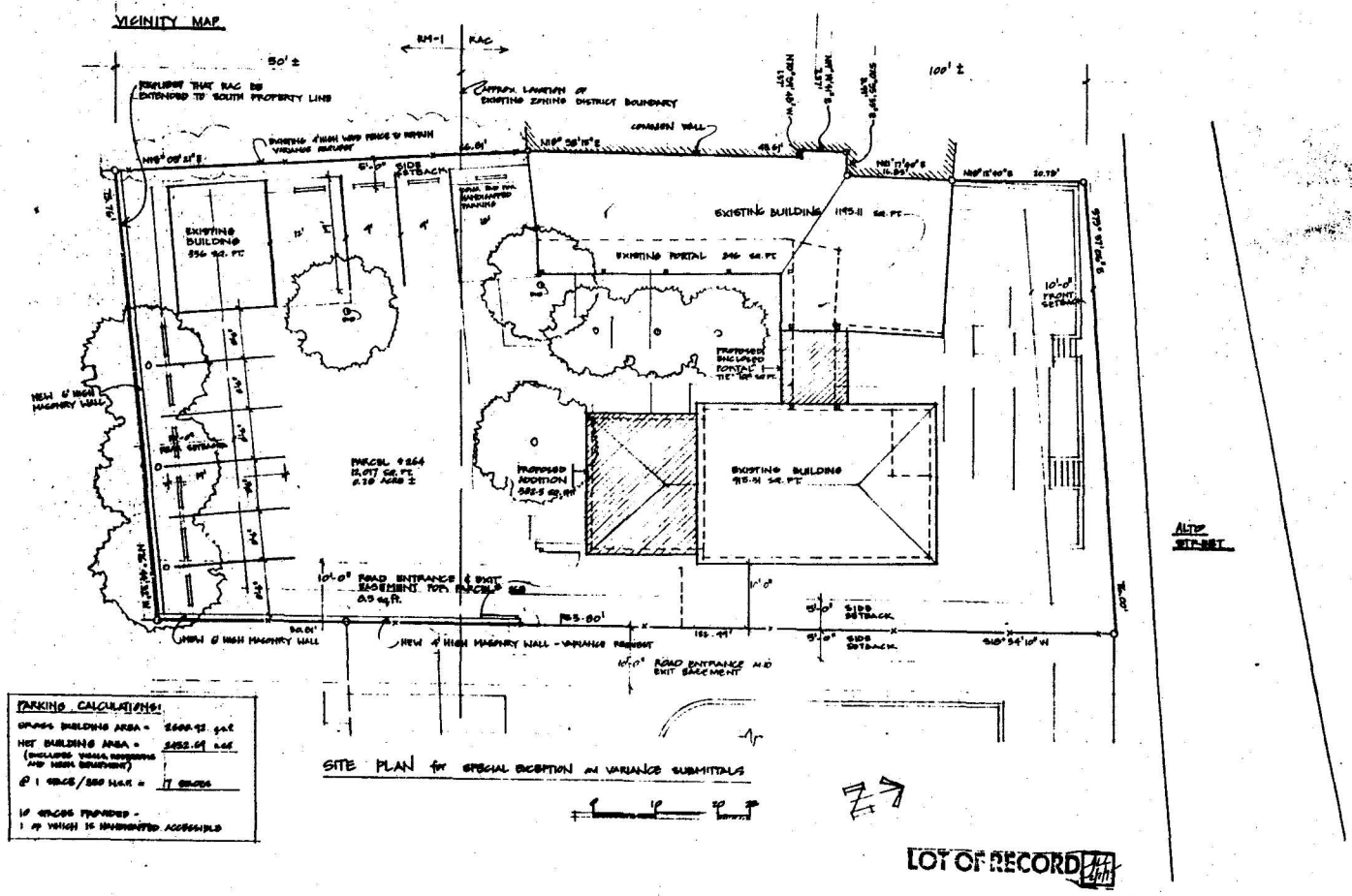
Mary Grzeskowiak
Planner III

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.





VICINITY MAP



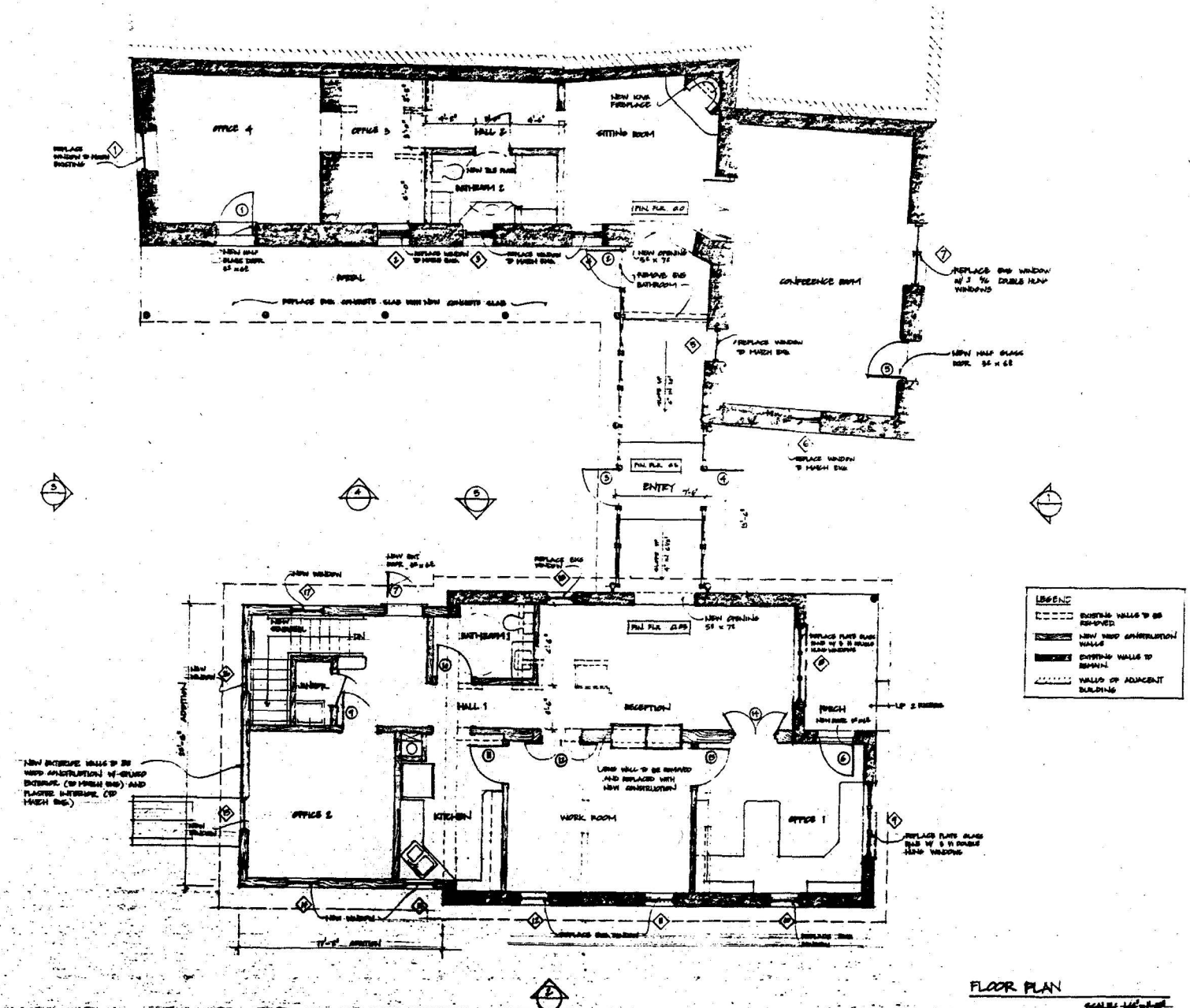
JOB NO. 9402

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-3667



FLOOR PLAN

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

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5617

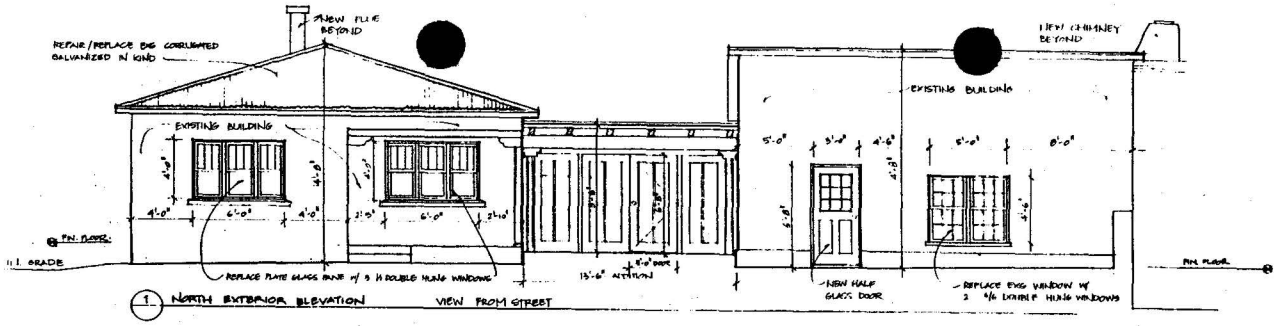
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

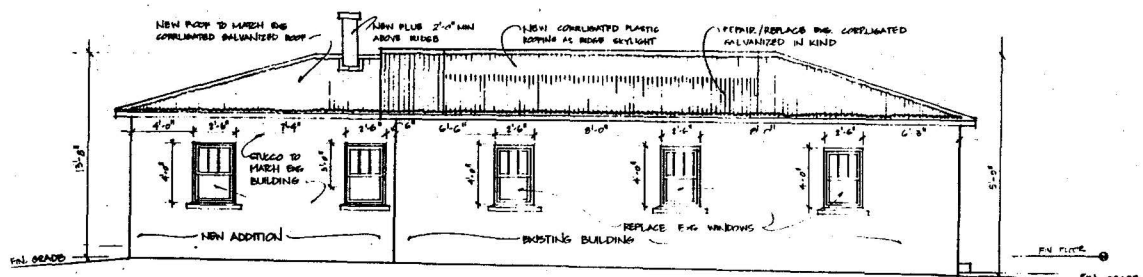
Dates:

2

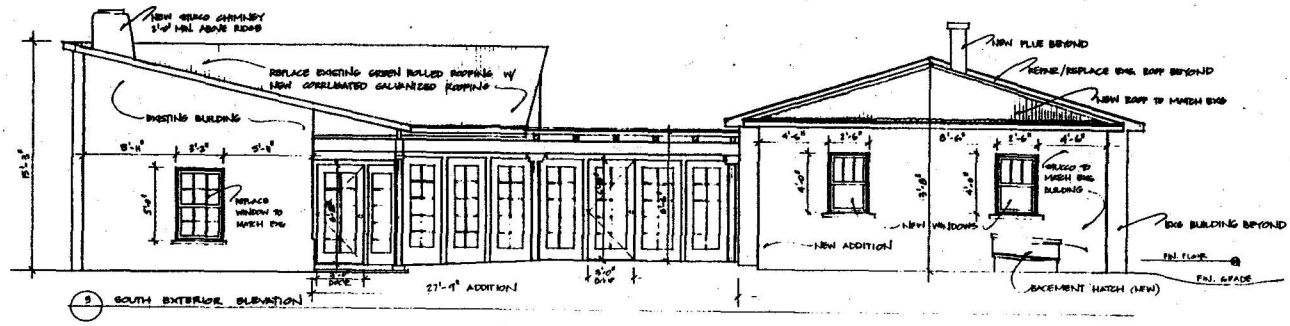
JOB NO.
9402



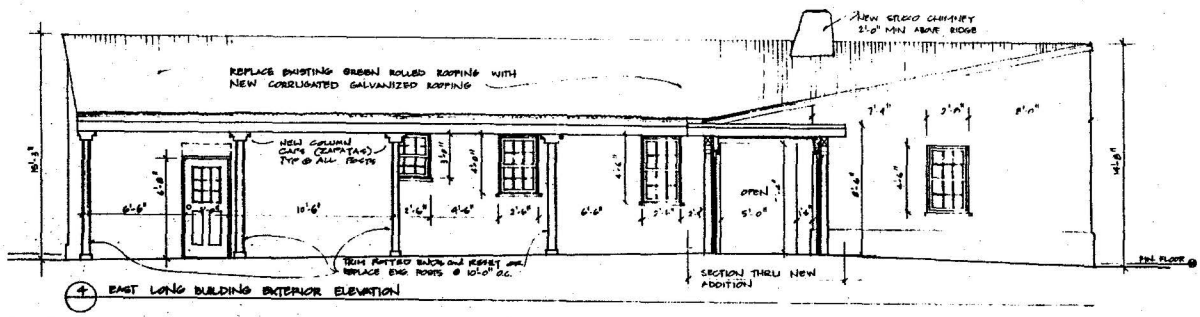
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



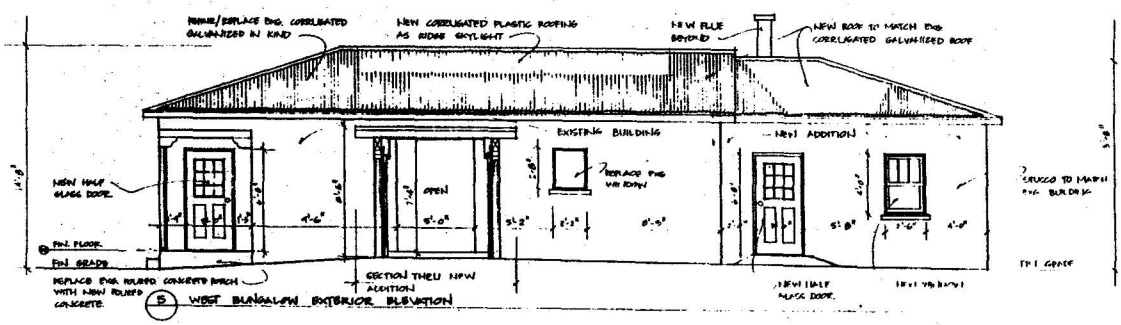
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

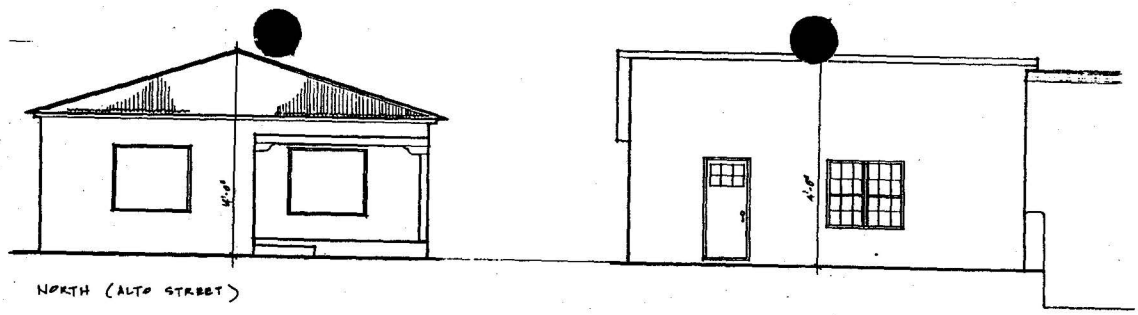
2

Dates: HDRB 4-9-15

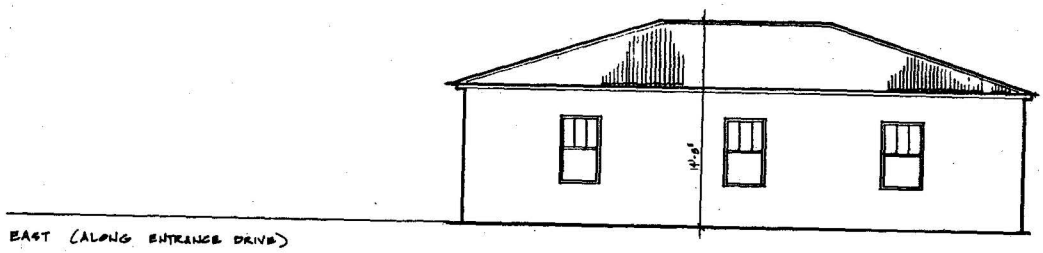
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

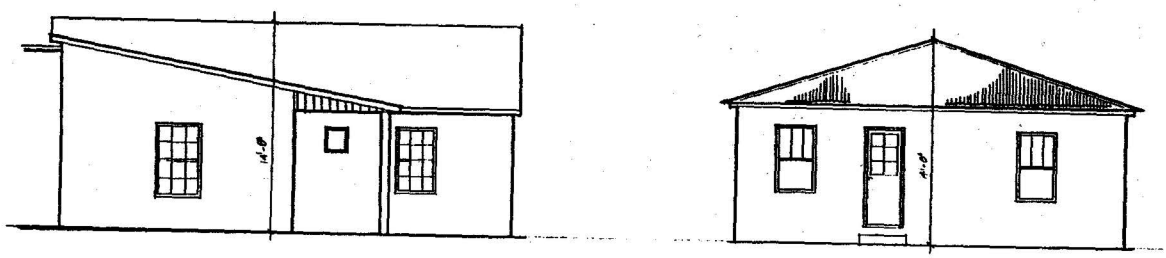
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 5059835667



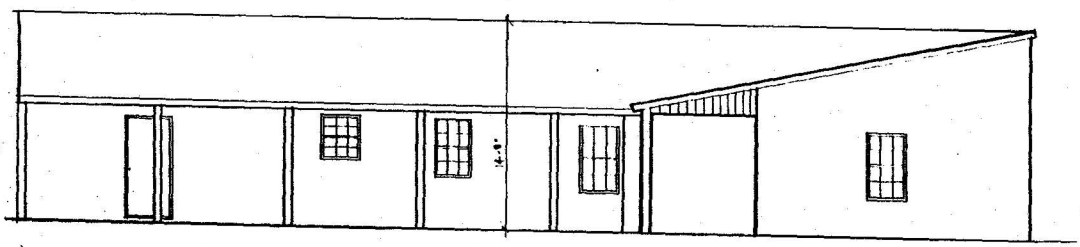
NORTH (ALTO STREET)



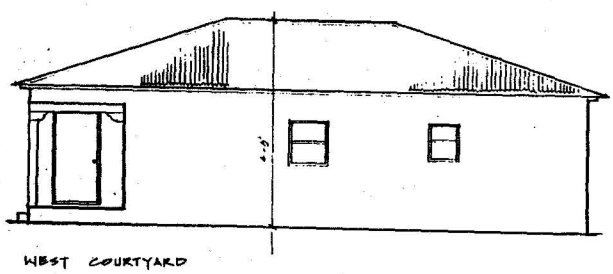
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

4

JOB NO. 9402

Dates:

EXISTING CONDITIONS

SCHEMATIC DESIGN for
516 ALTO STREET

1-16-95
2-16-95

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE FAX 5[illegible]

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : ADD ON S(REAR)OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100063
Case Number . . . . . : H-95-63
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 04/06/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480 Santa Fe, Nm
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor Architect 355 E. Palace Ave.
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	YES
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 25 April 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG
Joan Cole, Planner II

VIA: Dennis Thompson, Planning Division Director

CASE #H- 95-63 ADDRESS 516 & 516 1/2/ Alto Street

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:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-63
4/25/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

mjg/d#2/h-95-63

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, 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:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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. 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 fiber glass or rolled plastic for the external surface of attached or free-standing 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;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 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 division. 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. #1983-48, §5; SFCC 1981, §3-29E-5)

H3368

building threatened? yes	surveyed date 8/85 by SC	county SANTA FE	ID no. 051613283
field map SFHD #7	number 283	UTM reference zone 12 13	easting northing

location description: 516 Alto

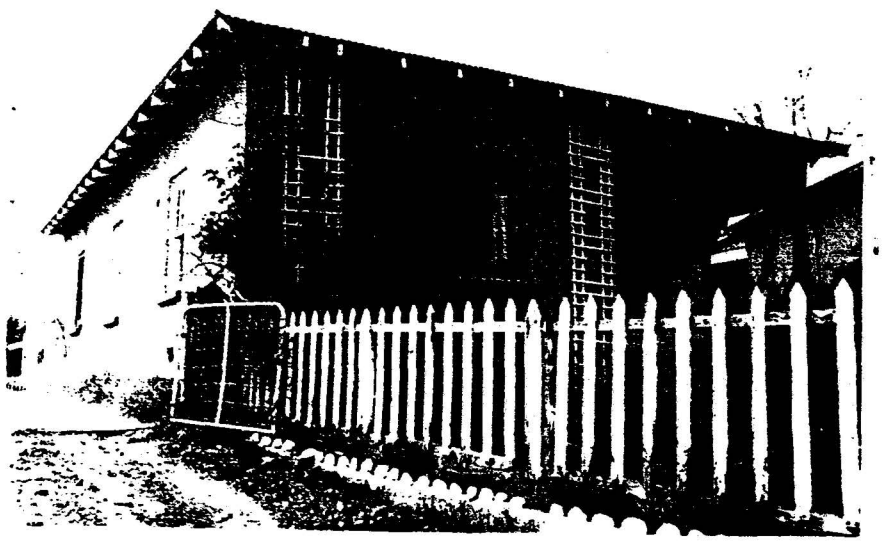
city/town: SANTA FE

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

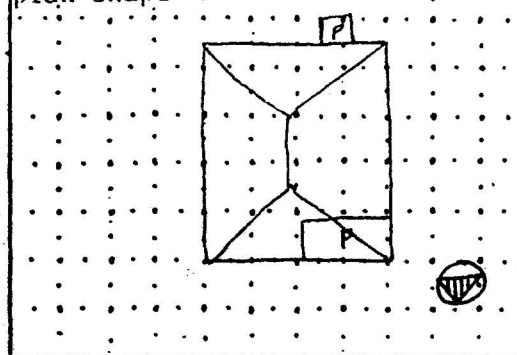
building name:

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

film roll by SC	negative nos.	loc. of neg.
no. SFHD #9	18	HPB



plan shape



date of construction: Pre'28 estimate ___ actual

source:

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style	foundation material
NMUV	conc.
	wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

surroundings
res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

H369

building threatened?	surveyed	county	ID no.
yes	date 8/85 by SL	SANTA FE	051613284

field map	number	UTM reference	easting	northing
SFHD # 7	284	zone 12 13		

location description

518 Alto

516 1/2

city/town

SANTA FE

~~land grant/reservation~~

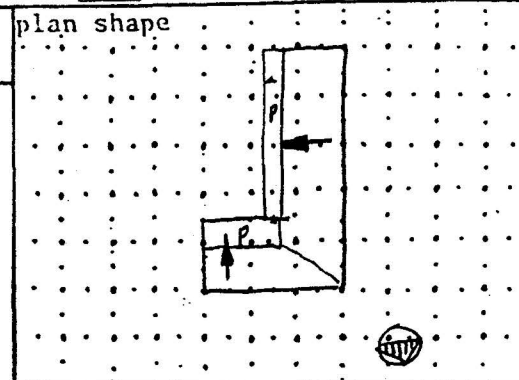
building name

legal description

tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	17	HPB

plan shape





date of construction

19th C. estimate _____ actual

source

use

present ✓ residential

other _____

historic ✓ residential

other _____

condition

___ excellent ✓ good

___ fair ___ deteriorating

style

NMUV

foundation material

stone?

wall material/surface

adobe/stucco

degree of remodeling

___ minor ___ moderate ___ major

describe:

architectural features

L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing

• d: solid w/ 6 lits

• w: 6/6 dbh tandem + single

• rear porch: shed rf on expos'd lintel, round posts

surroundings

res.

relationship to surroundings

✓ similar ___ not similar

district potential

✓ yes ___ no

significance

___ eligible ✓ of interest ___ none

if eligible, why?

contrib.

comments

E. Wing of D. Vigil House

associated buildings? ✓ yes

what type?

garage

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more accurate

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Replacement on 516 8' back from bldg wall front; 14' back from portal front

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

wholesale window replacement

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

stucco will not match #516

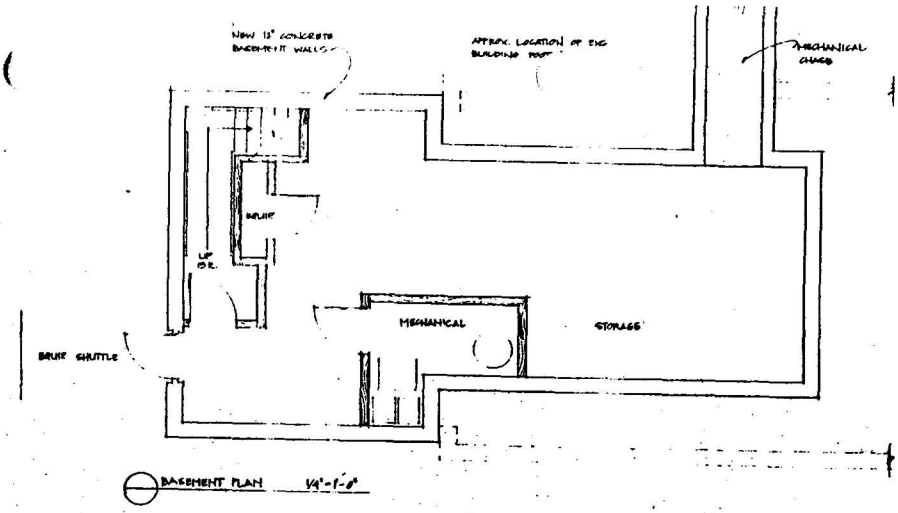
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

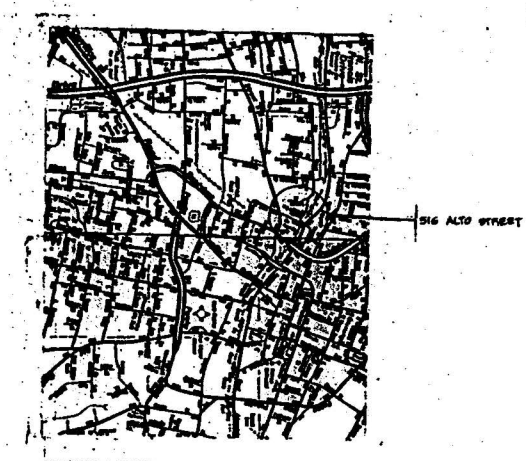
Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

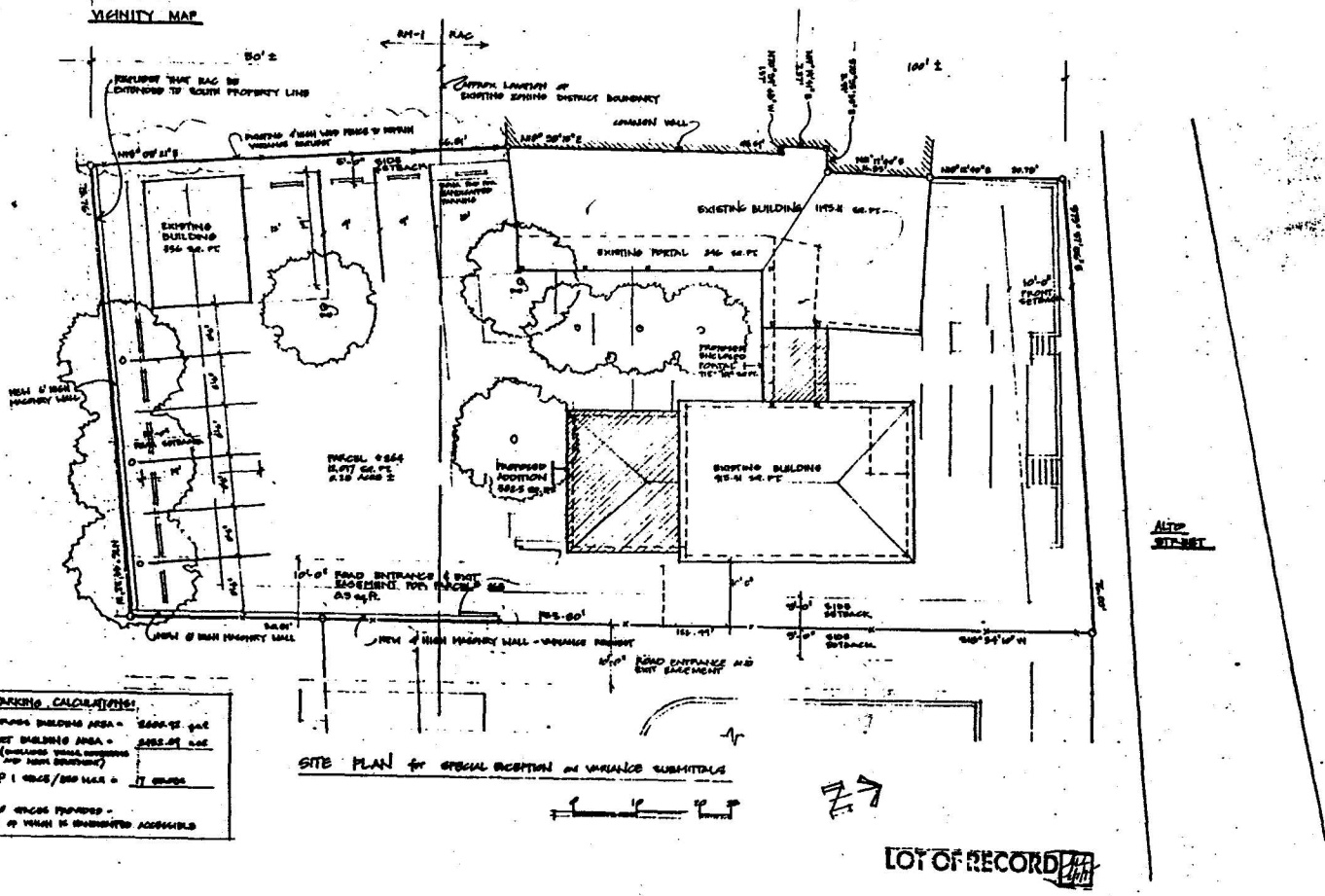
Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667





VICINITY MAP



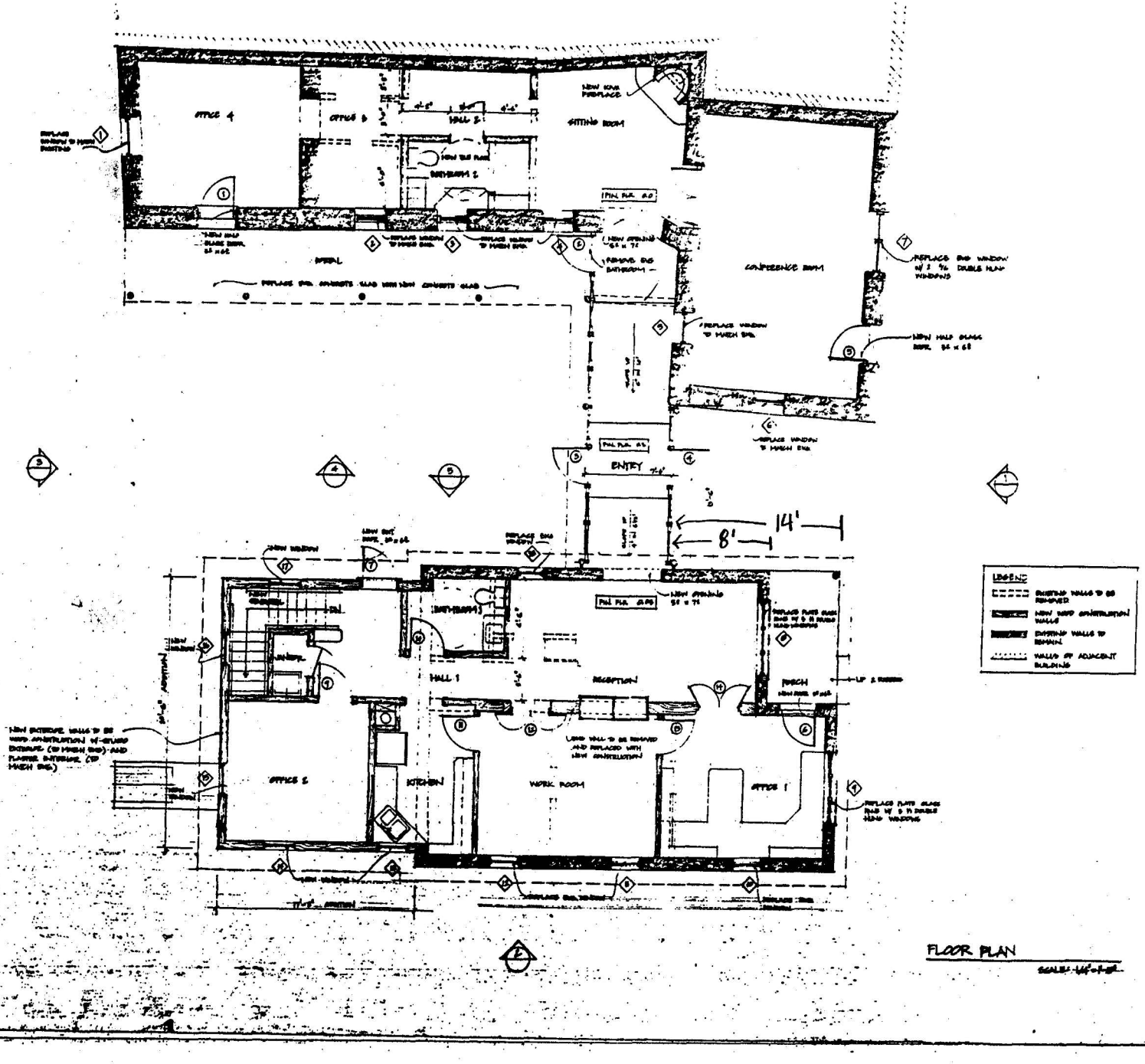
JOB NO. 9402

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-98[illegible]



FLOOR PLAN

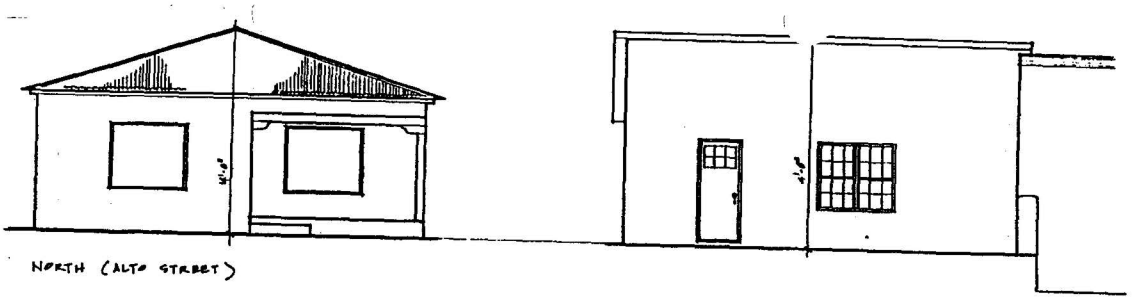
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-3561

Renovation & Addition
516 & 516 1/2 Alto Street
Santa Fe, NM

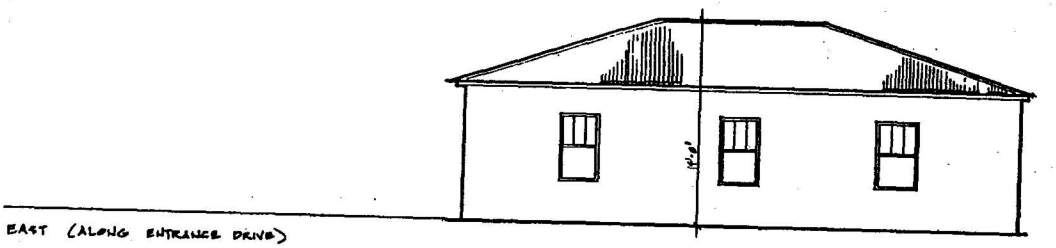
Dates:

2

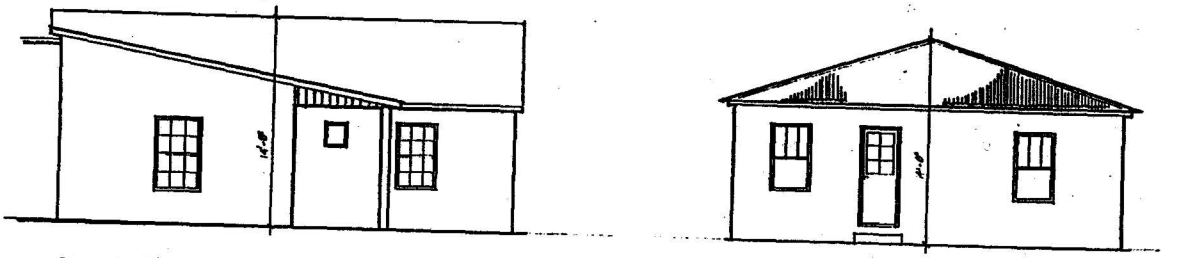
JOB NO.
9402



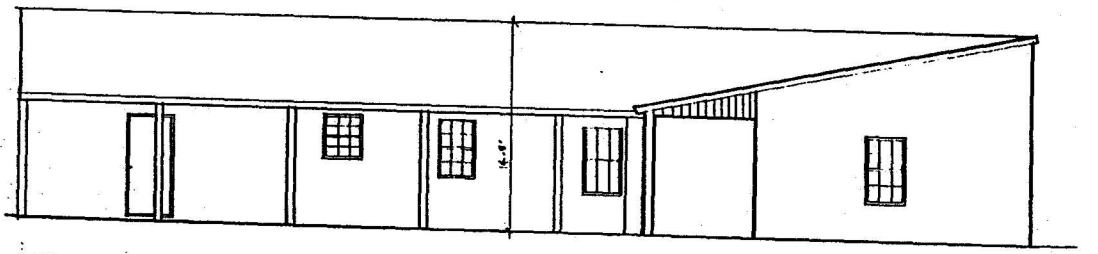
NORTH (ALTO STREET)



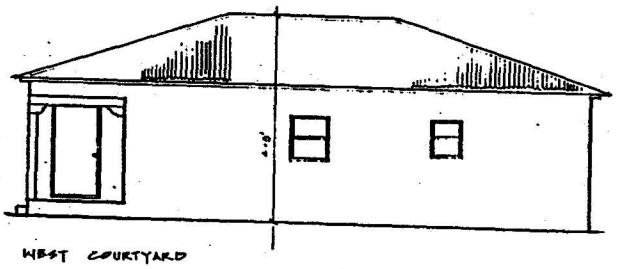
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

4

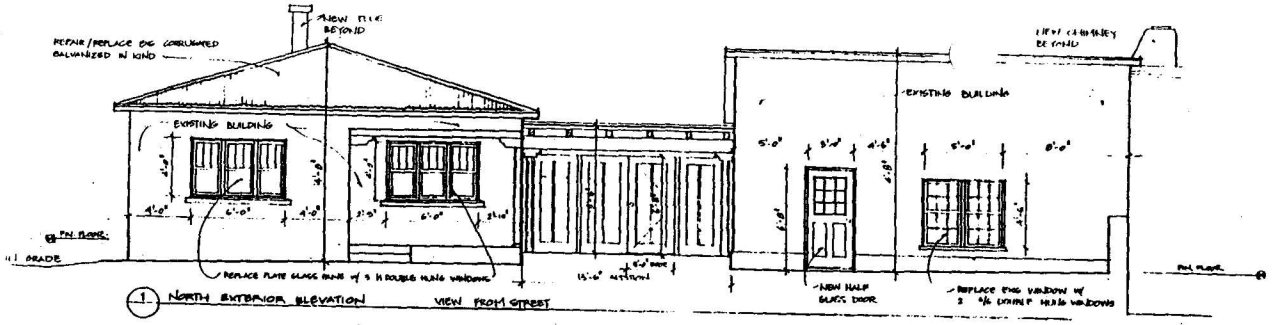
JOB NO. 9402

Dates:

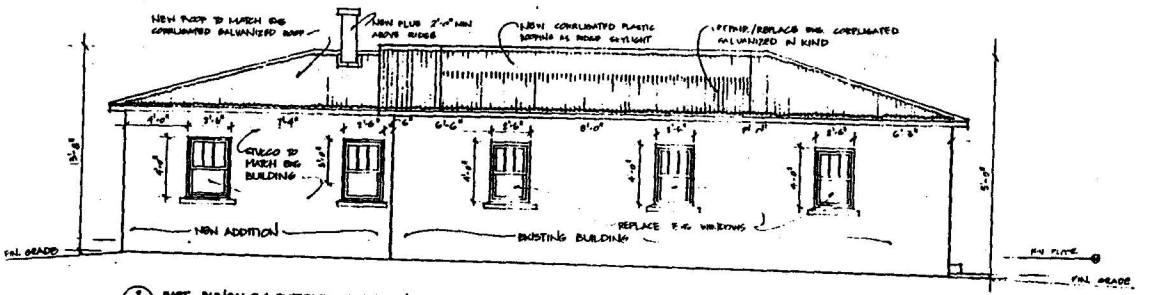
EXISTING CONDITIONS

SCHEMATIC DESIGN for
516 ALTO STREET

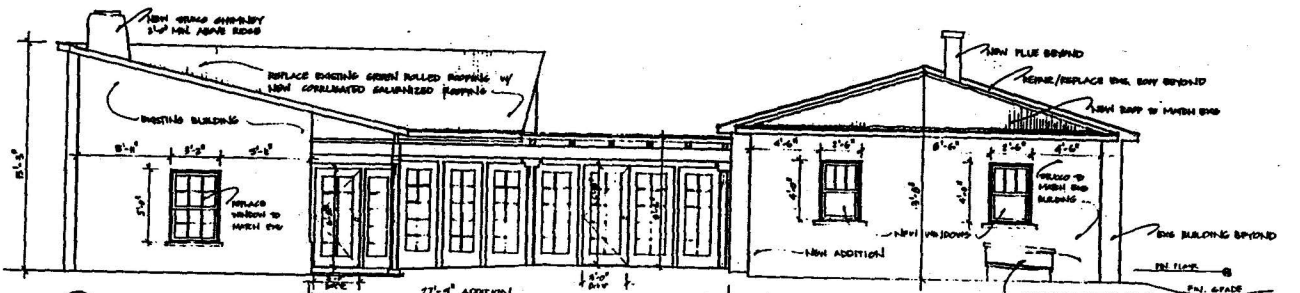
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE



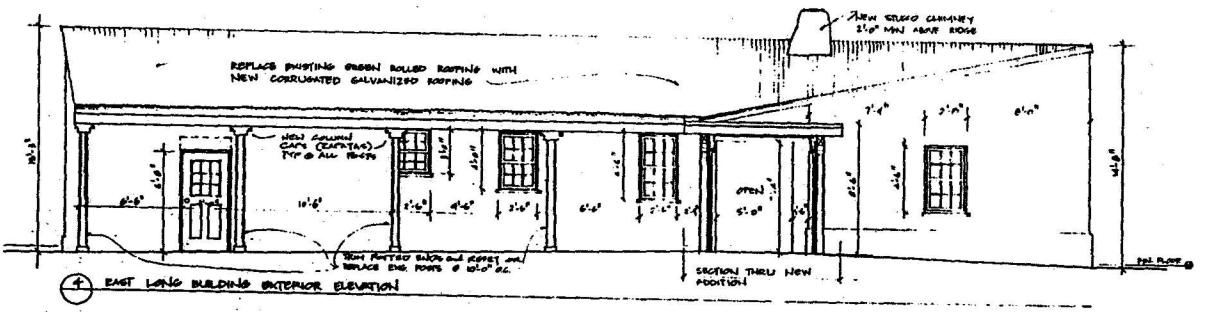
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



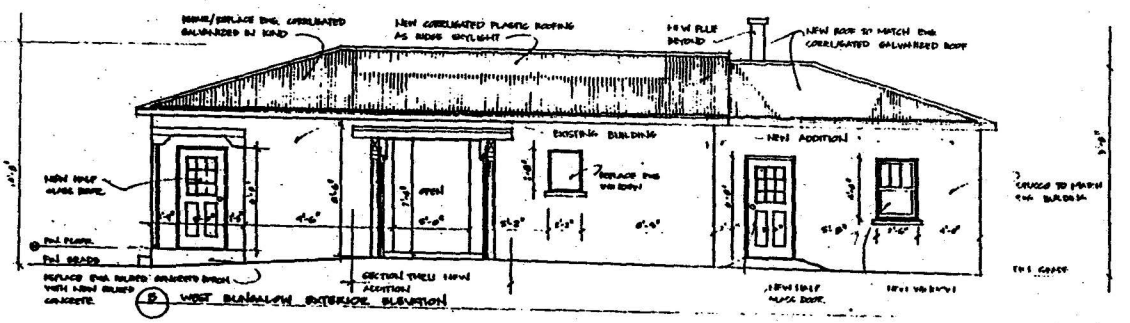
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



6 WEST BUNGALOW EXTERIOR ELEVATION

Dates: HPRB 4-4-05

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

PROPERTY FROM ALAMEA
VIEWED ACROSS ALTO ST.

516 ALTO ST.

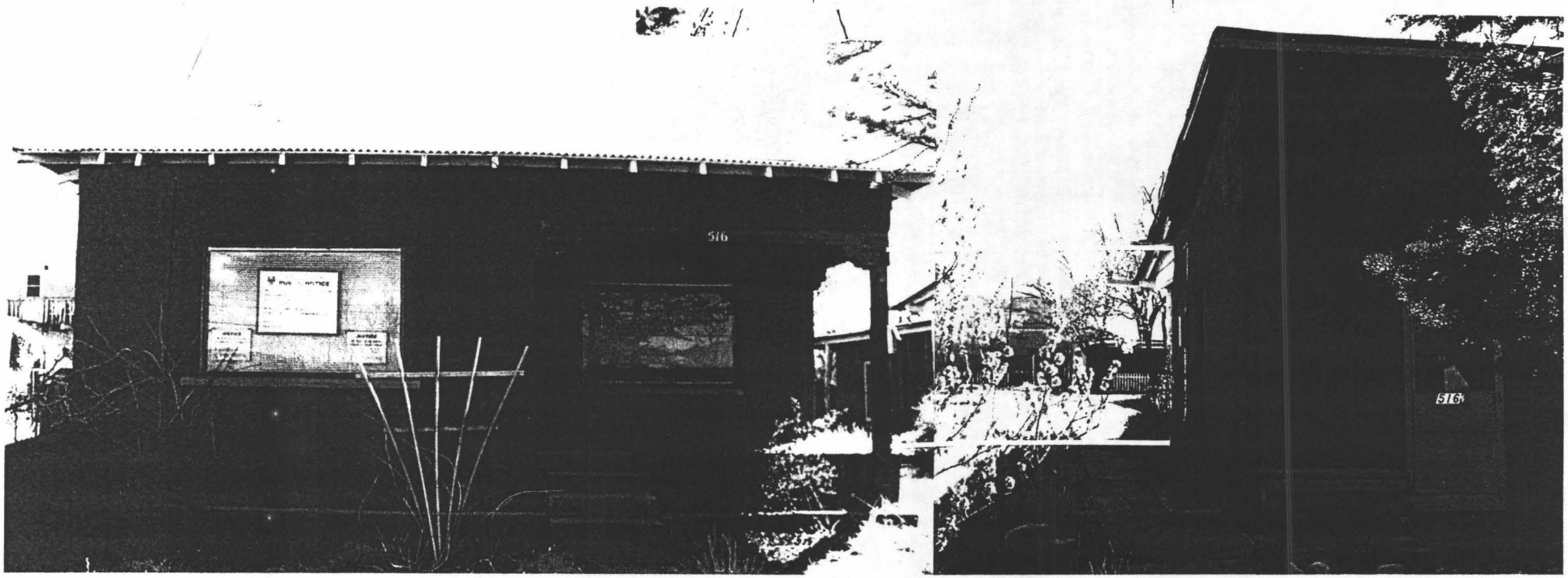
516 / 516 1/2 ALTO STREET

NORTH ELEVATION - VIEW FROM STREET



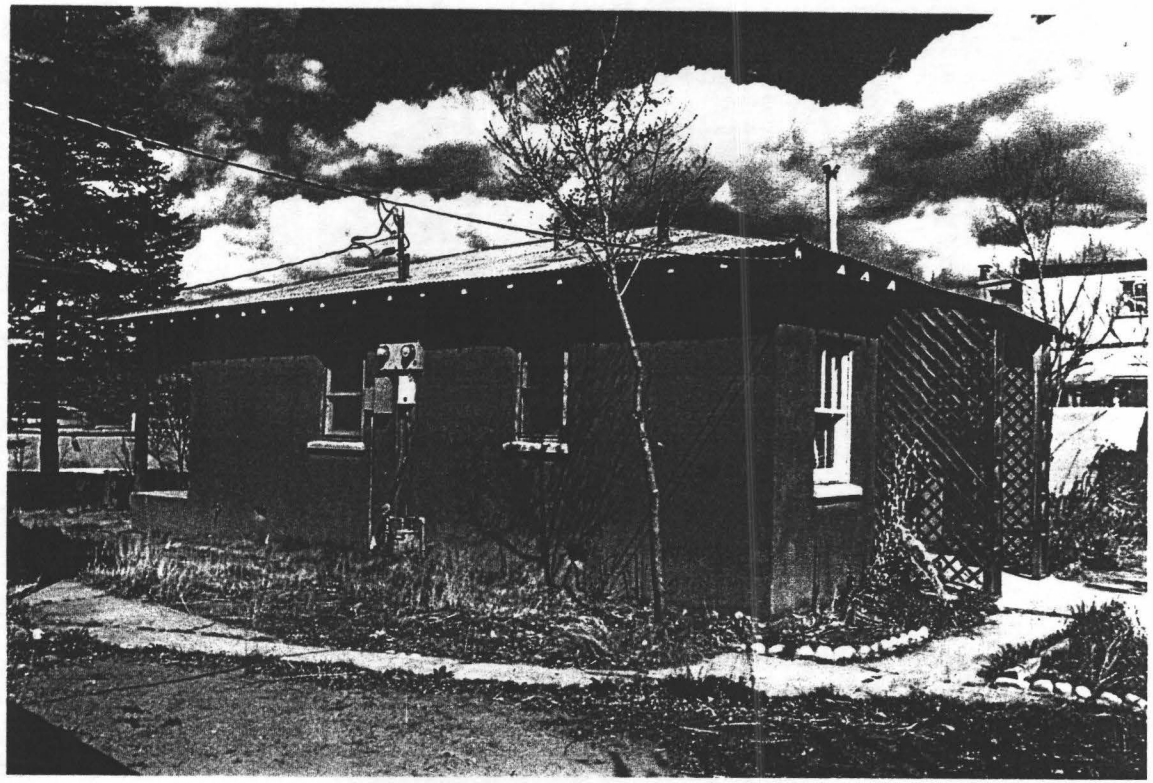
516 ALTO ST.

516 1/2 ALTO ST.

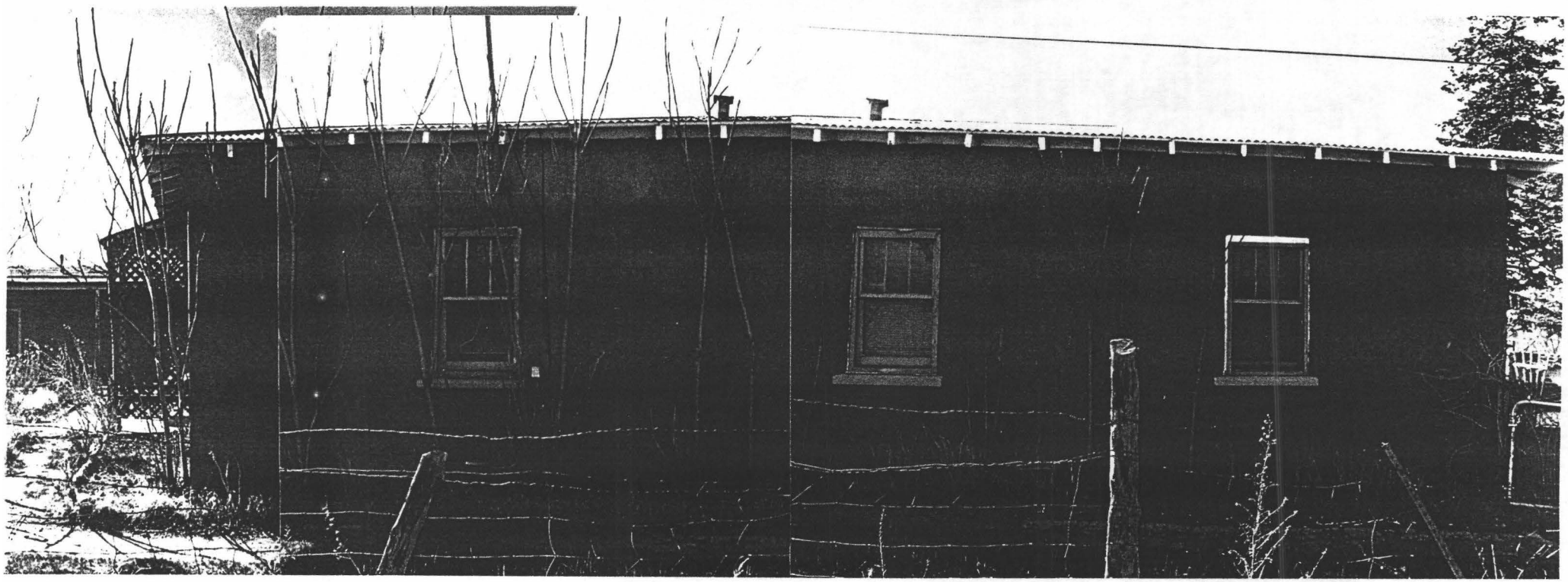


516 ALTO STREET

WEST ELEVATION - BUNGALOW

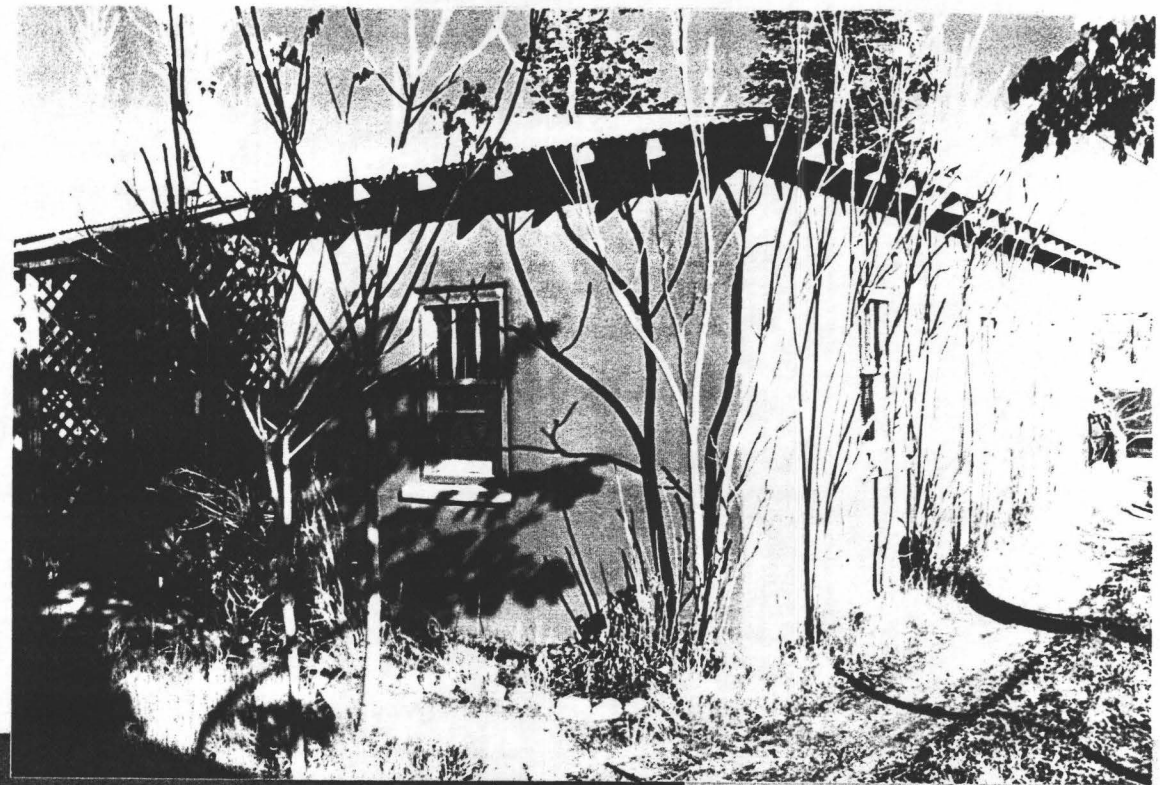


EAST ELEVATION - BUNGALOW

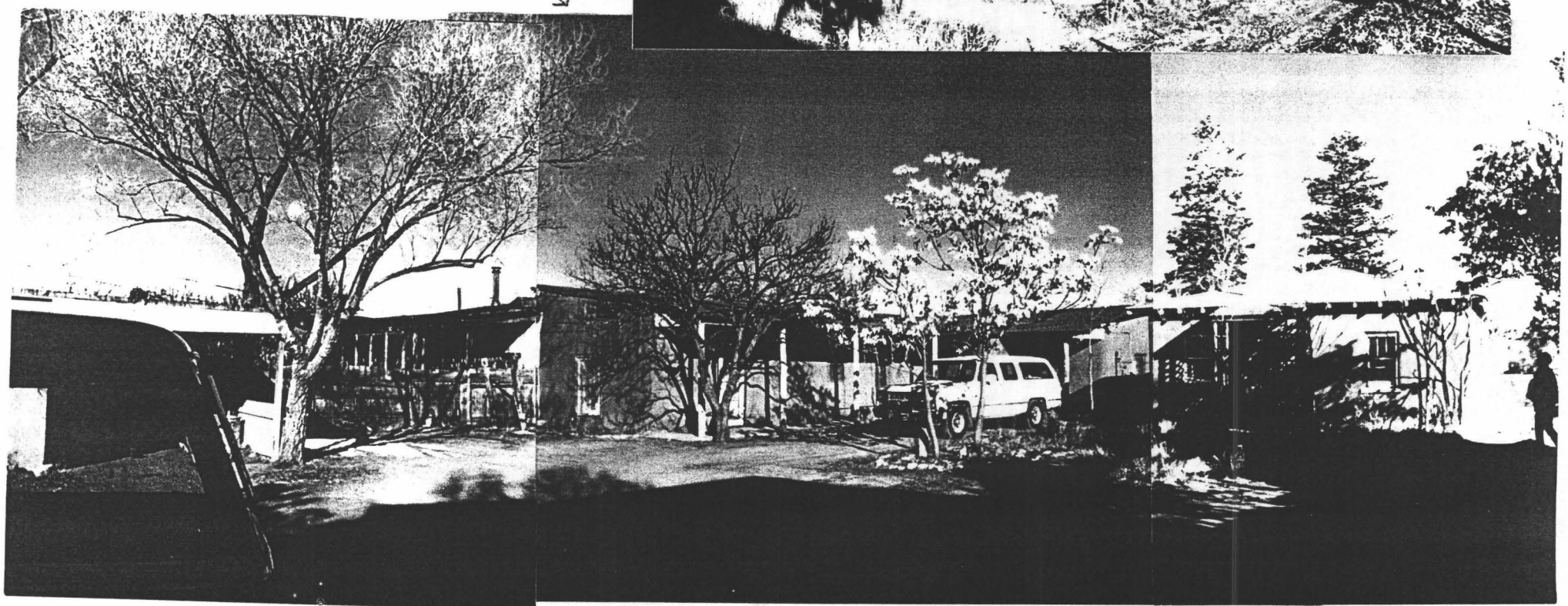


516 ALTO ST.

EAST BUILDING TO WHICH ADDITION IS PROPOSED TO SOUTH END →

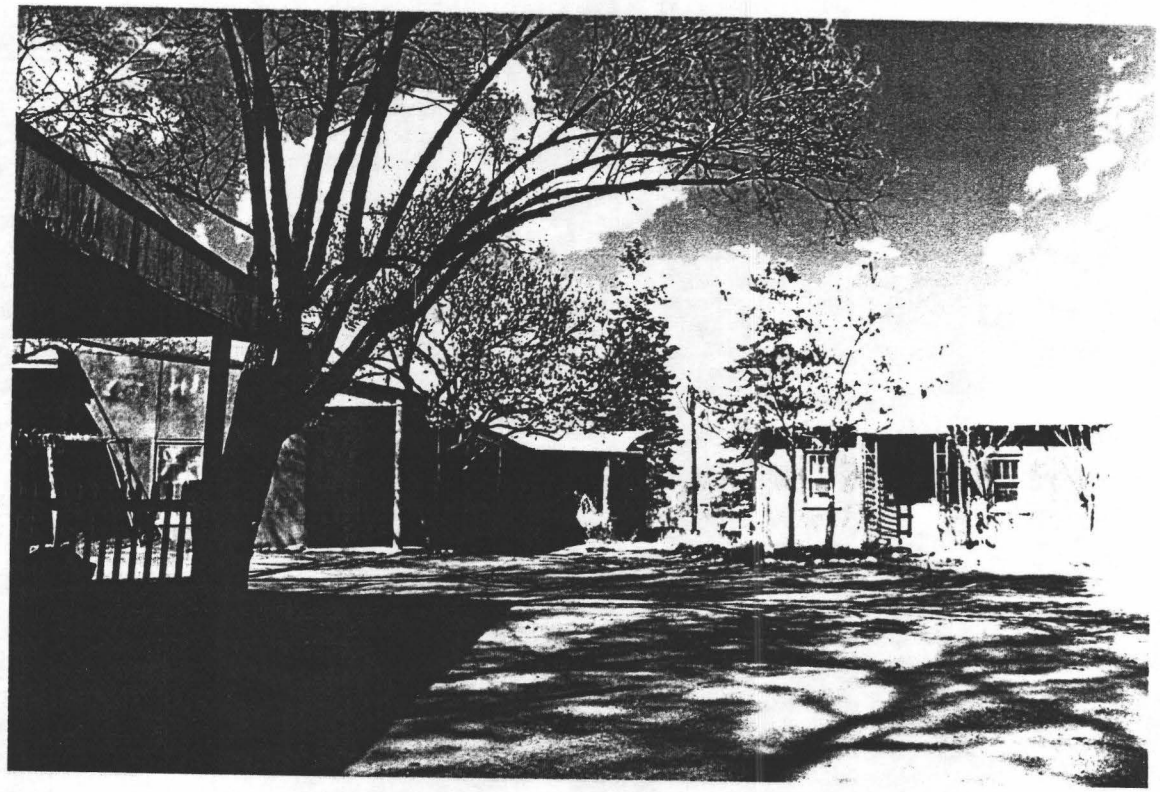


VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD OFF PARKING →

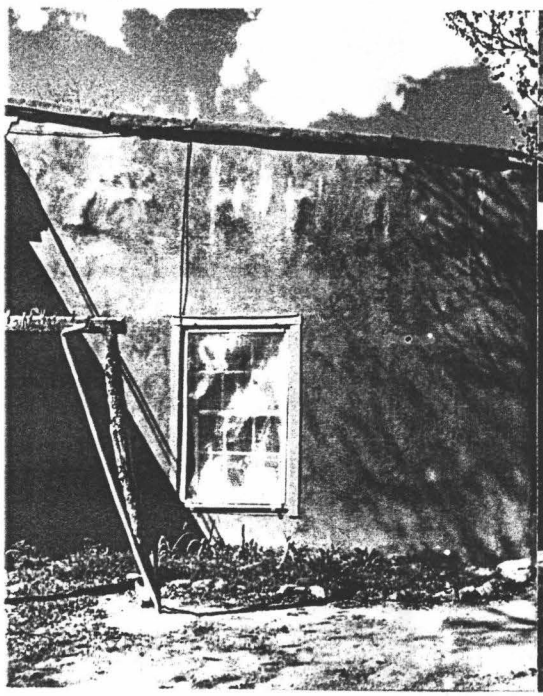


5.01/2 ALTO ST.

SOUTH ELEVATION / REAR

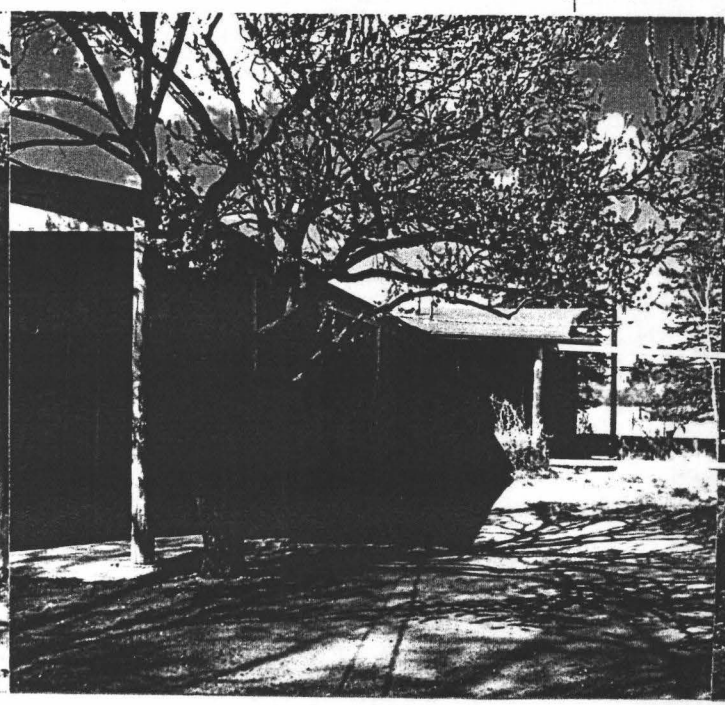


← WEST BUILDING (5101/2) REAR



+ TIE +

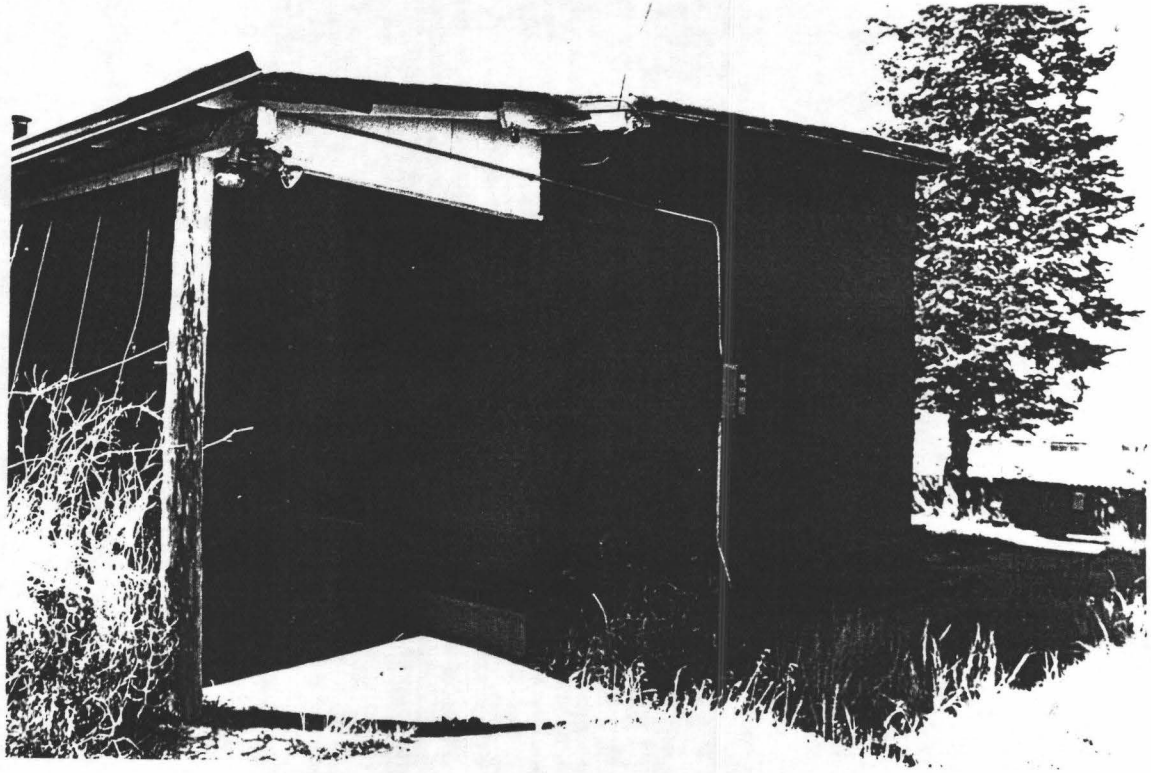
BUNGALOW REAR TO RECEIVE ADDITION →





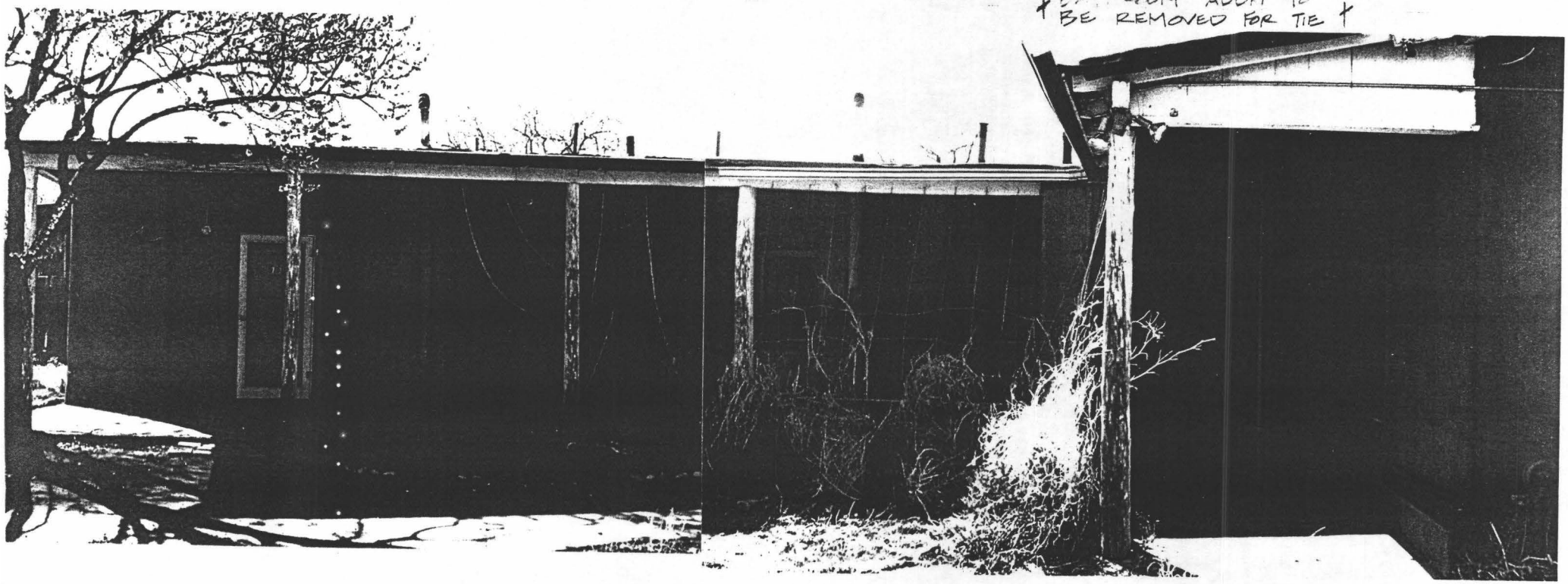
[illegible] STREET

[illegible] ELEVATION - WEST BUILDING →



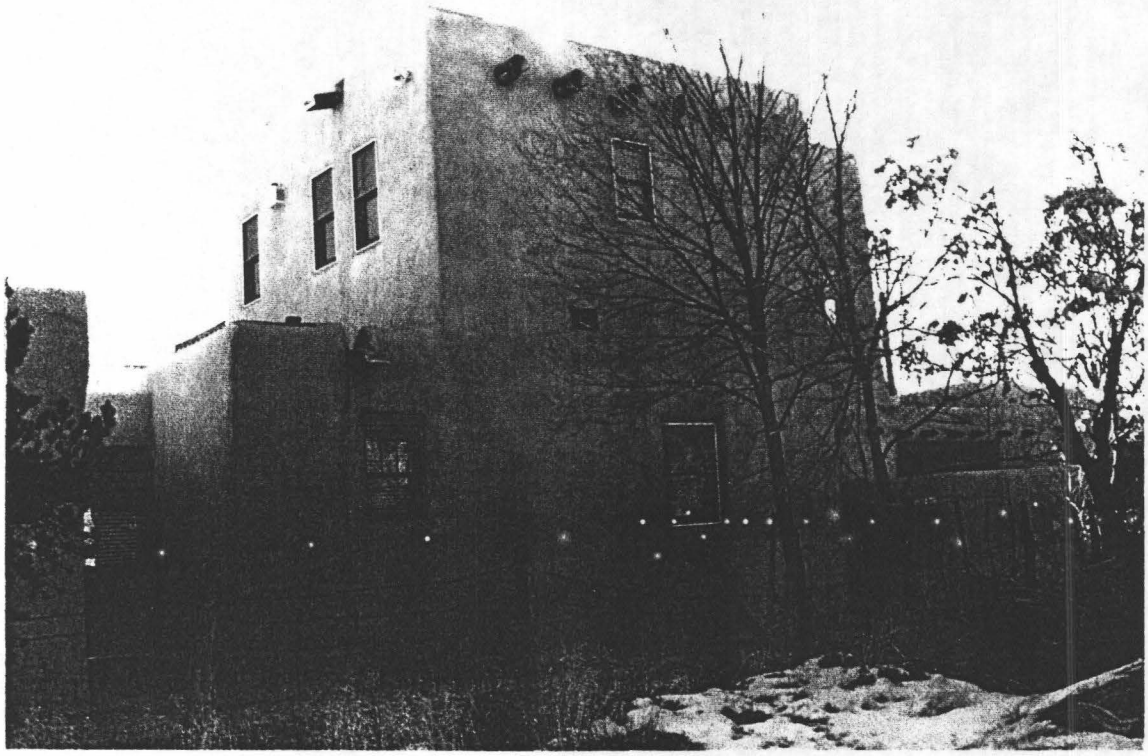
ENG PORTAL OF WEST BLDG.

+ [illegible] ADDN TO BE REMOVED FOR TIE +





NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



VIEW TO EAST AT SOUTH END OF PROPERTY

STEVEN J. MELANDER-DAYTON
510 GALISTEO ST.
SANTA FE, NEW MEXICO 87501

RECEIVED
MAY 11 1995

Mary Grzeskowiak
Urban Design Review Specialist
Planning Division
City Of Santa Fe
200 Lincoln Ave.
Santa Fe, NM

10 May 1995

Dear Mary,

95-63

I would like to request that the applications ~~H-94-92 and H-94-93~~, scheduled to be heard before the Historic Design Review Board on Thursday, 25 May 1995, be withdrawn. I intend to resubmit these applications pending the outcome of an administrative appeal concerning case number M 1995-4 of the Planning Commission.

Sincerely,

Steven J. Melander-Dayton

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
via fax
986-6910

18 April 95
re: 516 alto
Table one cycle

attn: HDRB
Mary/Maria

Please table the presentation of the above referenced project to the Board, until the May 9 meeting.

Thank you

Victor Johnson, aia
for Steve Melander-Dayton

cc: SMD

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

RECEIVED
APR 5 1995
10:36 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (X) Final Approval (X)

Project Location: 516/516½ ALTO STREET - SANTA FE

Owner:	Address:	Phone:
STEVE MELANDER-DAYTON	P.O. BOX 9480 SFNM 87504	983-2121
Applicant:	**Address:**	**Phone:**
VICTOR JOHNSON ARCHITECT	355 E. PALACE AVE SFNM 87501	983-5667

Project Proposal: RENOVATION OF/ADDITIONS TO STRUCTURES

Public Visibility: North (X) South ( ) East (X) West ( )

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

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

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J Melander-Dayton — Signature of Applicant of Owner

4-5-95 — Date

FOR OFFICIAL USE ONLY

Date Received: 4-5-95 Case Number: H-95-63 Meeting Date 4-25-95

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

Ordinance Compliance Checklist:

SECTION	DESCRIPTION			COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.9	Harmony ( )	Proportion ( )	Style ( )	( )	( )
14-70.13	Demolition			( )	( )
14-70.14	Minimum Maintenance Requirements			( )	( )
14-70.15	Signs			( )	( )
	Applicable District Standards			( )	( )

Remarks:

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
Ms. Heather Pierson

May 27, 1997
516/516-1/2 Alto

Case #H-95-122
re: Permit Resubmittal
your 5/15/97 letter

Dear Ms. Pierson:

This is in response to your 5/15/97 letter.

At the March 12, 1997 meeting in the City Attorney's office, my attorney Mac Gordon suggested that I would be willing to remove the parapet above the planned roof line. He did not suggest that the parapet wall would be removed down to the new bond beam height. That is why the permit drawings revisions you requested reflect removal of the parapet only above the proposed roof construction. This results in a roof height for the southern portion of the west building of 13'-3" above finish floor which is about 7" higher than the original roof in this location.

The basis for the administrative decision you present in your 5/15/97 letter is laid out in your third paragraph. In Vic's phone conference with you on 5/16, you clarified several of those points as follows:

1. Your determinations in the 15 May letter refer to the west building only.
2. You and Mary have determined that staff can allow an additional height of 7 inches from the previously existing height ...
3. You and Phil determined that the previously existing height was 11'-8" by measuring from the top of the new bond beam down to grade.

I believe that we need focus on only your third point to reach a resolution.

The original roof still exists on the north side of the west wing (over the conference room). It is the same height as was the southern part of the west building roof which was removed during construction. The height of the existing roofs was (and is) 12'-9" above finish floor. This measurement was verified again by my contractor, Mike Gonzales. He has set finish floor grade stakes outside the conference room and also on the south side near Charlotte White's fence.

If you allow a seven inch increase, the resulting height would be 13'-4" which compares to the 13'-3" shown on our revised building permit drawings. The extra inch would be very helpful in accomodating mechanical equipment which we are trying to keep off the roof and a good roof flashing technique.

The 11'-8" measurement which you and Phil took is from a point which did not exist before construction and is not relevant to this determination. The current top of bond beam is not related to the prior roof height. It was set based upon where we could find sound adobe upon which to build.

I hope this satisfactorily answers your 15 May letter and resolves the last remaining height issue. Please release our permit so that we can remove the top of the parapet and complete the construction.

Sincerely,

Steve Melander-Dayton

Steve Melander-Dayton

XC: Victor Johnson, AIA
Macdonnell Gordon, Esq.
Mary Grzeskowiak, Historic Preservation 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

15 May 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

I write to you as the owner of record of the property located at 516 Alto Street. Because there has been confusion in the past as to who can speak to the construction issues at the subject property, I direct this letter to you.

The drawings which have been submitted for permit revision reflect the removal of only a portion of the parapet wall. Phil Santistevan and I met with Victor Johnson on the site to view a mock-up of the proposed removal. It was agreed at a March 12, 1997 meeting with the City Attorney's office and staff that the entire parapet wall would be removed to the bond beam. This is not reflected in the permit revision drawings.

As the drawings provided to the city's Historic Design Review Board (HDRB) were inaccurately dimensioned, the 13'3" height may not be considered the height which was approved. The difference between the existing conditions drawing of 14'8" and the height proposed of 15'3" is 7 inches. Staff may only allow an additional height of 7 inches from the previously existing height of approximately 11'8" from grade. If you desire to increase the pitch of the roof (and the total height), the HDRB is the only city body with approval authority.

On the basis of the aforementioned concerns, I must reject the permit revision. When drawings are provided which illustrate the agreed-upon height or if you obtain approval from the HDRB for increased height, I can approve the revision and you may resume construction.

The city continues to want to resolve this matter as quickly as possible. Should you have any questions regarding the above concerns, feel free to call me at 984-6605.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic Districts Building Inspector
Mary J. Grzeskowiak, Historic Preservation Planner
Anne M. Condon, Planning Division Team Leader
Victor Johnson, Architect

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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Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

15 May 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

I write to you as the owner of record of the property located at 516 Alto Street. Because there has been confusion in the past as to who can speak to the construction issues at the subject property, I direct this letter to you.

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On the basis of the aforementioned concerns, I must reject the permit revision. When drawings are provided which illustrate the agreed-upon height or if you obtain approval from the HDRB for increased height, I can approve the revision and you may resume construction.

The city continues to want to resolve this matter as quickly as possible. Should you have any questions regarding the above concerns, feel free to call me at 984-6605.

Sincerely,

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Historic Districts Case Planner

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic Districts Building Inspector
Mary J. Grzeskowiak, Historic Preservation Planner
Anne M. Condon, Planning Division Team Leader
Victor Johnson, Architect

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

FAX TRANSMISSION

Date: 8/15/97 Time: 1:40pm Pages: 3

To: Name Vic Johnson

FAX Number: 983 5667

From: Name Heather Person

Phone Number: 984 6809

Message: See letter.

Reply:

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

FAX TRANSMISSION

Date: 5/15/97 Time: 1:40pm Pages: 3

To: Name Steve Wilander - Dayton

FAX Number: 982-1512

From: Name Heather Person

Phone Number: 984-6809

Message:

See letter

Reply:

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

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

13 March 1997

Mr. Steven J. Melander-Dayton
PO Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

In accordance with the meeting which was held with the city attorney's office yesterday, I write to provide you with an alternative to the fire-rating parapet which has been a subject of concern on your renovation at 516 Alto Street. The alternative provided herein is also an alternative to that previously discussed on the site on 10/18/96.

I have reviewed the plans and Uniform Building Code with Phil Santistevan, Historic District Building Inspector, and offer the following alternative in conjunction with the removal of the parapet:

> there shall be two (2) layers of 5/8 inch Type X exterior wall board (gypsum board) over the entire roof system decking, or the same attached to the entire bottom portion of the pitched roof system at right angles. There shall be no penetrations in this wall board unless protected by gypsum fire-rated plaster. This rated assembly shall require an inspection by the City of Santa Fe Building Inspections Division prior to concealing the rated assembly.
>
> In conjunction with this two-hour rated roof assembly, one (1) draft stop shall be installed in the concealed space between the pitch of the roof and the ceiling. The 1991 Uniform Building Code Section 2516(f)(4) requires that the area of the concealed space not exceed 1000 square feet and that the horizontal dimension between draft stops not exceed 60 linear feet. This is a general construction requirement within the context of fire-rating a structure.

This alternative is suggested to you in compliance with Section 104(f) of the 1991 Uniform Building Code, as adopted by the City of Santa Fe. Our familiarity with the site as a result of the numerous visits we have made to it allowed the alternative to be determined without an additional field visit.

In the opinion of city staff, this alternative will result in an approximate 50% cost savings (including labor) over the previously discussed alternative due to the amount of work that had been undertaken after the discussion on 10/18/96 and prior to the issuance of the stop work order on 1/9/97. The alternative identified herein meets the 1991 Uniform Building Code two-hour fire rating requirement in Chapter 17.

Should you determine to pursue this alternative, you shall provide revised drawings and associated information in the form of a proposed revision to your existing building permit

to the Permit and Development Review Division for formal review by the city. The revised drawings shall depict all of the work which has been undertaken on the site beyond that which is illustrated in the existing permit. This work includes, but may not be limited to, the removal of the portion of the building's wall below the subject parapet, the insertion of the bond beam, and the removal and treatment of the building's roof framing in the area which was permitted to remain. The city is relying upon you to provide complete, accurate, and detailed information in your revised permit submission.

I am aware from Mary Grzeskowiak, Historic Preservation Planner, that if the proposed revision results in work that will not visually deviate from that approved by the city's Historic Design Review Board approval, the permit revision will be reviewed at the staff level.

Should you have any questions about the details of the drawings that are expected to be submitted, if you opt to pursue this alternative, please call Phil Santistevan at 984-6605.

I remain hopeful that the issues surrounding this project can be resolved in a fashion that meets the needs of the city and you as the owner.

Sincerely,

Rudy Gallegos, Chief Building Official
Inspections and Enforcement Director

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic District Building Inspector
Heather Pierson, Historic Districts Case Planner
Anne M. Condon, Planning Division Team Leader

mjg/d/5corres/516alto.313

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 4-22-97

Job # 516 Otto

Fax # 986-6916

RE: your call

Attn: Heather Pierson

Sender: Vic

~~Transmitted:~~

Message:

Heather—

I have been with clients and at jobsites the last 2 days and could not return your call.

Here's the status—

- drawings are updated and ready.
- Contractor is waiting to here from City about submittal requirements. (Can you help w/ info?)
- Steve has to o.k.

I will call you as soon as Contractor takes it in.

Please get me the name & person who called from neighborhood and also the name + phone # of association president — Thanks.

Revision

roof section
elevation
demolition
parapet

Pages transmitted including this cover: 1

Original sent: no yes via: mail / express

Copies to:

Please phone us at once if transmittal was not received as noted.

Please fax back. V.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

CITY OF SANTA FE

PLU/PLANNING DIVISION
P.O. BOX 909, SANTA FE, NEW MEXICO 87504-0909

FAX TRANSMISSION

Date: 4/28/97 Time: 4:45pm Pages: 1

To: Name Vic Johnson

FAX Number: 983-5607

From: Name Heather Person

Phone Number: 984-6809

Message:
Vic - Sorry I missed you today. I checked with Phil Santistevan and he said the revision needs to include: a roof section, elevation drawings, and illustrations for any demolition.

The Westside-Guadalupe Historic Neighborhood Association president is Laura Perez. Her number is 983-7459. As you probably know, both the Historic Santa Fe Foundation and the current resident of 518 Alto Street have expressed concern to me.

Reply:

Let me know if you need any more info. Thanks for stopping by.

FAX Number: (505) 995-4628
Office Number: (505) 984-6605

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

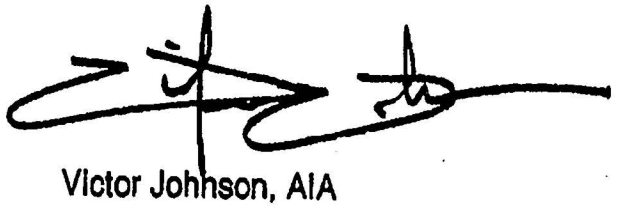
(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

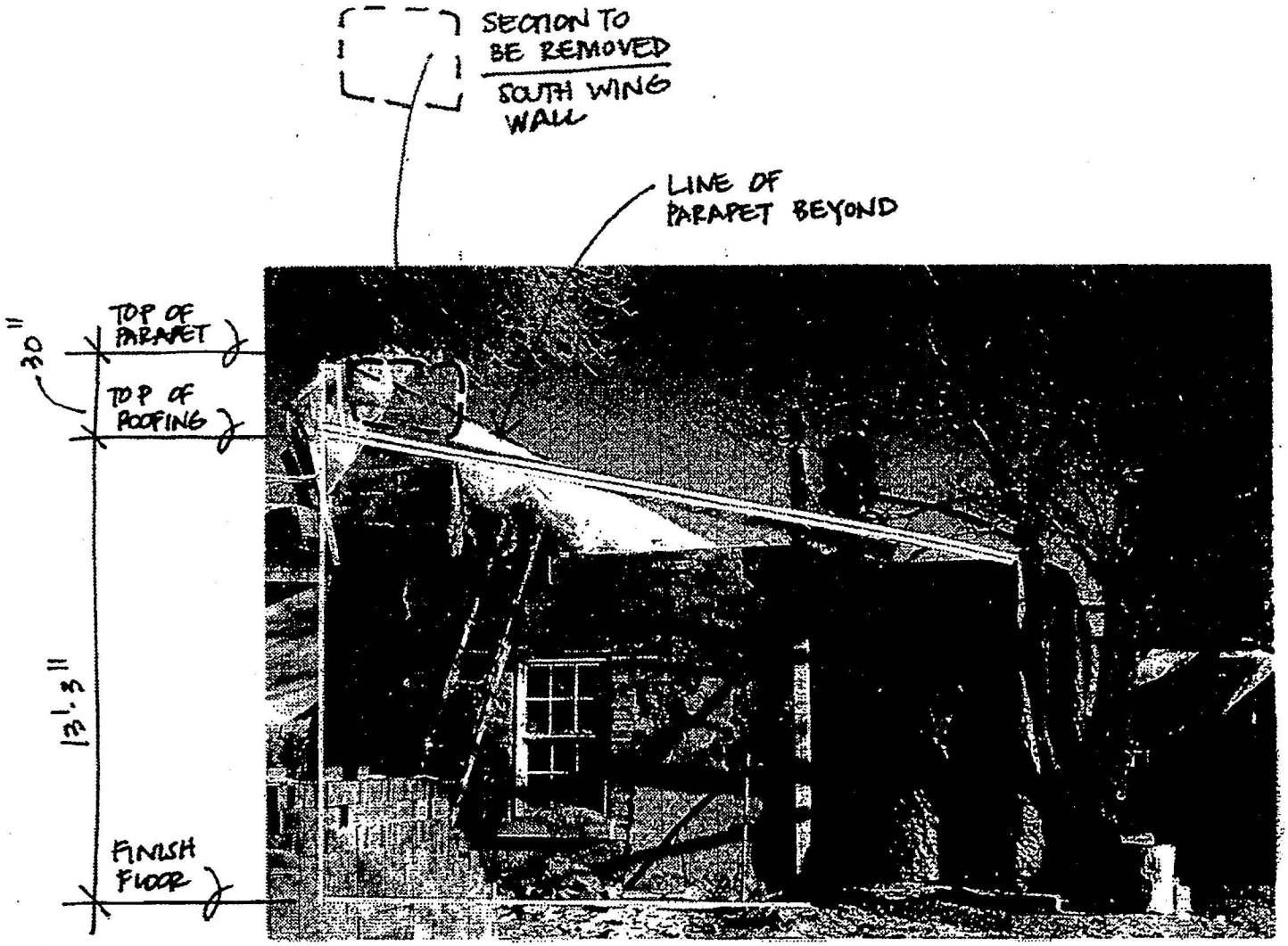
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND
TOP OF PARAPET
TOP OF ROOFING
30"
13'.3"
FINISH FLOOR

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 3.3.97

Job # 96 ALTO

Fax # 986-6910

RE: ADD'L COPY - ADD'L QUESTIONS

Attn: Mary Gvozdenovich

Sender: Vic

Transmitted: 4 - pp 2-26-97
as a copy - per your request

Message: Hi Mary -

We are still looking into what happened to the (hand-delivered) submittals. The color photo will need to be duplicated, etc... But, ...

Everything you need should be in this and our other submittals. at later date

Pages transmitted including this cover: 5

Original sent: no yes via: ~~mail/express~~ hand

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

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

13 March 1997

Mr. Steven J. Melander-Dayton
PO Box 9480
Santa Fe, NM 87504

Dear Mr. Melander-Dayton:

In accordance with the meeting which was held with the city attorney's office yesterday, I write to provide you with an alternative to the fire-rating parapet which has been a subject of concern on your renovation at 516 Alto Street. The alternative provided herein is also an alternative to that previously discussed on the site on 10/18/96.

I have reviewed the plans and Uniform Building Code with Phil Santistevan, Historic District Building Inspector, and offer the following alternative in conjunction with the removal of the parapet:

> there shall be two (2) layers of 5/8 inch Type X exterior wall board (gypsum board) over the entire roof system decking, or the same attached to the entire bottom portion of the pitched roof system at right angles. There shall be no penetrations in this wall board unless protected by gypsum fire-rated plaster. This rated assembly shall require an inspection by the City of Santa Fe Building Inspections Division prior to concealing the rated assembly.
>
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This alternative is suggested to you in compliance with Section 104(f) of the 1991 Uniform Building Code, as adopted by the City of Santa Fe. Our familiarity with the site as a result of the numerous visits we have made to it allowed the alternative to be determined without an additional field visit.

In the opinion of city staff, this alternative will result in an approximate 50% cost savings (including labor) over the previously discussed alternative due to the amount of work that had been undertaken after the discussion on 10/18/96 and prior to the issuance of the stop work order on 1/9/97. The alternative identified herein meets the 1991 Uniform Building Code two-hour fire rating requirement in Chapter 17.

Should you determine to pursue this alternative, you shall provide revised drawings and associated information in the form of a proposed revision to your existing building permit

to the Permit and Development Review Division for formal review by the city. The revised drawings shall depict all of the work which has been undertaken on the site beyond that which is illustrated in the existing permit. This work includes, but may not be limited to, the removal of the portion of the building's wall below the subject parapet, the insertion of the bond beam, and the removal and treatment of the building's roof framing in the area which was permitted to remain. The city is relying upon you to provide complete, accurate, and detailed information in your revised permit submission.

I am aware from Mary Grzeskowiak, Historic Preservation Planner, that if the proposed revision results in work that will not visually deviate from that approved by the city's Historic Design Review Board approval, the permit revision will be reviewed at the staff level.

Should you have any questions about the details of the drawings that are expected to be submitted, if you opt to pursue this alternative, please call Phil Santistevan at 984-6605.

I remain hopeful that the issues surrounding this project can be resolved in a fashion that meets the needs of the city and you as the owner.

Sincerely,

Rudy Gallegos, Chief Building Official
Inspections and Enforcement Director

xc: Mark A. Basham, City Attorney
Phil Santistevan, Historic District Building Inspector
Heather Pierson, Historic Districts Case Planner
Anne M. Condon, Planning Division Team Leader

mjg/d#5corres/516alto.313

TIMELINE: 516 ALTO STREET

1/23/96	Final approval obtained from HDRB
3/26/96	Applied for building permit
5/23/96	Building Permit issued • Conditional approval 30" parapet required unless waived by building official • Request made by H. Pierson for Section 104(F) UBC 1991 review - alternate construction methods
10/18/96	Meeting on site with Rudy Gallegos, Victor Johnson, and Phil Santistevan for Section 104(F) UBC 1991 review, Rudy instructs Johnson to use a 2-hour roofing system along entire west building.
12/5/96	Complaint by neighbor on construction of large parapet, Phil Santistevan conducts site visit (photos taken at that time)
12/6/96	Victor Johnson faxes proposed treatment which involves removal of parapet and construction of 2-hour roofing system. Both Rudy Gallegos and Heather Pierson sign drawing as approved. Continued work on the project is permitted.
12/24/96	Heather Pierson receives fax from Johnson stating he is still working on potential solutions with owner
1/7/97	Conference call with Victor Johnson, Steve Melander-Dayton, and Heather Pierson. At that time, Pierson agrees to not stop project until discussions have been held with the Historic Santa Fe Foundation (adjacent property owner) on potential solutions. Pierson states that unless applicant remains in communication with the outcome of the meeting, the project will be stopped.
1/8/97	Applicant meets with Historic Santa Fe Foundation at 12pm. That afternoon, Lois Snyderman, the Executive Director, phones me to tell me that the outcome of the meeting and the Foundation's position was that the parapet was to be removed and the 2-hour system be used.
1/9/97	No correspondence from Victor Johnson or Steve Melander-Dayton received. Phil Santistevan issues red tag on the basis that there was no engineered drawing provided to city for review of 5'9" parapet, and that the roofing system had been changed. Plans called for reuse of existing material at the northern portion of building, Santistevan

observes all members are new.

1/13/97 First Notice of Violation letter mailed to Steve Melander-Dayton explaining reasons for the stop work order.

1/16/97 Letter received from Steve Melander-Dayton stating that engineered drawings and specifications will be provided to the city. Melander-Dayton also states that the roofing system was changed because the architect believed that the old beams and planking had deteriorated. Melander-Dayton stated new drawings would be provided to the city illustrating the new roofing system.

1/21/97 Meeting at 11:30 am with Victor Johnson, Rudy Gallegos, and Phil Santistevan on potential solutions. Gallegos and Santistevan maintain 2-hour roofing system required. Santistevan questions why a 5'9" parapet was constructed. Johnson replies that owner wanted to assure safety from potential fires.

1/21/97 Second Notice of Violation letter mailed to Steve Melander-Dayton and faxed to Victor Johnson.

2/3/97 Site visit conducted with Richard Moore, Phil Santistevan, and Heather Pierson in attendance.

2/3/97 Meeting with Richard Moore, Heather Pierson, and Charlotte White. White provides documentation of damage to her portal roof and states workers had climbed on her roof without her permission.

2/4/97 Section meeting with Phil Santistevan, Heather Pierson, and Mary Grzeskowiak. It is determined that staff will offer the applicant a choice to either provide revised plans to the city by 9:00am 2/5/97 or a court summons will be filed. Planning Division Team Leader Anne Condon concurs with proposed action, noting that the owner and architect had been provided with ample notice.

2/4/97 Meeting with Richard Moore, Steve Melander-Dayton, and Heather Pierson at 10:30am.

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

11 February 1997

Mr. Steven J. Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

RE: 516 Alto Street Renovation

DELIVERED VIA FACSIMILIE

Mr. Melander-Dayton,

Continued review of the record regarding the referenced work has revealed a need for additional information and clarification of the illustrations which have been provided to the city and reflect the proposed and/or completed work at the site. This review and the request reflected herein is being provided in an effort to resolve the matter of the stop work order which was issued on 1/9/97.

Please provide a detailed explanation regarding the following discrepancies in the drawings which have been provided to the city:

Elevations submitted for HDRB review (8/8/95): the height of the subject structure at the southwest area of the renovation is reflected as **15'3" from grade** to the top of roof, and

Elevations submitted for Building Permit review (revision dated 5/1/96): the height of the subject structure at the southwest area of the renovation is reflected as **14' from grade** to the top of roof. **Please note that for purposes of this request this measurement excludes the additional height of the building with the proposed parapet.**

Engineering drawings from Red Mountain Engineers, Inc. (dated 11/19/96) which were observed in the field set by a city inspector though not provided during the city's review for building permit: the height of the proposed parapet is **30" above the bond beam** and the roof is not illustrated at a location to be tied into the wall, and

Engineering drawings (without a professional stamp) from Red Mountain

Engineers, Inc. (dated 2/3/97) which were provided as an attachment to a letter to Mr. Johnson dated the same. These items were provided as attachments to Mr. Gordon's 3/7/97 letter to me: the height of the proposed wall height extension (a portion of which is illustrated as a freestanding parapet) is 5' above the bondbeam and the roof is shown at the midpoint of this extension with the parapet shown at 2'6". Please note also that Mr. Hands' accompanying letter identifies the increased height of the parapet to 5'; the same of which has been a point of identified concern on the part of the city throughout its review as well as one cause of the stop work order.

I am hopeful that in providing this information you will specifically address some of the concerns that this office has attempted to relay to you over the course of the past number of weeks. As well, identifying these discrepancies should provide you with a clearer understanding of the position that this office has taken regarding these concerns.

As you are aware, the items addressed in this letter do not include other outstanding matters that the city has raised in prior correspondence. Information provided in response to this request may prove useful in addressing the outstanding matters previously referenced in the hope of resloving the stop-work order.

If you need more information, feel free to call me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Mark Basham, City Attorney
Mary J. Grzeskowiak, Historic Preservation Planner
Rudy Gallegos, Inspections and Enforcement Team Leader
Anne M. Condon, Planning Division Team Leader
Phil Santistevan, Historic Districts Building Inspector
Victor Johnson, Architect
James Hands, Red Mountain Engineers, Inc.

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VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via: Mary Grzeskowiak HP Planner

March 5, 1997
516/516-1/2 Alto

Case #H-95-122
re: transmit 2/26/97
submittal

Dear Mary:

Thank you for talking with Steve and me when we came by on Monday. We were surprised to learn that the 2/26/97 submittal which had been hand-delivered to City Hall last week had not been delivered to each of the addressees. Following the suggestion from our discussion, we have made copies of the original submittal and are redelivering them.

In the event any other submittals may not have been delivered, we are also attaching additional copies of two exhibits, previously submitted, which are particularly relevant to the beginning and, we hope, the conclusion of this discussion. Those two are: the May 6, 1996 memo from you and Heather to Rudy which states that the parapet on the southern part of the west building will not result in negative impact on the building or the streetscape, and the May 8,1996 approval in your signature block on the building permit revisions required by the City which included the parapet. The two are consistent and were the basis for the construction in place.

There is a real threat to the buildings due to the stop work order and I hope it can be lifted this week. Thank you.

Sincerely,

Victor Johnson, AIA

XC:
Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

City of Santa Fe, New Mexico

memo

DATE: 6 May 1996

TO: Rudy Gallegos, Inspections and Enforcement Team Leader

FROM: Heather L. Pierson, Planner II HP

VIA: Mary J. Grzeskowiak, Planner III

SUBJECT: Request for use of UBC Code 104 F at 516 Alto Street (Permit 96-574)

I would like to request a review of alternatives (UBC Code 104F) with reference to a required 30-inch parapet for the northwest building on the subject site (labeled "Conference Room" on plans).

The subject structure has been designated as contributing, and a 30-inch parapet would impact its historic status. In addition, the parapet would also impact the historic streetscape.

I am only requesting the parapet alternative (waiver) on the front building. Compliance with the UBC on the rear building will not result in a negative impact on the building or the streetscape.

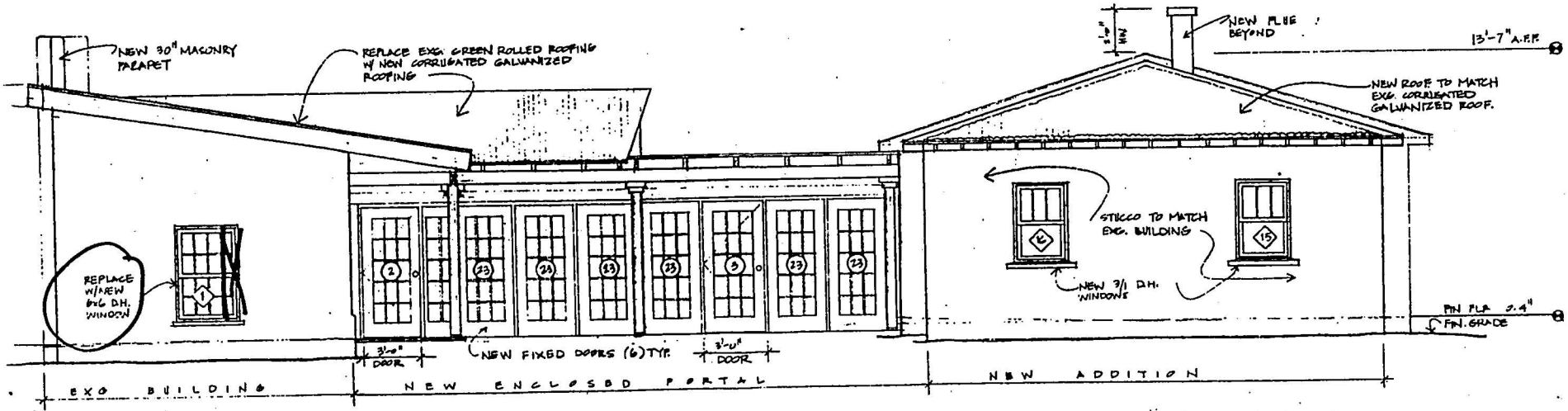
Thank you for your consideration of this matter.

Attachments: Historic Building Survey Forms

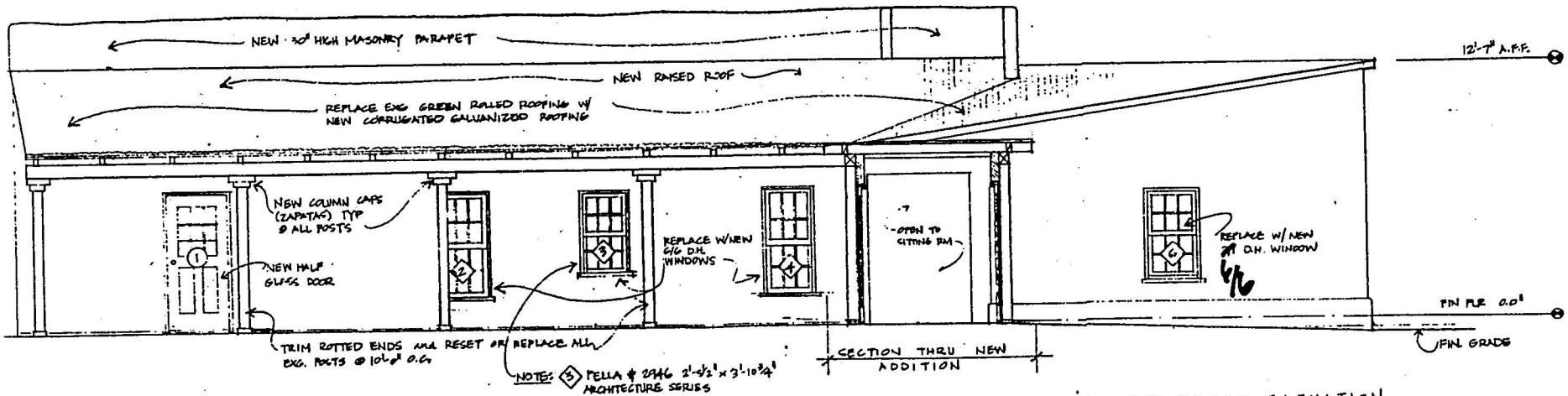
XC: Gilbert Catanach, Building Plan Reviewer
File H-95-122

approval of the complete alt. roof rating occured as a result of this request.

SS001.PM5 - 7/95



SOUTH EXTERIOR ELEVATION



WEST BUILDING EXTERIOR ELEVATION

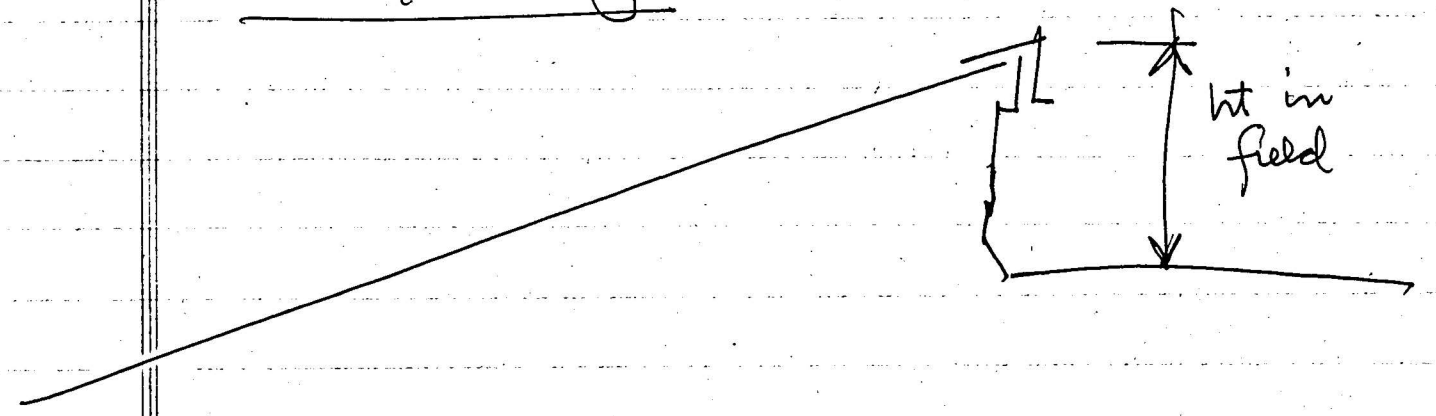


- PLANNING & LAND USE -

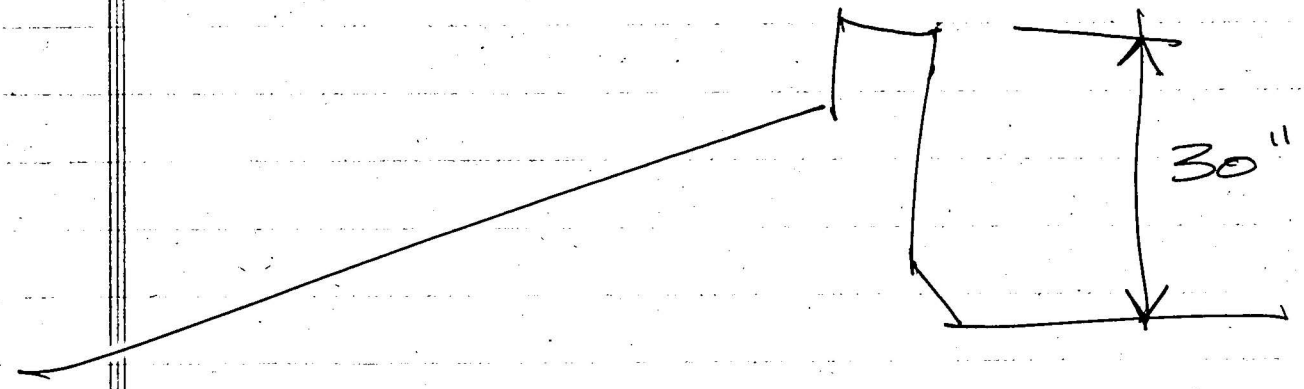
☒	Historic Design Review	Remarks
○	Landscape Review	Window #6 West elevation to be 6x6
○	Escarpment Arch. Review	
○	Approval	Window #1 South exterior elevation to be 6x6
☒	Conditional Approval	
○	Deferred	

Name [illegible] Date 5/8/96

Phil / Mary



OR



VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/o Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

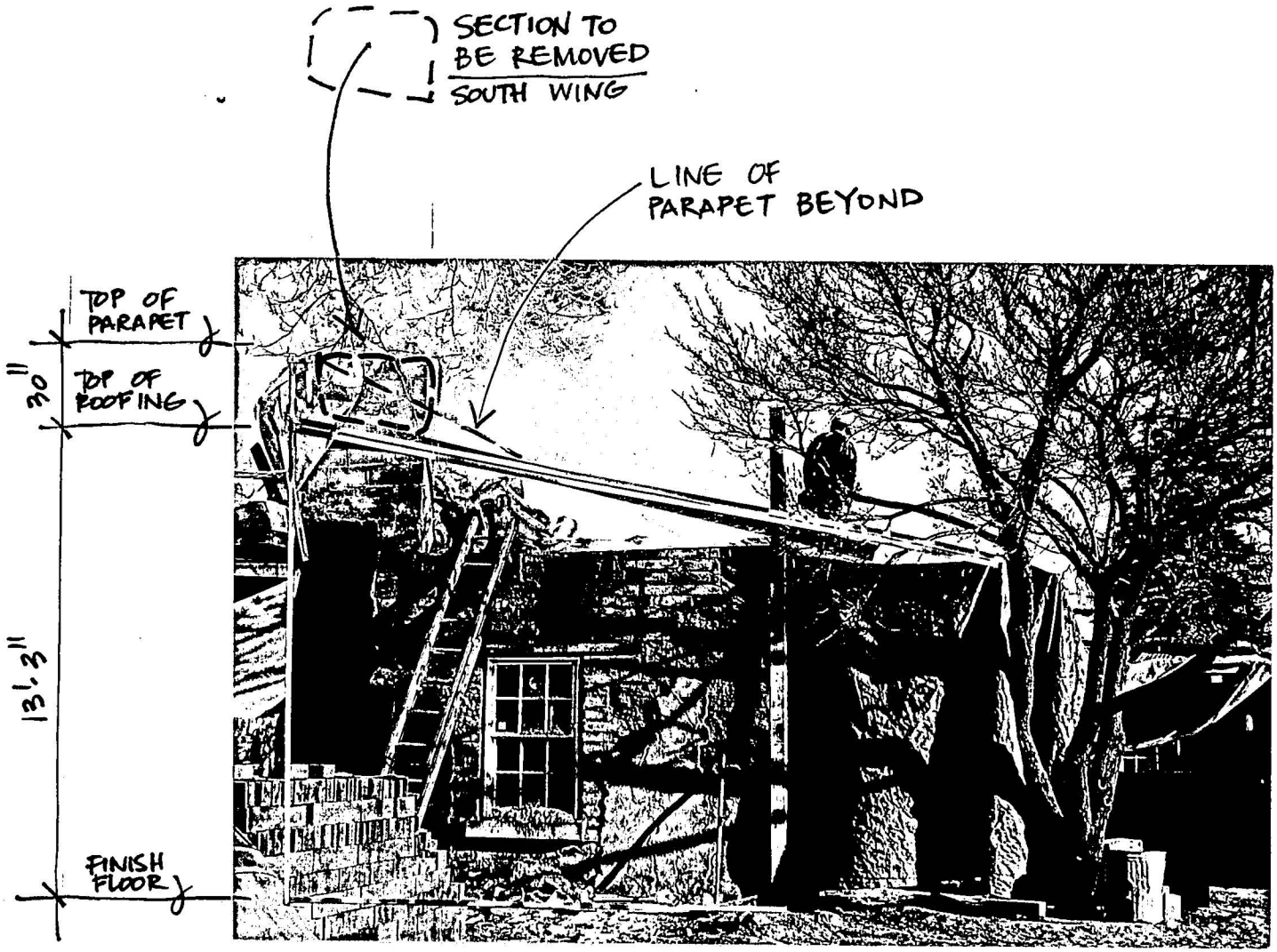
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING
LINE OF PARAPET BEYOND
TOP OF PARAPET
TOP OF ROOFING
30"
13', 3"
FINISH FLOOR

file

COMMENTS FOR MARK REGARDING 2/26/97 LETTER RE: 516 ALTO

1. BASE DRAWINGS WERE INCORRECT FROM THE START. ARCHITECT HAS ADMITTED TO THIS. FROM THE START THE CITY'S REVIEW WAS BASED ON INCORRECT DRAWINGS.

   91 UBC VIOLATION: SECTION 302(D) [INFORMATION ON PLANS AND SPECIFICATIONS], SECTION 303(C) [VALIDITY OF PERMIT], SECTION 303(E) [SUSPENSION OR REVOCATION OF PERMIT]

2. INSERTED DRAWINGS INTO THE PERMIT FIELD SET WITHOUT CITY REVIEW. ARCHITECT HAS ADMITTED TO THIS.

   91 UBC VIOLATION: SECTION 303(A), PARAGRAPH 2 [APPROVED PLANS SHALL NOT BE ALTERED]

3. WORK DONE BEYOND THE SCOPE OF THE PERMIT. 2 FEET OF WALL REMOVED/REBUILT (BELOW BOND BEAM), BOND BEAM INSERTED (RG DID GIVE PARTIAL APPROVAL THO!, APPARENTLY HAVING SEEN THE INSERTED DRAWING IN THE FIELD SET AND NOT KNOWING IT HAD NOT BEEN REVIEWED?), COMPLETE ROOF REMOVAL AT AREA WHERE PERMIT CALLED FOR REUSE OF MEMBERS.

   91 UBC VIOLATION: SECTION 303(A), PARAGRAPH 2 [ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPROVED PLANS]

   H-DISTRICTS ORDINANCE VIOLATION: SECTION 14-70.12(C) SFCC 1987 [PLANS SHALL DEPICT SUFFICIENT DETAIL . . . , SHOW ALL IMPROVEMENTS AFFECTING APPEARANCE . . .]

4. AGREED UPON ALTERNATIVE FIRE RATING OF ROOF SYSTEM (IN RESPONSE TO CONDITION ON PERMIT) NOT ADHERED TO.

   91 UBC VIOLATION: SECTION 104(F) [ALTERATIONS TO HISTORIC BUILDINGS MAY BE MADE THROUGH ALTERNATIVE METHODS WHEN APPROVED BY BUILDING OFFICIAL]

MJG/C/516ALTO3.5MB

Part I

ADMINISTRATIVE

Chapter 1
TITLE, SCOPE AND GENERAL

Title

Sec. 101. These regulations shall be known as the "Uniform Building Code," may be cited as such and will be referred to herein as "this code."

Purpose

Sec. 102. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Scope

Sec. 103. The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

Application to Existing Buildings and Structures

Sec. 104. (a) **General.** Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See Section 1210 for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

(b) **Additions, Alterations or Repairs.** Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alter-

MARY —
NOTICE OF VIOLATION: CODES USED. (ATTACHED) →
ATTACHED TO THE FIRST NOTICE OF VIOLATION
PLEASE REMOVE M-1 COPY OF "FIRST NOTICE OF VIOLATION"
PHIL

comply with the type of construction or fire-resistive time periods required by this code. Temporary buildings or structures shall be completely removed upon the expiration of the time limit stated in the permit.

(f) **Historic Buildings.** Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.

2. Any unsafe conditions as described in this code are corrected.

3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building.

Alternate Materials and Methods of Construction

Sec. 105. The provisions of this code are not intended to prevent the use of any material or method of construction not specifically prescribed by this code, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed design is satisfactory and complies with the provisions of this code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

Modifications

Sec. 106. When there are practical difficulties involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of this code impractical and that the modification is in conformance with the intent and purpose of this code and that such modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the code enforcement agency.

Tests

Sec. 107. Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to this jurisdiction.

official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

(f) **Liability.** The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

(g) **Cooperation of Other Officials and Officers.** The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

Unsafe Buildings or Structures

Sec. 203. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

A. U.B.C. Standard No. 27-7, High-strength Bolting

3. **Fireproofing**

A. U.B.C. Standard No. 43-8, Thickness and Density Determination for Spray-applied Fireproofing

Application for Permit

Sec. 302. (a) **Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the building official.

(b) **Plans and Specifications.** Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require any applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Submittals shall include construction inspection requirements as defined in Section 302 (c).

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(c) **Construction Inspection.** The engineer or architect in responsible charge the structural design work shall include in the construction documents the following:

1. Special inspections required by Section 306.

2. Other structural inspections required by the engineer or architect in responsible charge of the structural design work.

(d) **Information on Plans and Specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that

it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group M Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where a penetration will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

Permits Issuance

Sec. 303. (a) **Issuance.** The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 304 have been paid, the building official shall issue a permit therefor to the applicant.

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of a partial permit shall proceed without assurance that the permit for the entire building or structure will be granted.

(b) **Retention of Plans.** One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

(c) **Validity of Permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction.

(d) **Expiration.** Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

(e) **Suspension or Revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

Fees

Sec. 304. (a) **General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

(b) **Permit Fees.** The fee for each permit shall be as set forth in Table No. 3-A.

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

(c) **Plan Review Fees.** When a plan or other data are required to be submitted by Section 302 (b), a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table No. 3-A.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 304 (b), and are in addition to the permit fees.

Where plans are incomplete or changed so as to require additional plan review, an additional plan review fee shall be charged at the rate shown in Table No. 3-A.

(d) **Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

Mark -
I am requesting that this board be set up to hear these cases. UNLESS! The owner wants to properly resolve them!
Mk.

7

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

our reference is from grade

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

drawings inaccurate from the start

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

condition on permit was altered by Bldg official

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

permit - ~~July~~ May I
revision basement July
follow up on permit and - Oct, parapet not up
agreed upon att. method in Oct
red tag on parapet - dec

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

UBC requires review

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

— was submitted, review

it wouldn't have been - once review was done, it was realized not there, & requested

o it doesn't - quest included n grade to top F parapet ed of vic - asked for djacent parapet

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

we don't know this because it didn't show grade

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

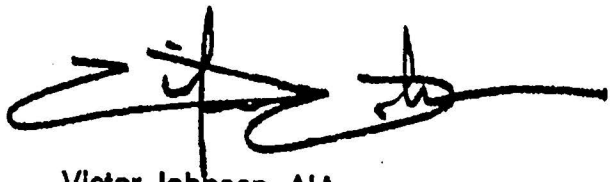
This should have been submitted for review and needs to

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

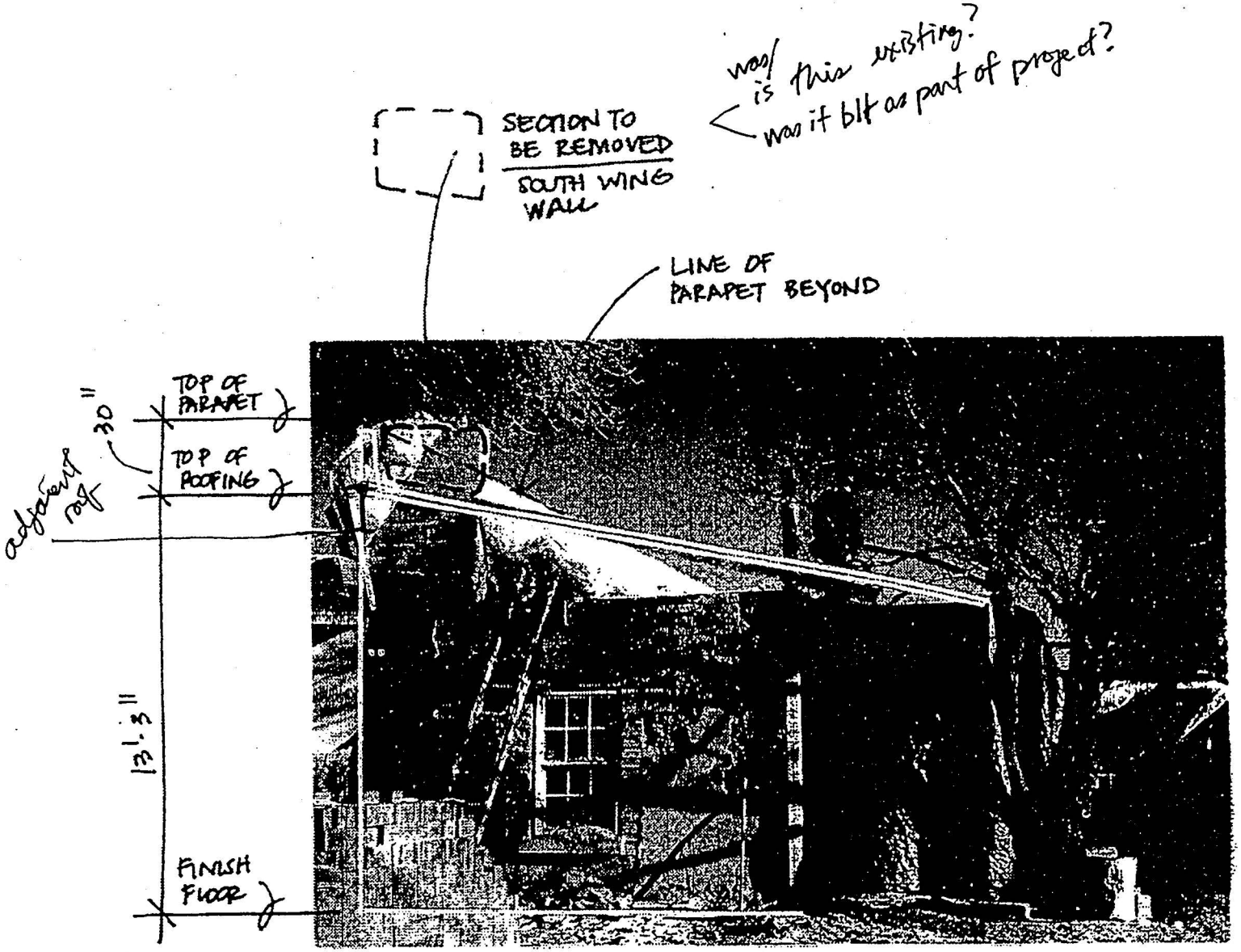
if just seal, no permit - we want a detailed proposal

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING WALL
was/is this existing?
was it blt as part of project?
LINE OF PARAPET BEYOND
TOP OF PARAPET
TOP OF ROOFING
adjacent roof
30"
13'-3"
FINISH FLOOR

1. base drawings incorrect - admitted.

UBC

infield ht = 15'9"
permit drawings 16'5"

from start - our review was off because

2. inserted drawings into permit w/out review - admitted.

UBC

(B)

Rebuilt wall under bond beam + bond beam not permitted

FN: Rudy partial approval on bond beam

3. agreed upon alt. to roof and it wasn't followed.

UBC

vic agreed verbal 10/18
drawing approved 12/96

104(F) as follow up to orig cond.

4. roof removal which wasn't permitted (in part)

UBC
HDRB

wall rebuilt without review

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

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355 PALACE AVENUE
SANTA FE NM 87501
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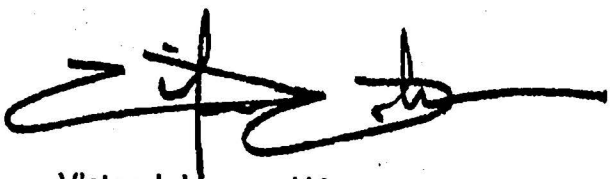

Victor Johnson, AIA

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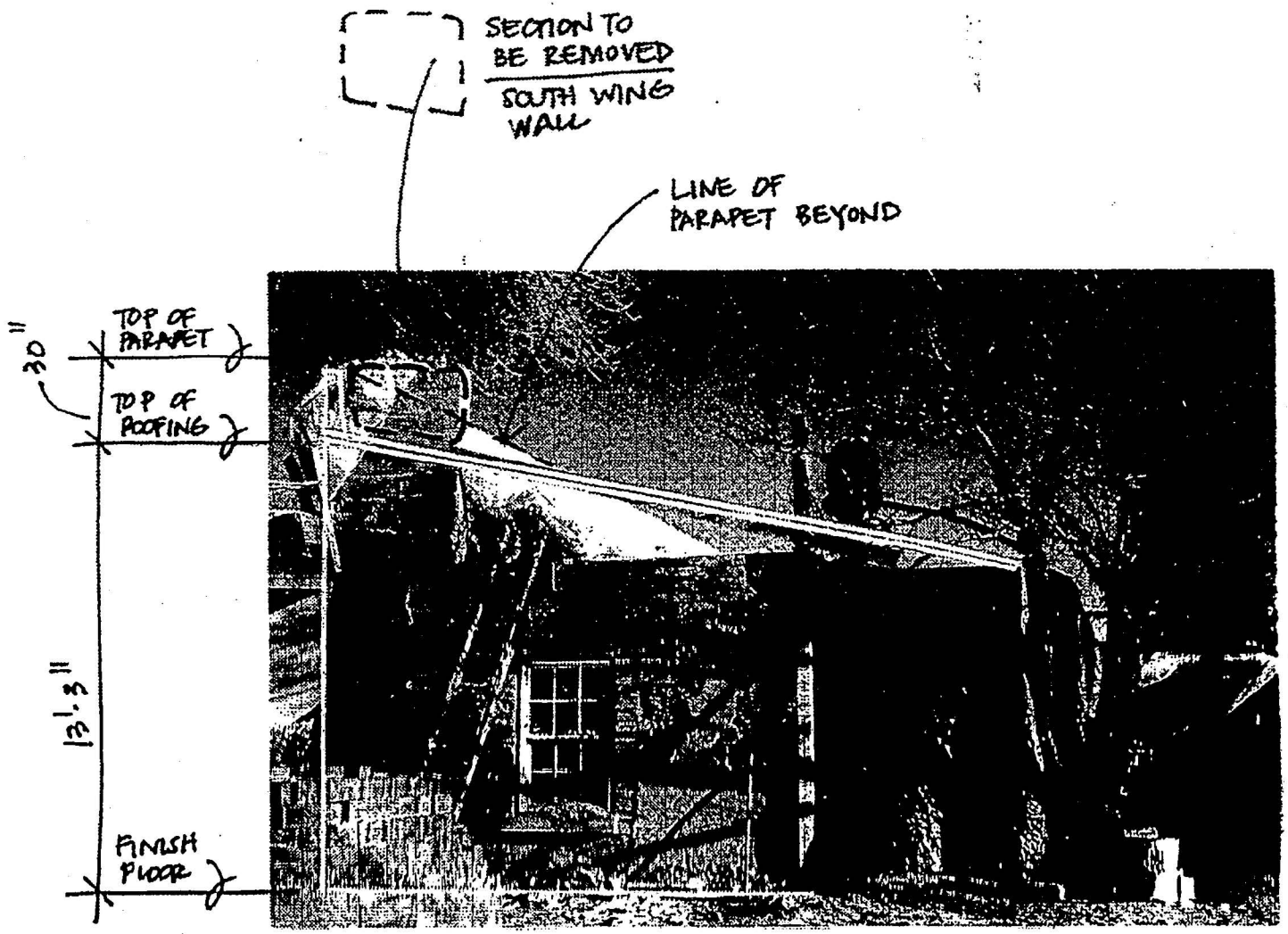

SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND
30"
TOP OF PARAPET
TOP OF ROOFING
13'-3"
FINISH FLOOR

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 3.3.97

Job # 516 ALTO

Fax # 986-6910

RE: ADD'L COPY - ADD'L QUESTIONS

Attn: Mary Grzeskowiak

Sender: Vic

Transmitted: 4- pp 2-26-97
as a copy - per your request

Message: Hi Mary -
We are still looking into what happened to the hand-delivered submittals. The color photo will need to be duplicated, etc... But, ...
Everything you need should be in this and our other submittals.

Pages transmitted including this cover: 5

Original sent: no yes at later dates via: ~~mail/express~~ hand

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

FIRST NOTICE OF VIOLATION

January 13, 1997

CERTIFIED RETURN RECEIPT

Steven J. Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Re: Stop-Work Order 516 Alto Street

Dear Mr. Melander-Dayton:

Please be advised that the city's Historic Districts Building Inspector has issued a stop-work order at the above referenced address due to the violations of the Uniform Building Code (UBC) Sections 102, 203, 205 and 302 (Exhibit A) and the Land Development Code (Chapter XIV) Section 14-8.2 SFCC 1987 (Exhibit B).

The referenced violations include the construction of a parapet on the west building which exceeds 30 inches in height without the submittal of an engineered drawing and specifications to the city for review. This parapet poses a threat to life, health, property and public welfare.

As you are aware, the two-hour roofing system as required by the city's chief building official, Rudy Gallegos, on October 18, 1996, was to be constructed in lieu of the parapet. In accordance with city policy, examination of Section 104(F) of the UBC was requested by Heather Pierson, Historic Districts Case Planner, so as to assure that work done on the structure would not have a negative impact on the historic building. Mr. Gallegos concurred that a two-hour roof could be substituted for a parapet.

The official plans filed with the city indicate that a majority of the roof was to be constructed of existing 3x12 and 1x decking. An examination by the Historic Districts Building Inspector revealed that new structural members exist and the roofing system has been changed from the original approval by the city without city review. This change requires revisions to the

building permit for approval prior to the work being conducted.

The city is requesting that the parapet be removed to remedy the life, health, property and public welfare concerns and that the permit applicant adhere to the agreement made with Mr. Gallegos on October 18, 1996 as illustrated in a December 6, 1996 drawing by the architect (Exhibit C). As well, revised plans reflecting the new roofing system shall be submitted for review and approval by the city.

The stop-work order shall be removed once the items referenced herein are rectified and all the appropriate approvals are in place. This letter and the stop-work order will serve as notice of such violation (Section 14-7.9 SFCC 1987, Exhibit D). Should the applicant not respond, a penalty for the violations may be levied (Section 14-7.11 SFCC 1987 and Section 1-3 SFCC 1987, Exhibit D). Remedies for the aforementioned violations have been provided herein (Section 14-70.10 SFCC 1987, Exhibit D).

If you have any questions, please call me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Phil Santistevan, Historic Districts Building Inspector
Anne M. Condon, Planning Division Team Leader
Lois Snyderman, Historic Santa Fe Foundation Executive Director
Mike Gonzales, Contractor, Agua Caliente Construction
Victor Johnson, Architect

b:\corr2\hlp\atlovio.let

EXHIBIT A

Part I

ADMINISTRATIVE

Chapter 1
TITLE, SCOPE AND GENERAL

Title

Sec. 101. These regulations shall be known as the "Uniform Building Code," may be cited as such and will be referred to herein as "this code."

Purpose

Sec. 102. The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

Scope

Sec. 103. The provisions of this code shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

Application to Existing Buildings and Structures

Sec. 104. (a) General. Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this code for new facilities except as specifically provided in this section. See Section 1210 for provisions requiring installation of smoke detectors in existing Group R, Division 3 Occupancies.

(b) Additions, Alterations or Repairs. Additions, alterations or repairs may be made to any building or structure without requiring the existing building or structure to comply with all the requirements of this code, provided the addition, alter-

official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

(f) **Liability.** The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

(g) **Cooperation of Other Officials and Officers.** The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

Unsafe Buildings or Structures

Sec. 203. All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

Board of Appeals

Sec. 204. (a) **General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

(b) **Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

Violations

Sec. 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

A. U.B.C. Standard No. 27-7, High-strength Bolting

3. **Fireproofing**

A. U.B.C. Standard No. 43-8, Thickness and Density Determination for Spray-applied Fireproofing

Application for Permit

Sec. 302. (a) **Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Subsection (b) of this section.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the building official.

(b) **Plans and Specifications.** Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require any applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Submittals shall include construction inspection requirements as defined in Section 302 (c).

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

(c) **Construction Inspection.** The engineer or architect in responsible charge the structural design work shall include in the construction documents the following:

1. Special inspections required by Section 306.

2. Other structural inspections required by the engineer or architect in responsible charge of the structural design work.

(d) **Information on Plans and Specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that

EXHIBIT B

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

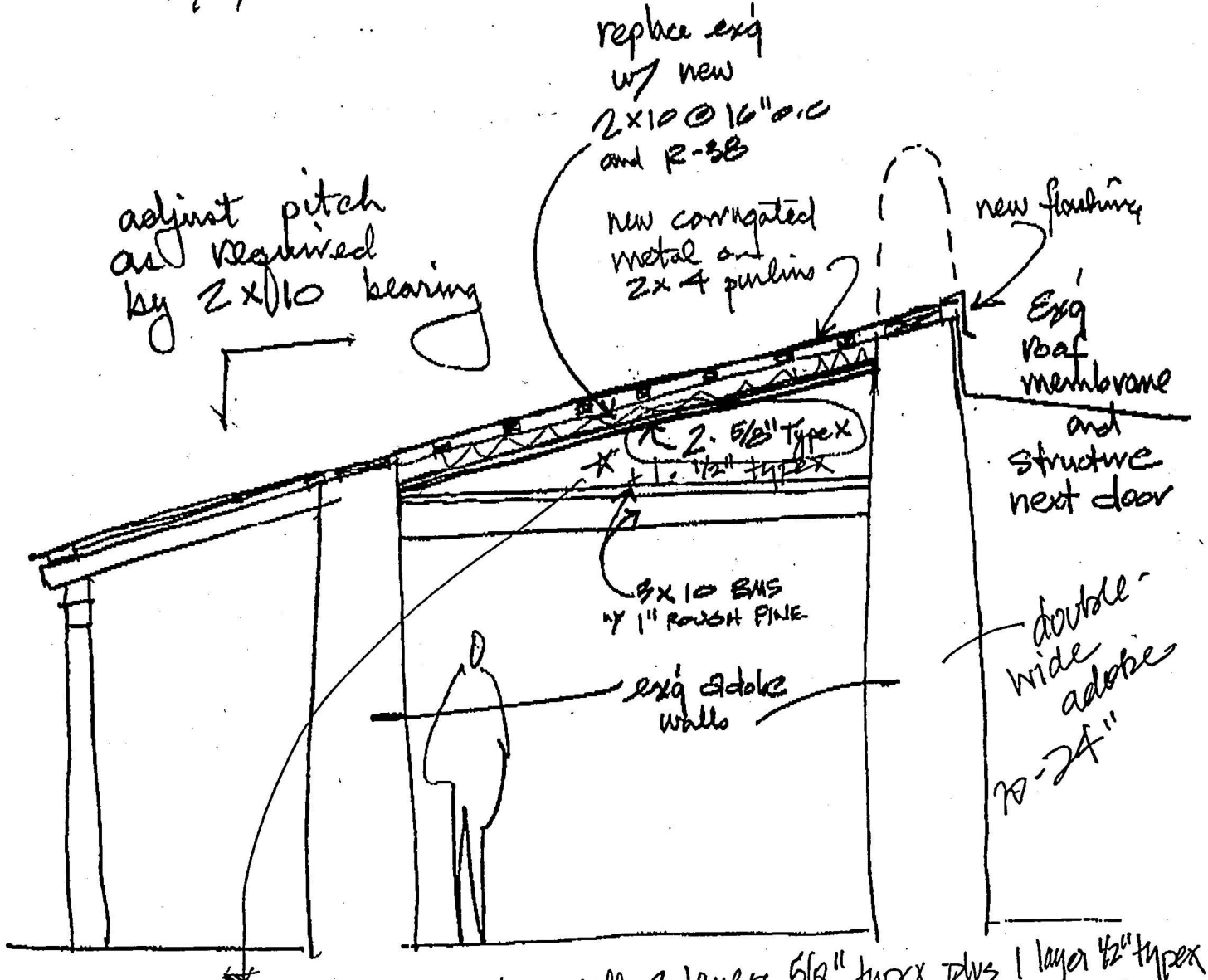
A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

EXHIBIT C

516 ALTO

12/6/96



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft — to Phil S - 9866910 fax

OK 12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santisteban & Heather Pierson ... mock-up/string line of revised roofing treatment.



14-7.5 Appeals Procedure.

A. The governing body shall receive duly executed copies of the minutes and any final orders or determinations of the planning commission. If within thirty (30) days of any final order or determination by the planning commission, the governing body decides to review any such order or determination, notice of such proposed review shall be provided in the manner prescribed in subsection 14-5.4 of this chapter and such notice shall be a stay of execution of such final order of determination.

B. In exercising the powers set forth herein, the governing body may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made and to that end shall have in addition to all other municipal authority, that authority of the planning commission.
(Ordained as Code 1973, §36-5.1 by Ord. #1978-54, §§1, 2; SFCC 1981, §3-4-19; Ord. #1986-24, §33; Ord. #1986-58, §13; Ord. #1994-30, §22)

14-7.6 Appeals from Governing Body. Any persons jointly or severally aggrieved by any decision of the governing body, when sitting for the purpose of hearing and deciding appeals from the board of adjustment or any officer, department, board or bureau of the city may present to a court of competent jurisdiction a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the entry in the office of the city clerk of the decision appealed from. (Ord. #1962-19, §28-11; Code 1973, §36-6; SFCC 1981, §3-4-20)

14-7.7 Procedure for Enforcement and Appeal. It is the intent of this chapter that all questions of administration and enforcement shall first be presented to the administrative official and that such questions shall be presented to the board of adjustment only on reference by or appeal from the administrative official and that recourse from the decisions of the board of adjustment shall be to the governing body and thence to the courts as provided by law. (Ord. #1962-19, §28-12; Code 1973, §36-7; SFCC 1981, §3-4-21)

14-7.8 Complaints of Violations. When a violation of the Zoning regulations occurs, or is alleged to have occurred, any person may file a written complaint. The complaint, stating fully the causes and basis thereof, shall be filed with the administrative official. He shall record the complaint properly, investigate promptly and take action as provided by this chapter. (Ord. #1962-19, §28-15; Code 1973, §36-8; SFCC 1981, §3-4-22)

14-7.9 Notice of Violations. If the administrative official finds that any of the provisions of this chapter are being violated, he shall notify, in writing, the owner or tenant of the property, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings or structures; removal

of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

1-2 SEVERABILITY OF CODE PROVISIONS.

If any part or application of the Santa Fe City Code of 1987 is held invalid, the remainder of its application to other situations or persons shall not be affected. (Code 1973, §1-5; SFCC 1981, §1-1-5)

1-3 GENERAL PENALTY.

1-3.1 General Penalty; Continuing Violations; Suspension; Probation.

A. Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars ($500.00) or by imprisonment in the county jail for a term of not more than ninety (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided.

B. The municipal court may, upon entry of a plea of guilty or judgment of conviction:

(1) Suspend in whole or part the execution of sentence; or

(2) Place the defendant on probation for a period not exceeding one (1) year on terms and conditions the court deems best; or both.

C. The municipal court may, as a condition of probation, require the defendant to serve a period of time in volunteer labor to be known as community service. The type of labor and period of service shall be at the sole discretion of the court; provided that any person receiving community service shall be immune from any civil liability other than gross negligence arising out of the community service, and any person who performs community service pursuant to court order or any criminal diversion program shall not be entitled to any wages, shall not be considered an employee for any purpose and shall not be entitled to workmen's compensation, unemployment benefits or any other benefits otherwise provided by law. As used in this paragraph, "community service" means any labor that benefits the public at large or any public, charitable or educational entity or institution.

D. Suspension of execution of the sentence or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public, and that the defendant's liability for any fine or other punishment imposed is fully discharged upon successful completion of the terms and conditions of probation.
(Code 1953, §1-6; Code 1973, §1-6; SFCC 1981, §1-1-6; Ord. #1987-28, §1; Ord. #1990-10, §1)

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

1-3.5 Code Provision for Destruction of Arrest Records When Defendant is Adjudicated Not Guilty.

A. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance shall be destroyed within thirty (30) days after the person charged with a violation is adjudicated not guilty, or the charge or charges are dismissed by motion of the municipal prosecutor or municipal judge.

B. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance and who is adjudicated guilty of such violation, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from the date the plea or judgment was entered by the municipal judge.

C. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987, or other city ordinance relating to motor vehicles shall be destroyed within thirty (30) days after the person charged with such violation is adjudicated not guilty, or the charge is dismissed by motion of the municipal prosecutor or municipal judge; provided, that it shall be the duty of the municipal judge to keep a record of every municipal traffic violation together with every official action and disposition of the charge taken by his court, and it shall also be the duty of the municipal judge to, within ten (10) days after disposition of every charge violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, to prepare and forward to the director of the motor vehicle division, state transportation department, or his authorized agent, a certified

abstract of the record as required by Section 66-8-135 NMSA 1978. A record need not be made of any disposition of a violation of illegal parking or standing of a motor vehicle, except when the uniform traffic citation is used.

D. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, and who is adjudicated guilty of any traffic offense, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from date the plea or judgment was entered by the municipal judge; provided, that the municipal judge shall be required to perform the duties imposed by paragraph c. of this subsection.
(Ord. #1973-15, §1--4; Code 1973, §1-10; SFCC 1981, §1-1-19)

Editor's Note: For related state law, see §66-8-135 NMSA 1978.

1-4 NUISANCES; ABATEMENT PROCEDURE.

Whenever it shall appear that a nuisance exists, the governing body may direct the same to be abated and removed by such officer or person as may be designated. If the nuisance is found on private property, the officer or person designated shall order the owner, agent or occupant to remove and abate the same at his own expense within twenty-four (24) hours; and if such owner, agent or occupant shall fail, refuse or neglect to comply with the requirements of any such order, the officer, person or the governing body may cause the nuisance to be removed. All expense incurred by removal shall be paid by the owner, agent, occupant or other person as shall have caused or permitted the nuisance, and the expense may be recovered from the owner, agent, occupant or other person as shall have caused or permitted the same, by action brought before any competent court within the city. (Code 1953, §12-10; Code 1973, §18-6; SFCC 1981, §1-1-7)

Editor's Note: For pertinent state law, see §3-18-17 NMSA 1978.

1-5 SEAL OF THE CITY.

1-5.1 Adoption of Seal; Description. A seal is adopted for the city, the impression of which shall be as follows:

A. In the center, the word "SEAL"; and

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

SECOND NOTICE OF VIOLATION

January 21, 1997

CERTIFIED RETURN RECEIPT

Steven Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Mr. Melander-Dayton:

Your agent, Victor Johnson, met with myself, Rudy Gallegos, and Phil Santistevan at approximately 11:25am today. It is my understanding that Mr. Johnson set the meeting with Mr. Gallegos in order to determine all possible alternatives to the parapet on site. At Mr. Gallegos' request, Mr. Santistevan and I attended.

At the beginning of the meeting, Mr. Johnson asked Mr. Gallegos whether he could sheetrock on top of the rafters to accomplish a two-hour rating as required by the Uniform Building Code (UBC). After much conversation, Mr. Gallegos concluded that the only possible solution to complying with the provisions of the UBC and the Historic Districts Ordinance is as illustrated on Mr. Johnson's December 6, 1996 drawing (see Exhibit A).

It was determined by myself that the parapet, as constructed, would threaten the historic status of the subject building and the adjacent building (518 Alto Street). I stated that the HDRB cannot approve any alteration which creates such a threat (Section 14-70.73A1 and 14-70.73A2 SFCC 1987, Exhibit B). Mr. Santistevan expressed concern with the weight of the parapet, and that a drawing with an engineer's stamp which was observed in the field set of the site building permit had not been submitted to the city for review. This concern has already been raised in my correspondence to you dated January 13, 1997.

Relative to the contention by Mr. Melander-Dayton that Mr. Gallegos inspected the steel work for the parapet, Mr. Gallegos states that no such members were on site when he did the bond beam inspection. Additionally, research of the inspections on the subject site indicate that no such inspection occurred nor was a tag issued for the steel members (see Exhibit C). The inspection was for the bond beam only.

Before the stop work order can be lifted, the building permit must be revised and must include the two-hour roof as illustrated in the December 6, 1996 drawing, engineering details as required by Mr. Gallegos, illustration of the new members of the roofing system, and any other structural drawings as required by the Inspections and Enforcement Division.

Because it has been over a month since the matter of the permit not having been complied with and the questionable parapet constructed, it is the city's decision to issue this second notice of violation. You are hereby granted ten (10) working days from the date of this letter to submit revisions to the building permit #96-574 or further action will be taken. This action is as identified in Section 14-7.9 SFCC 1987 (see Exhibit D).

For further information, feel free to contact me at 984-6809.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

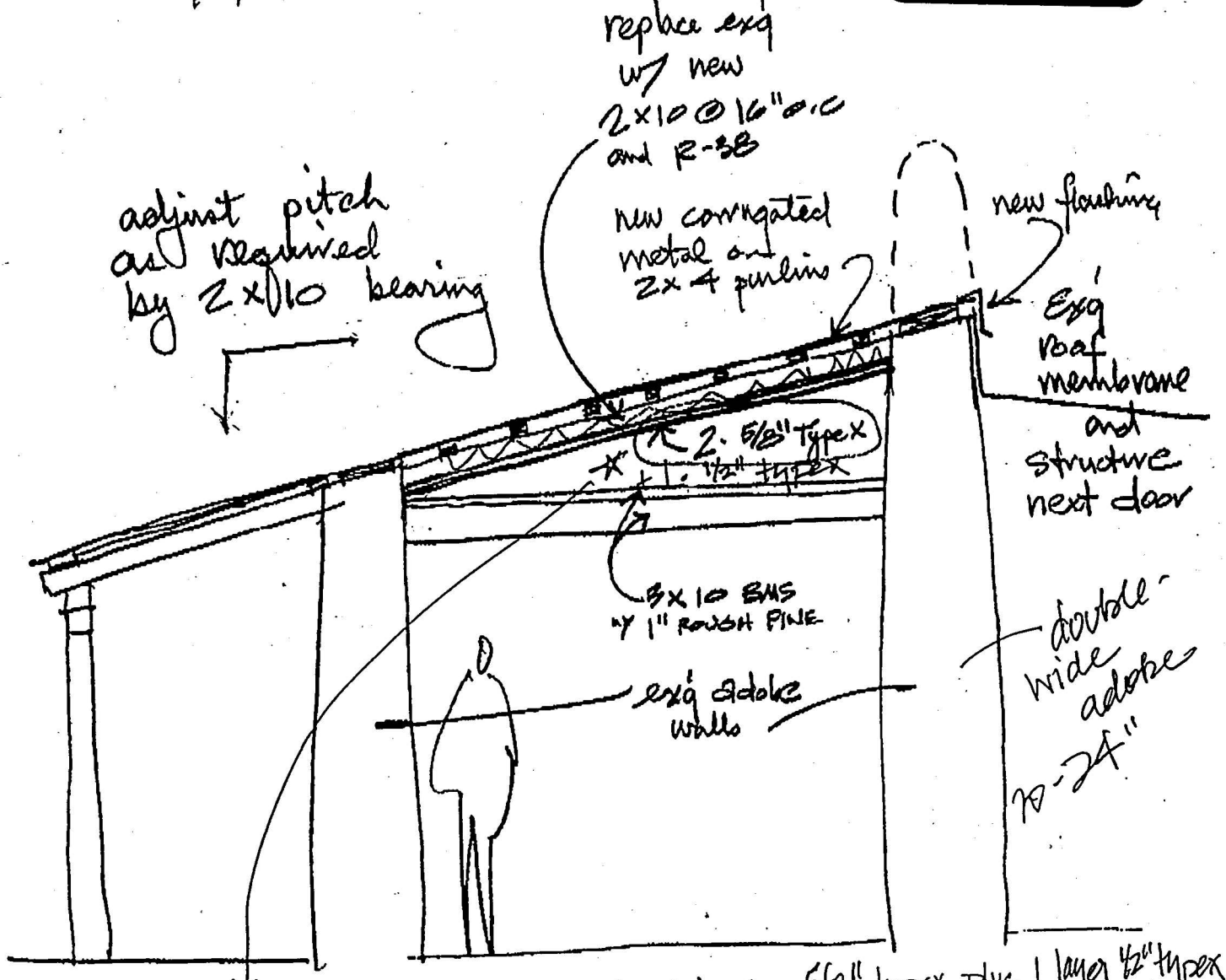
Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Phil Santistevan, Historic Districts Building Inspector
Anne M. Condon, Planning Division Team Leader
Lois Snyderman, Historic Santa Fe Foundation Executive Director
Mike Gonzales, Agua Caliente Construction
Victor Johnson, Architect

b:\corr2\hlp\altovio2.let

EXHIBIT A

516 ALTO
12/6/96



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" type X plus 1 layer 1/2" type X

draft — to Phil S - 9866910 fax

12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santisteban & Heather Pierson for view mock-up/string line of revised roofing treatment.



C. The governing body shall hold a public hearing on a recommendation by the historic design review board for an official map. Any official map shall be adopted by the governing body by ordinance.

D. The official map of landmark, significant, and contributing structures, with referenced property addresses, is amended from time to time. The same is hereby adopted by reference and incorporated as if set out herein. The original referenced map is available in the city planning office and is accessible at all reasonable times for inspection.
(Ord. #1992-8, §3; Ord. #1992-45, §1; Ord. #1994-27, §1)

14-70.73 Standards; Significant and Contributing Structures in all Historic Districts and Landmark Structures Throughout the City. In any review of proposed additions or alterations to structures which 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:

A. General.

(1) 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.

(2) 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.

B. Additions.

(1) 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 which will make the addition indistinguishable from the existing structure.

(2) Additions to buildings which meet the standards of subsection 14-70.9 SFCC 1987 shall continue to meet those standards set forth in subsection 14-70.9.1 in addition to the standards set forth in this subsection.

(3) Additions are not permitted to primary facades.

(4) 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 (50%) of the square footage of the existing

BP500U04 City of Santa Fe 1/17/97
Request For Inspection - Inspection History 15:15:47



Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
*	11/21/96	BOND BEAM	RFG	11/20/96	1:00	AE	11/21/96
_	9/26/96	ELECTRICAL, PRE-FINAL	TJM	9/26/96	8:00	AP	9/26/96
_	9/26/96	SLAB, ON GRADE	PO	9/25/96	8:00	AP	9/26/96
_	9/26/96	FOOTING	PO	9/25/96	8:00	AP	9/26/96
_	7/25/96	SLAB, ON GRADE	PO	7/25/96	8:00	DA	7/25/96
_	7/25/96	PLUMBING, DWV ROUGH	PBM	7/25/96	8:00	AP	7/25/96
_	7/09/96	FOOTING	ELT	7/09/96	8:00	AP	7/09/96

More...

F3=Exit F6=Add inspection F12=Cancel

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	6/25/96	FOOTING	JMH	6/24/96	8:00	AP	6/25/96

Bottom

F3=Exit F6=Add inspection F12=Cancel

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : B001 0001 BOND BEAM
Inspection status, date . . : INSPECTION COMPLETED 11/21/96

Inspection Results Comments
BOND BEAM ON TOP OF ROOF OK OTHER BOND BEAM NOT to CODE

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

EXHIBIT D

14-7.5 Appeals Procedure.

A. The governing body shall receive duly executed copies of the minutes and any final orders or determinations of the planning commission. If within thirty (30) days of any final order or determination by the planning commission, the governing body decides to review any such order or determination, notice of such proposed review shall be provided in the manner prescribed in subsection 14-5.4 of this chapter and such notice shall be a stay of execution of such final order of determination.

B. In exercising the powers set forth herein, the governing body may reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made and to that end shall have in addition to all other municipal authority, that authority of the planning commission.
(Ordained as Code 1973, §36-5.1 by Ord. #1978-54, §§1, 2; SFCC 1981, §3-4-19; Ord. #1986-24, §33; Ord. #1986-58, §13; Ord. #1994-30, §22)

14-7.6 Appeals from Governing Body. Any persons jointly or severally aggrieved by any decision of the governing body, when sitting for the purpose of hearing and deciding appeals from the board of adjustment or any officer, department, board or bureau of the city may present to a court of competent jurisdiction a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the entry in the office of the city clerk of the decision appealed from. (Ord. #1962-19, §28-11; Code 1973, §36-6; SFCC 1981, §3-4-20)

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of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 26, 1997
516/516-1/2 Alto

Case #H-95-122
re: Add'l questions

Dear Ms. Pierson:

This response provides the additional information and clarification requested in your 2/11/97 letter to Steve Melander-Dayton.

Your first two sub-paragraphs ask about differences in height, referring to the elevation drawing sheet submitted for HDRB review and the sheet submitted for building permit review.

(A) The date of our record copy of the elevation sheet submitted for HDRB review is 4/5/95. (I assume that the dates you reference have to do with meeting, action, or other file dates.) For the west building, the dimension indicated is 15'-3" from finish floor to the top of the new corrugated galvanized roof at the southwest end. At the northwest end of this same building, the dimension from the top of the new corrugated galvanized roof to finish floor is indicated as 14'-8".

(B) The date of our record copies of the sheets submitted for building permit review is 3/27/96 and the elevation sheet shows the parapet in question and bears your conditional approval signature with the date 5/8/96 in the HDR / Planning and Land Use box. The dimension shown from the top of the new corrugated galvanized roof (on the new raised roof) to finish floor is 13'-3" at the southwest end of the west building. This is less than the dimension approved by the HDRB.

Explanation of the difference is: About seven inches of the difference noted in (A) resulted from raising the interior floor grade of the west building at the SW end to remove interior steps to provide an accessible route. The remaining amount of height drop, from that in (A) to that of (B) was due to a discrepancy between the base drawing provided to us for early design studies and field dimensions subsequently taken during more detailed design. The base drawing may have measured to an exterior grade rather than finish floor and may have had a drafting/measurement error. It was so long ago.

Because the building permit was issued for a height lower than that approved by the HDRB, it is unclear why this issue is being raised now.. The permit was issued for 13'-3" plus the City-required 30" parapet for the west edge of the southern portion of the west building. The contractor has built to the 13'-3" height above finish floor (plus the 30" parapet) as shown on the approved permit plans.

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504

Your next two sub-paragraphs refer to engineering drawings by Red Mountain Engineers and the height of the west building. It is difficult to determine the question(s) you are asking, therefore I respond to the three major statements which you make: (C) That Jim Hands' details were not part of the building permit submittal; (D) That Jim Hands' drawings of 2/3/97 are without a professional stamp; and (E) That there is some confusion / "concern" about the five-foot height of the masonry wall now in place and its eventual perceived height (presumably as it relates to the 30" parapet shown on the building permit drawings).

(C) There will probably be several dozen details issued during the course of construction which were not part of the building permit submittal. The parapet reinforcing drawing by Red Mountain is one of them. Another was the basement wall reinforcing drawing. *These details were not required by the building official at the time of building permit application. The basement drawing and parapet drawing were required after issuance of the permit, while construction was under way. They were provided as required.*

(D) Mr. Hands' drawing of 11/19/96 has his professional stamp on the single page and his drawing of 2/3/97 has the stamp on the first of the two pages. *His details comply with the building officials' request.*

(E) *The elevation to the top of the parapet walls from finish floor in both details is the same. This height is constructed to be 13'-3" above finish floor plus 30" for the parapet. There has been no deviation inheight from the permit elevations.* Jim Hands' details cover the structural elements of the wall and are not meant to modify the basic height established by the building elevations. It was the lower bond beam which was built *lower* to replace unsound material in the wall which perhaps makes the 5-foot height seem tall when the rest of the building is not there. I have included a photo with some notes to help show the current and eventual wall and parapet mass and height. (The small, south wing wall portion above the line of the roof will be removed - this was intended to return only below the roof rake line.) The heights at the site and on the photo are consistent with prior explanations and with the building permit elevations and heights.

I would be pleased to meet with you (and Phil and/or Rudy if you wish) at the site with the Owner and Contractor to review the roof line marking if you wish. Please give us a couple days notice so we can get it set.

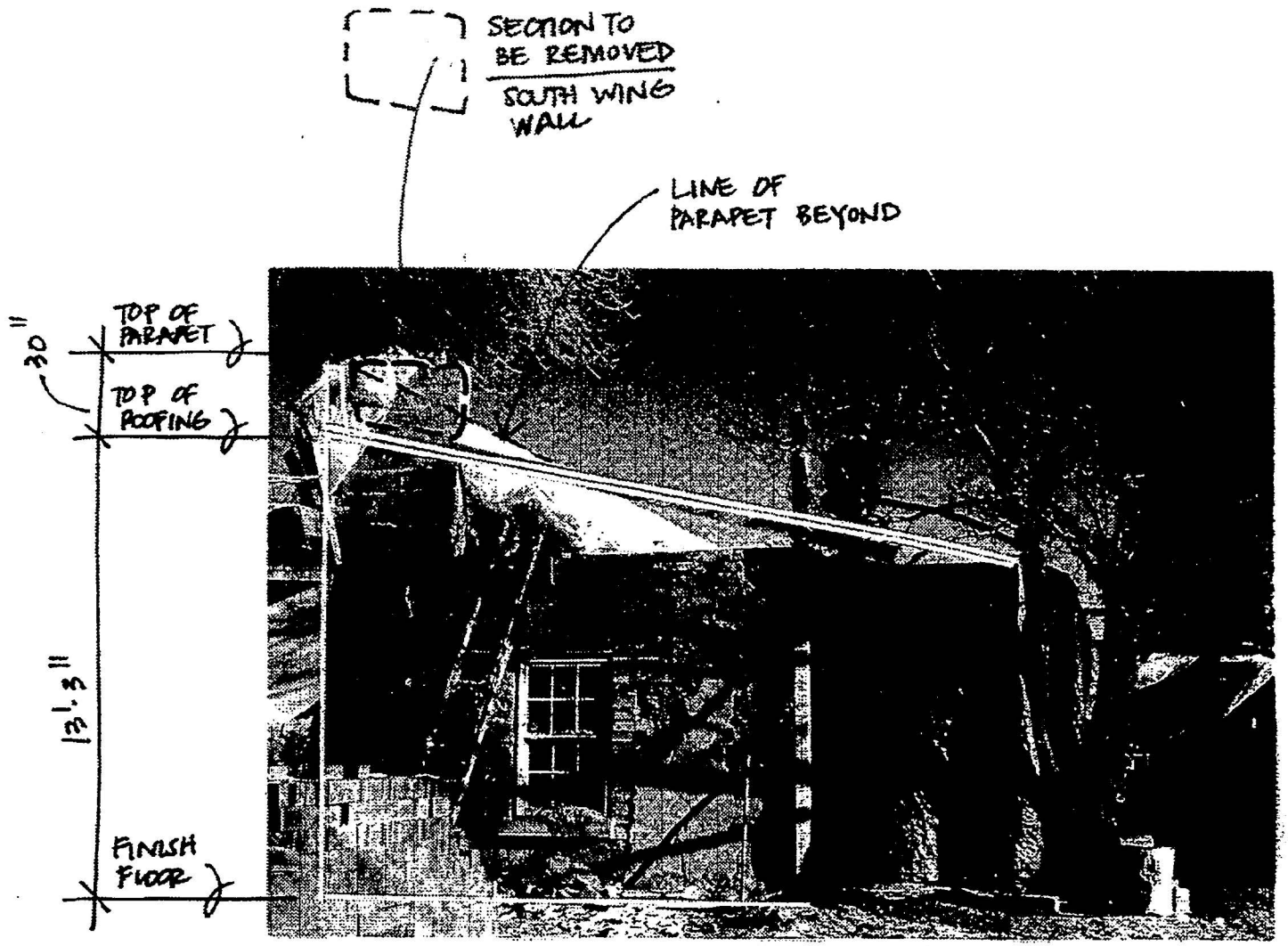
Steve Melander-Dayton has now responded to all of your requests for information and clarifications. I ask that this complete your reviews and that the Contractor be permitted to return to work. We have requested that the Historic Santa Fe Foundation submit their proposal for sealing the west side of the wall to their roof in order to protect the adjacent HSFF property. We intend to notify them to proceed as soon as a proposal has been agreed to. Neither Dale Zinn nor I believe that a building permit would be necessary for this small amount of roof repair. Please share this with Phil and Rudy so that they will be notified. Have them call Dale if they have questions or requests of the HSFF.

Sincerely,



Victor Johnson, AIA

XC: Steve Melander-Dayton
Macdonnell Gordon, Esq.
Mark Basham, City Attorney
William Kueffer, Planning Director
Anne Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner
Phil Santistevan, Historic Districts Building Inspector
Rudy Gallegos, Inspections and Enforcement Team Leader
Jim Hands, P.E. - Red Mountain Engineers
Historic Santa Fe Foundation


SECTION TO BE REMOVED
SOUTH WING WALL
LINE OF PARAPET BEYOND
TOP OF PARAPET
TOP OF ROOFING
30"
13'.3"
FINISH FLOOR

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: City of Santa Fe

Date: 3.3.97

Job # 516 ALTO

Fax # 986-6910

RE: ADD'L COPY - ADD'L QUESTIONS

Attn: Mary Grzeskowiak

Sender: Vic

Transmitted: 4 - pp 2-26-97
as a copy - per your request

Message: Hi Mary -
We are still looking into what happened to the hand-delivered submittals. The color photo will need to be duplicated, etc... But, ...
Everything you need should be in this and our other submittals.

Pages transmitted including this cover: 5

Original sent: no yes via: ~~mail/express~~ hand at later dates

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

RECEIVED
JAN 30 1997

AGREEMENT

Santa Fe Roof Systems, Inc.
Rt. 20, Box 28-R
Santa Fe, New Mexico 87501
Phone: (505) 438-8358
Lic. No. 052221

DATE: January 10, 1997

BID: Santa Fe Roof Systems, Inc. ("Contractor"), proposes to furnish materials and labor to complete the work described below on the terms and prices specified, including the terms listed on page 2.

Unless specifically included below, no carpentry, caulking, electrical, masonry, mechanical, painting, plastering, plumbing or sheet metal work or materials; not temporary roofing or dry sheeting; and no replacement of rotten decking are included.

TO:

Historic Santa Fe Foundation
545 Canyon Rd.
Santa Fe, N.M. 87501

---Attn; Dale Zinn---

Roof repari work 518 Alto St., Santa Fe, New Mexico

1. Cut back loose flashing along east Parapet.
2. Renail existing base flashing approximately 3' above cant.
3. Recap parapet with mineral surfaced wall flashing.
4. Seal cuts, laps and mitered corners with a 3-course application of plastic cement and fiberglas fabric.

Heather: 1/29/97
Charlotte White said you wanted a copy of any bills having to do with repairs on 518 Alto caused by work on Steve's bldg. Lois

---

BASE PR[illegible] ty seven and oo/100's

[illegible] E GROSS RECEIPTS TAX.

PAYMENT TERMS: net due upon invoice

This bid proposal is limited to 30 days acceptance. If accepted after 30 days, Contractor reserves the right to revise the price in accordance with costs in effect at that time.

I/We hereby accept the Contractor's bid and enter into this agreement, including page 2.

Contractor: SANTA FE ROOF SYSTEMS, INC.

By: [signature]
Brian L. Brandle, President

Buyer _____ Date _____

For Steve & Vic:

January 27, 1997

Whether it was approved or not, having a four foot plus cement block wall on the roof of an historic adobe wall is, to me, unbelieveable, to say nothing of its safety to the existing common wall - That anyone in their right mind could even consider such a thing, With no respect or feeling of an historic treasure that has beeen restored, treasured and maintained for 39 years by those who respect and value it. To blatantly scar the complete building adjoining with no thought of anyone or anything except their own selfish desires - Once again I have lost all respect for those who lack ethics or truth in their thoughts, words or deeds which I have trusted.

Feb. 14 1994

To: The "H" Board —

Unfortunately honesty, ethics, and respect for Santa Fe's history and preservation (which makes Santa Fe what it is) is not the bottom line.

For thirty seven years I have preserved, maintained and treasured an important part of this history at 518 Old Pecos (Plaqued by The Historic Santa Fe Foundation and on The National list of Historic Places) The Romero Vigil House. This property shares a common wall with part of the property at 516 Old Pecos on which this five foot plus block wall has been built without permission from the co-owner of the original historic wall (damaging the roof of 518 Old Pecos).

Boris Gilbertson and I found this house close to being lost and saved it to have its heart and soul (to say nothing of its appearance) deliberately scarred forever with no respect or consideration of its long and tough survival is devastating to me. If this is not removed all talk of historic "Preservation" is full of sound and fury signifying nothing" — ~~endless~~ ~~wastage~~

Charlotte White

MACDONNELL GORDON
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, New Mexico 87505
(505) 466-1877

February 13, 1997

Via Facsimile Transmission

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street/Melander-Dayton Project

Dear Ms. Pierson:

This letter will confirm your decision to deny Mr. Melander-Dayton his opportunity to perfect his appeal rights under Santa Fe City Code sections 14-7.4, 14-7.7, and 14-70.25 regarding the stop-work order on the above-referenced project. In telephone conversations with Mr. Melander-Dayton today, you have refused to provide Mr. Melander-Dayton with the City application forms necessary to file our appeal.

Pursuant to the City Code section 14-70.25, which you cited in your letter to me of February 7, 1997, appeals "must be filed within seven (7) days of the division's action." That "action" is your February 7th denial of our request to lift the stop-work order. The seven day deadline terminates tomorrow, February 14, 1997. Moreover, section 14-70.25 states that "appeals shall be in writing and shall state the specific standard or procedure that is being appealed." Accordingly, you have denied Mr. Melander-Dayton the opportunity to formulate a written statement of the grounds for his appeal and to file the appropriate petition. To the extent this case presents appealable issues under section 14-70.25, Mr. Melander-Dayton has a legitimate right to file his appeal papers, regardless of your reading of the City Code and regardless of your constricted view of due process.

In addition, to the extent this case presents appealable issues under sections 14-7.4 and 14-7.7 of the City Code, Mr. Melander-Dayton has a right to appeal those matters to the board of adjustment and the H-Board is without jurisdiction to interfere with or impede that appeal. There is no basis in the law of New Mexico or in the City Code which affords you the authority to dictate how an aggrieved party may perfect an appeal. In the event an appeal is improperly filed, or in the event the City challenges the propriety of an appeal filing, that is properly a matter for

the City Attorney and the courts to address. Your charter does not extend to rendering legal opinions and interpreting the scope of a party's procedural rights.

I would appreciate it if you would reconsider your position and provide us with the necessary forms to file our appeal tomorrow. Procedural norms require that Mr. Melander-Dayton be afforded an adequate opportunity to set forth, in writing, the basis for his appeal. Administrative bodies and courts reviewing your actions will require more than your opinion that appeal rights have been preserved.

Finally, as I have previously informed Mr. Basham, please contact me at 982-4554 where I can receive messages.

Very truly yours,

MacDonnell Gordon

xc: Steven J. Melander-Dayton
Victor Johnson
Marc Basham
William C. Kueffer

Fax

To: Heather L. Pierson

Of: Historic Districts

Fax: 984-6829

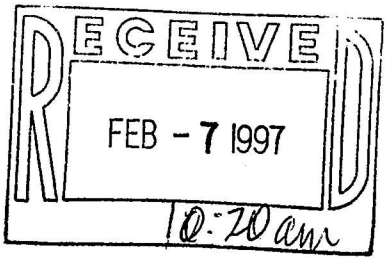
Phone: 986-6976

Pages: 3, including this cover sheet.

Date: February 13, 1997

From the desk of...

MACDONNELL GORDON
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, New Mexico 87505
(505) 466-1877



February 7, 1997

Via Hand Delivery

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street/Melander-Dayton Project

Dear Ms. Pierson:

On behalf of Steven J. Melander-Dayton, this responds to your letters dated January 13 and January 21, 1997 regarding the above-referenced construction project.

There is no legal or factual basis for the City's stop-work order, and I request that you vacate the order immediately. The alleged violations which you have raised in your letters are all matters which either were requested and approved by you and the City in the first instance or which are consistent with the building permit for the project as issued by the City. As a result, your position in this matter is both untenable and in bad faith.

New Mexico law establishes that Mr. Melander-Dayton has a vested property right in his building permit as approved by the City. He also has a vested right in the improvements he has constructed pursuant to that permit. It is well-established that a governmental body cannot act in this fashion where a property owner has justifiably relied on a prior grant of approval and then incurred extensive economic obligations in reliance on that approval. The City's recent actions deprive Mr. Melander-Dayton of his vested property rights without due process of law and without just compensation. Moreover, given your prior statements in which you approved the parapet, as well as the settled law contrary to your position, there is no basis for a claim of qualified immunity on your part. In that regard, you should be aware that your actions are independently actionable and may subject you to personal liability.

At the outset, your letters omit to discuss or acknowledge the following salient facts: (1) The City requested the construction of the thirty inch parapet in the first place. As you are aware, the architect's initial plans for the project did not include a parapet. Upon review of those plans, the City requested that Mr. Johnson "[p]rovide 30' [sic] parapet on west wall." **See Building**

Code - Review Sheet dated April 9, 1996. (2) Pursuant to that request, Mr. Johnson began to amend the plans in order to add the parapet to the west wall. (3) On May 6, 1996, in a memorandum from you to Mr. Gallegos, you requested a waiver of the parapet on the "front building" (i.e., over the conference room) and then stated that the parapet on the remainder of the west wall "will not result in a negative impact on the building or the streetscape." **See Memorandum from Heather L. Pierson dated May 6, 1996 (emphasis added).** Your memo acknowledges that the parapet is "required" (paragraph 1) and that so long as the parapet is omitted from the conference room, the remainder of the parapet would be acceptable to you (paragraphs 1 and 3). In addition, Mary J. Grzeskowiak reviewed and approved this memo. (4) Again, pursuant to your request, the architect amended the project plans, removed the parapet from above the conference room, and drew the parapet, as required, on the remainder of the west wall. These plans were then submitted to the City. (5) The plans, which clearly showed the parapet, were then reviewed and approved by you and all other appropriate City personnel. For example, on exterior elevation sheet A3 of the plans, you circled and initialed two window details. Sheet A3 plainly shows the inclusion of a "new 30" masonry parapet" on a portion of the west wall, and yet you made no comment or suggestion regarding the parapet at that time. The plans were approved by the City, the building permit was issued, and Mr. Melander-Dayton's construction team initiated construction in reliance on the plans as approved.

Notwithstanding the unfairness of your turnabout and the stop-work order, Mr. Melander-Dayton and his construction team have made numerous efforts to discuss this matter with you point by point. In effect, your response has been that Mr. Melander-Dayton must accede to your arbitrary request to remove the parapet and construct a new and more expensive fire-resistant roof system or the stop-work order will remain in place. You have repeatedly stated that this is the only solution you will entertain. In acting as prosecutor, judge, and jury you have not afforded Mr. Melander-Dayton a meaningful opportunity to present his case. Instead, you have: (1) invoked inapplicable provisions of the City Code and threatened Mr. Melander-Dayton with criminal sanctions unless he capitulates; (2) altered your position from letter to letter and from meeting to meeting in an attempt to justify your pre-determined position; (3) denied Mr. Melander-Dayton due process of law by failing to establish a meaningful and clearly-articulated review and appeal procedure; (4) established arbitrary deadlines in an attempt to coerce a conclusion on your terms; and (5) consistently avoided any acknowledgment of your prior approval of the parapet. Given how hard Messrs. Melander-Dayton and Johnson have worked to accommodate the concerns of the HDRB, the neighbors, and other interested persons, your approach to this matter is all the more inexplicable and inequitable.

In attempting to respond to the issues raised in your two letters, I wish it understood that I do not concede the validity of your assertion that "modifications" or "revisions" to the plans have occurred or that approvals of those "modifications" are now required. Indeed, I view that assertion as a tactic to disguise the procedural and substantive irregularities which you have

created. Mr. Melander-Dayton, however, remains committed to responding in good faith to your allegations and attempting to resolve this matter without the necessity of costly and time-consuming litigation. Thus, in response to your first letter of January 13, 1997, I set forth the following:

(1) In the second paragraph of your first letter, you assert a violation based on the purported failure to submit an engineered drawing for a parapet "which exceeds 30 inches in height." There is no parapet exceeding thirty inches on the plans or in the project. As Mr. Johnson previously has attempted to explain to you, a section of the existing roof had to be removed in order to construct the City-requested parapet. As a result, the parapet appears to exceed thirty inches because of your failure to recognize where the roof line will be upon completion of the parapet detail. When the roof is completed, the parapet will be in conformity to the plans as approved and will not exceed thirty inches. Even though your letter only asks for an engineered drawing for a parapet exceeding thirty inches, I enclose as Exhibit A an engineered drawing for the thirty inch parapet by Jim Hands, a certified professional engineer. The parapet does not pose a threat to life, health, property, and public welfare. Indeed, as the City recognized last spring, the parapet promotes the public welfare by establishing an appropriate fire-barrier between the two roof systems at 516 and 518 Alto Street. This fire safety concern is especially important given the many Code violations on the neighboring property.

(2) The third paragraph of your January 13, 1997 letter does not purport to raise a violation. Rather, in self-serving fashion, you refer to a "requirement" by Mr. Gallegos on October 18, 1996 that an alternative two-hour roof system be constructed. In fact, the two-hour roof system was discussed only as a possible alternative. Neither you nor any other City official has been able to locate any City document purporting to memorialize such a requirement. We need not respond to a non-existent requirement. The only requirement set forth in the plans as approved was for a "new thirty inch masonry parapet." This requirement has been met.

(3) The fourth paragraph of your January 13, 1997 letter mischaracterizes matters associated with the roof system. I attach as Exhibit B Mr. Johnson's discussion of this matter. You will note that the plans as approved show new roof beams in designated areas. The building has been constructed in accordance with those plans. Moreover, the plans designated only a portion of the building which would reuse the existing members. As Mr. Johnson points out, that is precisely what the construction team has done. Only the old decking has not been reused in certain areas because the boards were unsafe and decomposed. This does not constitute a "revision" to the plans.

These are the only claimed violations raised in your first letter. Based on the previous information supplied to you by Messrs. Melander-Dayton and Johnson, as well as the

information set forth in Exhibits A and B, you have now been provided with all of the information you requested.

The plain intent of your second letter of January 21, 1997 was to buttress your revisionist approach to the history of this case. This letter contains a number of assertions which are factually inaccurate and inconsistent with your previous positions. First, the purpose of the meeting was not to "determine all possible alternatives to the parapet" at the site. Rather, Mr. Johnson requested the meeting to respond to the matters raised in your first letter. Mr. Johnson indicated to you that he would provide an engineered drawing for the parapet and explained that your characterization of the parapet as exceeding thirty inches was incorrect. Again, it was plain from this meeting that you had already rendered your "decision" and were uninterested in Mr. Johnson's response. Second, your characterization of Mr. Gallegos's "conclusions' on the two-hour roof being the "only way" to comply with the UBC are inaccurate. Given the fact that the City required the parapet in the first place, and given the fact that the UBC specifically references parapets, your statement is misleading and needlessly argumentative. Moreover, in Mr. Melander-Dayton's meeting with you on February 4, 1997, Mr. Gallegos indicated that he was satisfied with the structural integrity of the parapet and that the issue boiled down to what you would accept. Third, with regard to your attempt to disown the City's inspection of the bond beam, the general contractor is prepared to testify that the steel work for the parapet was in place for the pour and that the steel work was plainly visible at the time of the City's inspection. This provides an additional fact barring the City from changing its previously-established position.

Turning to the third paragraph of your January 21, 1997 letter, your "determination" cannot be rendered after the issuance of the permit, an approved set of plans showing the parapet, your memo of May 6, 1996, and Mr. Melander-Dayton's investment of thousands of dollars to construct the parapet which the City requested. In addition, your post facto invocation of Code provisions 14-70.73A(1) and (2) is unavailing. Those provisions relate to City review before plans receive final approval. Your opportunity to rely on those provisions was at the time of your review of the plans and your May 6, 1996 memo. New Mexico law precludes you from revisiting those provisions now that the plans have been approved and now that Mr. Melander-Dayton has changed his position in reliance on that approval. Finally, your reference to the engineered drawing for the parapet has been addressed above.

In sum, your second letter alleges no new violations different from those set forth in your first letter and comprises a transparent attempt to coerce compliance with your arbitrary decision. I also question your resort to City Code section 14-7.9 in the absence of any final decision and any opportunity to appeal that decision. As set forth above, you have apparently rendered a decision before hearing the evidence, you have ignored the evidence, and you have failed to inform Mr. Melander-Dayton of his procedural rights to appeal your determination. You ignore the provisions of section 14-7.4 and 14-7.7 and apparently claim that if Mr. Melander-Dayton

does not concede, you will initiate criminal proceedings. As you must know, in the absence of procedural regularity, an unbiased decision maker, and fundamental due process, any such step would be an abuse of process on your part and a violation of Mr. Melander-Dayton's constitutional rights for which I will seek to hold you personally liable.

My final point concerns damages. Your demand is that Mr. Melander-Dayton spend in excess of ten thousand dollars ($10,000) to remove the parapet and construct a new roof system based solely on your administrative diktat. Additionally, your actions have caused Mr. Melander-Dayton to incur construction delay damages. Finally, your actions have placed both properties at risk by preventing the construction team from sealing the roof during inclement weather. All of these damage elements arise from your unreasonable actions and will be attributable to you and any other City officials participating in this pattern, practice, and effort to deprive Mr. Melander-Dayton of his constitutional rights arising under federal and state law and his property rights arising under New Mexico law.

I request that the stop-work order be lifted immediately. Alternatively, I request that you issue a written "decision" and place this matter within the proper procedural framework.

Very Truly Yours,

MacDonnell Gordon

MacDonnell Gordon

xc: Steven J. Melander-Dayton
Victor Johnson
Marc Basham
William C. "Fritz" Kueffer
Mary J. Grzeskowiak
Phil Santistevan
Rudy Gallegos

Red Mountain Engineers, Inc.

ENGINEERS • SURVEYORS • PLANNERS

February 3, 1997

Mr. Victor Johnson
355 E. Palace Ave.
Santa Fe, NM 87501

RE: C.M.U. PARAPET AT 516 ALTO STREET
SANTA FE, NM

Dear Mr. Johnson:

Attached is the detail for the parapet which we detailed on November 19, 1996. It is my understanding the parapet is currently free standing five feet above the roof support point. I also understand the parapet is to be anchored and braced by the roof as proposed in attached sketch 'B'. This will leave a portion of the parapet which extends about 30 inches above the new roof.

This will brace the parapet and it will be structurally safe as calculated with number 4 reinforcing at 48" o.c.

I you have any further question, please contact me.

Sincerely,

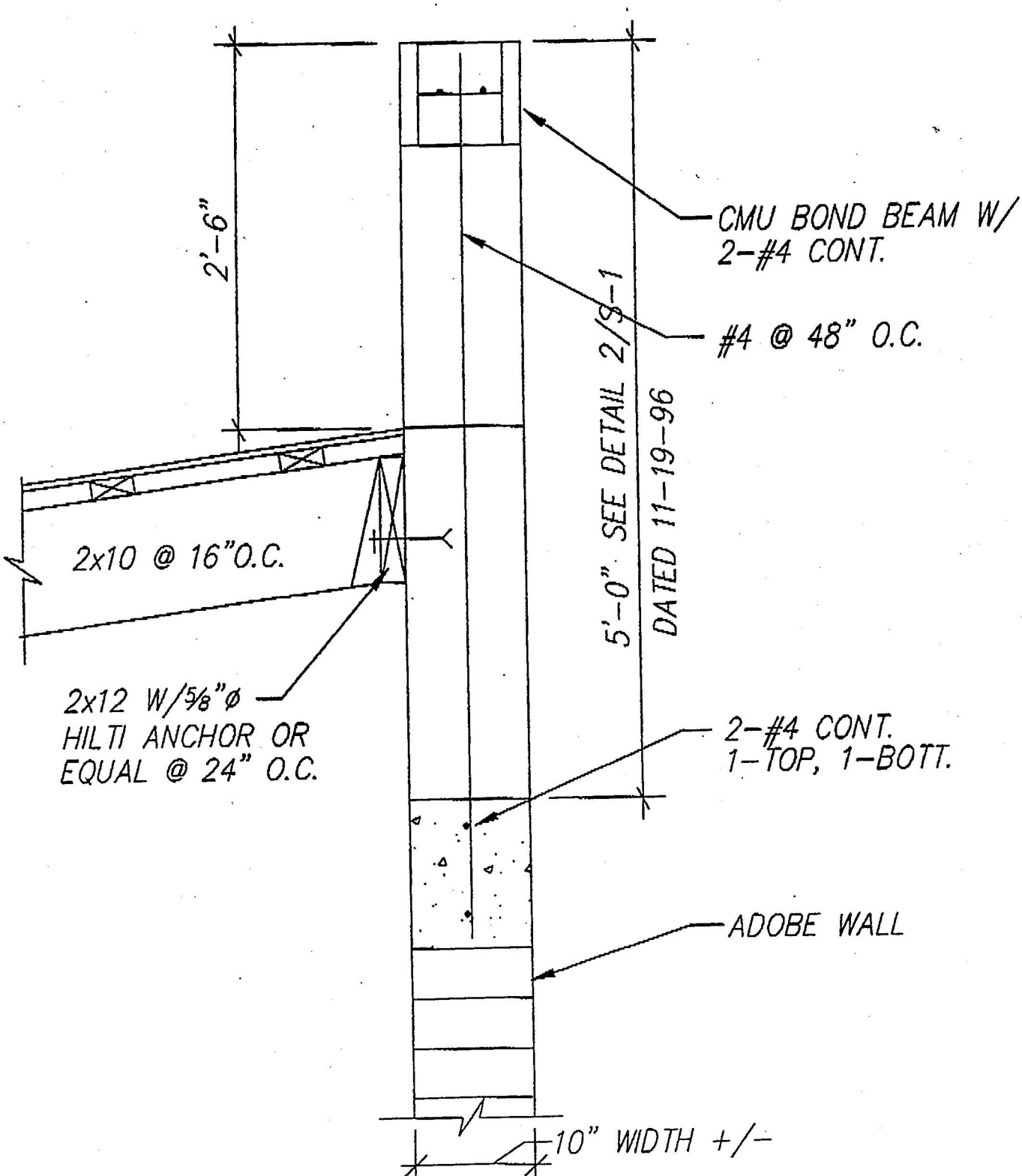
James A. Hands

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER

James A. Hands, P.E.
Vice President

JAH/am

1217 Parkway, Suite A
87505



SECTION

SCALE: NTS

1
SK1

Red Mountain Engineers, Inc.
Engineers · Surveyors
Santa Fe: (505) 473-7373 Albuquerque: (605) 889-3004

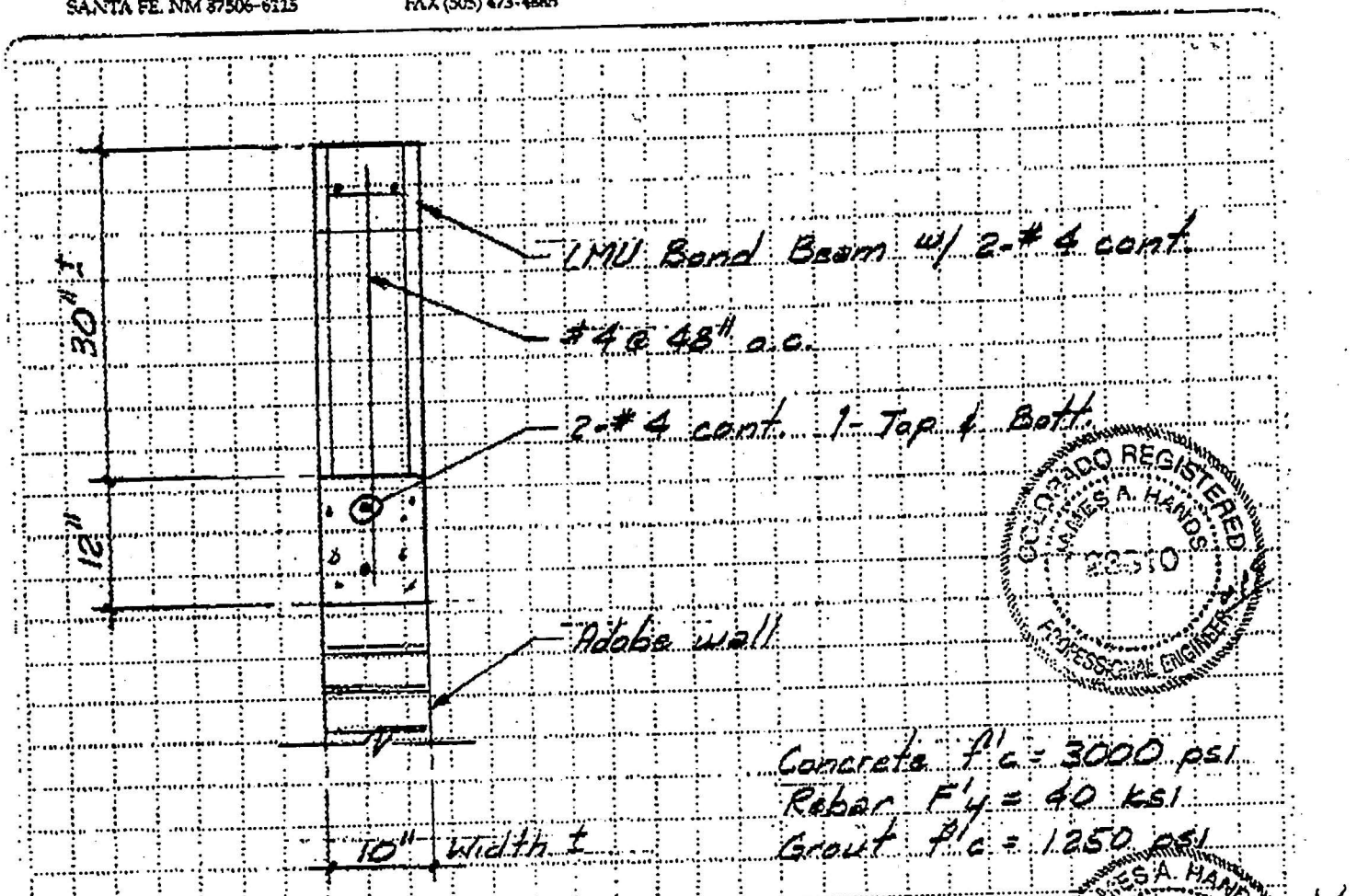
PROJECT: 516 ALTO ST.

DATE: 2-3-97
SCALE: AS NOTED

SK1 OF 1

Red Mountain Engineers, Inc.
P.O. BOX 16115
SANTA FE, NM 87506-6115
(505) 473-7373
FAX (505) 473-4865

JOB 516 ALTO STREET
SHEET NO. 1 OF 1
CALCULATED BY J.A.H. DATE 11-19-96
CHECKED BY J.A.H. DATE 11-19-96
SCALE 3/4" = 1'-0"

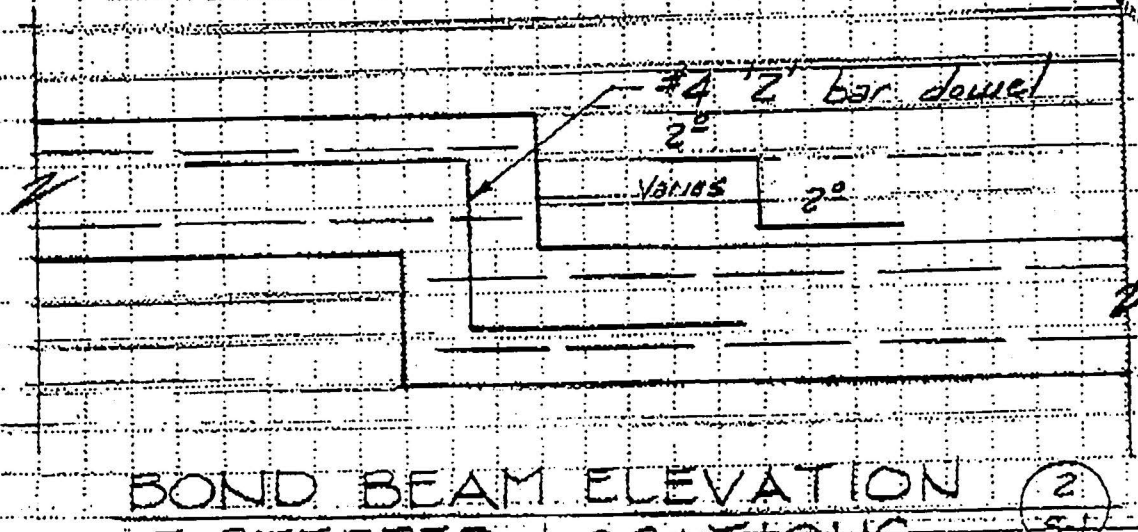


COLORADO REGISTERED JAMES A. HANDS 23570 PROFESSIONAL ENGINEER

Concrete f'c = 3000 psi
Rebar F'y = 40 ksi
Grout f'c = 1250 psi

NEW MEXICO JAMES A. HANDS 9351 REGISTERED PROFESSIONAL ENGINEER 11-19-96

SECTION 1 / S-1



BOND BEAM ELEVATION AT OPENING 2 / S-1

VICTOR JOHNSON
ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson

February 7, 1997
516/516-1/2 Alto

Case #H-95-122
re: ceiling beams
west building

Dear Heather:

I am directing this response to paragraph four of your January 13, 1997 letter (First Notice of Violation) to Steve Melander-Dayton. You state that "the official plans filed with the city indicate that a majority of the roof was to be constructed of existing 3x12 and 1x decking. An examination by the Historic Districts Building Inspector revealed that new structural members exist and the roofing system has been changed from the original approval by the city without city review."

The official building permit plans (with perforations) show the following structural members for the west building on sheet A5:

- The Conference Room (northernmost) - new 3x10
- Office 3, Hall 2, & Sitting (middle section) - reuse existing 3x12
- Bath 2 (shown on A4) - (new) 2x8 @ 1'-4"
- Office 4 (southernmost) - new 3x10.

I have checked with the contractor, Michael Gonzales, who informs me that the following framing has been installed for the west building:

- The Conference Room - new 3x10
- Office 3, Hall 2, & Sitting - reuse existing 3x12 (trimmed to 3x10)
- Bath 2 - (new) 2x8 @ 1'-4"
- Office 4 - new 3x10.

Trimming removed notched cuts and tearout due to furring for a dropped ceiling.

Accordingly, the construction installed does not require revisions to the building permit. The roofing system is still planned to be corregated galvanized as shown on the building permit plans. Ceiling deck boards in place are pine to replace the existing which was rotted and unsafe. The roof deck will be plywood to create a safe diaphram. Flashings, curbs, counterflashings, and trim will be galvanized.

I trust this responds to your assertion satisfactorily. It appears to me that the real issue is the parapet which you want removed and the reinforcing steel and ceiling beams are attempts to bring pressure. Meanwhile, you have prohibted the contractor from sealing the building roof to the weather and that could cause some very serious damage to the walls and structure. Please let him proceed.

Victor Johnson, AIA

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667

1/21/97

Meeting set 11am, RG called 11:25am ...
VS "speed at" - arrives late.

11:30 arrived

RG Talked about understanding, Oct 18, 1996, both under imp. when left, reviewed and signed off on sketch

VS: Looking @ alt. w/ parapet, no final resolution made, looked @ again December
"See if RG thinks OK" - I cannot commit, talk w/ contractor/owner
Later HP + DZ talked, got impression done deal, sent note at conclusion we talked

Brian Hill
6/4

Sheetrock on top rafters?

RG. has to meet code

VS: have good 1 hour wall, parapet looks tall by time roof on

RG Height ultimately same as approved?

VS: Ditch & height will ultimately be same

PS: Why parapet + 2 hour?

VS: Do one or another?

PS: Didn't told you to do that. like confirms, why did you go ahead?

VS: Parapet intended to build, corrected direction

RG: Said 2 hour wall + roof to protect both dwellings, did discuss options, under imp. two-hour roof

PS: Irep. historical, I said two-hour approp. to meet needs

RG: How do we meet code, have to satisfy H+B

RJ: We will have 15'9" w/ parapet

PS: How much will show?

VS: Roof changes, steps look into on top instead of below.

RG: Rather have on top.

VS: For Steve building lot safer than next door,

RG: But she's not doing alteration to her house

VS: For Steve's point most likely fire spread from her side to his side

PS: Fire rating up to building

VS: Fire rating part of his decision...

Look @ drawing

RG: Prefer to see way approved here, way it should be

VS: Talking about likelihood fire from SMD spreading to her

PS: Up to building department

VS: Do determine & set min. standards, Steve will provide fire protection according to scenario, in addition likelihood fire spread other way

PS: Hist. sets aesthetics

VS: Rudy inspected verticals & horizontal -- had forms, rebar along width,

PS: You there?

VS: No, Mike & Rudy

BG: Mike wasn't even there, had to call Mike to get engin. drawing from James Hands, so long engin., attesting fire, Heather questioning meeting intent

HP: Right, why building review, why PS+ BG not on site

PS: Engineered drawing for parapet?

VS: not sure...

PS: BC didn't get eng. drawing for large wall, must have app. plan reviewer Gilbert would have to make site visit

~~Don't~~ understand 2hr + parapet if owner telling you...

VS: Looked @ as one or other, never envisioned both

PS: Why did you put it up? Incentive?

VS: That's what was in permit drawings, we've got this on permit drawings

RG: That 5'9" wall 30" parapet?

PS: Where's detail?

VS: Not in here

PS: Don't put that much weight w/o eng. drawing & attach roof... you know... other side exposed... historical need approve
Using this to put roof up, could have framed it & made piten, wouldn't need that w/ 2hr roof
Gilbert tells me no approval -- show once an engin. approval & get hist. approval

RG: I don't know how can match two

PS: Supposed to show adjacent parapet, he's showing 30" not 5'9", at same time hist. never approved w/ relationship

PS: Don't know what ~~he~~ boss wants, saw drawing on site, that receptive to higher pitch than was

Moral of story, not have parapet, I'm protecting interests...

VS: He knows all that

RG: No uprights @ inspection for bond beam

VS: Would accept on top?

RG: Want it on bottom, where should be. If want additional, can.

PS: Now have new rafters, must be protected, must wrap everything

RG: have pitched + flat

VJ: Ceiling + roof, RG says protection must be bottom roof rafters, now have rafters all way down, got to protect those too. & give two hour

RG: Any 3 ways accomp., any time run counter, would only have to come out 10'

RG: How wide?

VS: 12'

RG: If protecting whole system, to me this is adequate

BS: Any members underneath must be protected

VS: Requirement acceptable to city

PS: Can get HDRB go along w/, as building insp. danger currently

HP: Need 2hr, HDRB won't accept parapet, revisions required

RG: Even say 30" wall approved as VBC, not approved as per historical

PS: No inspection tag on upright rebar, cannot approved that parapet just for bond beam, not for wall over bond, assumed 30" on 5/9"

PS: We didn't check rebar, cannot get final, I would rec.

RG: Unless James Hands ascertains..

VS: Trying to work w/ HP, with gable, can satisfy on eng. req. → load-bearing, using that to satisfy HP's concerns

RG: Didn't see any uprights,

RG: Can't approve something don't see, if have confirmation, will consider Conforming way you have it as shown

VS: Said HDRB wouldn't approve

HP: 99% chance won't, staff rec against

VJ: Won't approve 2hour on top of rafters?

~~RG: Why approve~~

RG: Why?

VJ: If alternative acceptable? Just like other drawings, bottom rafters not be protected

RG: can accomplish either way, prefer protect underside

PS: Am told you make call...

RG: If designed that way

VJ: If 2hour above rafters approve?

RG: No, this way interpreted

HP: Confident not approved 14-70.73 A+B HDRB must deny app.

PS: Submit for review for roofing systems, new structural drawings

VJ: Take back to Steve to decide

PGi: Advisable to bring Steve, explain concerns

PS: Laid out requirements of city

requirements & VBC+ HPRB

VJ: Don't have need for further info

concluded 12:20pm

City of Santa Fe, New Mexico

memo

DATE: 2/12/97 4:30pm

CONTACT: Steve Melander-Dayton

phone number 982-2121

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: Vic Alto

✓ **current project?** _____ **incoming project**

(CASE # _____**)**

Called to say he'd received fax & had Vic Johnson working on it. He said he'd call back to let us know the approximate due date.

d14/mrv/phonemmo

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 2/11/97

Number of pages including cover sheet: 3

To: Steven Melendez-Dayton

Phone: 982-2121

Fax phone: 982-1512

CC:

From: Heather L. Pierson
Historic Preservation Planning
City of Santa Fe, New Mexico
200 Lincoln Avenue
P.O. Box 909
Santa Fe, NM 87504-0909
Phone: (505) 984-6809
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

City of Santa Fe, New Mexico

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Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

4 February 1997

Mr. Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504

Mr. Melander-Dayton,

As per our telephone conversation this afternoon, it has been the determination of Mr. William C. Kueffer, Planning and Land Use Department Director, and Anne M. Condon, Planning Division Team Leader, that you may have additional time to submit revised plans for the construction project at 516 Alto Street to the city. **You must file the revised plans, as required by Section 14-8.2 SFCC 1987, (see Exhibit A) by noon, 7 February 1997.**

If the plans are not submitted for review by the aforementioned deadline, the city will summons you to court on the basis that currently there are violations of both the Santa Fe City Code and the Uniform Building Code on the subject site. The city has the authority to remedy existing violations and levy penalties through the municipal court system (Section 14-7.10 and 14-7.11 SFCC 1987, see Exhibit B). This action will cause additional delays of the project as the stop work order will remain until the violations are addressed through court action.

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

Rudy Gallegos
Inspections and Enforcement Team Leader

XC: Richard Moore, City Manager's Office
Phil Santistevan, Historic Districts Building Inspector
Victor Johnson, Architect
Mike Gonzales, Agua Caliente Construction

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EXHIBIT A

of illegal buildings or structures or of additions, alterations or structural changes; discontinuance of any illegal work being done; or shall take any other action authorized by this chapter to ensure compliance with or to prevent violations of its provisions. (Ord. #1962-19, §28-7; Code 1973, §36-9; SFCC 1981, §3-4-23)

Editor's Note: For state law as to zoning enforcement, see Sec. 3-21-10 NMSA 1978.

14-7.10 Remedies for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any building, structure or land is used in violation of this chapter, or any of the regulations promulgated thereunder, the governing body, city attorney, administrative official or any other proper city official may institute any appropriate action or proceedings to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; to restrain, correct or abate such violation; to prevent the occupancy of such building, structure or land; or to prevent any illegal act, conduct, business or use in or about such premises. (Ord. #1962-19, §28-15; Code 1973, §36-10; SFCC 1981, §3-4-24)

14-7.11 Penalty for Violations. If any building or structure is erected, constructed, reconstructed, altered, repaired, converted or maintained, or any structure or land is used in violation of this chapter, or if there is violation of any condition or requirement in connection with special exceptions, variance or rezoning under the terms of this chapter, such violations shall be punished as provided for in Section 1-3 SFCC 1987. Any person who violates this chapter or fails to comply with any of its requirements shall, upon conviction, be punished for each noncompliance as provided for by Section 1-3 SFCC 1987. (Ord. #1962-19, §28-15; Code 1973, §36-11; SFCC 1981, §3-4-25)

DIVISION 2 PERMITS, CERTIFICATES AND FEES

14-8 ZONING PERMITS; CERTIFICATES OF COMPLIANCE AND OCCUPANCY.

14-8.1 Adherence with Zoning Permits or Certificates of Compliance. Zoning permits or certificates of zoning compliance issued on the basis of plans and applications approved by the administrative official and other officers or agencies where additional approval is required authorizes only the use, arrangement, location and construction set forth in such approved plans and applications and no other use, arrangement, location or construction. Use, arrangement, location or construction at variance with that authorized is a violation of this chapter, punishable as provided by subsection 14-7.11 SFCC 1987. (Ord. #1962-19, §28-7; Code 1973, §36-24; SFCC 1981, §3-6-1)

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

B. Any person upon whom any fine or penalty is imposed may, upon order of the court convicting him, be committed to the county jail or other place provided by the city for the incarceration of offenders until the fine or penalty is fully paid.

C. Each creditor shall be credited with five dollars ($5.00) per day in reduction of any fine.
(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

1-3.5 Code Provision for Destruction of Arrest Records When Defendant is Adjudicated Not Guilty.

A. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance shall be destroyed within thirty (30) days after the person charged with a violation is adjudicated not guilty, or the charge or charges are dismissed by motion of the municipal prosecutor or municipal judge.

B. The arrest records of any person charged with the commission of any violation of the Santa Fe City Code of 1987 or any other city ordinance and who is adjudicated guilty of such violation, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from the date the plea or judgment was entered by the municipal judge.

C. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987, or other city ordinance relating to motor vehicles shall be destroyed within thirty (30) days after the person charged with such violation is adjudicated not guilty, or the charge is dismissed by motion of the municipal prosecutor or municipal judge; provided, that it shall be the duty of the municipal judge to keep a record of every municipal traffic violation together with every official action and disposition of the charge taken by his court, and it shall also be the duty of the municipal judge to, within ten (10) days after disposition of every charge violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, to prepare and forward to the director of the motor vehicle division, state transportation department, or his authorized agent, a certified

abstract of the record as required by Section 66-8-135 NMSA 1978. A record need not be made of any disposition of a violation of illegal parking or standing of a motor vehicle, except when the uniform traffic citation is used.

D. The traffic offense record of any person charged with violating any provision of the Santa Fe City Code of 1987 or other city ordinance relating to motor vehicles, and who is adjudicated guilty of any traffic offense, or who pleads guilty or nolo contendere, shall be destroyed within thirty (30) days after the expiration of five (5) years from date the plea or judgment was entered by the municipal judge; provided, that the municipal judge shall be required to perform the duties imposed by paragraph c. of this subsection.
(Ord. #1973-15, §1--4; Code 1973, §1-10; SFCC 1981, §1-1-19)

Editor's Note: For related state law, see §66-8-135 NMSA 1978.

1-4 NUISANCES; ABATEMENT PROCEDURE.

Whenever it shall appear that a nuisance exists, the governing body may direct the same to be abated and removed by such officer or person as may be designated. If the nuisance is found on private property, the officer or person designated shall order the owner, agent or occupant to remove and abate the same at his own expense within twenty-four (24) hours; and if such owner, agent or occupant shall fail, refuse or neglect to comply with the requirements of any such order, the officer, person or the governing body may cause the nuisance to be removed. All expense incurred by removal shall be paid by the owner, agent, occupant or other person as shall have caused or permitted the nuisance, and the expense may be recovered from the owner, agent, occupant or other person as shall have caused or permitted the same, by action brought before any competent court within the city. (Code 1953, §12-10; Code 1973, §18-6; SFCC 1981, §1-1-7)

Editor's Note: For pertinent state law, see §3-18-17 NMSA 1978.

1-5 SEAL OF THE CITY.

1-5.1 Adoption of Seal; Description. A seal is adopted for the city, the impression of which shall be as follows:

A. In the center, the word "SEAL"; and

EXHIBIT B

14-8.2 Amendments to Applications. Any change from the approved site plans or floor plans must first be approved by the offices of zoning administration and building inspection and must be submitted in writing and approved prior to commencement of any construction related to the proposed amendment. (Code 1953, §28-69; Ord. #1962-19, §28-18.1; Code 1973, §36-25; SFCC 1981, §3-6-2)

14-8.3 Zoning Permits Required; Issuance. No building or other structure shall be erected, moved, added to or structurally altered without a zoning permit issued by the office of zoning administration. A zoning permit shall not be issued by the office of zoning administration except in conformity with the provisions of this chapter. (Ord. #1962-19, §28-7.3; Code 1973, §36-26; SFCC 1981, §3-6-3)

14-8.4 Applications for Zoning Permits.

A. All applications for zoning permits shall be accompanied by plans in triplicate, drawn to scale, showing the actual dimensions and shape of the lot to be built on; the exact size and locations on the lot of all buildings already existing and which are to be retained and which are to be demolished, if any; and the location and dimensions of the proposed building or alteration.

B. The application and plans shall include such other information as lawfully may be required by the office of zoning administration, including existing or proposed uses of the building and land, the number of families, housekeeping units or rental units the building is designed to accommodate; conditions existing on the lot and on nearby lots; and such other matters as may be necessary to determine conformance with and provide for the enforcement of this chapter.

C. The office of zoning administration will retain one (1) approved set of plans and will forward two (2) approved sets of plans to the office of building inspection. One (1) set of plans will be returned to the applicant after it is reviewed and approved; the other set will be retained by the office of building inspection.
(Ord. #1962-19, §28-7.4; Code 1973, §36-27; SFCC 1981, §3-6-4)

14-8.5 Expiration.

A. If the work described in any zoning permit has not begun within one (1) year from the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons affected.

B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

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Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

Mr. Gordon:

From the contents of your letter I understand that you do not intend to provide the necessary and required submittals to amend your building permit as required by Santa Fe City Code (Section 14-8.2 SFCC 1987, see Exhibit A). As a result, the stop work order which was issued on January 9, 1997 will not be lifted.

Staff maintains the position that the contractor, architect, and associated parties have deviated from building permit #96-574 as outlined in previous correspondence (First Notice of Violation and Second Notice of Violation Letters).

Please notify me by **4pm 7 February 1997** if you intend to appeal this determination to the Historic Design Review Board, as allowed by Santa Fe City Code (Section 14-70.25 SFCC 1987, see Exhibit B). The next Historic Design Review Board meeting at which this case can be heard is February 25, 1997. If you do not intend to appeal, staff has no choice but to summons the above parties into municipal court (Section 1-3.3 SFCC 1987, see Exhibit C).

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
Anne M. Condon, Planning Division Team Leader
Rudy Gallegos, Inspections and Enforcement Team Leader
Phil Santistevan, Historic Districts Building Inspector
Steven J. Melander-Dayton, Owner
Victor Johnson, Architect
Mark Basham, City Attorney

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EXHIBIT A

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B. If the work described in any zoning permit has not been substantially completed within two (2) years of the date of issuance thereof, the permit shall expire and be cancelled by the office of zoning administration. Written notice thereof shall be given to the persons

EXHIBIT B

area for parking of cars of those who will make use of the area. The board's recommendation to the governing body shall include a statement of the available parking space. (Ord. #1957-18, §14; Code 1973, §36-323; Code 1981, §3-29-12; Ord. #1982-63, §25; SFCC 1981, §3-29-12)

14-70.25 Planning Division; Appeals. Appeals based on action taken by the planning division shall be heard by the board at its next regular meeting after the appeal is filed. Appeals may be filed by the applicant and must be filed within seven (7) days of the division's action. The grounds for any such appeal shall be limited to a disagreement with the determination made by the division under the procedures or required standards set forth in this section. Notice of the time and place of each such appeal shall be given by the division. All appeals shall be in writing and shall state the specific standard or procedure that is being appealed. (Ord. #1982-63, §26; SFCC 1981, §3-29-12.1)

14-70.26 Governing Body; Appeals.

A. Appeals from the decision of the board may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the board in enforcement of this section or applicable rules or regulations. Such an appeal when taken shall stay all proceedings unless the officer, department, board or bureau from whom the appeal is taken certifies that a stay would cause imminent peril to life or property. Appeals from the findings and recommendations of the board on all matters under this section shall be taken to the governing body and the procedure, including the requirement of a public hearing, shall be the same as prescribed under subsection 14-7.4 of this chapter and by the laws of the state.

B. The grounds for the appeal shall be limited to a disagreement with the determination made by the board under the procedures or standards set forth in this section. Appeals shall be in writing and shall state the specific standard or procedure that is being appealed. The appeal shall be filed within seven (7) calendar days of the meeting at which the board made the decision being appealed. Building permits shall not be granted until the appeal filing period is completed. (Ord. #1957-18, §15; Code 1973, §36-324; Code 1981, §3-29-13; Ord. #1982-63, §27; SFCC 1981, §3-29-13)

14-70.27 Sign Regulations; Definitions. As used in the H District Ordinance:

Erect means build, construct, attach, hang, place, suspend, affix and includes the painting of wall signs.

Facing or *surface* means surface of the sign on, against or through which the message is displayed or illustrated.

EXHIBIT C

1-3.2 Reserved. (Superseded by subsection 1-3.1)

Editor's Note: For state law authorizing city to impose fines, punishment or both, see §3-17-1 NMSA 1978.

1-3.3 Code Violations; Summons to Appear in Court; Arrest Warrant.

A. In cases involving violations of the Santa Fe City Code of 1987 or other municipal ordinances not amounting to a breach of the peace, the first process shall be a citation or summons requiring the party charged to appear before the municipal court, at a time fixed in the citation or summons. Upon the failure of the party charged to appear, a warrant for his arrest shall be issued by the municipal judge for the offense specified in the citation or summons, commanding that the party charged be arrested and proceedings had as in the case when arrest is made upon a warrant in the first instance.

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(Ord. #1963-4, §1; Code 1973, §1-7; SFCC 1981, 1-1-17)

Editor's Note: For related state law, see §35-15-3 NMSA 1978.

1-3.4 Provision for Suspension of Sentence; Probation.

A. Upon entry of a plea of guilty or upon a judgment of conviction, the municipal court may suspend in whole or in part the execution of sentence; or may place the defendant on probation for a period not exceeding one year on terms and conditions which the court deems best; or the court may do both.

B. Suspension of execution of the sentence, or probation, or both, shall be granted only when the municipal judge is satisfied it will serve the ends of justice and of the public.

C. Upon successful completion of the terms and conditions of probation, the liability of the defendant who has been placed on probation for any fine or other punishment imposed shall be fully discharged.
(Ord. #1961-21, §1--3; Code 1973, §1-8; SFCC 1981, §1-1-18)

Editor's Note: For state law authorizing suspension, see §35-15-14 NMSA 1978.

City of Santa Fe, New Mexico

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Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
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7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

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Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
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Phil Santistevan, Historic Districts Building Inspector
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EXHIBIT A

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VICTOR JOHNSON
ARCHITECT

City of Santa Fe Building Inspection
P.O. Box 909
Santa Fe, NM 87504
attn: Rudy Gallegos, Division Chief

22 November, 1996
Permit 96-574
516 Alto Street
Wall Analysis

Dear Mr. Gallegos:

You met at the site last Wednesday, November 20th, with the contractor, Michael Gonzales, to inspect the bond beam for the new masonry parapet required by the City for most of the common west wall of the project at 516 Alto. The preparation for the bond beam and the reinforcing steel pattern were, according to Mr. Gonzales, approved by you.

As you walked through the building with Mr. Gonzales, you questioned the need for wood or concrete bond beams below the level of the beam bearing. This would be a new requirement for this project and has not been required by any permit review to this point. This work was not a part of the review comments when the permit was issued. When you and Phil Santistevan and I met to discuss a fire protective alternative to the parapet, the only bond beam discussed or required was the bond beam as part of the parapet.

James Hands, P.E. and Structural Engineer has reviewed the wall height to thickness ratios of the adobe walls and analysed their structural capacity. His report, dated 11/22/96, is attached. He states that all walls are below the code allowed ratio of 10 and that the building is structurally safe and will support all required loading.

Mr. Gonzales is attempting to get the roof on the project prior to bad weather. The structural analysis is provided to answer your question about whether it is necessary to insert bond beams. As you may know, the project team and owner have made every effort to accomodate all requirements of the many reviews for this project. Please call Mr. Gonzales at 983-7405 and let him know if he can proceed. I appreciate your consideration of this matter.

Victor Johnson, AIA

cc: Steve Melander-Dayton, Mike Gonzales, & Jim Hands, with enclosure

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE · FAX 505•983•5667

Red Mountain Engineers, Inc.
Engineers • Surveyors

November 22, 1996

Mr. Victor Johnson
355 East Palace Avenue
Santa Fe, New Mexico 87501

RE: 516 ALTO STREET RENOVATION
SANTA FE, NEW MEXICO

Dear Mr. Johnson:

At your request, I visited the above referenced building to look at the adobe walls and their construction. Mr. Michael Gonzales has provided our office with the drawings which show the thickness of the walls. All the walls are within the code allowable braced heights.

The code ratio allowed is a height to thickness of 10. The highest ratio in the building is 9.8. The remaining walls are 5.5, 9.167 and 7.438. The bearing loads are very small, with the largest being 5 psi. This is substantially lower than the 30 psi allowed by code.

The existing adobe walls have supported this magnitude of load. The new remodel drawings actually *add* walls perpendicular to the existing walls creating additional bracing. The existing walls have a 1 by wood plate at the bearing elevations.

Although the walls do not have a bond beam as recommended in the codes, I feel, based on the items as noted above, that the building is structurally safe and will support all required loading.

I have also added, for your review, some comments from the Getty Seismic Adobe Program, which shows the rating on these walls are thick and moderate and get good ratings against movement.

If you have any further questions, please contact me.

Sincerely,

James A. Hands

James A. Hands, P.E.
Vice President

JAH/jh

enclosure

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 11-22-96

patterns and (b) the principle modes of failure. Retrofit measures can then be designed to prevent the modes of failure and reduce the relative displacements of adjacent cracked sections of the building.

Characterization of Adobe Walls

For the purposes of this paper, general categories of wall thicknesses are listed in Table 1. The Slenderness Ratio (S_L) is the ratio of wall height to wall thickness.

Table 1:
Categories of Walls by Slenderness Ratios (S_L)

Description	S_L	Comments
Very Thick	<4	Almost impossible to overturn.
Thick	4-6	Typical of historic buildings and very difficult to overturn.
Moderate	6-9	Some inherent stability; simple retrofit measures can stabilize.
Thin	9-12	More invasive procedures may be needed to stabilize.
Very Thin	>12	Very fragile adobe walls; difficult to stabilize.

As part of the Getty Seismic Adobe Program (GSAP), a survey of historic adobe buildings in California was conducted. The majority of extant historic adobes constructed during the Spanish Colonial period (between the late 1700's to the mid-1800's) have walls with slenderness ratios of approximately 5. The same slenderness ratios were found in the walls of historic adobe churches built during the 1800's in New Mexico. There are also many historic buildings in California with walls that have slenderness ratios between 6 and 8.

Seismic Behavior of Adobe Buildings

The seismic performance of moderate- to thick-walled adobe buildings is just beginning once cracks have developed. While still elastic, the dynamic behavior of an adobe building is characterized by small displacements and high frequencies. Once the walls have been damaged, the displacements increase by orders of magnitude, and the frequencies of vibration drop dramatically.

Steven J. Melander-Dayton
Post Office Box 9480
Santa Fe, New Mexico 87504

RECEIVED
JAN 16 1997

January 16, 1997

Via Hand-Delivery

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 516 Alto Street

Dear Ms. Pierson:

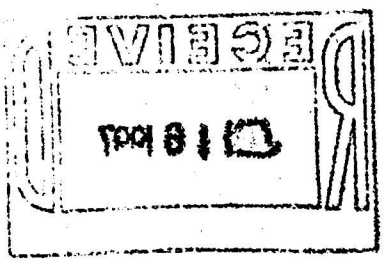
Thank you for your letter of January 13, 1997 regarding the stop-work order on the renovation of 516 Alto Street. I am writing both to acknowledge receipt of your letter and to inform you that a more substantive response to your concerns will be forthcoming. I have instructed my architect, contractor, and engineering consultants to address each of the matters raised in your letter and provide you with the information which you have requested.

As you are aware, since the inception of this project, my construction team and I have worked closely, openly, and cooperatively with City officials, neighbors, and the Historic Santa Fe Foundation to address legitimate issues associated with the renovation of 516 Alto Street. Please be assured that this effort will continue.

Briefly, our detailed response will discuss the following matters:

(1) We will provide you with an engineered drawing and specifications for the parapet. Upon completion of the roof, the parapet will not exceed thirty (30) inches. Moreover, I must respectfully disagree with your statement that the parapet poses a threat to the public welfare. To the contrary, the parapet detail was included in the project plans in the first place at the specific request of City officials to allay fire safety concerns.

(2) We are unaware of any agreement with City officials to construct an alternative to the parapet. Additionally, we received no instructions or demand from the City on October 18, 1996 that an alternative to the parapet be built. As set forth above, the parapet was included in the project plans and those plans were then approved by the City. I understand that Mr. Gallegos personally inspected the steel work for the parapet prior to the pour of the bond beam and approved that work.



(3) With regard to the roofing system, we will provide you with appropriate engineering and technical data supporting the architect's judgment that many of the old beams and much of the planking in the building had deteriorated to the point at which they had become unsafe and unusable. To the extent practicable, all of the old beams and planking will be preserved or used elsewhere in the project. I am sure, however, that you share our concern for the workplace safety of the fine craftspersons and workers on this project.

We anticipate providing you with a detailed response to your letter, along with the accompanying engineering, architectural, and technical data, in the very near future. In the interim, please do not hesitate to contact my architect, Victor Johnson, if you have any questions or additional comments.

Very Truly Yours,

Steven J. Melander-Dayton

Steven J. Melander-Dayton

xc: Victor Johnson

MACDONNELL GORDON

February 7, 1997

VIA FACSIMILE

Heather L. Pierson
Historic Districts Case Planner
Santa Fe City Hall
200 Lincoln
Santa Fe, New Mexico 87501

Re: 516 Alto Street Project

Dear Ms. Pierson:

This is in response to your facsimile letter which I received this morning at Mr. Johnson's office. Regrettably, you have continued your practice of misstating the facts and misapprehending the law.

All necessary and required submittals have been provided to you, and there is no legal or factual necessity for amending the existing building permit. There has been no deviation from the terms of the plan and/or the building permit.

With regard to the five (5) hour appeal deadline which you have arbitrarily imposed, please be informed that we will appeal your arbitrary "determination." Interestingly, none of your previous correspondence has referenced City Code Section 14-70.25, nor have you referred to any appeal rights until today. My indication of an intent to appeal does not waive Mr. Melander-Dayton's rights to perfect an appeal under the appropriate provisions of the City Code. Subject to a reasonable opportunity to review the section you have referenced, I do not concede your characterization of the proper appeal process.

Very truly yours,

MacDonnell Gordon

City of Santa Fe, New Mexico

memo

DATE: 6 May 1996

TO: Rudy Gallegos, Inspections and Enforcement Team Leader

FROM: Heather L. Pierson, Planner II HP

VIA: Mary J. Grzeskowiak, Planner III

SUBJECT: Request for use of UBC Code 104 F at 516 Alto Street (Permit 96-574)

I would like to request a review of alternatives (UBC Code 104F) with reference to a required 30-inch parapet for the northwest building on the subject site (labeled "Conference Room" on plans).

The subject structure has been designated as contributing, and a 30-inch parapet would impact its historic status. In addition, the parapet would also impact the historic streetscape.

I am only requesting the parapet alternative (waiver) on the front building. Compliance with the UBC on the rear building will not result in a negative impact on the building or the streetscape.

Thank you for your consideration of this matter.

Attachments: Historic Building Survey Forms

XC: Gilbert Catanach, Building Plan Reviewer
File H-95-122

11368

building threatened? yes	surveyed date 8/85 by SC	county SANTA FE	ID no. 051613283
field map SFHD #7	number 283	UTM reference zone 12 13	easting northing

location description: 516 Alto

city/town: SANTA FE

~~land grant/reservation~~

building name:

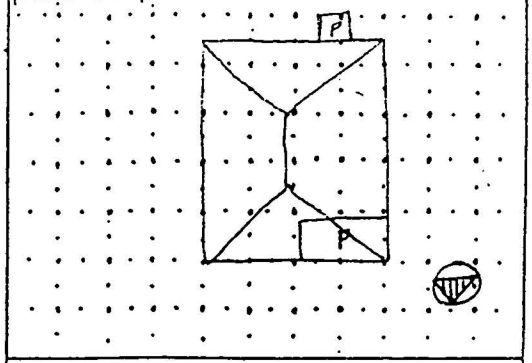
legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

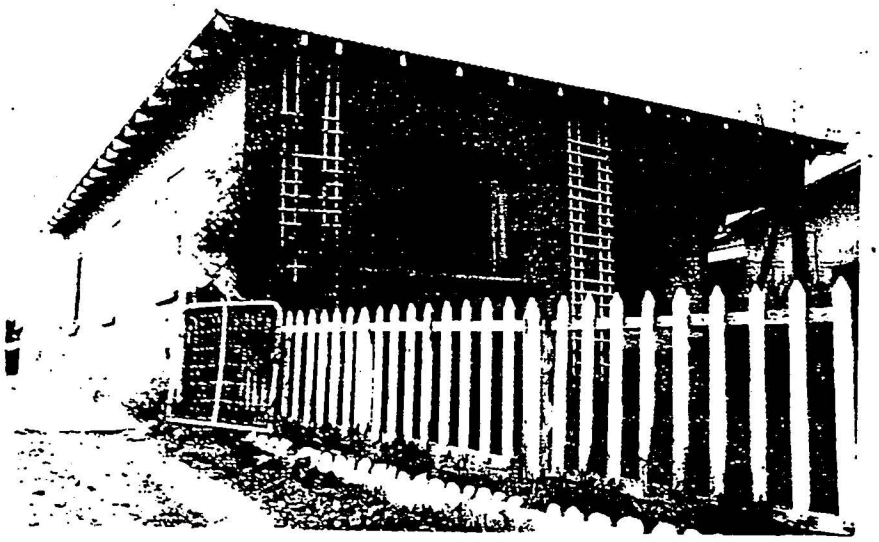
film roll: by SC no. SFHD # 9

negative nos.: 18

loc. of neg.: HPB

plan shape





date of construction: Pre'28 estimate ___ actual

source:

use: present ✓ residential; other ___; historic ✓ residential; other ___

condition: ___ excellent ___ good ✓ fair ___ deteriorating

style: [illegible]

foundation material: conc.

wall material/surface: adobe/stucco

degree of remodeling: ___ minor ___ moderate ___ major

describe:

architectural features: low hip rf. w/ extended eaves & expos'd joists - corrugated metal rf

[illegible] w/ conc log sill

[illegible]

surroundings: res.

relationship to surroundings: ✓ similar ___ not similar

district potential: ✓ yes ___ no

significance: ___ eligible ✓ of interest ___ none

if eligible, why? contrib.

comments:

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? yes

building threatened? yes	surveyed date 8/85 by SL	county SANTA FE	ID no. 051613284
field map SFHD #7	number 284	UTM reference zone 12 13 easting	northing

location description
518 Alto
516 1/2

city/town
SANTA FE

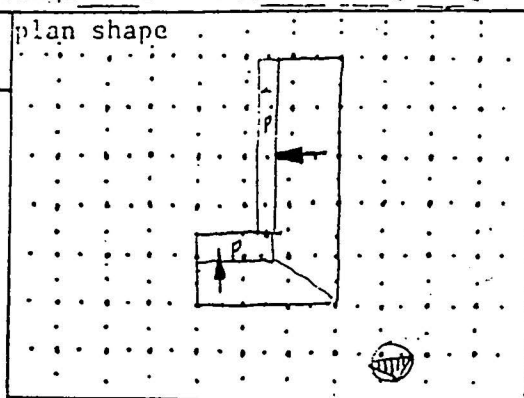
~~land grant/reservation~~

building name

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

film roll by SL no. SFHD #9	negative nos. 17	loc. of neg. HPB

plan shape





date of construction
19th C. estimate _____ actual
source

use
present ✓ residential
other _____
historic ✓ residential
other _____

condition
___ excellent ✓ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style
NMEV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing

[illegible] lits
[illegible] tandem + single
rear porch shed rf on expos'd lintel, round posts

comments
E wing of E Vigil House

surroundings
res.

relationship to surroundings
✓ similar ___ not similar

district potential
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significance
___ eligible ✓ of interest ___ none
if eligible, why?
contrib.

associated buildings? ✓ yes
what type?
garage
if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

7 February 1997

MacDonnell Gordon
Attorney and Counselor at Law
18 Melado Drive
Santa Fe, NM 87505

Mr. Gordon:

From the contents of your letter I understand that you do not intend to provide the necessary and required submittals to amend your building permit as required by Santa Fe City Code (Section 14-8.2 SFCC 1987, see Exhibit A). As a result, the stop work order which was issued on January 9, 1997 will not be lifted.

Staff maintains the position that the contractor, architect, and associated parties have deviated from building permit #96-574 as outlined in previous correspondence (First Notice of Violation and Second Notice of Violation Letters).

Please notify me by **4pm 7 February 1997** if you intend to appeal this determination to the Historic Design Review Board, as allowed by Santa Fe City Code (Section 14-70.25 SFCC 1987, see Exhibit B). The next Historic Design Review Board meeting at which this case can be heard is February 25, 1997. If you do not intend to appeal, staff has no choice but to summons the above parties into municipal court (Section 1-3.3 SFCC 1987, see Exhibit C).

Sincerely,

Heather L. Pierson
Historic Districts Case Planner

XC: Richard Moore, City Manager's Office
Anne M. Condon, Planning Division Team Leader
Rudy Gallegos, Inspections and Enforcement Team Leader
Phil Santistevan, Historic Districts Building Inspector
Steven J. Melander-Dayton, Owner
Victor Johnson, Architect
Mark Basham, City Attorney

b:\corr2\hlp\altodec.apl

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Fax

To: Heather L. Pierson

Of: Histonic Districts

Fax: 505/984-6829

Phone: 984-6500

Pages: 1, including this cover sheet.

Date: February 7, 1997

From the desk of...

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 3/7/97

Number of pages including cover sheet: 14

To: Lois Snydermann, HSFF

Phone: 983 2567

Fax phone: 983 2567

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

I wanted to let you know what was up with 516 Alto Street. Mark Basham said we can expect the lawyer to appeal my decision to the Historic Design Review Board. So... this is an opportunity for this matter to be brought to a Public hearing.

Feel free to call me if you have any questions.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 7/4/97

Number of pages including cover sheet: 7

To: Steve Milander Dayton

Phone: 983 2124

Fax phone: 9821512

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

FYI.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 2/4/97

Number of pages including cover sheet: 7

To: Vic Johnson

Phone: 9833667

Fax phone:

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

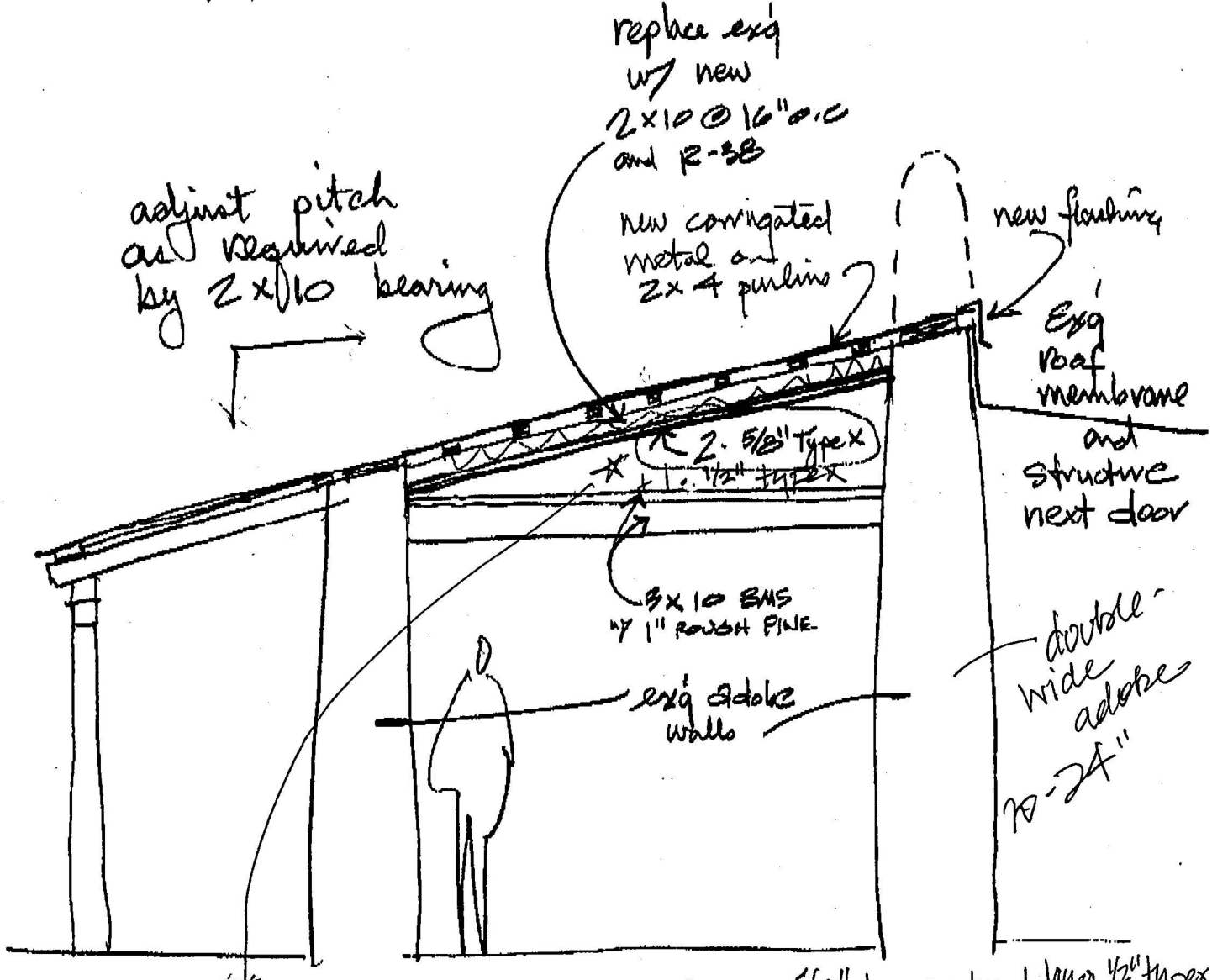
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

FYI.

516 AUTO

12/6/96



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft —— to Phil S - 986 6910 fax

12/6/96 think everyone would be happy with this?

fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santistevan & Heather Pierson to view mock-up/string line of revised roofing treatment. 12/6/96

City of Santa Fe, New Mexico

Planning Division
Planning & Land Use Department
P. O. Box 909, 200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
(505)984-6605

Facsimile

FAX NUMBER: (505) 986-6910

DATE: 12/6/96

DELIVER TO: Vic Johnson

COMPANY:

TELEPHONE No.: 983 5667

FAX No.: 983 5667

TOTAL SHEETS: 2

(including cover sheet)

REMARKS: If you have any questions, feel free to call me. I made sure to note that Phil and I want to see the mock-up/ string line for new roofing system.

FROM: Arthur Pierson

fax3.ppt

VICTOR JOHNSON
ARCHITECT

City of Santa Fe Building Inspection
P.O. Box 909
Santa Fe, NM 87504
attn: Rudy Gallegos, Division Chief

22 November, 1996
Permit 96-574
516 Alto Street
Wall Analysis

Dear Mr. Gallegos:

You met at the site last Wednesday, November 20th, with the contractor, Michael Gonzales, to inspect the bond beam for the new masonry parapet required by the City for most of the common west wall of the project at 516 Alto. The preparation for the bond beam and the reinforcing steel pattern were, according to Mr. Gonzales, approved by you.

As you walked through the building with Mr. Gonzales, you questioned the need for wood or concrete bond beams below the level of the beam bearing. This would be a new requirement for this project and has not been required by any permit review to this point. This work was not a part of the review comments when the permit was issued. When you and Phil Santistevan and I met to discuss a fire protective alternative to the parapet, the only bond beam discussed or required was the bond beam as part of the parapet.

James Hands, P.E. and Structural Engineer has reviewed the wall height to thickness ratios of the adobe walls and analysed their structural capacity. His report, dated 11/22/96, is attached. He states that all walls are below the code allowed ratio of 10 and that the building is structurally safe and will support all required loading.

Mr. Gonzales is attempting to get the roof on the project prior to bad weather. The structural analysis is provided to answer your question about whether it is necessary to insert bond beams. As you may know, the project team and owner have made every effort to accomodate all requirements of the many reviews for this project. Please call Mr. Gonzales at 983-7405 and let him know if he can proceed. I appreciate your consideration of this matter.

Victor Johnson, AIA

cc: Steve Melander-Dayton, Mike Gonzales, & Jim Hands, with enclosure

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE / FAX 505•983•5667

Red Mountain Engineers, Inc.
Engineers • Surveyors

November 22, 1996

Mr. Victor Johnson
355 East Palace Avenue
Santa Fe, New Mexico 87501

RE: 516 ALTO STREET RENOVATION
SANTA FE, NEW MEXICO

Dear Mr. Johnson:

At your request, I visited the above referenced building to look at the adobe walls and their construction. Mr. Michael Gonzales has provided our office with the drawings which show the thickness of the walls. All the walls are within the code allowable braced heights.

The code ratio allowed is a height to thickness of 10. The highest ratio in the building is 9.8. The remaining walls are 5.5, 9.167 and 7.438. The bearing loads are very small, with the largest being 5 psi. This is substantially lower than the 30 psi allowed by code.

The existing adobe walls have supported this magnitude of load. The new remodel drawings actually *add* walls perpendicular to the existing walls creating additional bracing. The existing walls have a 1 by wood plate at the bearing elevations.

Although the walls do not have a bond beam as recommended in the codes, I feel, based on the items as noted above, that the building is structurally safe and will support all required loading.

I have also added, for your review, some comments from the Getty Seismic Adobe Program, which shows the rating on these walls are thick and moderate and get good ratings against movement.

If you have any further questions, please contact me.

Sincerely,

James A. Hands

James A. Hands, P.E.
Vice President

JAH/jh

enclosure

JAMES A. HANDS NEW MEXICO 6151 REGISTERED PROFESSIONAL ENGINEER 11-22-96

patterns and (b) the principle modes of failure. Retrofit measures can then be designed to prevent the modes of failure and reduce the relative displacements of adjacent cracked sections of the building.

Characterization of Adobe Walls

For the purposes of this paper, general categories of wall thicknesses are listed in Table 1. The Slenderness Ratio (S_L) is the ratio of wall height to wall thickness.

Table 1:
Categories of Walls by Slenderness Ratios (S_L)

Description	S_L	Comments
Very Thick	<4	Almost impossible to overturn.
Thick	4-6	Typical of historic buildings and very difficult to overturn.
Moderate	6-9	Some inherent stability; simple retrofit measures can stabilize.
Thin	9-12	More invasive procedures may be needed to stabilize.
Very Thin	>12	Very fragile adobe walls; difficult to stabilize.

As part of the Getty Seismic Adobe Program (GSAP), a survey of historic adobe buildings in California was conducted. The majority of extant historic adobes constructed during the Spanish Colonial period (between the late 1700's to the mid-1800's) have walls with slenderness ratios of approximately 5. The same slenderness ratios were found in the walls of historic adobe churches built during the 1800's in New Mexico. There are also many historic buildings in California with walls that have slenderness ratios between 6 and 8.

Seismic Behavior of Adobe Buildings

The seismic performance of moderate- to thick-walled adobe buildings is just beginning once cracks have developed. While still elastic, the dynamic behavior of an adobe building is characterized by small displacements and high frequencies. Once the walls have been damaged, the displacements increase by orders of magnitude, and the frequencies of vibration drop dramatically.

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 1/21/97 4:40pm

Number of pages including cover sheet: 10

To: Vic Johnson

Phone: 9835667

Fax phone: 983-6667

CC:

From: Heather L. Pierson

Historic Preservation Planning

City of Santa Fe, New Mexico

200 Lincoln Avenue

P.O. Box 909

Santa Fe, NM 87504-0909

Phone: (505) 984-6809

Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

You will receive a copy of this on the mail, but I wanted to give you advance notice to give you as much time as possible.

fax memo 986-6910

to: City of Santa Fe - Planning
Phil Santisteven, Historic Districts Building Inspector
& Rudy Gallegos, Inspec & Enforcement Team Leader

17 January, 1997
re: 516 Alto Street
East Building
permit # 96-574

Dear Phil:

When the red tag was issued, you said that work could continue on the east building since there were no problems there. My electrician would like to continue and my crew can work on the final framing and roof. Please initial the O.K. below and fax back to me so I will have some assurance that the stop work-order on 516-1/2 (the west building next to Ms. White's) will not be interpretted as applying to 516. Thank you.

Michael Gonzales, Contractor
fax: 983-7405 *51

---

approved: Phil Santisteven, City of Santa Fe

NOTE! Phil & I discussed The RED TAG ISSUE Verbally on 1/21/96. He ADVISE ME THAT since the permit WAS ONE ONE Bld. AND NOT Two. He would NOT Allow US BACK ON SITE

Permit # 96-574 MIKE

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	11/21/96	BOND BEAM	RFG	11/20/96	1:00	AE	11/21/96
_	9/26/96	ELECTRICAL, PRE-FINAL	TJM	9/26/96	8:00	AP	9/26/96
_	9/26/96	SLAB, ON GRADE	PO	9/25/96	8:00	AP	9/26/96
_	9/26/96	FOOTING	PO	9/25/96	8:00	AP	9/26/96
_	7/25/96	SLAB, ON GRADE	PO	7/25/96	8:00	DA	7/25/96
_	7/25/96	PLUMBING, DWV ROUGH	PBM	7/25/96	8:00	AP	7/25/96
_	7/09/96	FOOTING	ELT	7/09/96	8:00	AP	7/09/96

More...

F3=Exit F6=Add inspection F12=Cancel

Application number : 96 00000574 000 000
Application type . : ADDITION TO COMM/INDUST/INSTIT
Tenant number, name :
Permit type/seq . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Property address . : 516 ALTO ST

Type options, press Enter.
2=Change 4=Delete 5=View

Opt	Status Date	Inspection Description	Inspector ID	Request Date	Request Time	Results Stat	Results Date
_	6/25/96	FOOTING	JMH	6/24/96	8:00	AP	6/25/96

Bottom

F3=Exit F6=Add inspection F12=Cancel

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : B001 0001 BOND BEAM
Inspection status, date . . : INSPECTION COMPLETED 11/21/96

Inspection Results Comments
BOND BEAM ON TOP OF ROOF OK OTHER BOND BEAM NOT CODE

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

Parcel ID . . . . . : - - - - - -
Property address . . . . . : 516 ALTO ST
Appl, structure nbr . . . . : 96 00000574 000 000
Permit type, seq nbr . . . : BLDC 00 BUILDING PERMIT COMMERCIAL
Inspection type, seq nbr . : S001 0001 SLAB, ON GRADE
Inspection status, date . . : PRINTED - TO BE INSPECTED 7/25/96

Inspection Results Comments
NEED TO VERIFY REVISIONS..

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

VICTOR JOHNSON
ARCHITECT

fax memo 986-6910

to: City of Santa Fe - HDR - Planning
Ms. Heather Pierson

24 December, 1996
re: 516 Alto Street
Parapet Wall

Hello Heather:

Last Friday you left a phone message on my machine which said, in essence, that the City's position is that there are no options other than the sketch I faxed to you on 12/6. This may not actually be the case; other options may be permissible by codes. As you may recall, when we discussed that draft detail on the phone on 12/6, you said that Rudy would agree to it if an additional 1/2" layer of gypsum board were added to the two 5/8" layers shown. You may also recall that during that phone conversation, I stated that I needed then to discuss the consequences and obtain approvals from both the contractor Mike Gonzales and the owner Steve Melander-Dayton prior to accepting it as an alternative to the permit drawings. Those discussions continue and there is no agreement to proceed with the modified detail.

One alternative which does remain is to proceed according to the authorized building permit drawings which, based upon City modification and approvals including yours for HDR, require the masonry parapet 30" above the roof deck for the southern portion of the western building (that contiguous to 518). The parapet was not required for the northern structure on the west which faces the street. This is the construction as it exists and as inspected by Rudy prior to the bond beam pour. This parapet should be no surprise to anyone at the City.

Steve and Mike and I continue to seek solutions for the problems posed by this project which address the concerns of the many interested parties to the extent possible within a limited project budget and schedule. When we have explored the parapet question further, we will run a string line indicating the roof slope and call you and Phil to take a look.

Please use the fax at my main number 983-5667 rather than voice messages. Sometimes the tape gets garbled. If you or Phil think of anything, please call. Thank you for you help on this project. I still believe we are all striving for the same quality results.

Victor Johnson, AIA

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

Dale Zinn, Chair, Property Committee
The Historic Santa Fe Foundation
PO Box 2535
Santa Fe, NM 87504-2535

18 December 1996

Dear Mr. Zinn:

In response to your correspondence of 11 December, I am sorry to say that we do not yet have a mutually satisfactory solution regarding the common wall parapet separating Charlotte's and my roofs at 516 and 518 Alto St.. But let me also restate, as I did to Lois Snyderman in a phone message on 6 December and throughout our discussions about my building project, that any concerns the Foundation has are my concerns as well. I am confident that we can reach a mutually satisfactory solution to this unfortunate disagreement.

I believe that removal of the parapet is just one of several possible solutions to our conflict. I would like to propose an alternative remedy that would, I believe, address your concerns. Such remedy would also mitigate the consideral expense I have already incurred due to delay in construction and the significant costs associated with that delay.

Lastly, I would also request that no expenses of any kind that the Foundation intends to charge to me be incurred without my prior written agreement.

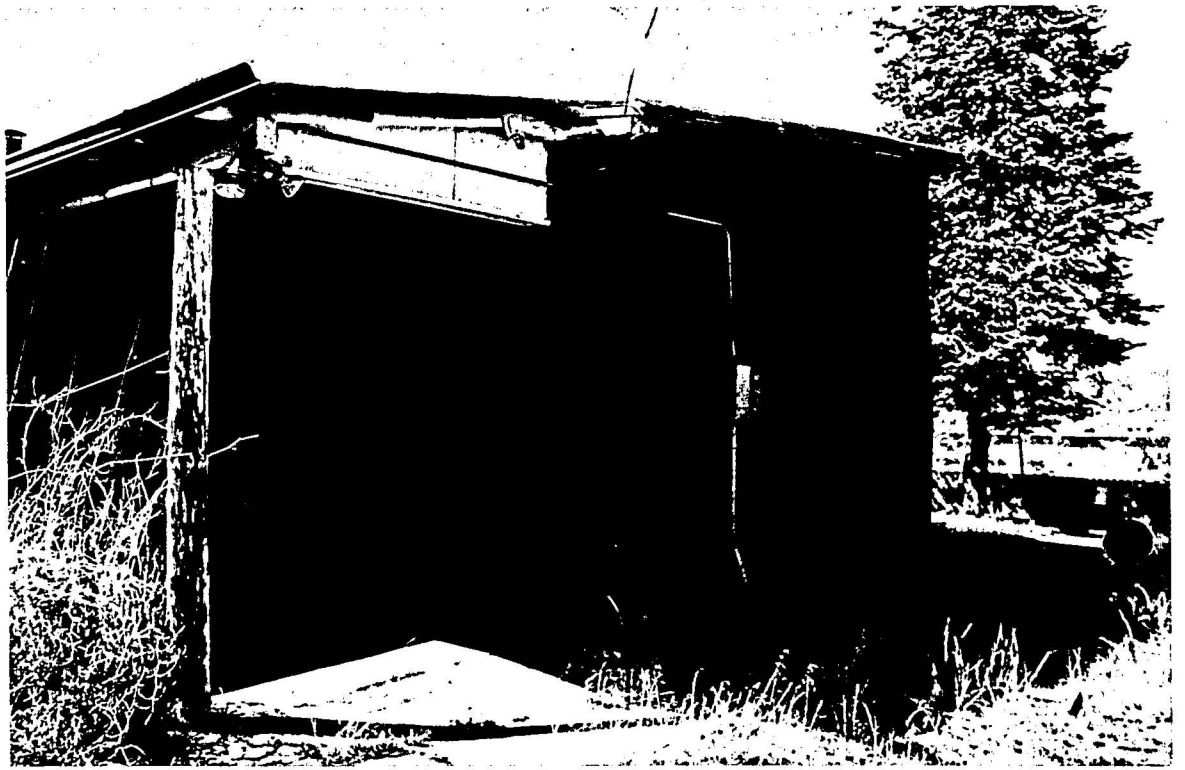
Sincerely,

Steven J. Melander-Dayton

Conv w/ Phil - 12/22
never called Pete
re: construction
technique -
tP

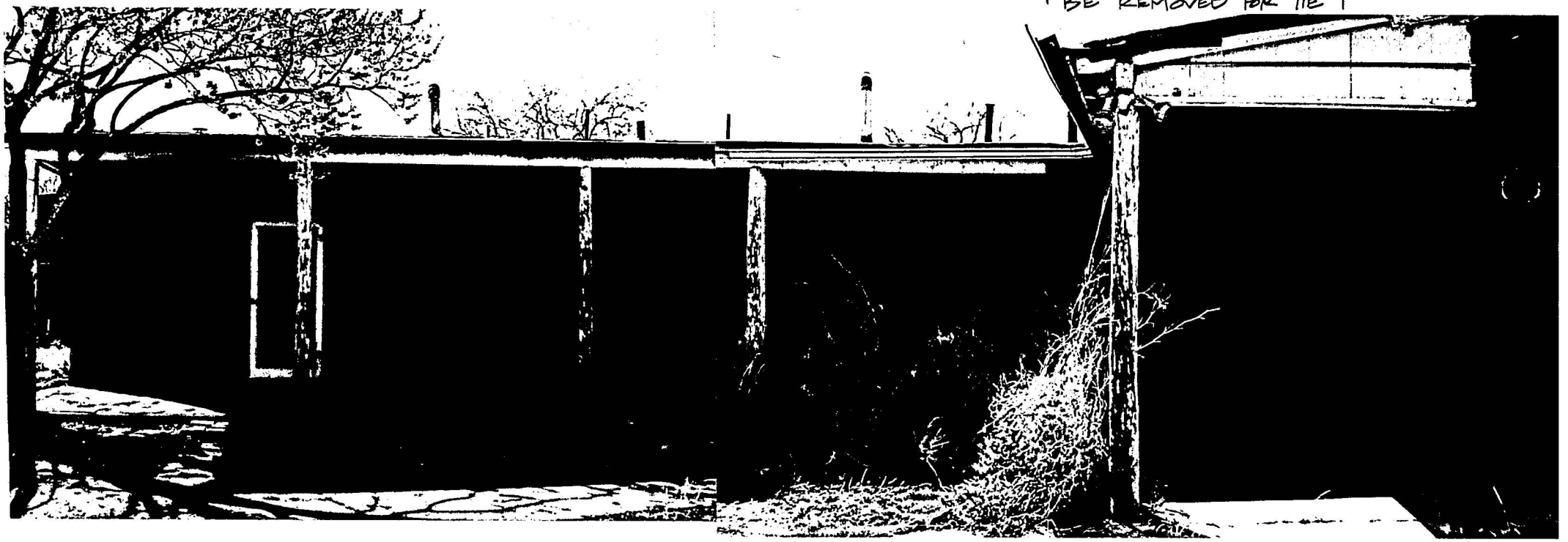
516½ ALTO STREET

EAST ELEVATION - WEST BUILDING →



ENG PORTAL OF WEST BLDG.

+ BATHROOM ADDN TO BE REMOVED FOR TIE +



City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem
Patti J. Bushee, Dist.1
Steven G. Farber, Dist. 2
Cristopher Moore, Dist. 2
Frank Montaño, Dist. 3
Art Sanchez, Dist. 3
Amy Manning, Dist. 4
Phil Griego, Dist. 4

FEBRUARY 28, 1996

Notice of Violation
Section 2005
Section 202(A)

Property Owner
316 E. Buena Vista St.
Santa Fe, NM 87501

CASE NUMBER: 96 - 330
CASE DESCRIPTION: BUILDING WITHOUT A PERMIT
ADDRESS OF VIOLATION: 316 E Buena Vista St

To: Property Owner:

This office has inspected the premises at the above address on which construction is occurring without a permit. This is in violation of Santa Fe City Code Section 7-2.2A(1):

Permits Required. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure or make any installation, alteration, repair, replacement or remodel, any building service equipment regulated by this code and the technical codes, except as specified in Subsection (b) of this section, or caused the same to be done without first obtaining a separate, appropriate permit for each building, structure or building service equipment from the building official.

You are hereby granted ten (10) working days from the date of this letter to apply for a building permit or further action will be taken. Please be advised that the permit fee will be doubled.

For permit information, please call 984-6646 or 984-6645.

Sincerely,

Phil Santistevan
Building Inspections Division

xc: Julian Grace, Department Services Coordinator

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

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 4/13/97

Number of pages including cover sheet: 14

To: Mike Gonzales, Agua Caliente
Vic Johnson, Architect

Phone: 983-7405, 983-8667

Fax phone: " "

CC:

From: Heather L. Pierson
Historic Preservation Planning
City of Santa Fe, New Mexico
200 Lincoln Avenue
P.O. Box 909
Santa Fe, NM 87504-0909
Phone: (505) 984-6809
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

As requested, the following outlines the reasons for the stop-work. If you have any questions, feel free to call me.

VICTOR JOHNSON
ARCHITECT

FACSIMILE TRANSMISSION

To: CITY OF SANTA FE
HISTORIC DESIGN REVIEW
BOARD

Date: 1-13-96

Job # 9402

Fax # 986-6910

RE: 516 ALTO ST

Attn: HEATHER PIERSON

Sender: KATHRYN

Transmitted:

Message: HEATHER - STEVE MELANDER-DAYTON WAS UNABLE TO READ THE ITEMS ON THE RED TAG. WILL YOU PLEASE PUT THE RED TAG ITEMS IN WRITING, SITING CODE SECTIONS YOU FEEL NEED TO BE ADDRESSED. THANK YOU.

IT WOULD BE HELPFUL TO US IF YOU WOULD FAX US A COPY OF YOUR LETTER.

REGARDS,
KATHRYN.

Pages transmitted including this cover: 1

Original sent: (no) yes via : mail / express

Copies to:

Please phone us at once if transmittal was not received as noted.

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•9835667

VICTOR JOHNSON
ARCHITECT

fax memo 984-6829

to: City of Santa Fe - HDR - Planning
Ms. Heather Pierson

FAXED

6 December, 1996
re: 516 Alto Street
Parapet Wall

Dear Heather:

I would like to have a meeting with you, Phil , Rudy, and Mike Gonzales (the Contractor). Suggested times: Monday ..... 12/09 - anytime after noon,
Tuesday ..... 12/10 - any time am or pm,
Wednesday . 12/11 - can't meet - out of town.

My records show that it was at an August on-site meeting with Phil and Rudy that fire protective alternatives were discussed for the rear (south) part of the structure. The front (north) part of the structure was, I believe, addressed by your May 6 memo and is reflected in the limited length of the parapet shown on the approved building permit drawings.

The building code review sheet note 1 requires us to "provide a 30" parapet on west wall (or non-combustible roof)". The proposed roof material is galvanized, corregated steel, which is non-combustible. I would like to suggest some modifications to the existing wood deck system which would improve fire resistance and possibly allow the removal or lowering of the parapet. The infill repairs to the adobe common wall also discussed with Phil and Rudy have been completed and are ready for review.

Please call my office to let me know if any of the above times are available to City staff. Thank you.

Victor Johnson, AIA

fax copy heather 986-6910

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

HISTORIC
PRESERVATION
PLANNING

FACSIMILE

Date: 1/7/97

Number of pages including cover sheet: 2

To: Lois Smydeman

Phone: 983 2567

Fax phone: 983 2567

CC:

From: Heather L. Pierson
Historic Preservation Planning
City of Santa Fe, New Mexico
200 Lincoln Avenue
P.O. Box 909
Santa Fe, NM 87504-0909
Phone: (505) 984-6809
Fax phone: (505) 986-6910

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Let me know if you need anything else. I hope the meeting goes well tomorrow. Dale had two comments on this drawing

1. Prefinish flashing
2. Existing roof has 10 year guarantee that has been violated. New repairs have to carry new 10 year warantee for HSPF.

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

VILLA RIVERA BUILDING
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-6320

TELECOPIER COVER SHEET

MACHINE MODEL: CANNON MODEL L770
TELECOPIER NUMBER: (505) 827-6338
VOICE PHONE NUMBER: (505) 827-6320

DATE: 12.6.96

TO: Heather Pearson
City of Santa Fe
H-BOARD

TELECOPIER PHONE NO.: 986-6910

TOTAL NUMBER OF PAGES: 2

RESPONSE REQUESTED BY HISTORIC PRESERVATION DIVISION X NO ___ YES

MESSAGE OR DESCRIPTION OF ITEMS SENT:

2 - COMMENTS AS SHOWN - 1. PREFINISH FLASHING
2. EXISTING ROOF HAS 6 year guarantee that has been violated.

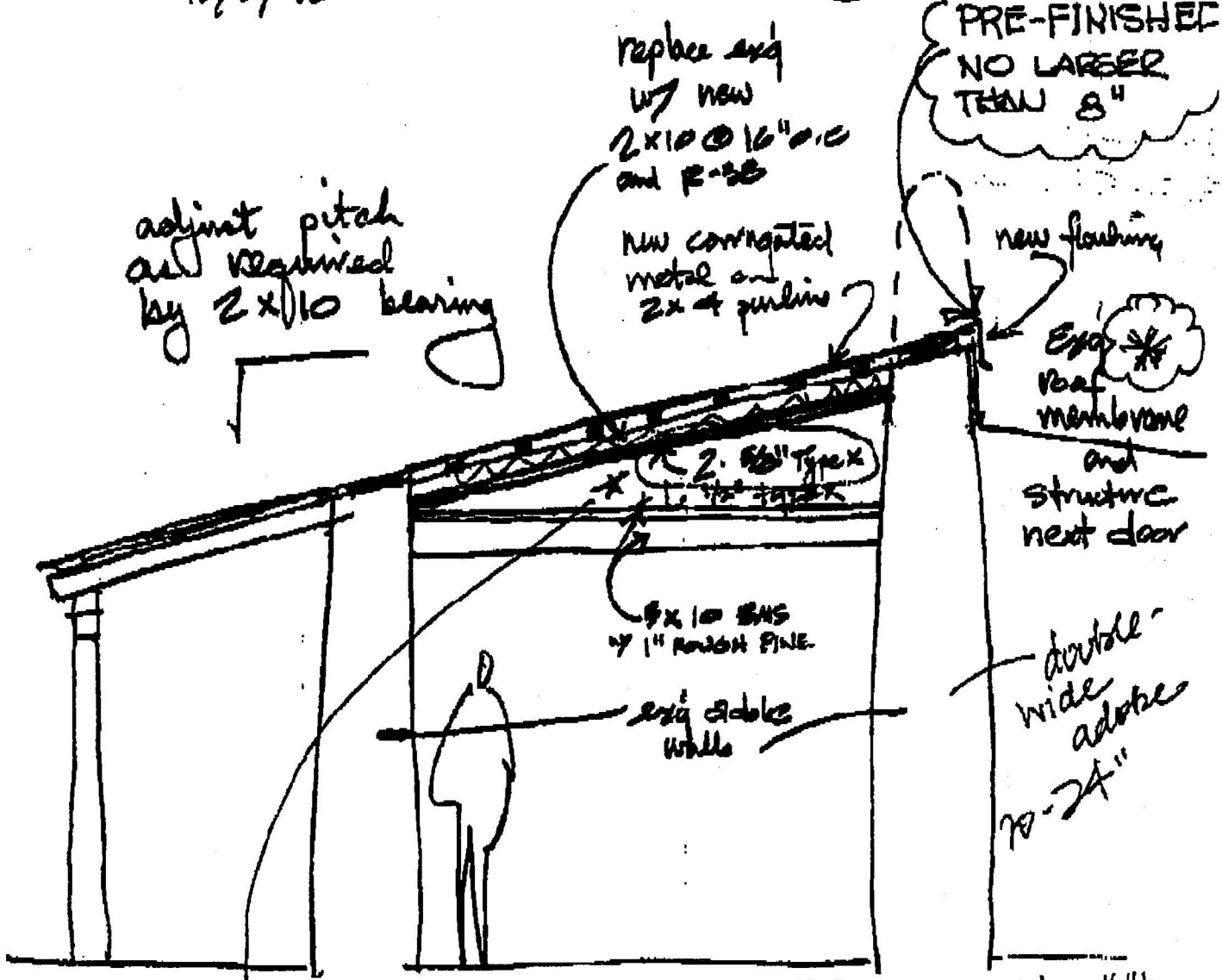
PERSON OPERATING TELECOPIER:

New Repairs to carry new 6 year warantee for HSFF.

516 AUTO
12/6/96

REPAIRS TO EXISTING ROOF TO BE GUARANTEED FOR 6 YEARS

PRE-FINISHED NO LARGER THAN 8"



→ Per Rudy Gallegos, necessary to install 2 layers 5/8" typex plus 1 layer 1/2" typex

draft —— to Phil's - 986 6910 fax

12/6/96 think everyone would be happy with this?

Fax copy - Mike Gonzales, Contractor

→ Also, it is necessary to contact Phil Santistevan & Heather Pierson to view mock-up/string line & revised roofing treatment. 12/6/96

City of Santa Fe, New Mexico

memo

DATE: 1/7/97

CONTACT: Lois Snyderman

phone number 983-2567

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto

_____ **current project?** _____ **incoming project**

(CASE # _____**)**

Vic, Steve, Dale, Mr. Vigil & Lois will meet @ 12pm 1/8/97 to talk about situation w/ parapet wall.

Lois requested illustration Vic submitted to city of 12/6/96. I faxed it to her 4:50pm 1/7/97.

d14/mrv/phonemmo

City of Santa Fe, New Mexico

memo

DATE: 4/7/96 2:20

CONTACT: Vic Johnson/Steve Melander-Dayton

phone number 983 5667

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto

✓ **current project?** _____ **incoming project**

(CASE # _____**)**

As I had not received a response from owner, I phoned Vic in an effort to obtain info on the status of parapet wall removal. Vic made the call to Steve & we had a conference call. I stated that either they could resolve the situation with the city by meeting w Rudy, Phil, and myself or we could stop the project. The agreement reached on the removal of the wall was December 6, 1996. I stated many times that they had had a month to work on the issue, and that many parties were concerned about the parapet wall's effect on the historic structures. Vic & Steve stated they wanted to meet with the property owners, the HSFF, to work on the issue. I allowed them more time to allow the HSFF

d14/mrv/phonemmo

to review the issue. I stated clearly that they needed to let me know progress or their project would be stopped. They agreed to be in communication with me on the status of HSFF meeting..

Called Dale Zinn immediately after conversation. He stated the HSFF's position was that the solution presented to the city was agreeable. He also acknowledged city codes would have to be met.

City of Santa Fe, New Mexico

memo

DATE: 1/7/97, 9:28am

CONTACT: Steven Melendez-Dayton

phone number 983-2120

STAFF: Heather Pierson, Planner II ✓
Mary Grzeskowiak, Planner III

RE: 516 Alto (parapet)

✓ **current project?** _____ **incoming project**

(CASE # H-95-122 **)**

Left phone message about need to meet on parapet wall, has been one month since agreement reached with Vic Johnson, H Pierson & Rudy Gallegos.

d14/mrv/phonemmo

City of Santa Fe, New Mexico

Planning Division
Planning & Land Use Department
P. O. Box 909, 200 Lincoln Avenue
Santa Fe, New Mexico 87504-0909
(505)984-6605

Facsimile

FAX NUMBER: (505) 986-6910

DATE: 12/16/04

DELIVER TO: Dale Zinn

COMPANY: HFD

TELEPHONE No.:

FAX No.: 827 6338

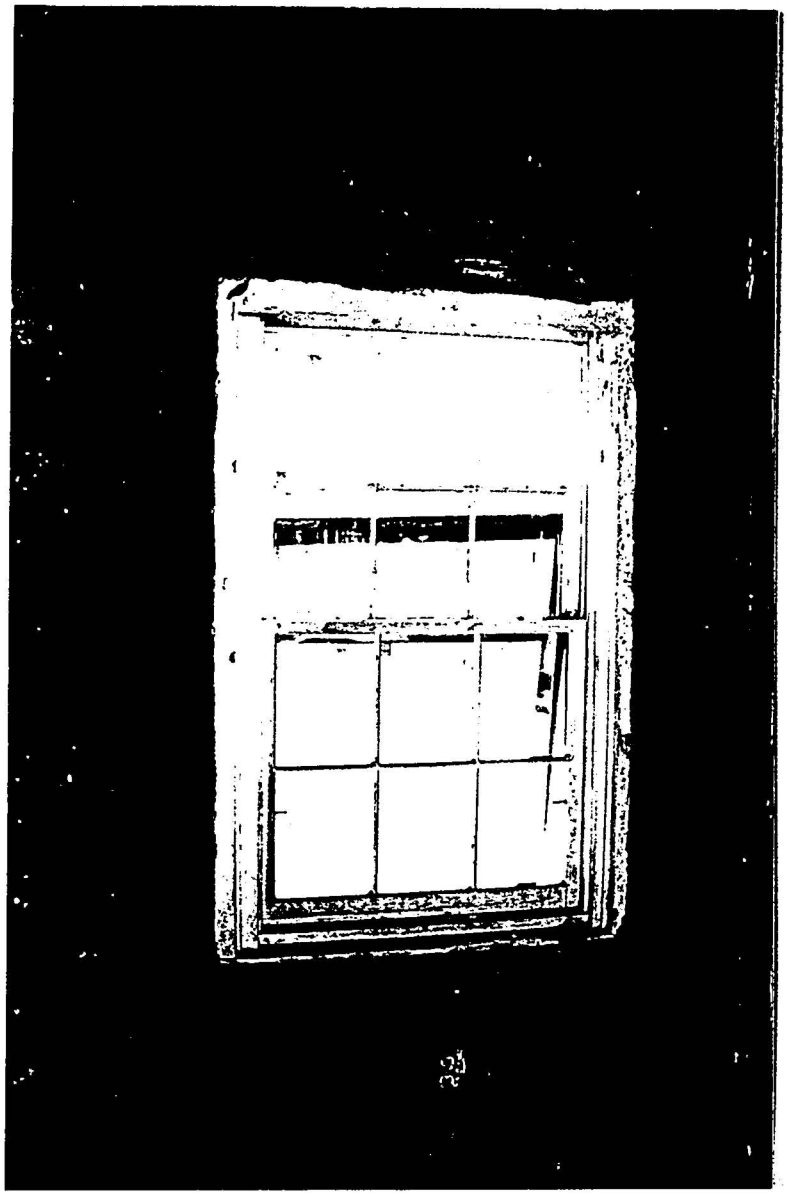
TOTAL SHEETS: 2

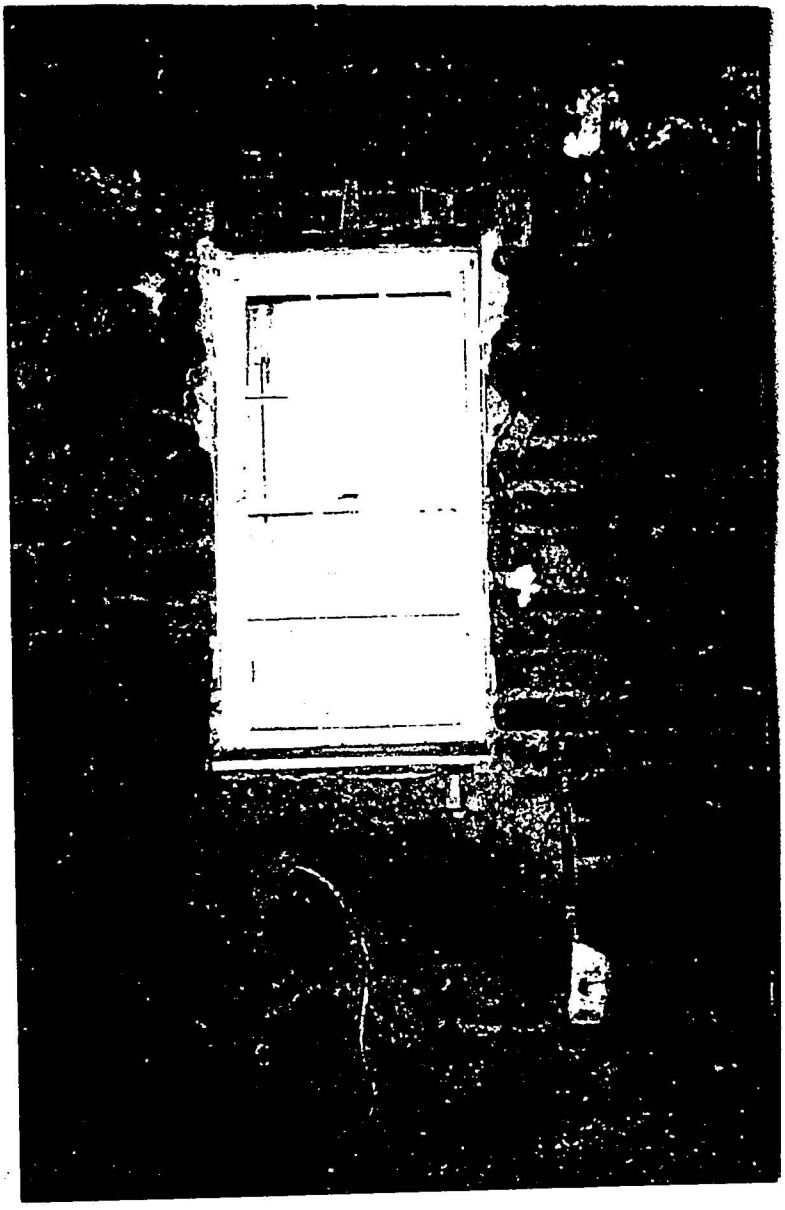
(including cover sheet)

REMARKS: If you have any questions, feel free to call me. Have a good weekend.

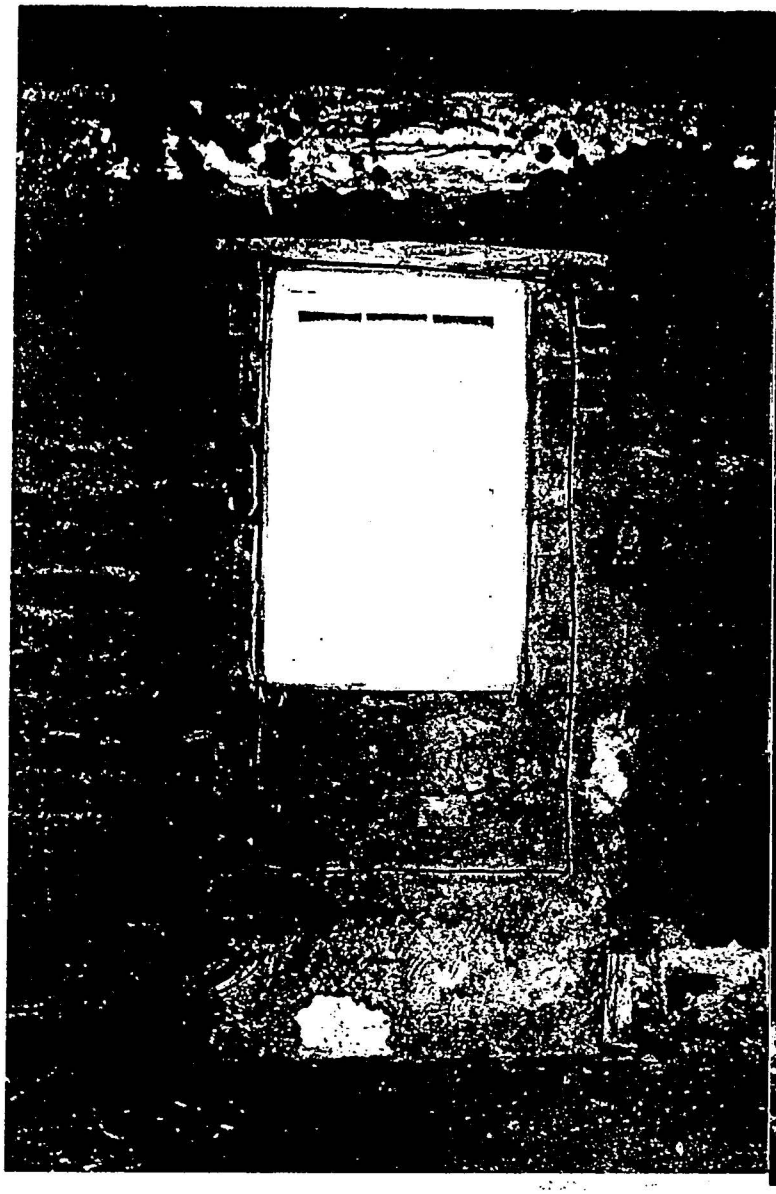
FROM: Heather Peterson

fax3.ppt

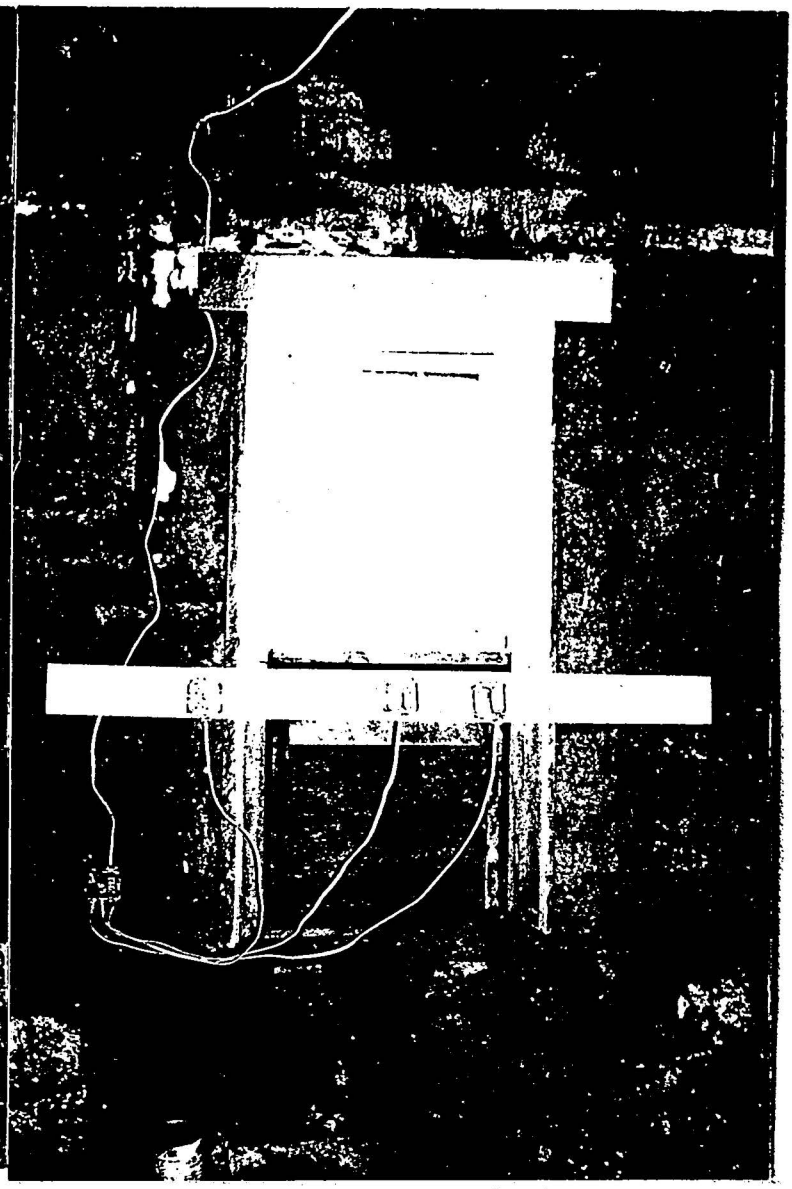




Window 4



Window 3



Window 2

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on January 23, 1996, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Heather Pierson
Planner II

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : LIGHTING PLAN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : **516 Alto St**
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
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 DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
YEAR OF CONSTRUCTION	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 23 January 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

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
x Minutes of August 8, 1995	___ Elevations
x Other HDRB Submittal 8/8/95	x Photographs
	x Other Product Literature

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for a proposed lighting plan on the subject property. The applicant is proposing to illuminate the property with three types of lights. Seventy-five watt downlights are proposed over the two entrance doors, sixty-watt decorative tin-shade pendants are proposed to illuminate the two portal areas, and sixty-watt wall sconce downlights are proposed to illuminate exterior areas as illustrated on the plans. The applicant states no high-intensity discharge quartz, sodium fixtures, floodlights, or pole-mounted luminaries will be placed on the subject property.

Staff has no concerns for the proposed lighting plan as it appears to be consistent with the residential character of the neighborhood in which the building is located. Staff recommends approval.

b:sr\hp\95122.hrb

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, 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:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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. 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 fiber glass or rolled plastic for the external surface of attached or free-standing 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;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 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 division. 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. #1983-48, §5; SFCC 1981, §3-29E-5)

H3608

building threatened?	surveyed	county	ID no.
yes	date 8/85 by [redacted]	SANTA FE	051613283

field map	number	UTM reference	easting	northing
SFHD #1	283	zone 12 13		

location description
516 Alto

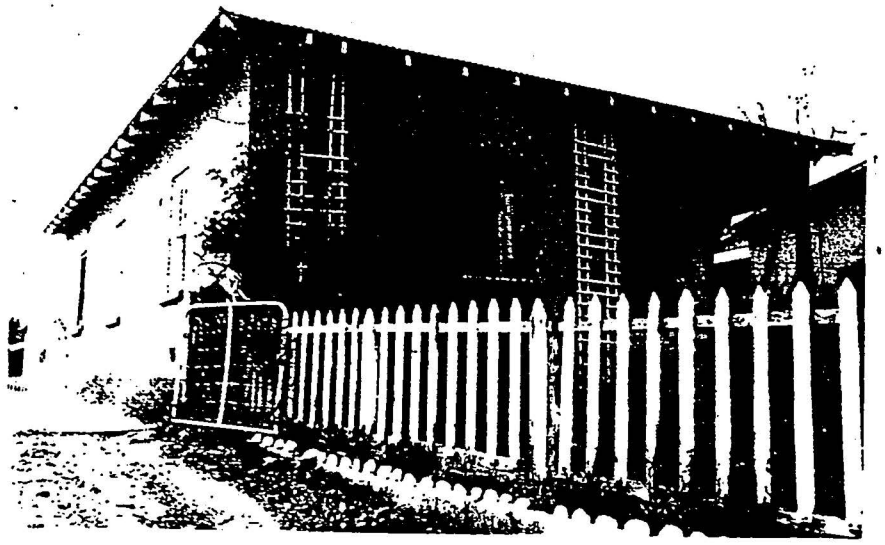
city/town
SANTA FE

land grant/reservation

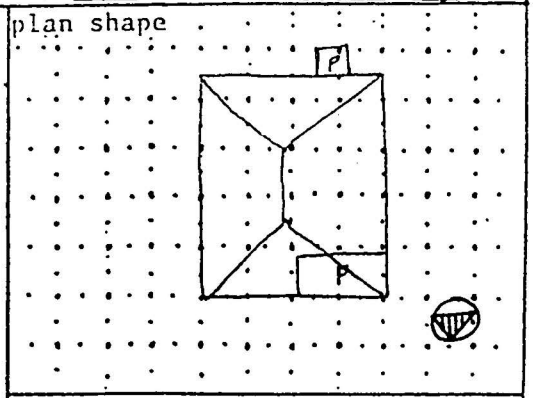
building name

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

film roll	negative nos.	loc. of neg.
by [redacted] no. SFHD # 9	18	HPB



plan shape



date of construction
Pre'28 estimate ___ actual
source

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

surroundings
rcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

style
NMUV

foundation material
conc.

wall material/surface
adobe/stucco

architectural features
low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

see back? ___yes

14369

building threatened?	surveyed	county	ID no.
yes	date 8/85 by SL	SANTA FE	0516 3284

field map	number	UTM reference	easting	northing
SFHD # 7	284	zone 12 13		

location description
518 Alto
5/16/12

city/town
SANTA FE

land ~~grant/reservation~~

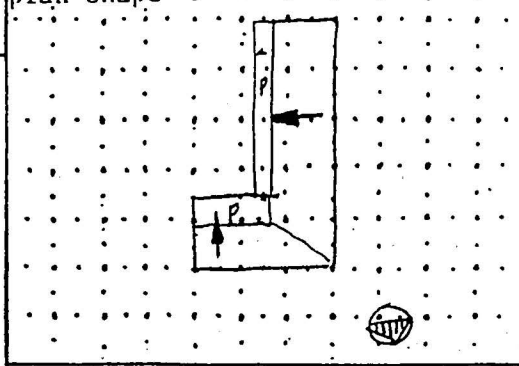
building name

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

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	17	HPB



plan shape



date of construction
19th C. estimate ___ actual
source

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ✓good
___fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style
NMUV

foundation material
stone?

wall material/surface
adobe/stucco

architectural features
L shap'd plan w/ shed rf.-expos'd rf. joists on both N & W wing
•d: solid w/ 6 lits
•w: 6/6 dbh tandem + single
•rear porch: shed rf on expos'd lintel, round posts

comments
E. Wing of D. Vigil House

surroundings
res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none

if eligible, why?
contrib.

associated buildings? ✓yes
what type?
garage
if inventoried, list ID nos.

see back? ___yes

Granting an exception would prevent a hardship to the applicant because there is no other location for an addition and;

The proposed work would not cause damage to the historic designation of the structure.

Ms. Rivera seconded the motion, which passed by unanimous voice vote.

Chair Woods asked staff to explain the next process and Ms. Grzeskowiak replied that the case would go forward to the City Council.

Case #H-95-121. 148 Elena Street #A-J. Westside-Guadalupe Historic District. Rob Vendurro complains of Lloyd & Tyrk Architects, agent for Tom Merendon, proposes final designs for ten one-story residential units including renovation of existing residence and demolition of existing religious building.

This case was tabled at the request of the applicant under approval of the agenda.

Case #H-95-122. 516 - 516½ Alto Street. Westside-Guadalupe Historic District. Victor Johnson, agent for Steve Melander-Dayton, proposes addition on south (rear) of 516 Alto Street and connecting addition to 516½ Alto Street, and associated renovation treatments.

Mr. Samora left the meeting at this time, and Chair Woods asked that the record show that he had recused himself from this case.

Ms. Grzeskowiak presented the staff report. [Attached as Exhibit "R".]

Chair Woods noted that they had discovered during the site visit that there was an existing portal which could be extended, and asked if this changes the staff's report at all. Ms. Grzeskowiak responded that she still thought that from the standpoint of preserving the building's historic character, it would be better to site it further back. She acknowledged that it did meet the requirements of the code, as submitted, but agreed that the existing portal did seem a more logical location for an addition.

Present and sworn was Victor Johnson, 355 E Palace Avenue. Mr. Johnson said the zoning issues had been clarified and that they were resubmitting the project "in the same form". He said he had specified the uses and treatments for each building in his letter of application.

Referring to the portal, Mr. Johnson said the existing portal goes around the corner of the building and they thought this was a logical place to build a connection which would be a less massive way to tie the two buildings together. He said the result was a nice patio yard surrounded by portal. He showed another location which had previously been considered, saying they had not chosen this plan because it broke up the yard into unusable spaces. He added that they were also able to remove a recent bathroom addition which interrupted the line of the portal.

Mr. Johnson said he had photographs of each window, saying that he did not believe any of them to be original windows, but ones which had replaced the original windows in the 1950s and 1960s. He said they would be replacing them with a "similarly appearing windows". He gave the photos to the Board to review which he said showed all the windows on each of the buildings.

Chair Woods asked if anyone from the public would like a short recess to review the materials being provided to the Board. Someone indicated that they did and the Chair promised to recess as soon as they were done with the presentation.

Mr. Johnson continued by saying they would be replacing the recent 3 over 1 windows in kind. He noted that he had recently rebuilt some windows for another project because he thought it was important, in that case, to save the windows. Chair Woods asked why it was not important in this case to rebuild the windows and Mr. Johnson replied that he saw no evidence of age, extraordinary character, craftsmanship or value to the subject windows. He added that he thought they were put in by a "hobbyist" simply to keep the rain out.

[A short recess was taken at this time.]

Present and sworn was Lois Snyderman, 112 Los Lovatos, who said she was speaking on behalf of the Historic Santa Fe Foundation. She said they were concerned regarding the lighting, saying that they did not want any

light to spill over to the adjacent properties. She said that Ms. White, who lives at 518 Alto Street had asked that she express these same concerns on her behalf. She added that there was concern that the landscaping be "large enough".

Present and sworn was Ed Reed, 510 Alto Street who said he was in favor of the project. He thought they were fortunate to have this owner and architect in the neighborhood. He voiced favor for the design details.

Present and sworn was Steven Melander-Dayton, 206 Camino del Norte. He said he had gotten to know Ms. White very well and that he shared her concerns regarding lighting, landscaping and the use of the property. He said they had discussed all these issues at length and were "essentially in agreement".

Chair Woods asked if there would be any spill over of light onto the adjacent properties. Mr. Melander-Dayton replied that they had not yet designed the lighting, but when they did , they would take these considerations into account. Chair Woods reminded the applicant that they also must have any such lighting plan reviewed by the Board. Mr. Melander-Dayton agreed that he would.

Chair Woods asked if there was any rooftop equipment. Mr. Johnson said there was not. He then referred to the west building, saying that there was a flue for the heating equipment. He said there was no other rooftop cooling equipment. Mr. Melander-Dayton added that they were removing some existing rooftop equipment from the west building.

Mr. Johnson assured the Board that they would use residential light fixtures which would not spill light to the adjacent properties and that they would submit the plans to the Board.

Ms. Seth expressed concern regarding the fiberglass skylight lens, saying that light would spill out of it as well, especially considering the pitched roof. She asked if the applicant's were willing to consider alternatives. Mr. Johnson said it was important to the quality of the "working environment" to have it "bathed in sunlight". He said the proposed skylight is not raised higher than the plane of the corrugated roofing material, and was low profile. He then he said he would be willing to "look at it".

Ms. Seth asked the color of the fiberglass skylight and Mr. Johnson replied that it was a translucent clear white color. Ms. Seth asked if they expected the lights to be on at night. Mr. Johnson said he did not think so, noting that the estimated times of use were daylight hours.

Mr. Earnest shared the same concerns. He noted that the structure is a contributing building and that application called for replacing original material with a material which is not in concert with what exists and not what he would expect to see on a contributing building in Santa Fe. He said it would look like modern material applied to an old roof, regardless of the color, and that he had reservations in this regard. He also said he was concerned with light spilling out at night, noting that businesses usually keep some lights on at night.

Mr. Earnest commented that the proposal called for the application of modern technology which he felt would detract from its contributing historic status. Mr. Johnson said the Board could place "limits" on the proposal, saying he would come back with an attempt to convince the Board that it was a good idea, or some alternatives which may be more acceptable.

Chair Woods asked staff if she had examined the windows and to respond to the applicant's suggestion that they are not historic windows. She then asked how it would affect the historic status of the structure. Ms. Grzeskowiak stated that the staff's position regarding wholesale replacement of historic windows is that each window should be examined, and only those requiring replacement should be replaced, and that any replacement windows should match, in-kind, those being removed as is required by code. She said that without more information than an applicant's supposition that they were replaced, she did not believe there was enough information to make a determination.

Ms. Grzeskowiak suggested that the applicant could rely on oral history (as many do in northern New Mexico) as a means of documenting what they were claiming, that they were replaced in the 1950's. She assumed that the applicant was saying that the windows had been salvaged from another building at that time.

Ms. Seth moved for approval of Case #H-95-122 subject to the following conditions:

1) **The applicant work with the staff on a window to window basis to determine which are historic and which can be salvaged.**

2) **The plastic skylight roofing not be used.**

Ms. Rivera seconded the motion, which passed by unanimous voice vote.

BUSINESS FROM THE FLOOR:
None.

ADJOURNMENT:

There being no further business to appear before the City of Santa Fe Historic Design Review Board, the meeting was adjourned at approximately 8:10 p.m.

Sharon Woods, Chair

Laura Fox, Recorder

City of Santa Fe, New Mexico

memo

DATE: 8 August 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

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:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-122
8/8/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

fch/dl/H-95-122

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more acc...

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Replacement on 516 8' back from bldg wall front; 14' back from portal front

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

wholesale window replacement

stucco will not match #516

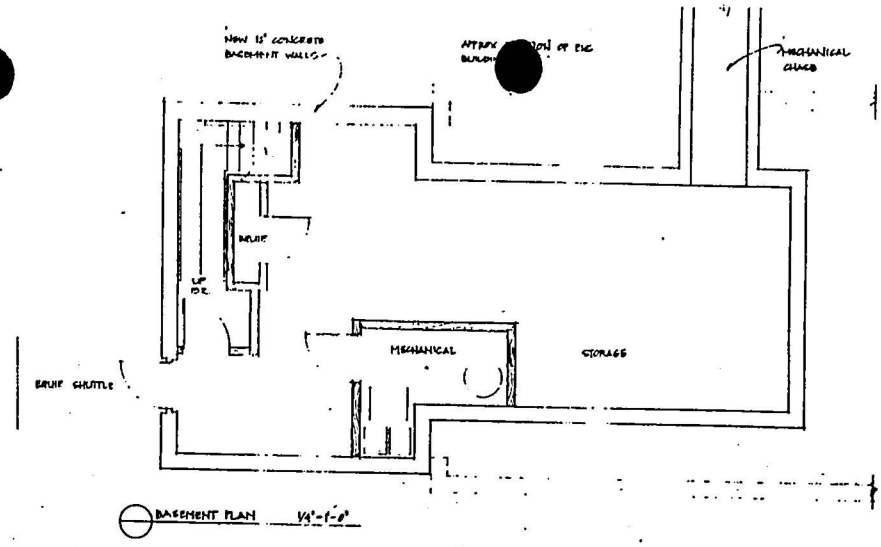
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

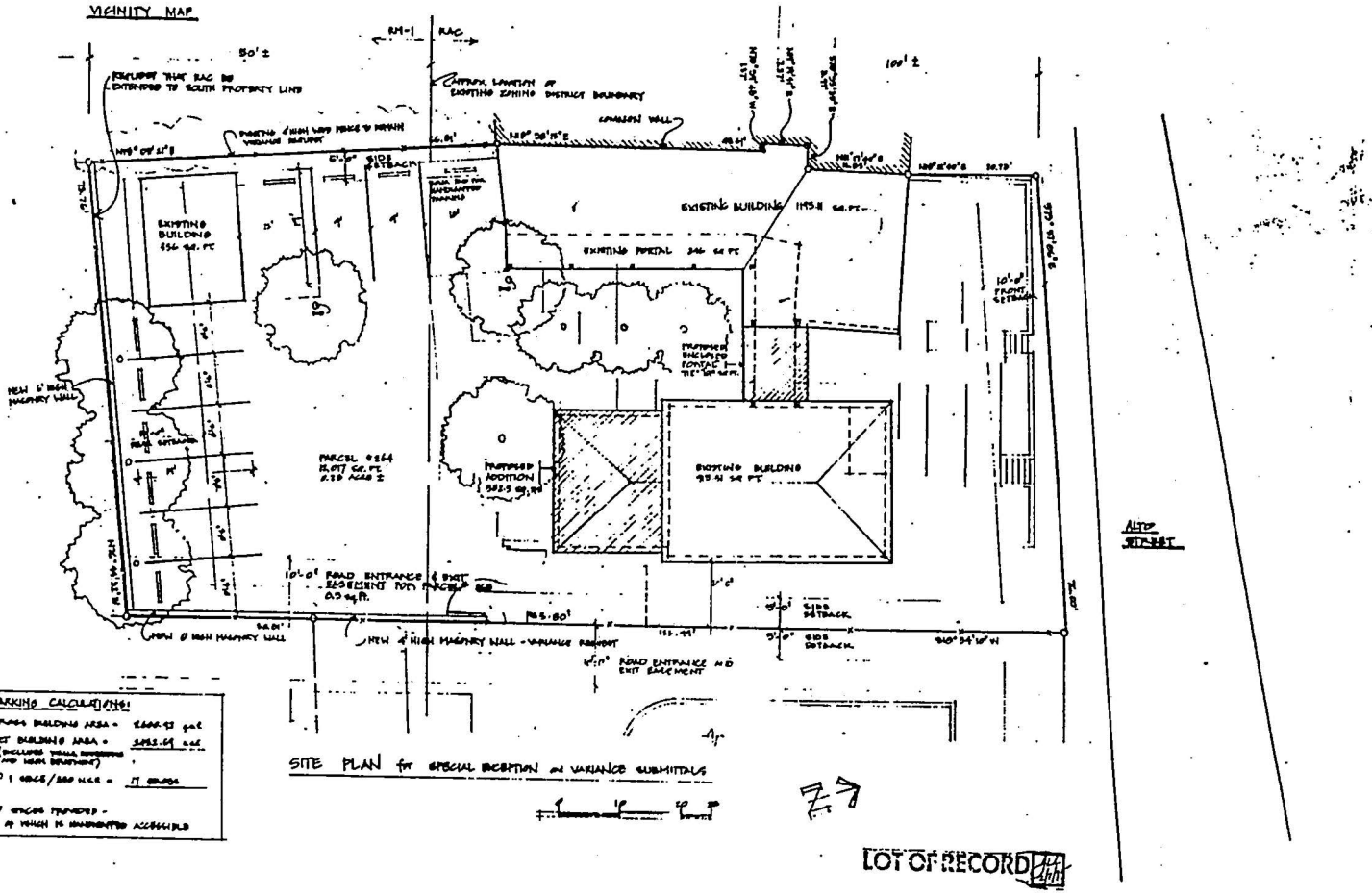
cc: Victor Johnson, AIA Architect
983-5667



BASEMENT PLAN 1/4"-1'-0"



VICINITY MAP



PARKING CALCULATIONS:

SITE PLAN for SPECIAL EXCEPTION or VARIANCE SUBMITTALS

LOT OF RECORD

JOB NO. 0412

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX: 505-983-5607

FLOOR PLAN

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

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5661

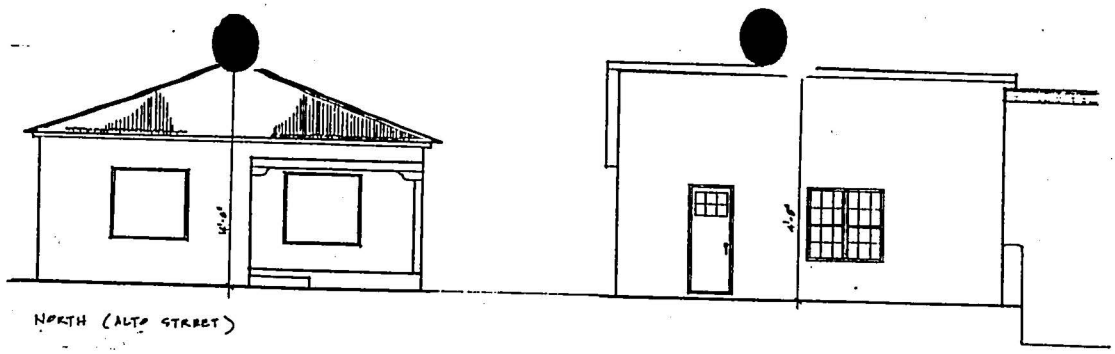
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

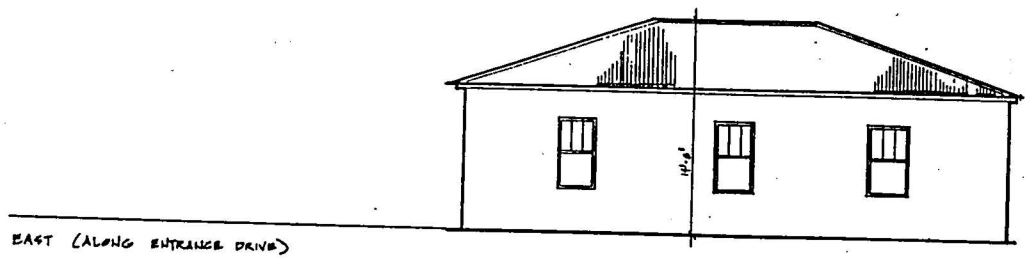
Dates:

2

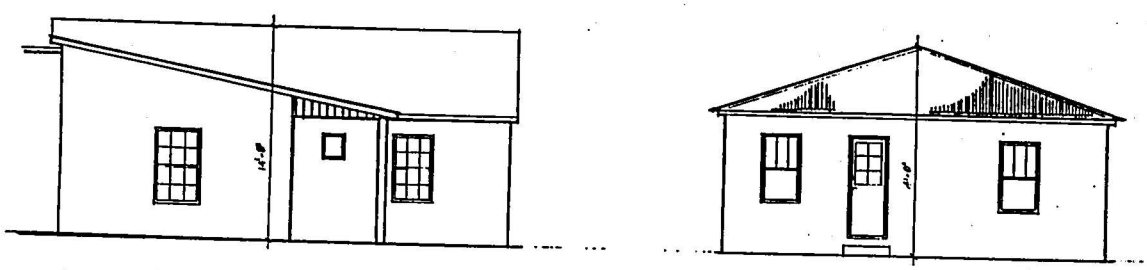
JOB NO.
9402



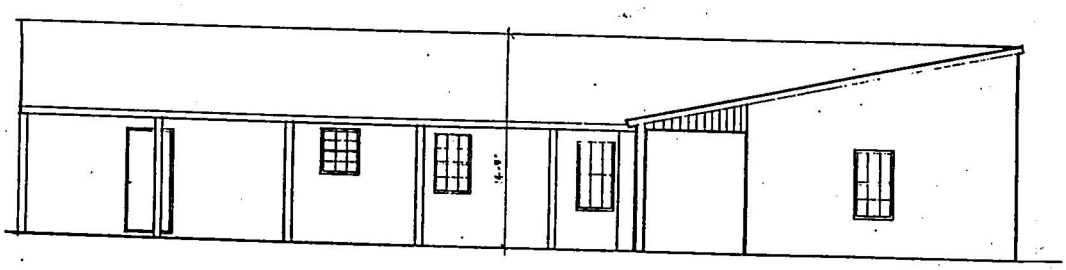
NORTH (ALTO STREET)



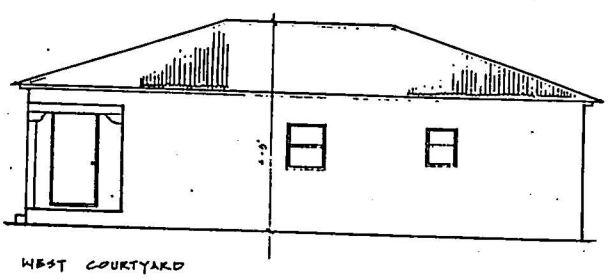
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

4

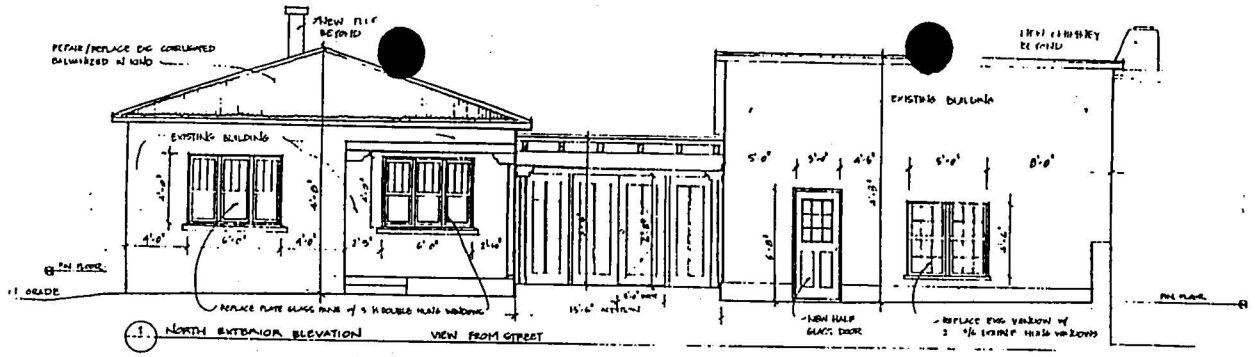
JOB NO.
9402

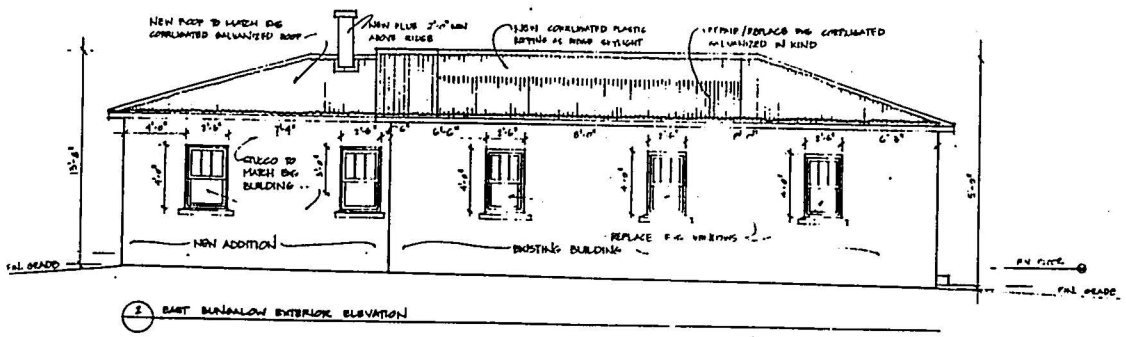
Dates:

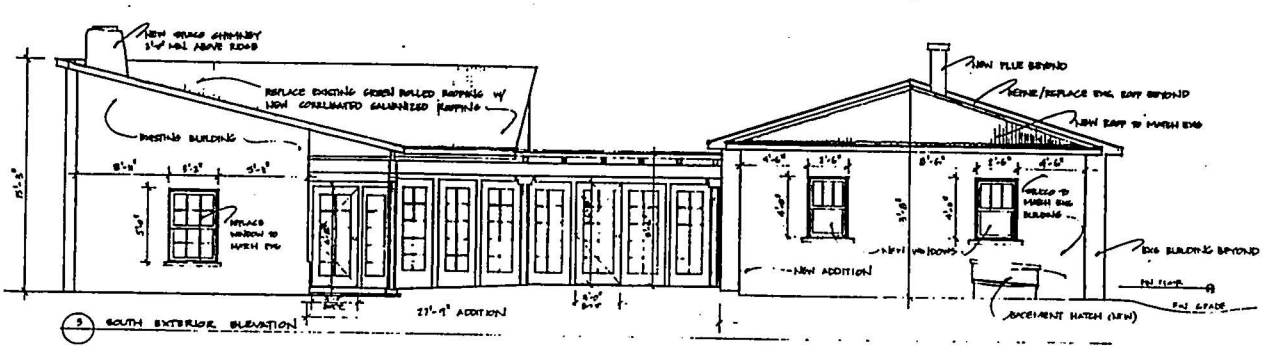
EXISTING CONDITIONS

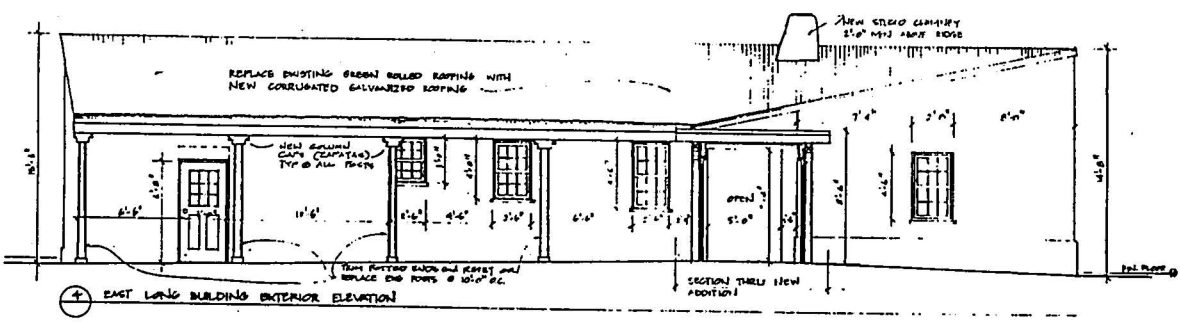
SCHEMATIC DESIGN for
FIG ALTO STREET

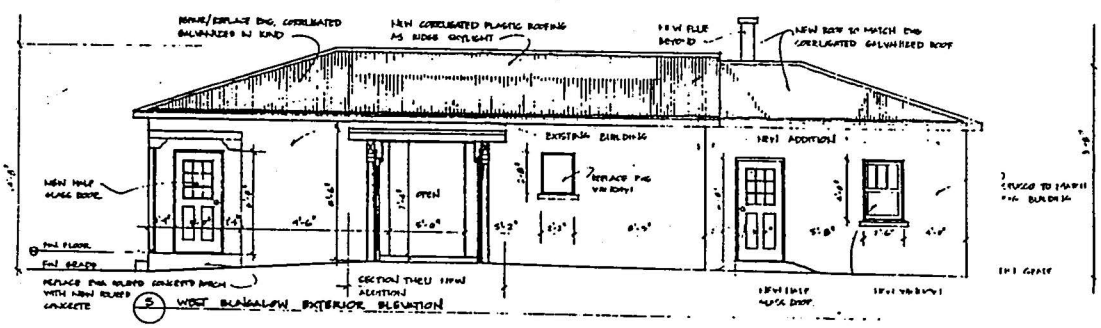
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE [illegible]











2

Dates: HDRB 4-6-05

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

VICTOR JOHNSON
ARCHITECT

RECEIVED
JAN 3 1996

City of Santa Fe
Historic Design Review Board
via Ms. Heather Pierson

hand delivered

3 January, 1996
516/516-1/2 Alto
Case #H-95-122
add'l submittal
exterior lighting

Board Members:

At the 8/8/95 meeting at which this case was reviewed and approved, it was requested that the exteior lighting plan be submitted to the Board. Copies of the lighting plan are attached (full blue print and letter-size reductions) which shows locations for all exterior light fixtures. Especially refer to the types D, P, and W fixtures.

- Type D are 75-watt downlights over the two entrance doors;
- Type P are 60-watt decorative tin-shade pendants;
- Type W are 60-watt wall sconce downlights, either metal or clay, with no uplight projection nor glass-face horizontal throw out from the fixture. These are the types of fixtures made by Latigo Lights and by Becky Parsons. Catalog cut sheets are attached for reference.

There are no high-intensity discharge quartz nor sodium fixtures planned for the project. There are no floodlights mounted on the building which would project light out beyond the property lines. There are no pole-mounted luminaires.

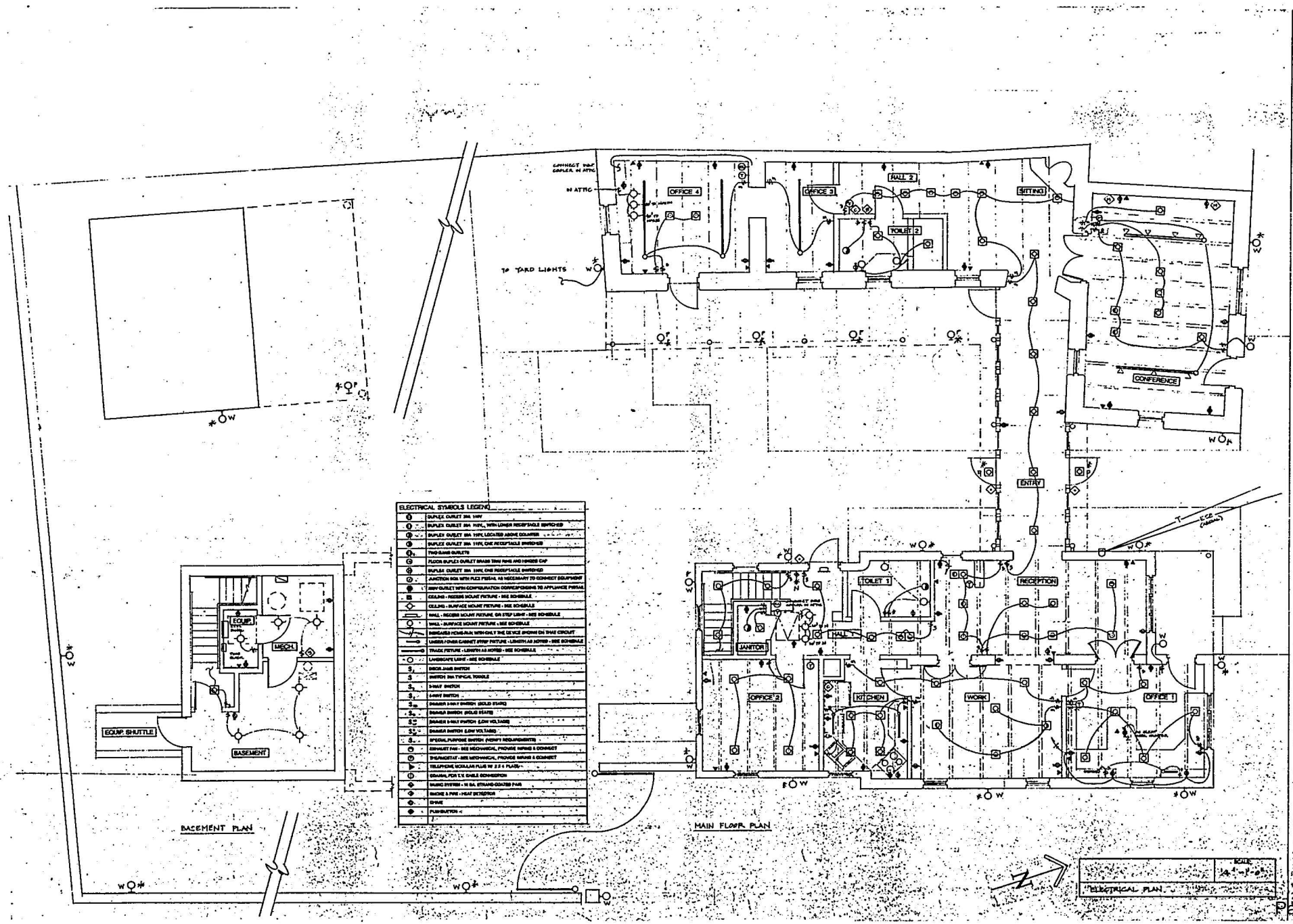
I will attend the January 23rd meeting. Please contact me if any further information is desired.

Thank you,

Victor Johnson, AIA

cc: SMD

355 PALACE AVENUE
SANTA FE NM 87501
BOX 10194 SFNM 87504
PHONE/FAX 505•983•5667



VICTOR JOHNSON
ARCHITECT
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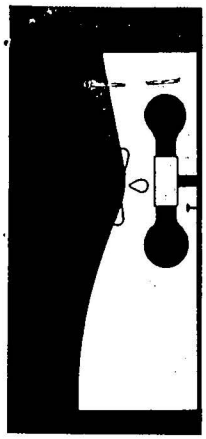
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
13-1-95 BASEMENT REV.

10

JOB NO.
9402

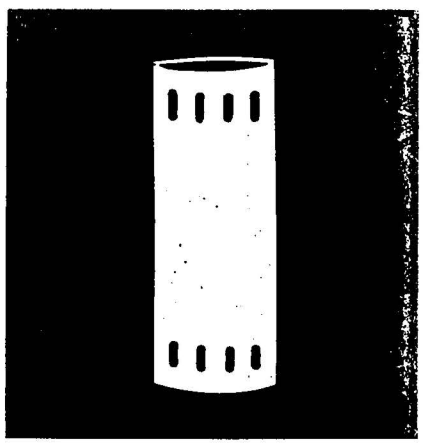




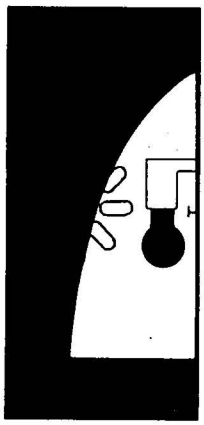
FIESTA LIGHT
Wall mount
S: 12″ × 9½″ × 4½″; 4 lb.
M: 16″ × 11″ × 5½″; 9 lb.
L: 24″ × 15″ × 7½″; 17 lb.
Double bulb in M & L sizes

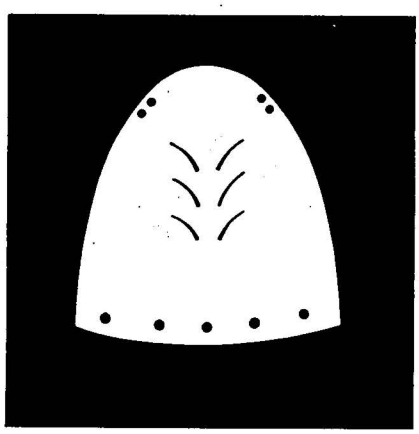


PUEBLO LIGHT
Wall mount
S: 12″ × 9½″ × 4½″; 4 lb.
M: 16″ × 11″ × 5½″; 9 lb.
L: 24″ × 15″ × 7½″; 17 lb.
Double bulb in M & L sizes

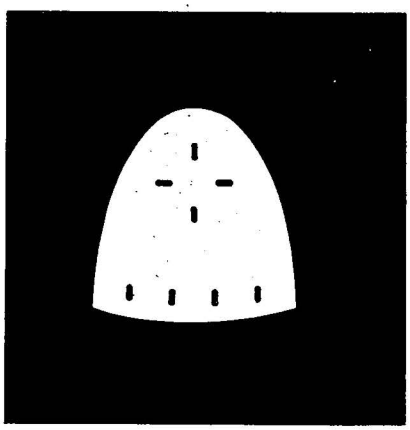


RANCHITO LIGHT
Wall mount
S: 12″ × 5½″ × 5½″; 5 lb.
M: 18″ × 9″ × 5½″; 8½ lb.
L: 24″ × 12″ × 6½″; 17 lb.
Double bulb in M & L sizes
As Lantern: ★ 10″ × 5″; 3½ lb.

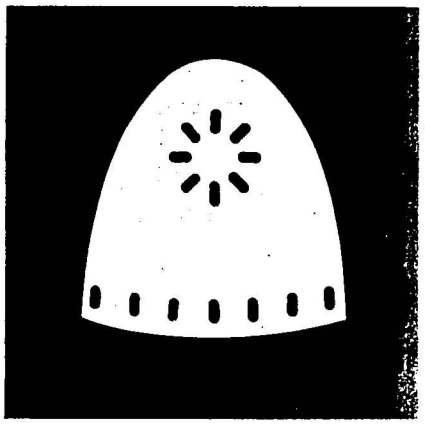




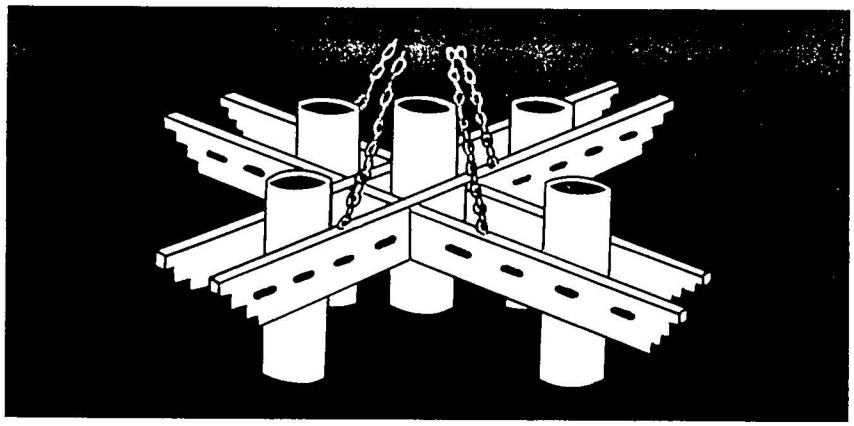
DESERT BELL
Wall mount
10″ × 9″ × 4½″; 4 lb.
8″ × 8″ × 4″; 3½ lb.



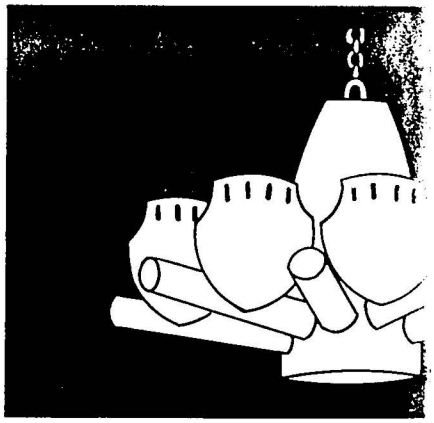
MISSION BELL
Wall mount
8″ × 8″ × 4″; 3½ lb.
Lantern ★
8″ × 8″; 3½ lb.



HACIENDA BELL
Wall mount
10″ × 9″ × 4½″; 4 lb.
8″ × 8″ × 4″; 3½ lb.



COUNTRY CHANDELIER
Five lamps; down light ★
Carved wood detail
Natural grain shown
22″H × 36″W; 20 lb.

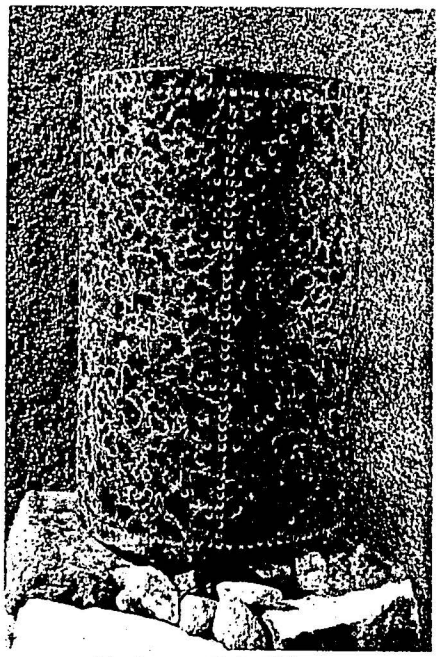


WAGONWHEEL CHANDELIER
Hewn wood spindle, spokes
Up light ★
12″H × 24″W; 40 lb.; 6 lamps
15″H × 28″W; 50 lb.; 8 lamps
18″H × 48″W; 85 lb.; 12 lamps

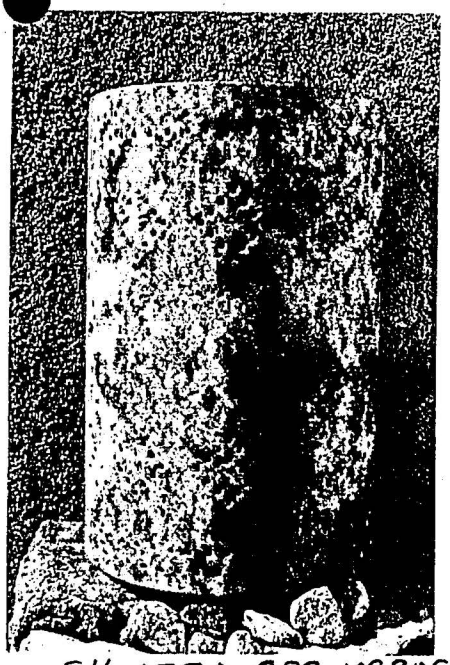
★ Dropped by chain.
Ceiling canopy available.



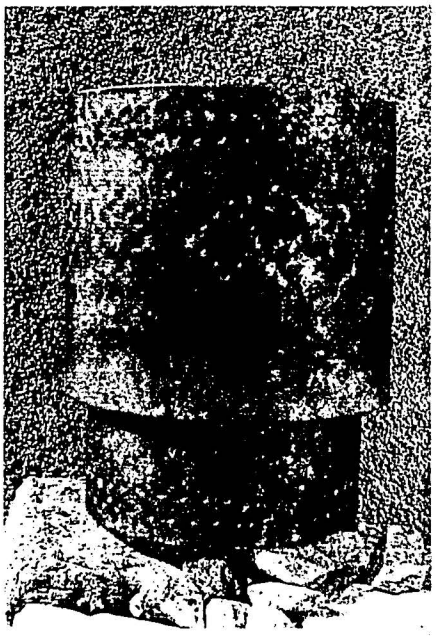
ZD 0910 Hint of Patina



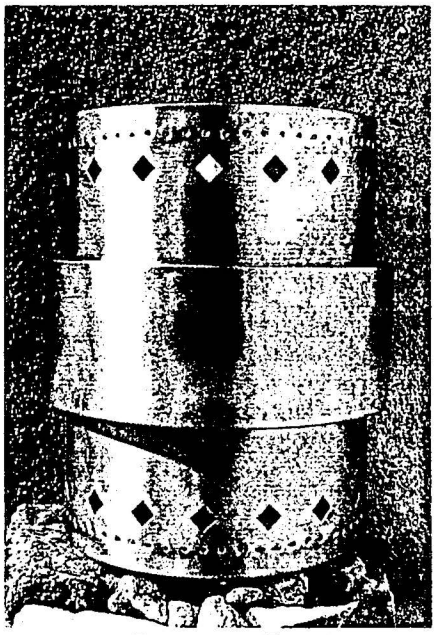
SH 1280 Tortoise



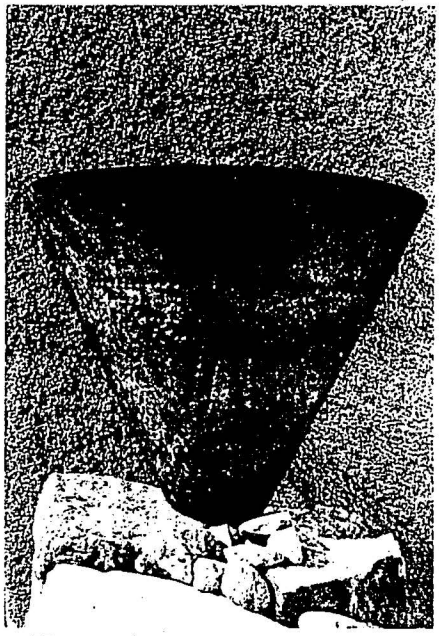
SH 1280 Oro Verde



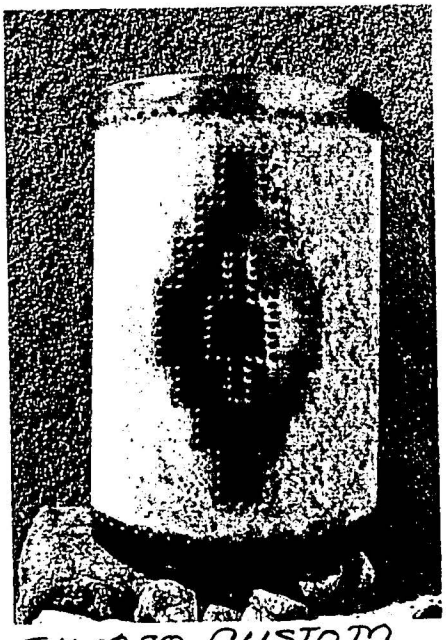
ZS 1008



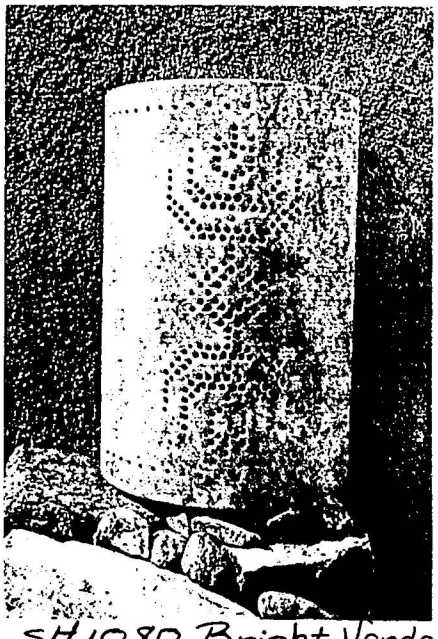
ZT0912 Tin



FL1113 Moss



SH 1280 Custom



SH1080 Bright Verde



SH 1280 Electric

516 ALTO ST

PROPERTY FROM ALAMEDA
VIEWED ACROSS ALTO ST.



NEIGHBOR'S EAST PORTAL TIE WEST NEIGHBOR'S



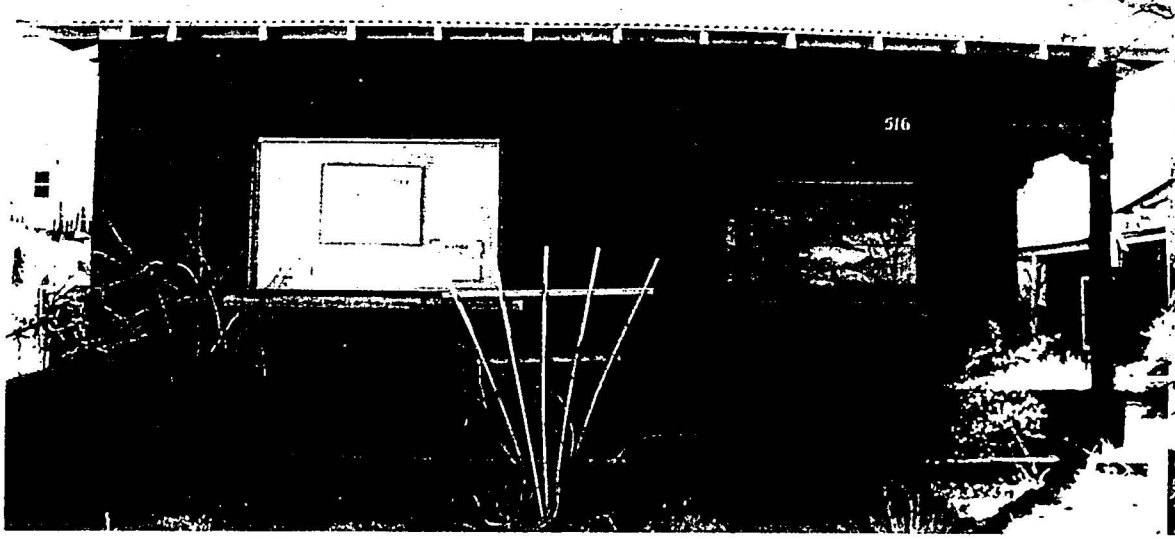
E

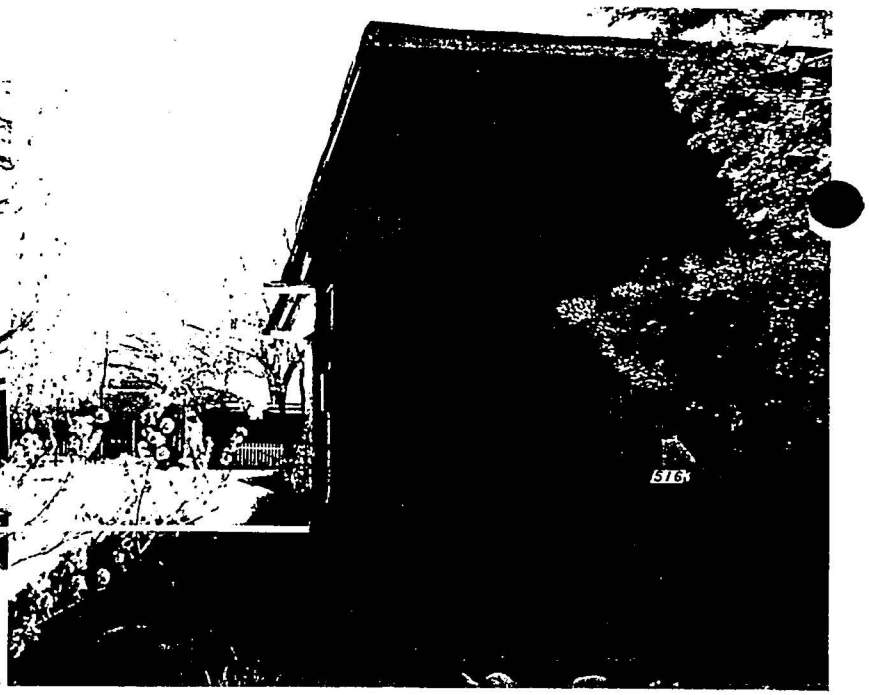
5[illegible] ALTO STREET

[illegible] ELEVATION [illegible] FROM STREET

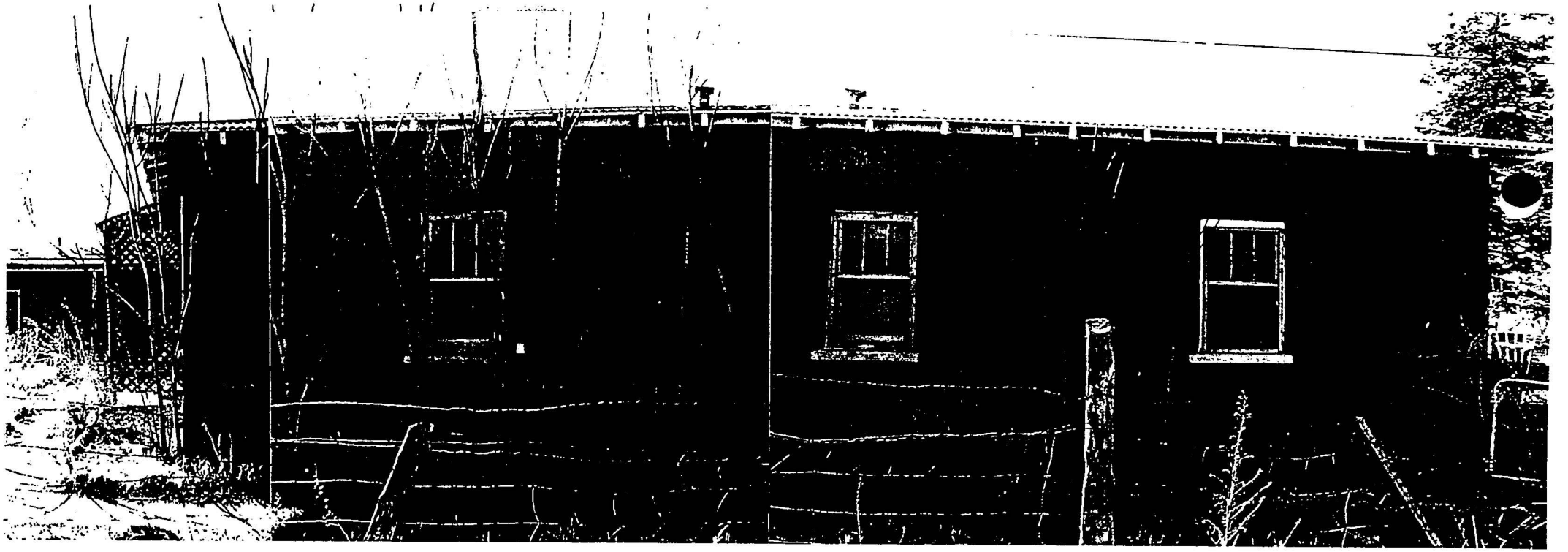


516 ALTO [illegible]









516 ALTO ST.

EAST BUILDING TO WHICH ADDITION IS PROPOSED TO SOUTH END →



VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD OFF PARKING →



ALTO ST.

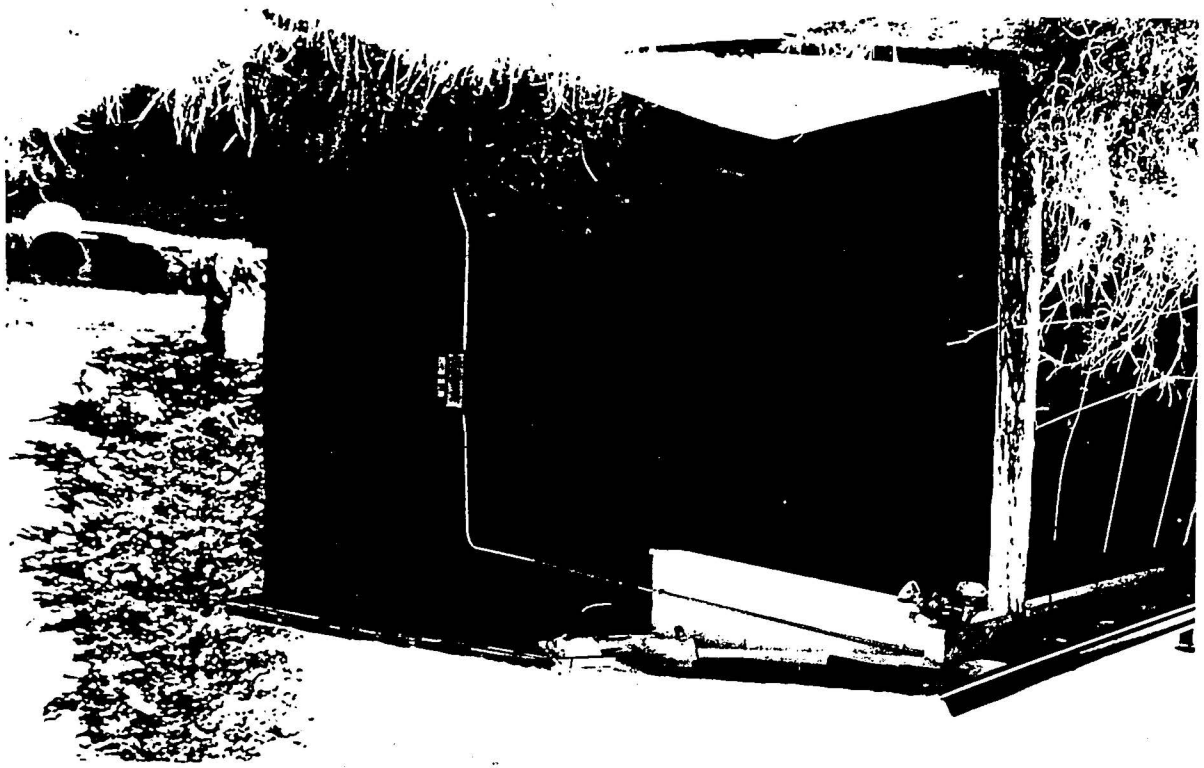
REAR



+ TIE









NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



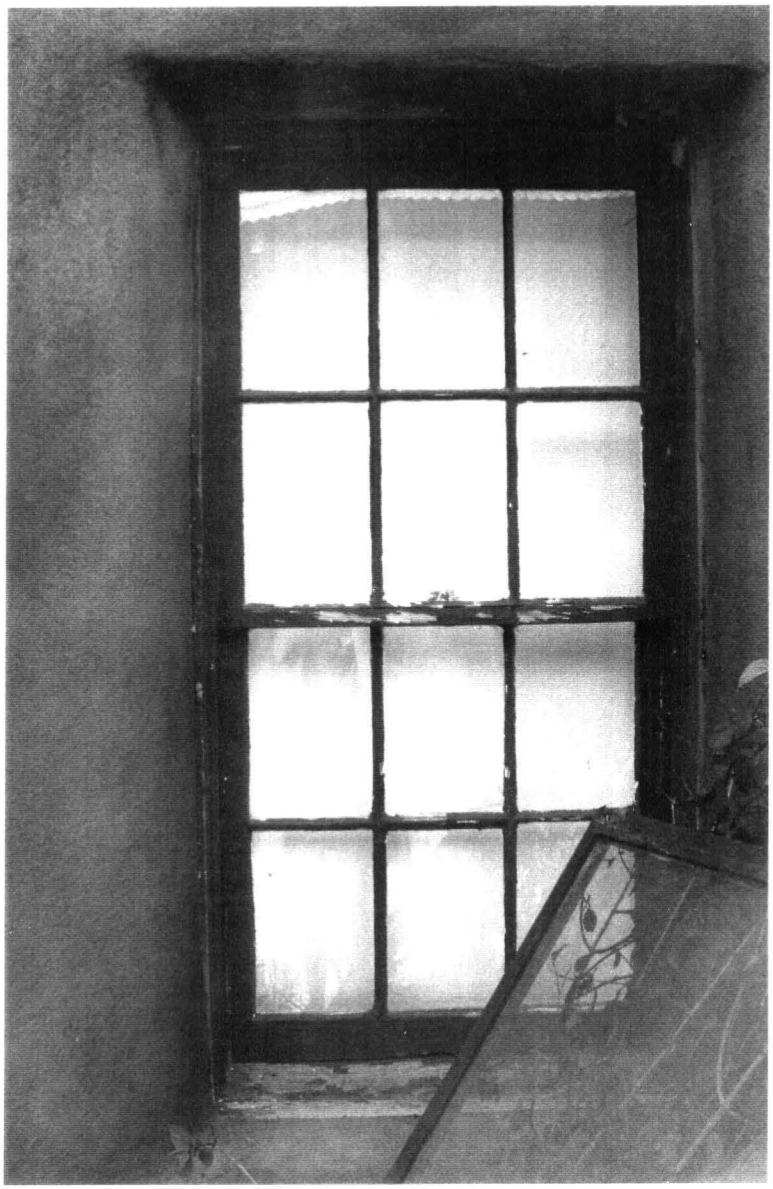
VIEW TO EAST AT SOUTH END OF PROPERTY



7.



7A.



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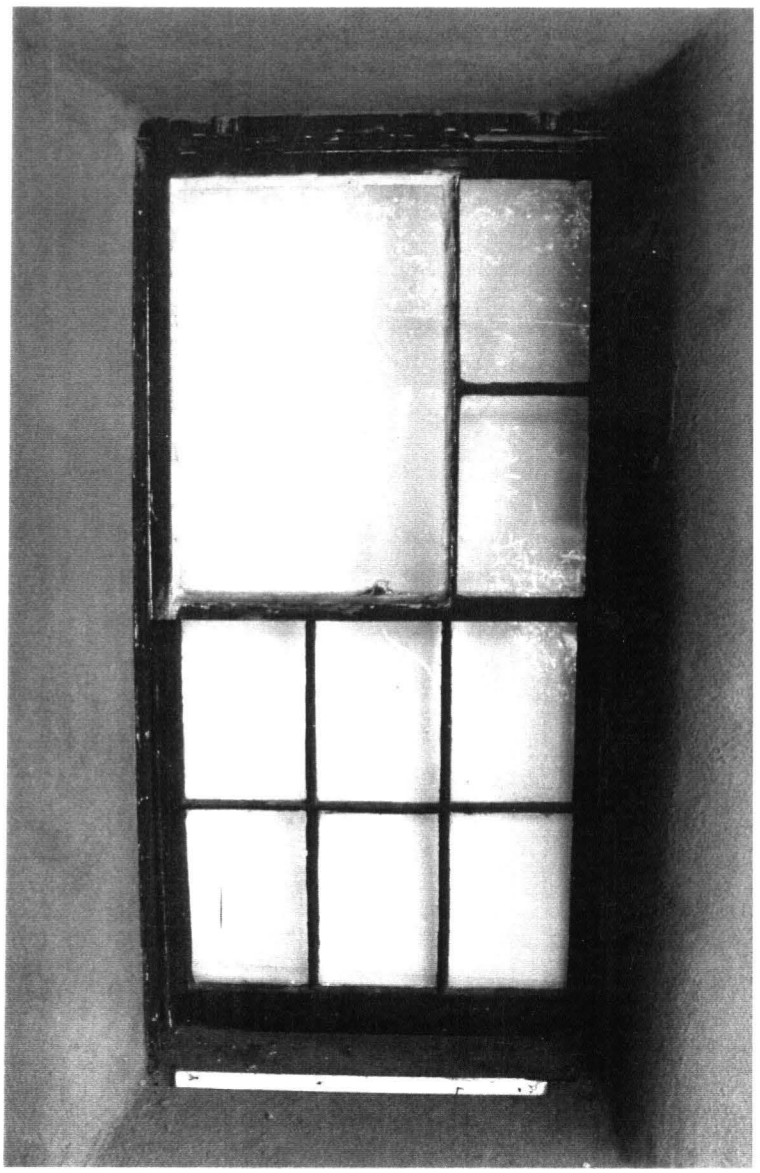

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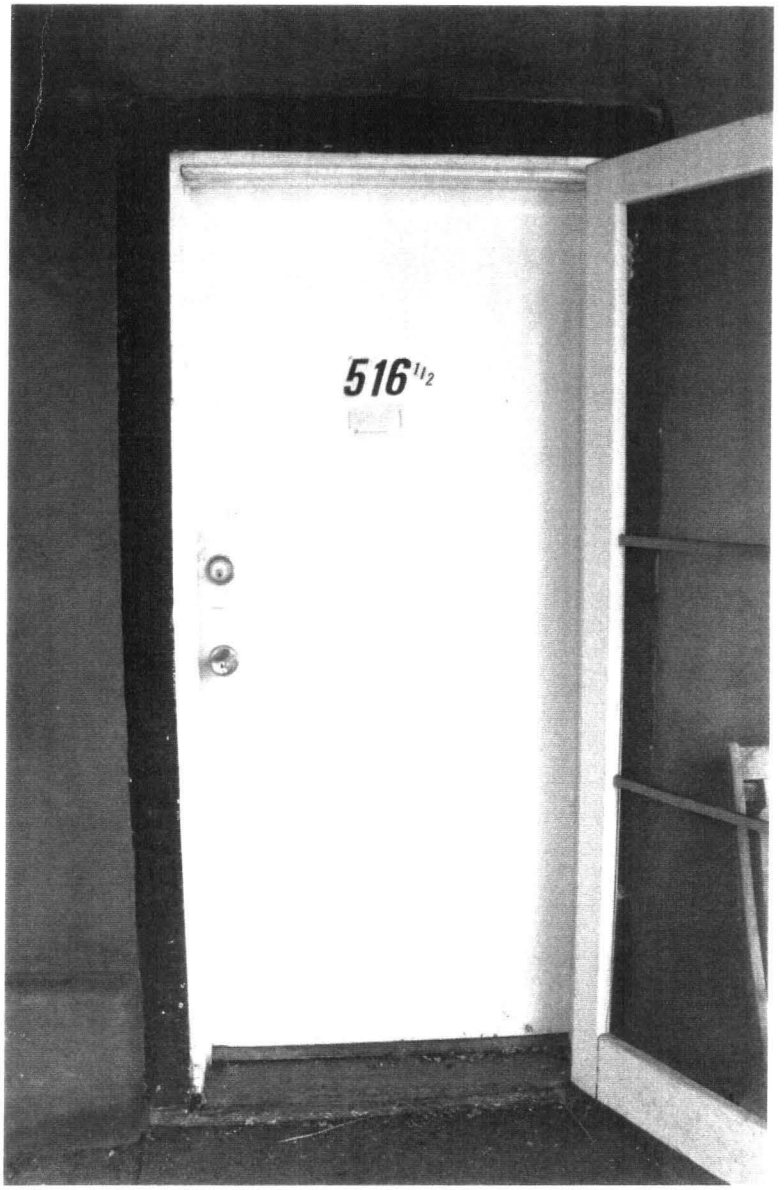


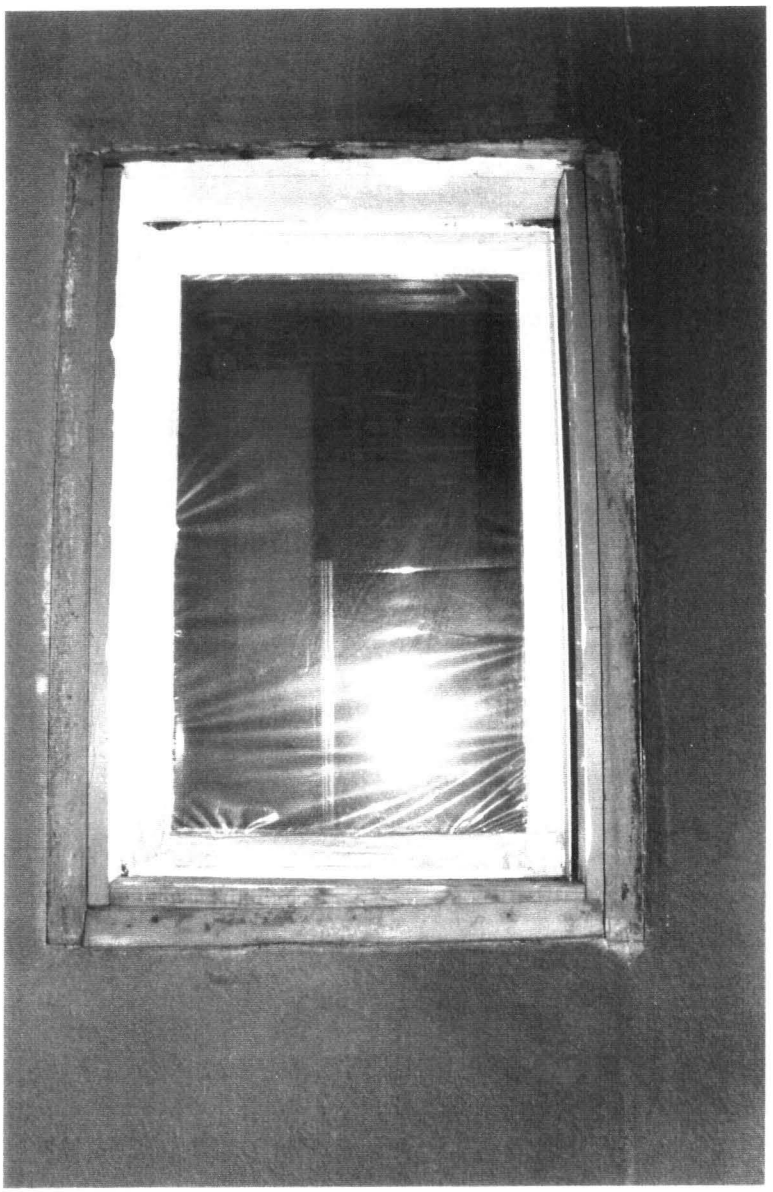
9.



10.



10A.



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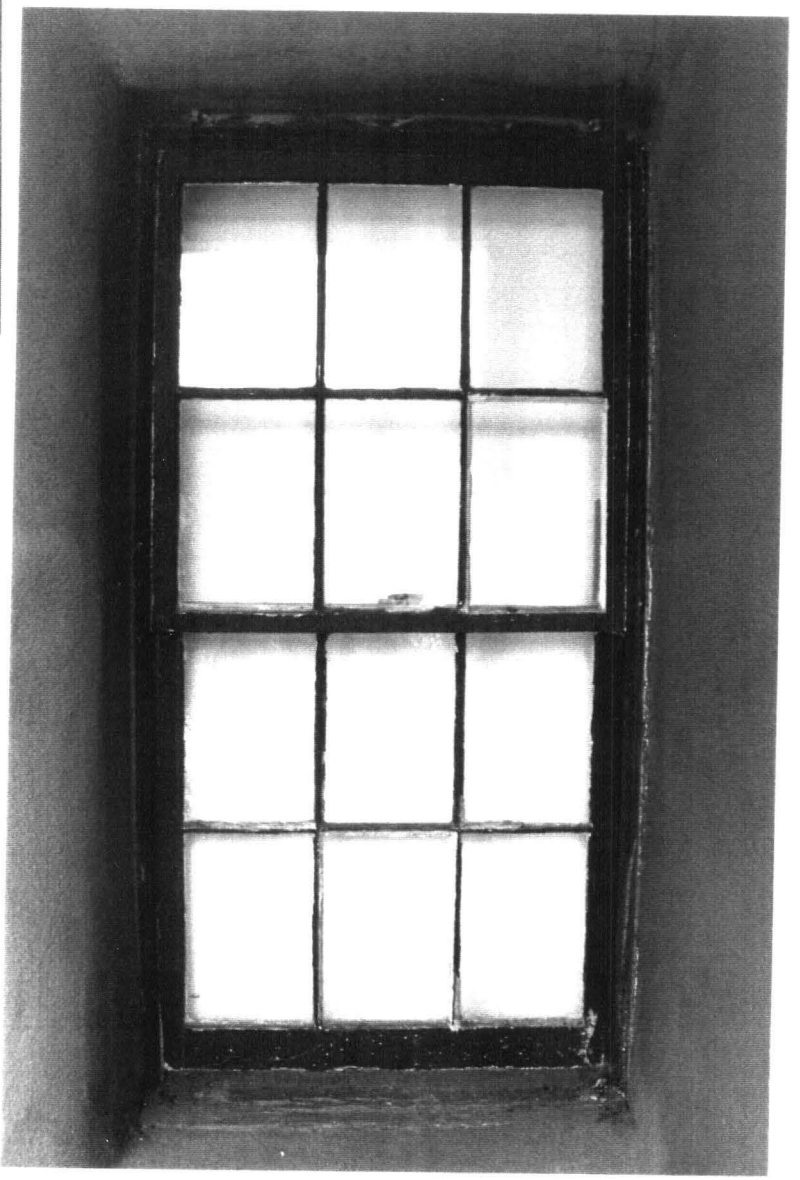
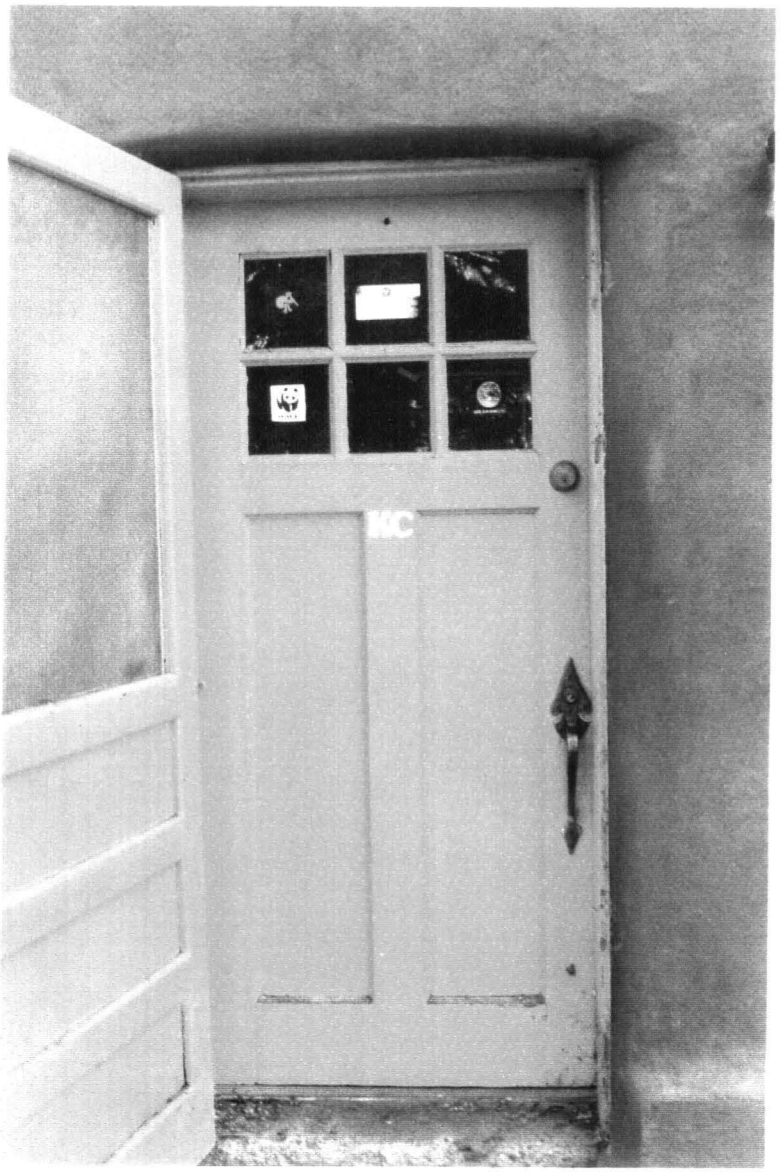


6.

516 ½ ALTO STREET



1.



516 ½ ALTO STREET

2.

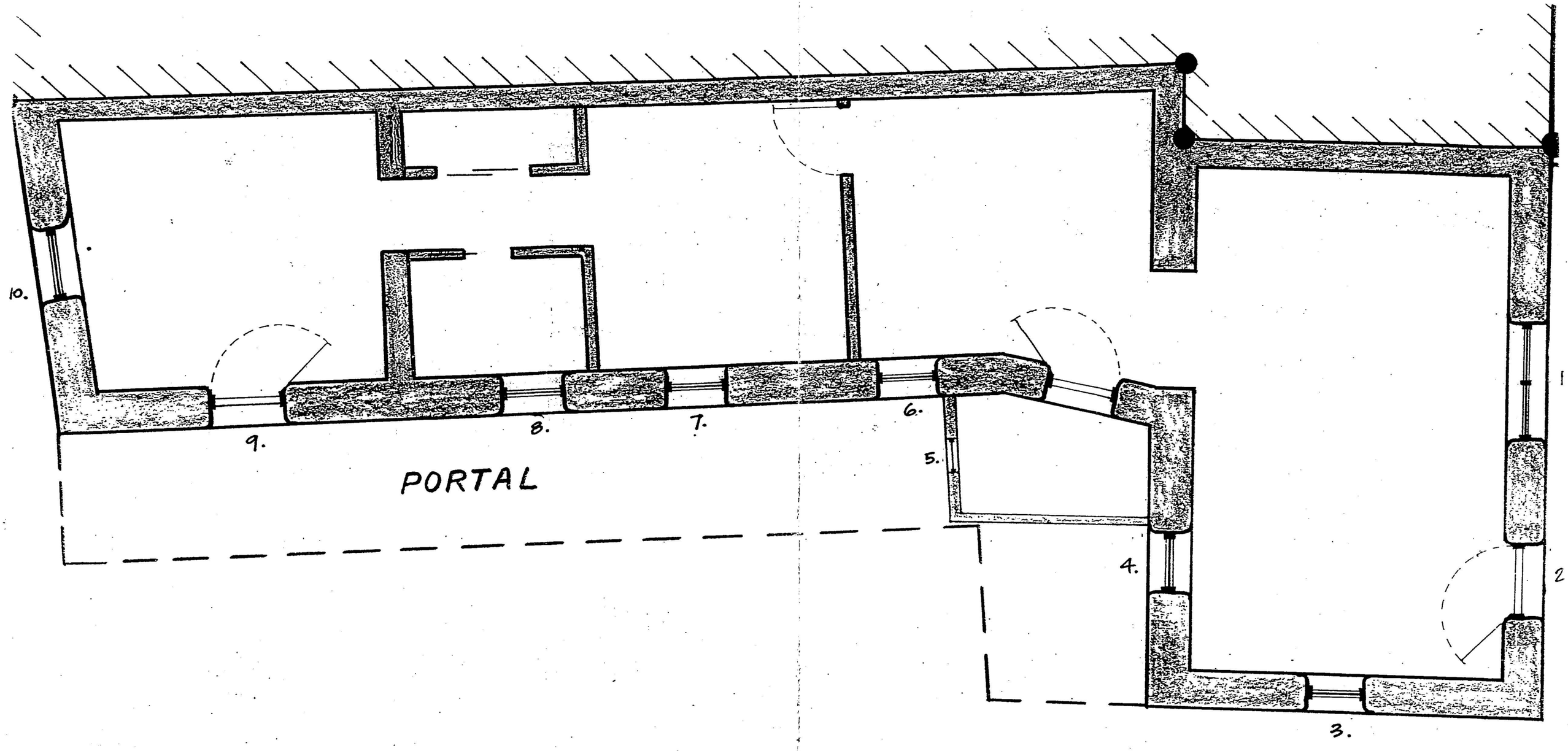


8.

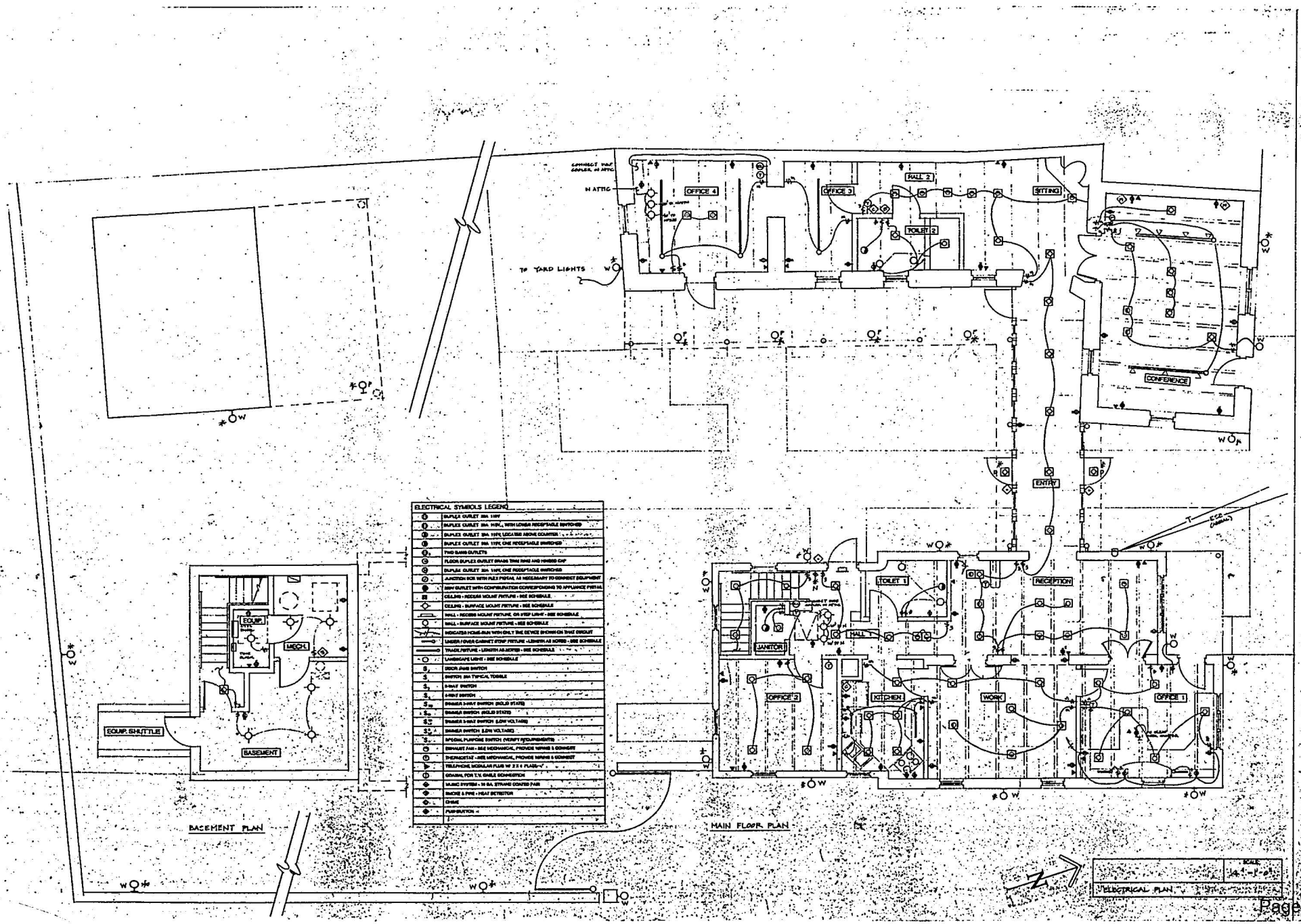


8A.

516 1/2 ALTO STREET



516 ½ ALTO STREET SANTA FE, NM 8-8-95



VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

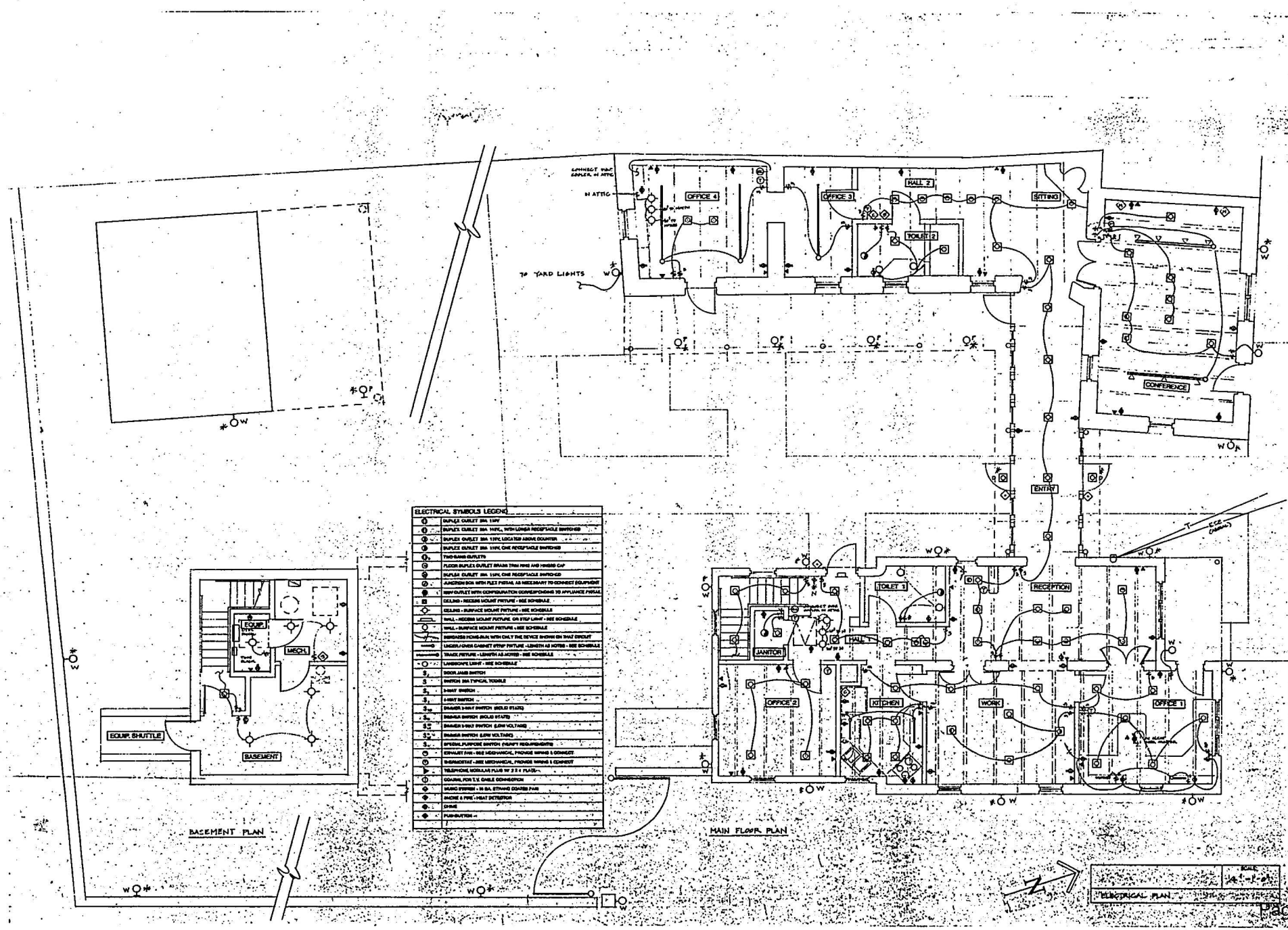
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

10

JOB NO.
9402



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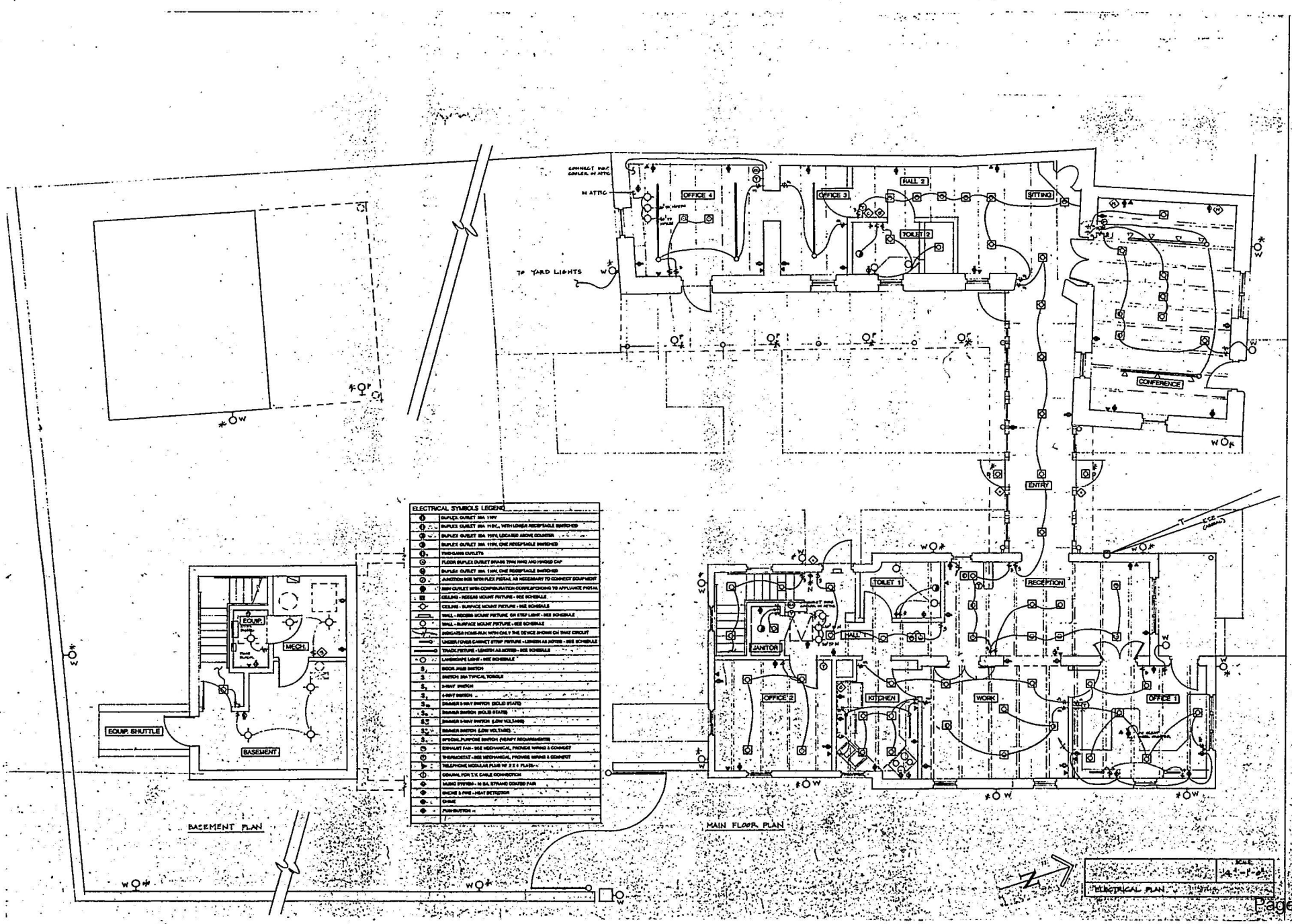

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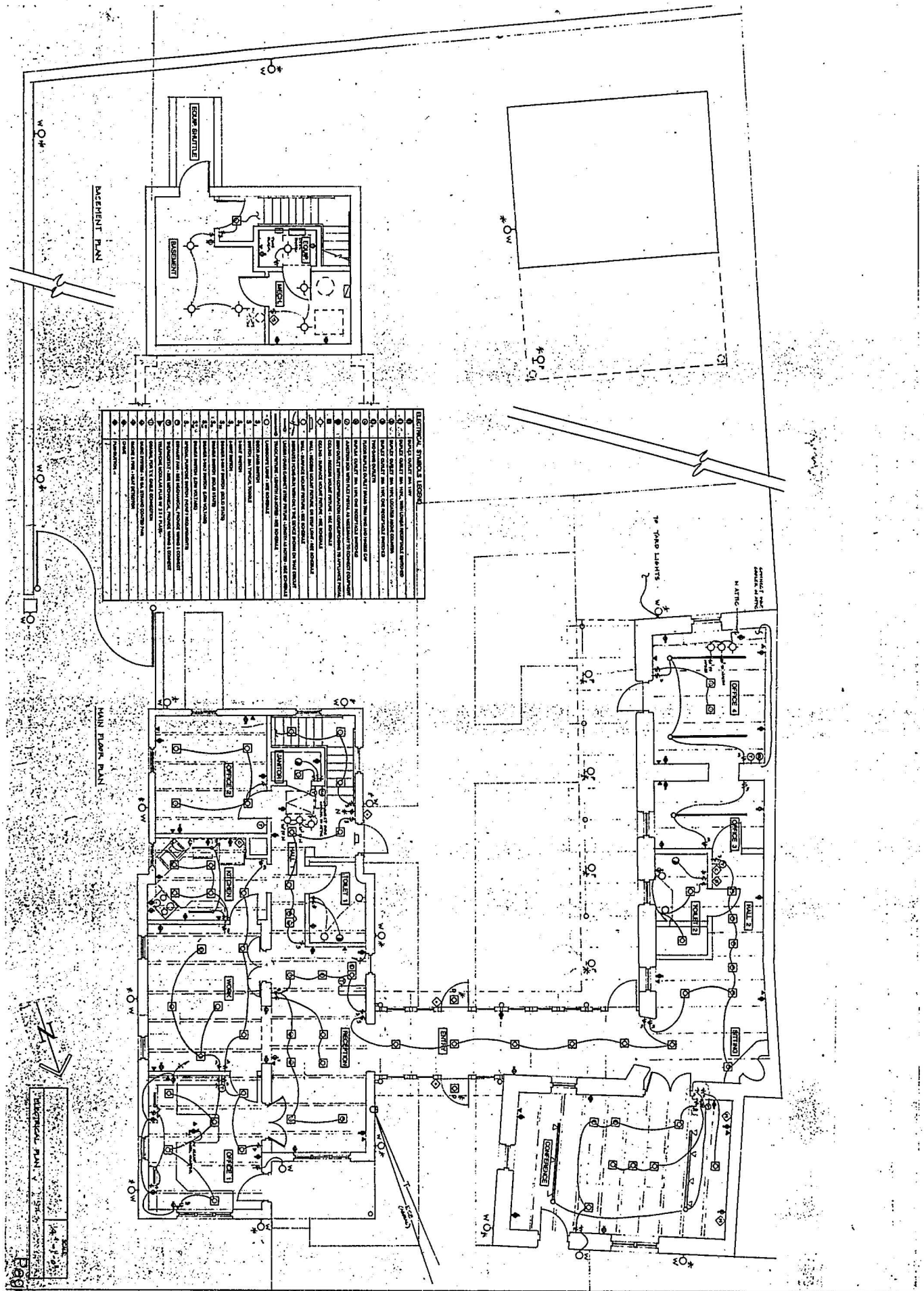

Renovation & Addition

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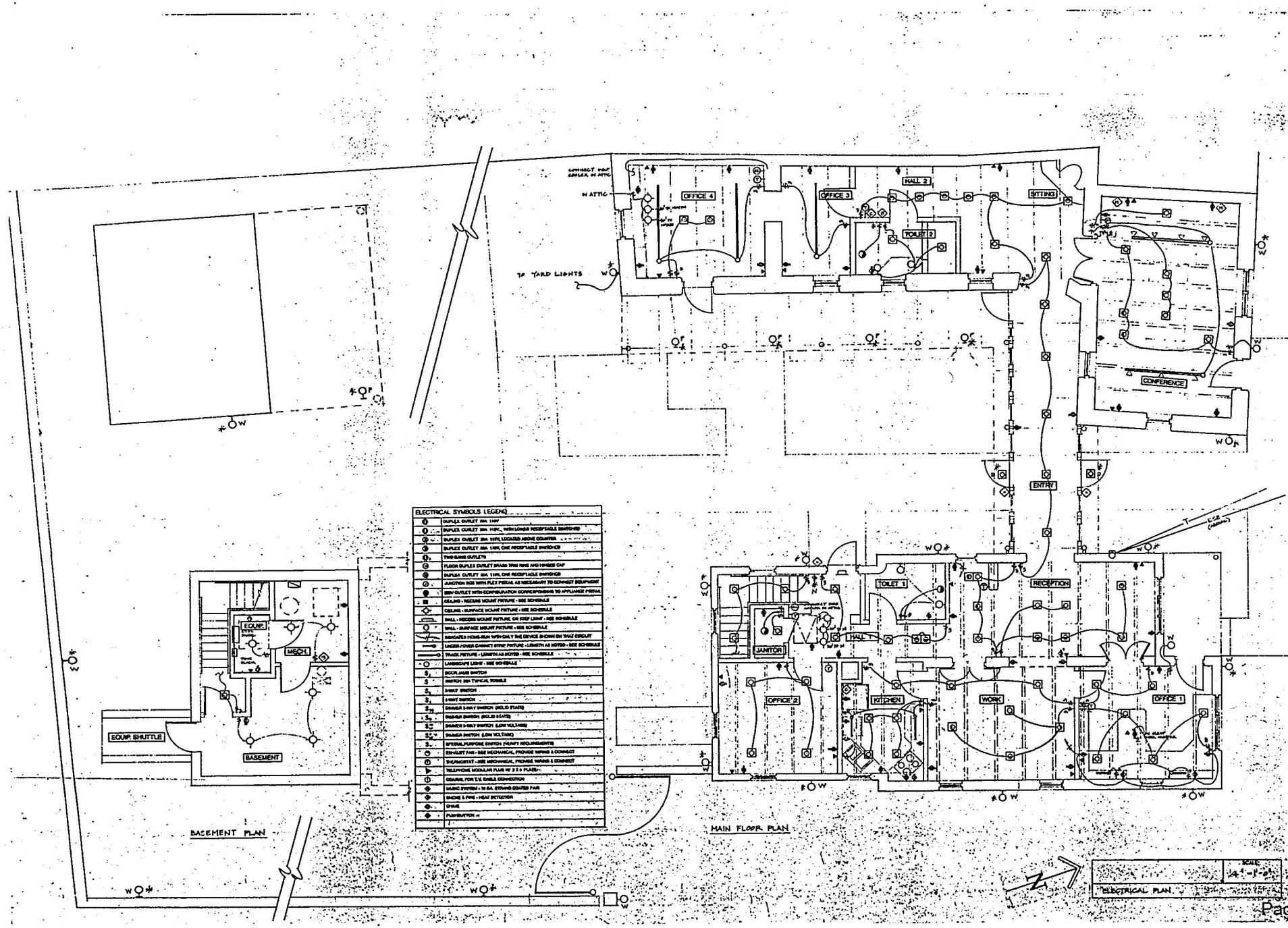

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355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

10

JOB NO.
9402

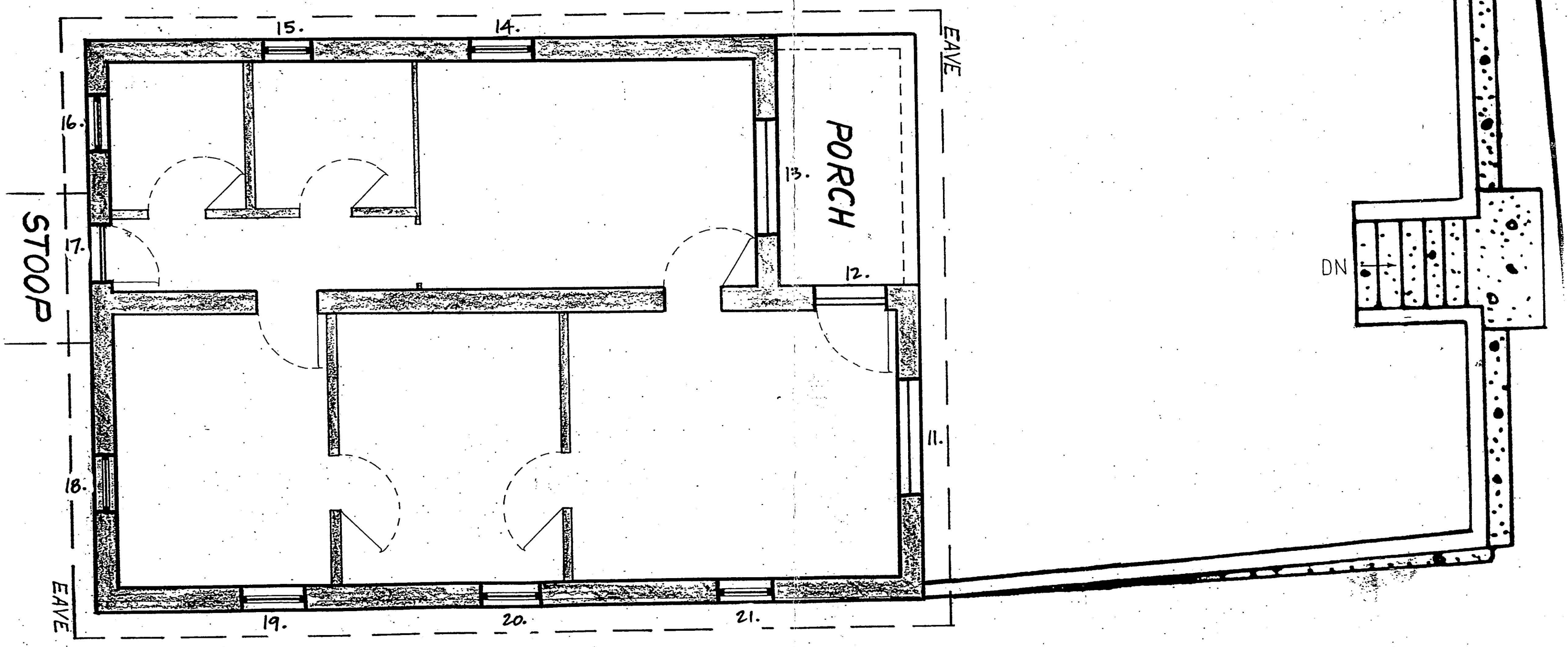
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-4-99 PLANNING REVIEW
12-1-99 BASEMENT REV.

10



DRIVEWAY

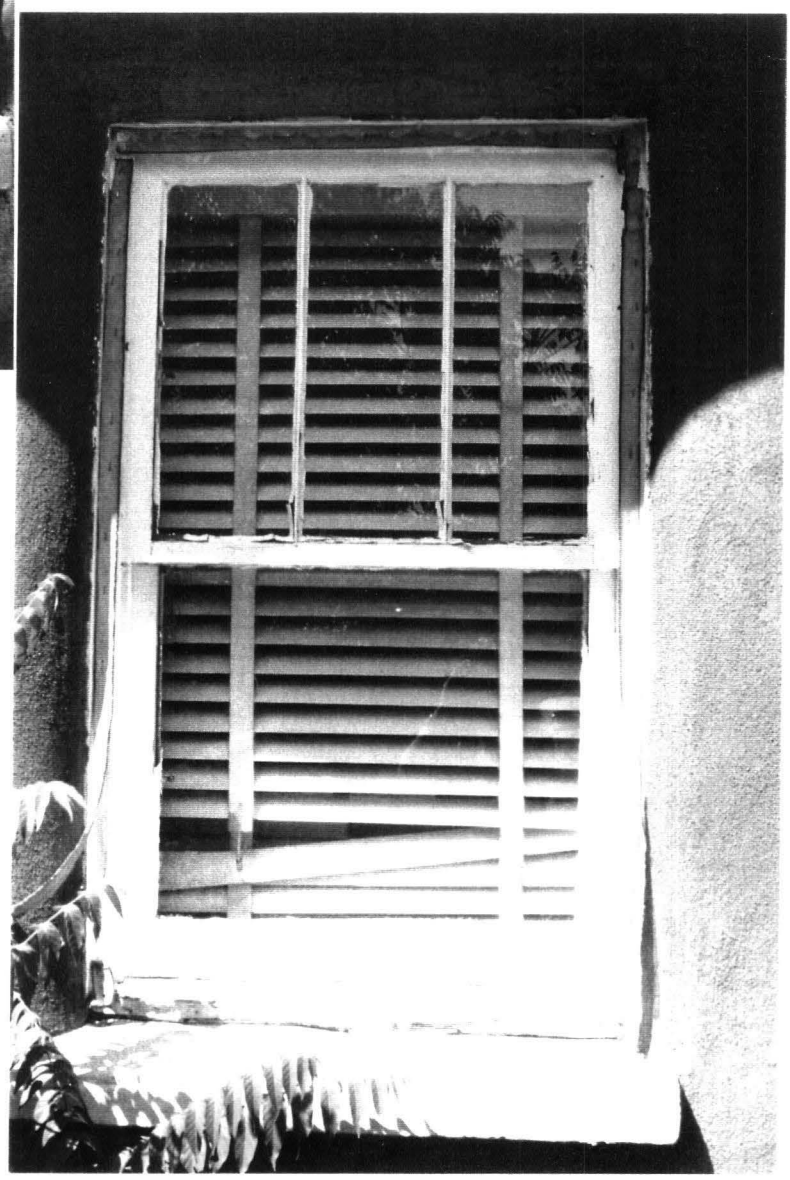
516 ALTO STREET, SANTA FE, NM 8-8-95



19.



15.



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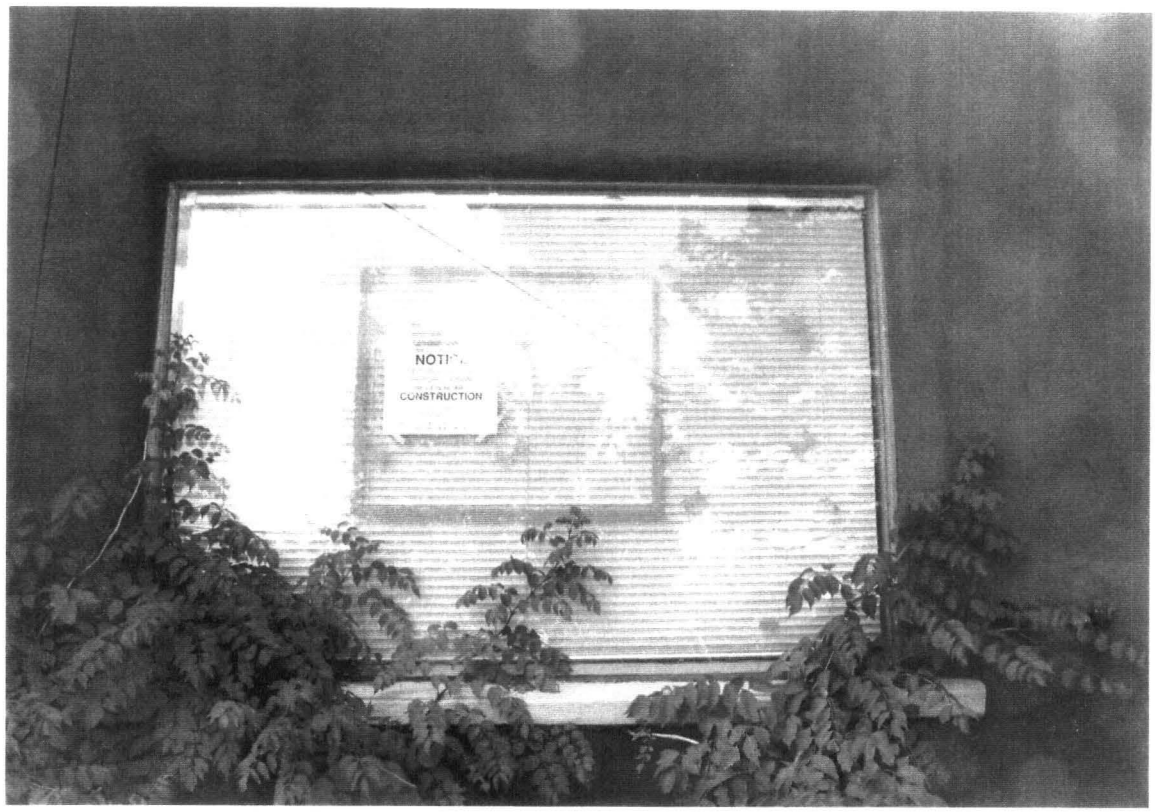
516 ALTO STREET



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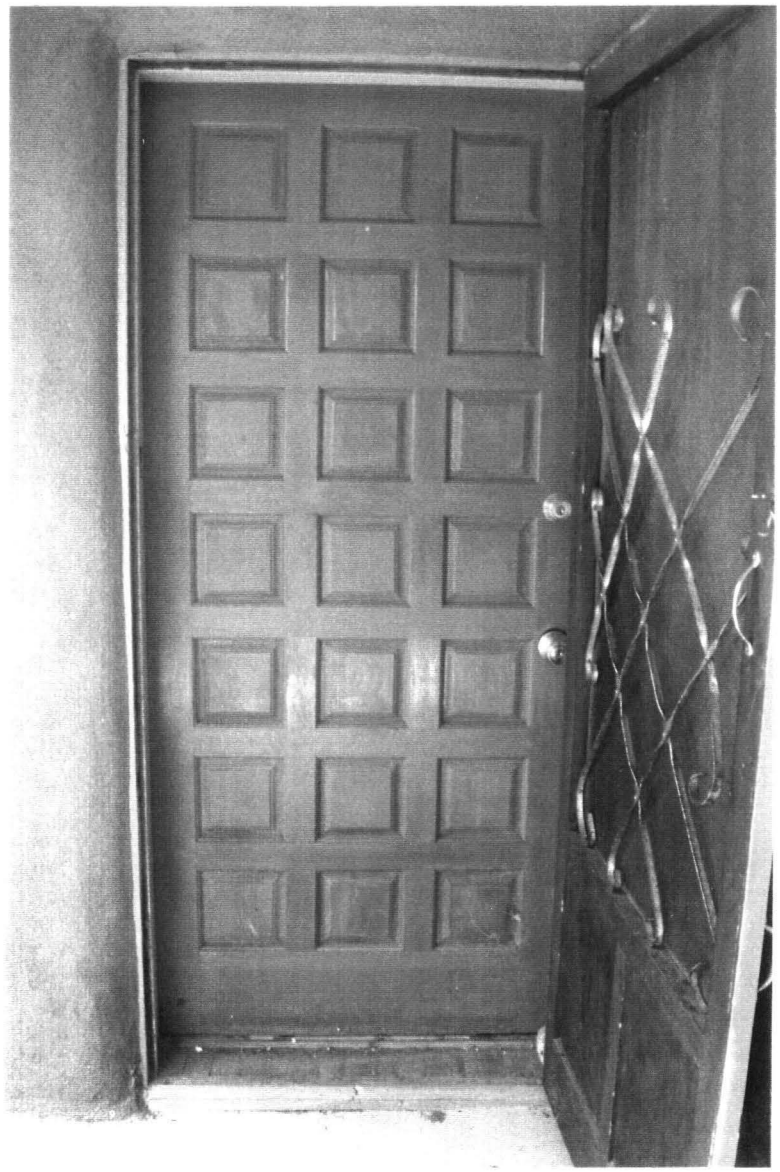


516 ALTO STREET

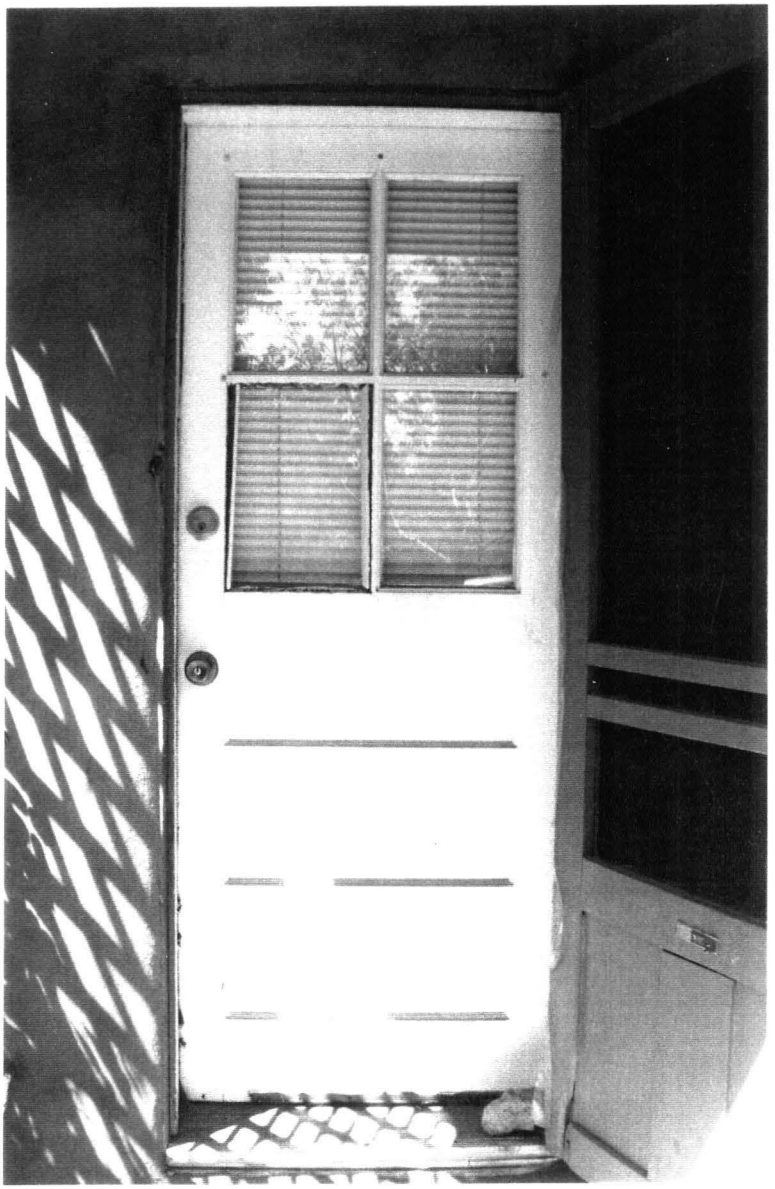
12.



20.



21.



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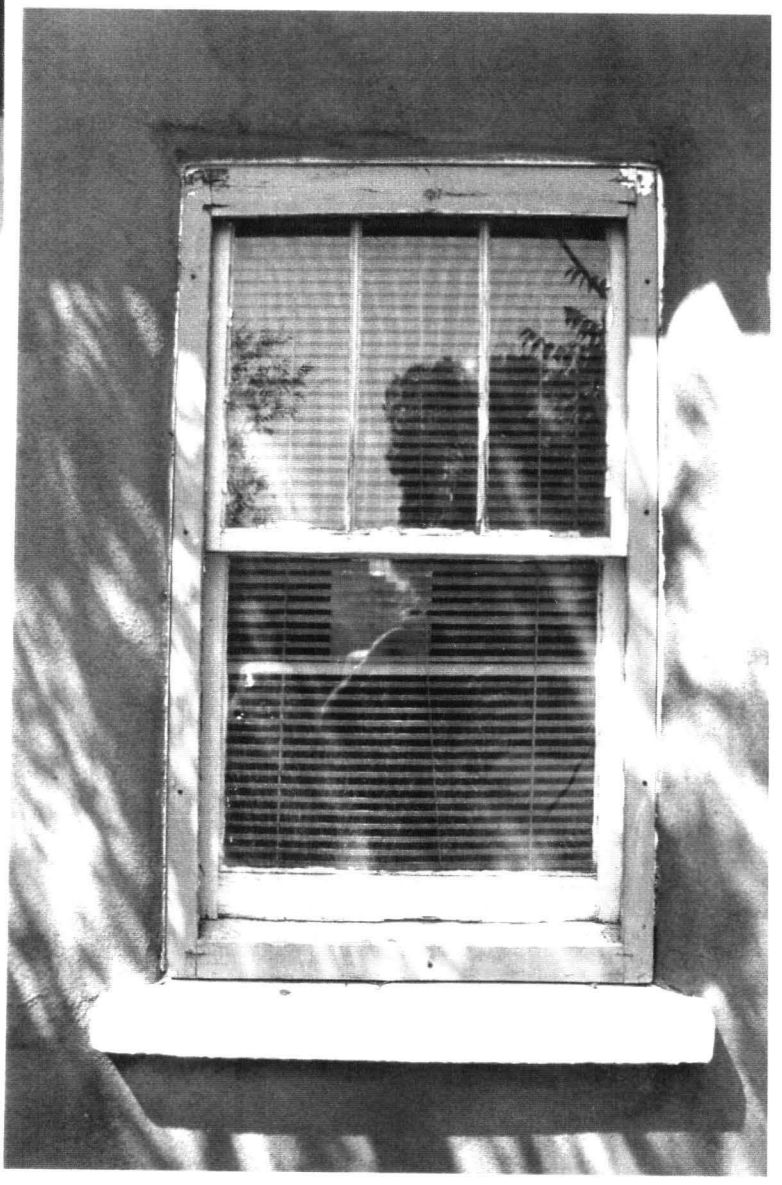

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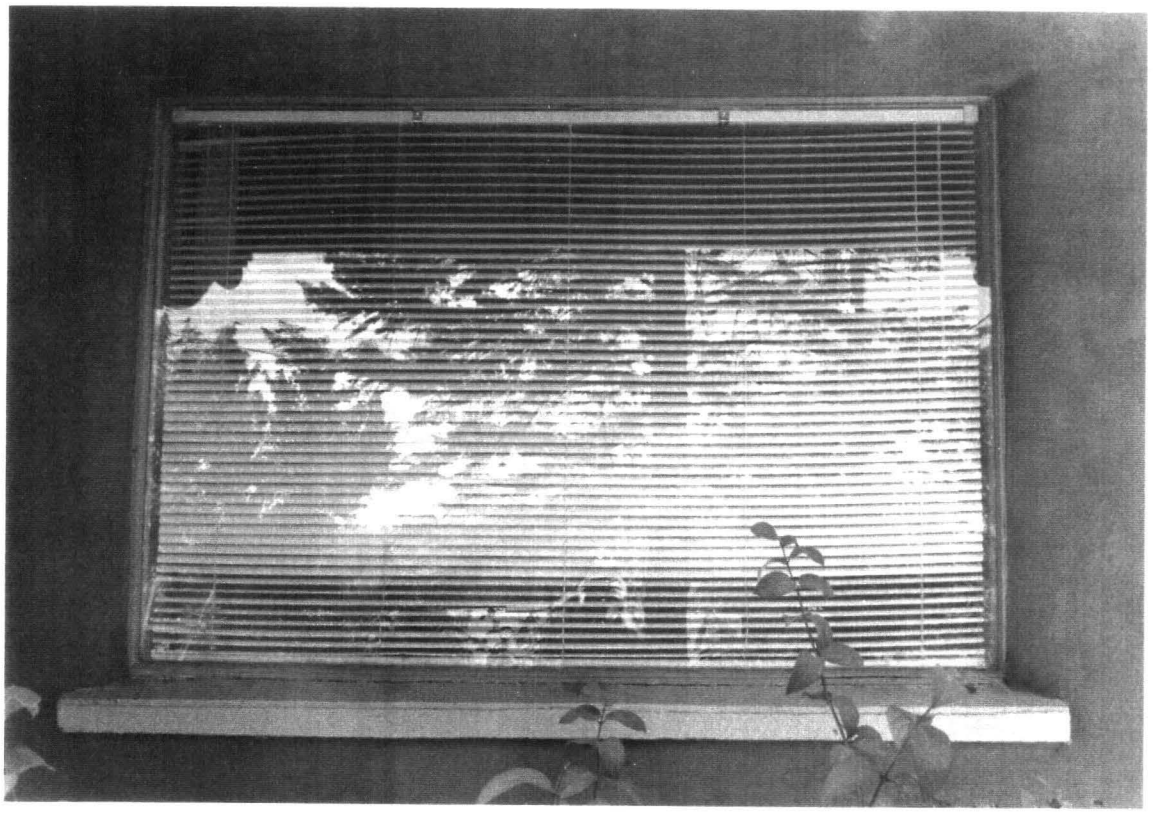

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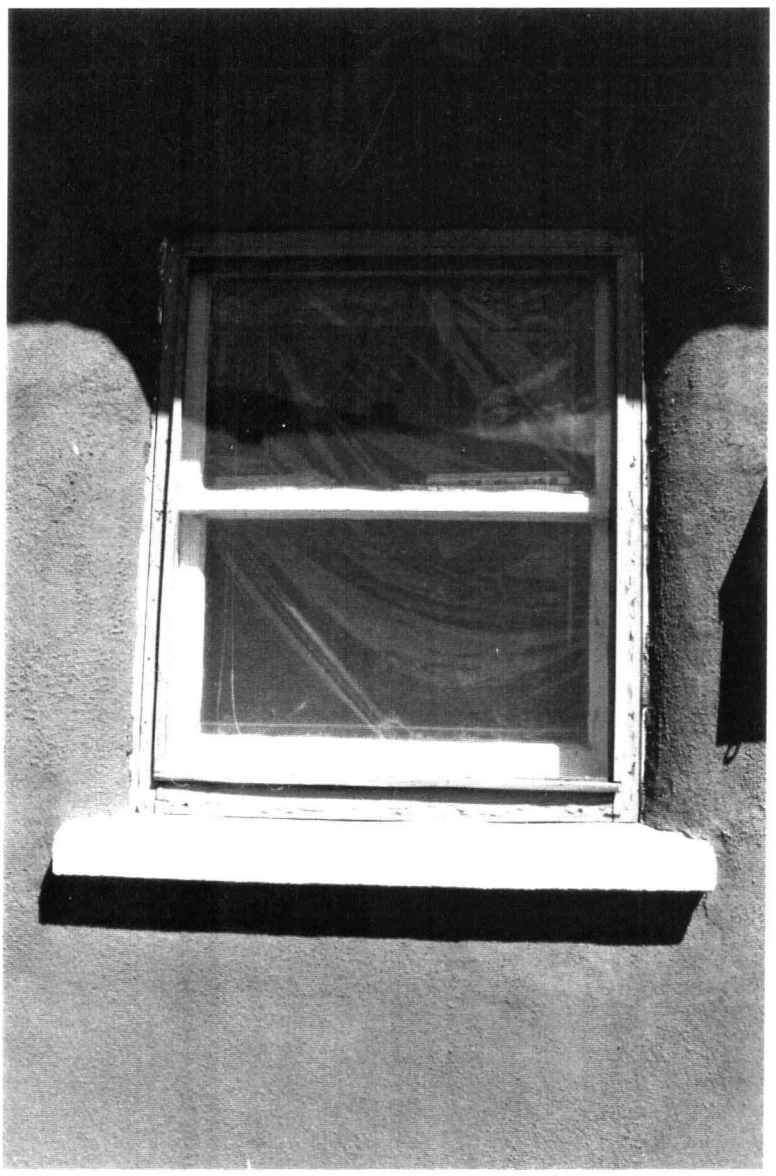

14.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: **Larry A. Delgado, Dist. 1, Mayor Pro Tem** | **Frank Montaño, Dist. 3**
Patti J. Bushee, Dist.1 | **Art Sanchez, Dist. 3**
Steven G. Farber, Dist. 2 | **Amy Manning, Dist. 4**
Cristopher Moore, Dist. 2 | **Phil Griego, Dist. 4**

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
Case Number . . . . . : H-95-122
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/20/95

PROJECT LOCATION(S) : 516 Alto St
516 1/2 Alto St

PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 8, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: The proposed lighting plan shall be returned to the HDRB for review and approval prior to submitting for building permit. As well, a window survey shall be conducted so as to preserve as much of the historic units in situ. The proposed plastic skylight technology shall be deleted from the proposal.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Planner III

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico
P.O. Box 909, 200 Lincoln Ave., 87504-0909

Project description . : ADD ON S(REAR) OF 516 ALTO, CONNECT ADDN
Project number . . . : 95- 10100121
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PROJECT NAMES:

OW- Melander-Dayton, Steve P.O. Box 9480
Santa Fe, NM 87504 (505) 9832121

AP- Johnson, Victor 355 E Palace Ave
Santa Fe, NM 87501 (505) 9835667

PROJECT DATA

HISTORICAL DISTRICT	WESTSIDE-GUADALUPE
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 DISTRICT AREA NUMBER	7
HISTORIC DIST SURVEY NUMBER	283, 284
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	RENOVATION, ADDITION
USE, EXISTING	OFFICE
USE, PROPOSED	COMMERCIAL

City of Santa Fe, New Mexico

memo

DATE: 8 August 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III MG

CASE #H-95-122 ADDRESS 516 & 516 1/2 Alto Street

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:

The applicant has illustrated a substantial rehabilitation of the existing residential structures on the subject site. When completed, the structure will house low-intensity and professional offices supportive of non-profit activities. Both buildings which are the subject of the proposed renovation are historic, date from prior to 1928, and speak to the residential character once prevalent throughout the Westside-Guadalupe Historic District.

The proposed work calls for overall upgrade and repair of both structures. Large plate glass windows on the front of the #516 (eastern building) will be replaced with units more in keeping with the character of this building and include three-over-one lite configuration. The remainder of the existing window units (which the applicant suggests as non-historic) will be replaced with new windows that are proposed to match the existing. As well, this structure will receive an addition on the south elevation which is designed so as to be compatible with the existing building. This addition will be distinguished from the historic building in that its roofline will be kept below that of the existing and its placement is central on the rear so as to allow the existing building corners to be distinguished. Translucent panel skylights are proposed on either side of the ridge of the existing roof. The building will be restuccoed.

516 & 516 1/2 Alto Street
H-95-122
8/8/95

Treatments to #516 1/2 (western building) include the removal of a modern bathroom addition which is located in the "el" under the south and east facing (rear) portal, wholesale window replacement, reroofing with corrugated galvanized material. As well, the portal will be upgraded and repaired to match the existing. The building will be restuccoed.

Finally, the buildings will be tied to function as one by way of a corridor addition placed on the west side of #516 and the east side of #516 1/2. Features of this addition include multi-lite french doors (fixed and operable), posts and simplified corbels, and a flat roof with exposed roof beams. Placement of this addition is 14 feet back from the primary facade of the eastern building (measured from the front of the portal, 8 feet from front building wall) and fitted under the portal of western building.

Staff's primary concern for the proposed work is with reference to the wholesale window replacement throughout both structures. Without additional information (which may be gathered on site) which documents the need for this work, staff can not recommend approval. Additionally, staff shared some concern with the applicant during preliminary reviews regarding the location of the connecting addition and encouraged its location to be placed further south on the site. Staff notes that as proposed, however, the addition appears to comply with the historic preservation requirements of the SFCC.

fch/d1/H-95-122

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT.

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, 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:

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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. 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 fiber glass or rolled plastic for the external surface of attached or free-standing 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;

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.
(Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 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 division. 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. #1983-48, §5; SFCC 1981, §3-29E-5)

H368

building threatened? yes	surveyed date 8/85 by [redacted]	county SANTA FE	ID no. 051613283
field map SFHD #1	number 283	UTM reference zone 12 13	easting northing

location description: 516 Alto

city/town: SANTA FE

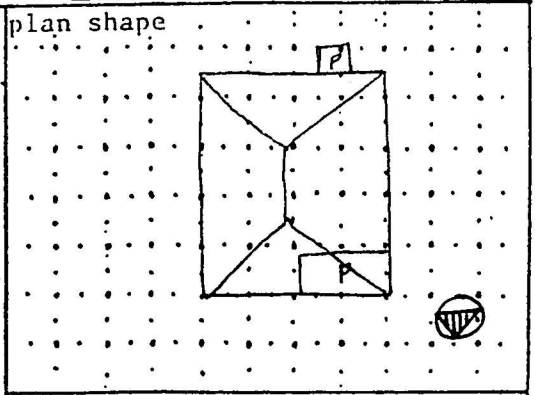
land grant/reservation: ~~land grant/reservation~~

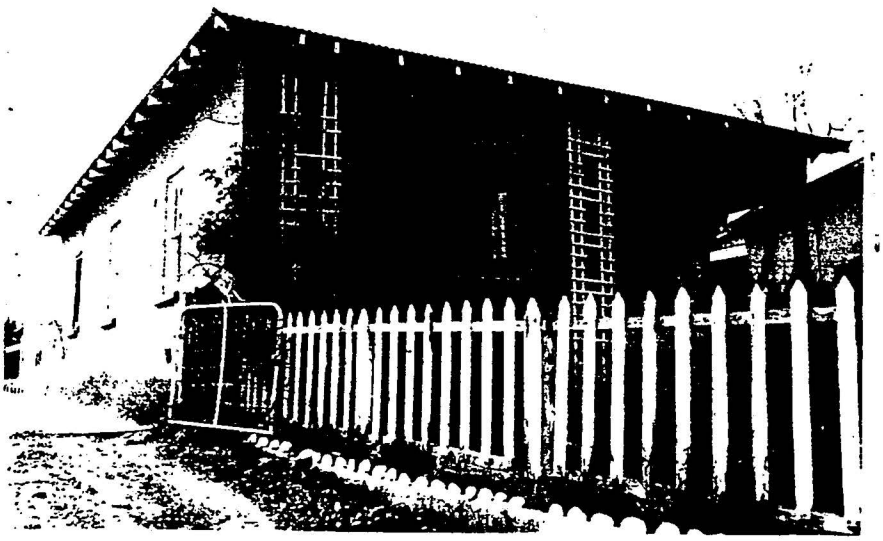
building name:

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

film roll	negative nos.	loc. of negative
by SL no. SFHD # 9	18	HPB

plan shape





date of construction: Pre'28 estimate ___ actual ___
source:

use
present ✓residential
other ___
historic ✓residential
other ___

condition
___excellent ___good
✓fair ___deteriorating

degree of remodeling
___minor ___moderate ___major
describe:

style	foundation material
NMUV	conc.
	wall material/surface: adobe/stucco

architectural features
low hip rf. w/ extended eaves & exposed joists - corrugated metal rf.

N: lrg fixed, 3/1 w/ conc lug sill

d: solid w/ 4 lits

comments

surroundings
vcs.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

significance
___eligible ✓of interest ___none
if eligible, why?
contrib.

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

1H369

building threatened?	surveyed	county	ID no.
yes	date 8/85 by SL	SANTA FE	0516 3284
field map	number	UTM reference easting	northing
SFHD # 7	284	zone 12 13	

location description

518 Alto

5/16/12

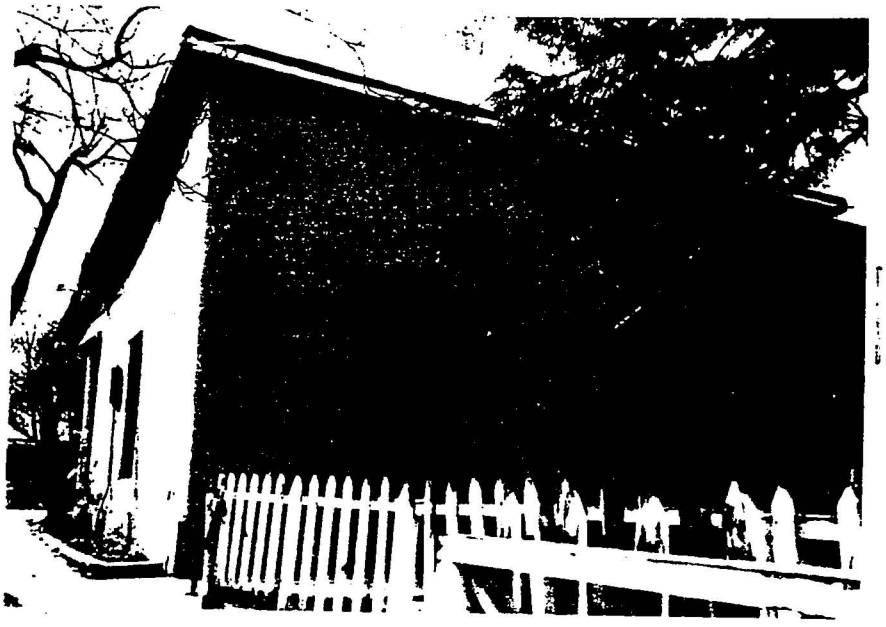
city/town: SANTA FE

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

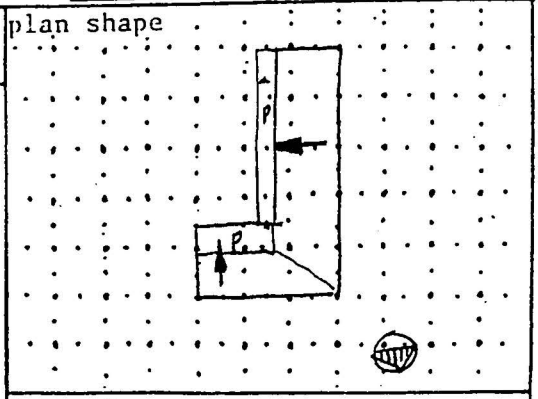
building name

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

film roll	negative nos.	loc. of neg.
by SL no. SFHD # 9	17	HPB



plan shape



date of construction: 19th C. estimate _____ actual

source

use
present ✓residential
other _____
historic ✓residential
other _____

condition
___excellent ✓good
___fair ___deteriorating

style: NMUV

foundation material: stone?

wall material/surface: adobe/stucco

degree of remodeling
___minor ___moderate ___major
describe:

architectural features
L shap'd plan w/ shed rf. - expos'd rf. joists on both N & W wing
•d: solid w/ 6 lits
•w: 6/6 dbh tanden + single
•rear porch: shed rf on expos'd linted, round posts

surroundings: res.

relationship to surroundings
✓similar ___not similar

district potential
✓yes ___no

comments: E. Wing of D. Vigil House

significance
___eligible ✓of interest ___none
if eligible, why? contrib.

associated buildings? ✓yes
what type? garage
if inventoried, list ID nos.

see back? ___yes

City of Santa Fe
Historic Design Review Board
via Ms. Joan Cole
hand delivered

5 April, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

3-over-1 windows not historic?

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

drawing says 382.5 ft
this is more accurate

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corrugated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

wholesale window replacement

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

photos suggest historic

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Replacement on 516 8' back from bldg wall front; 14' back from portal front

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

wholesale window replacement

stucco will not match #516

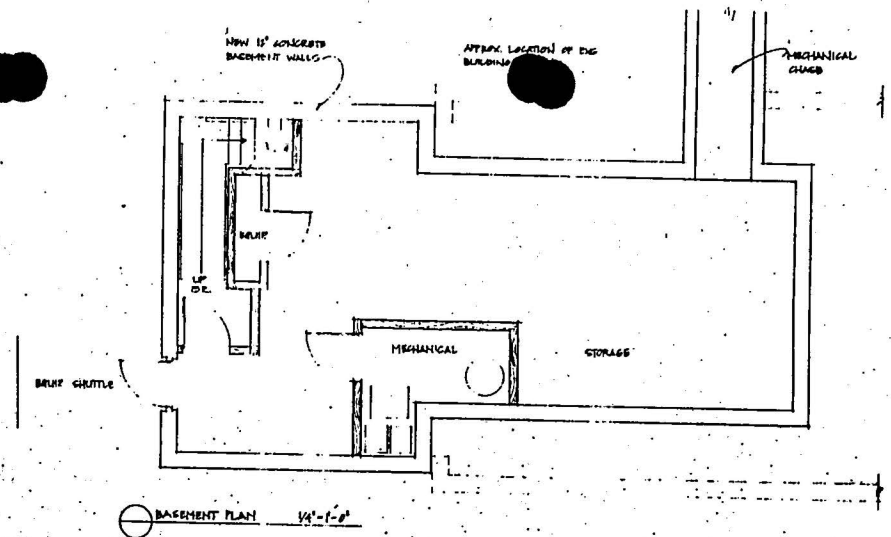
There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667

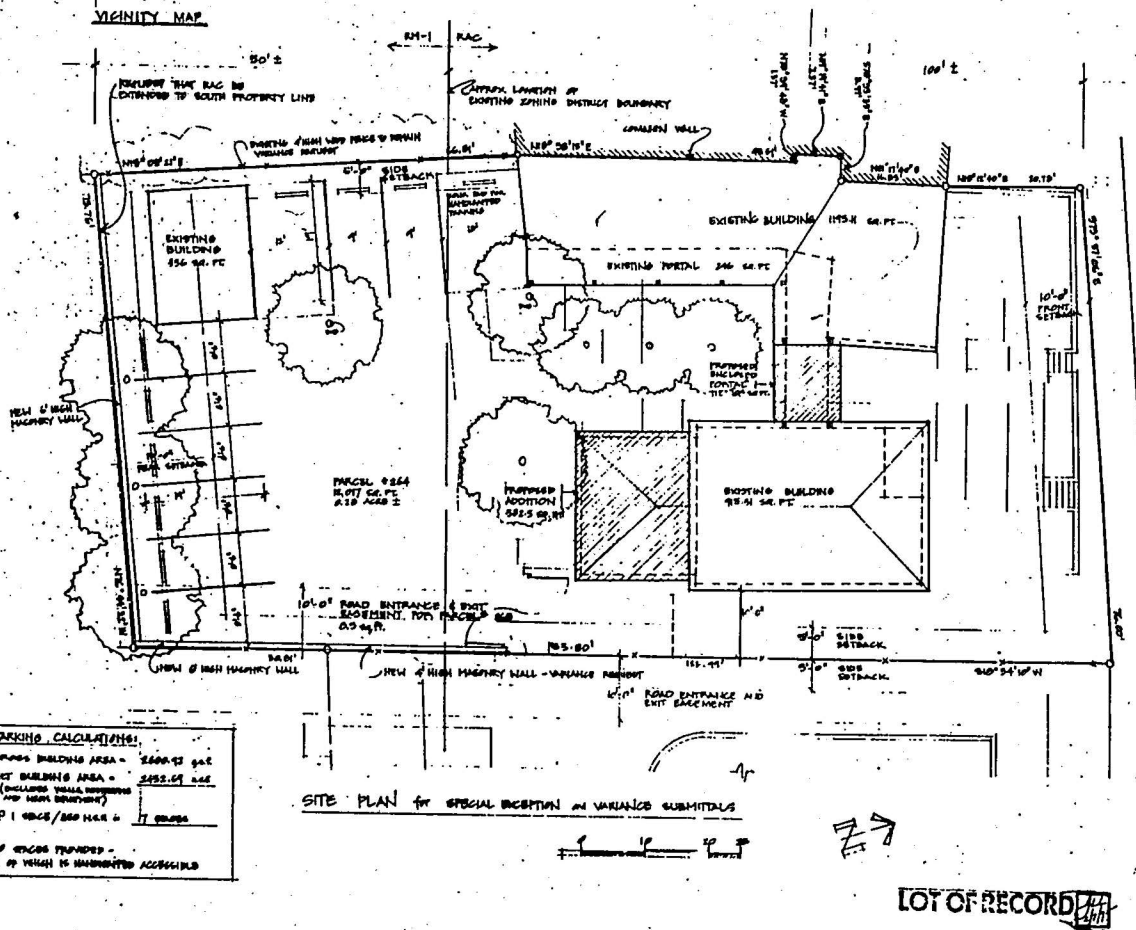


BASEMENT PLAN 1/4"-1'-0"



516 ALTO STREET

VICINITY MAP



PARKING CALCULATIONS:

GROSS BUILDING AREA = 2888.93 SQ.FT.

NET BUILDING AREA = 2452.09 SQ.FT.
(EXCLUDES WALLS, STAIRWELLS AND MECH. EQUIPMENT)

@ 1 SPACE/350 NET SQ.FT. = 7 SPACES

10 SPACES PROVIDED -
1 OF WHICH IS HANDICAPPED ACCESSIBLE

SITE PLAN for SPECIAL EXCEPTION or VARIANCE SUBMITTALS

LOT OF RECORD

JOB NO. 0402

Dates:

Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-2260

FLOOR PLAN

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

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

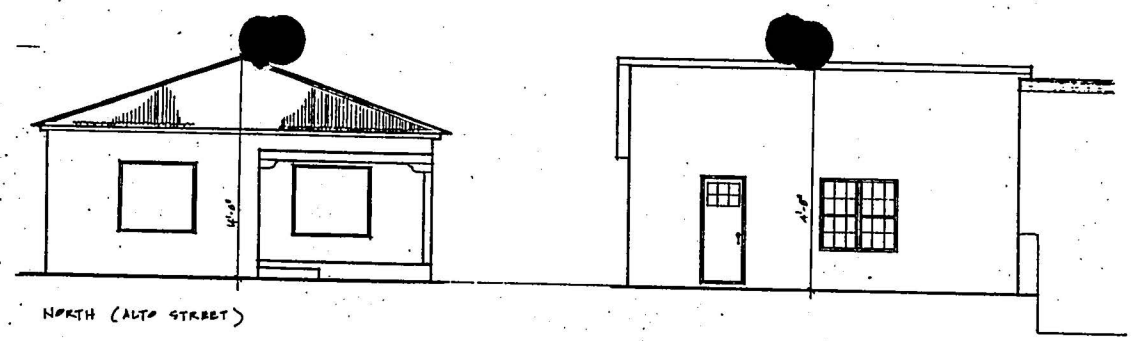
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

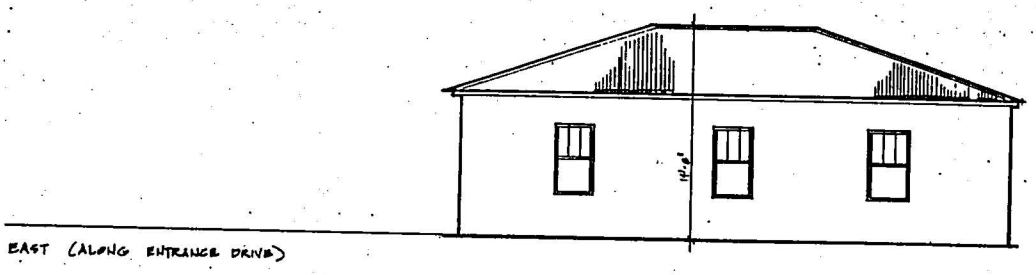
Dates:

2

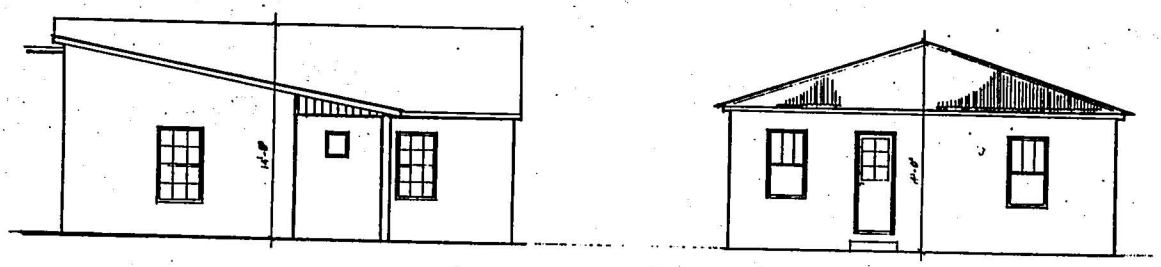
JOB NO.
9402



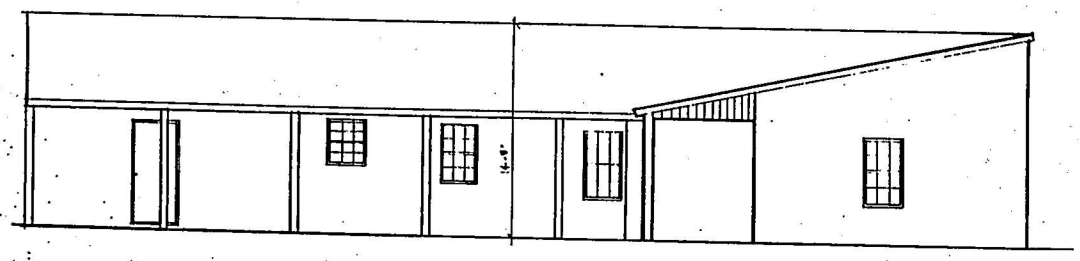
NORTH (ALTO STREET)



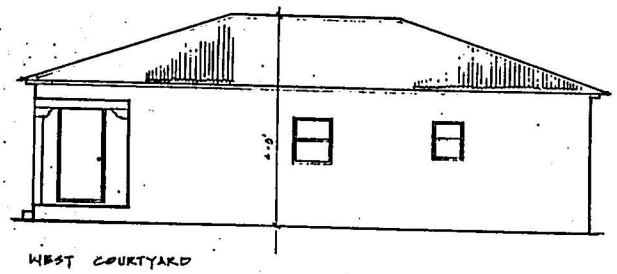
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



EAST COURTYARD



WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

4

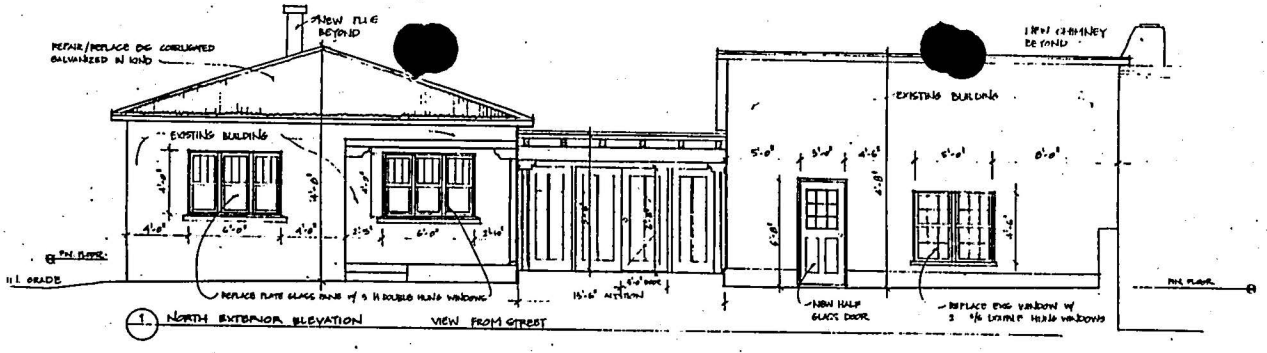
JOB NO. 9402

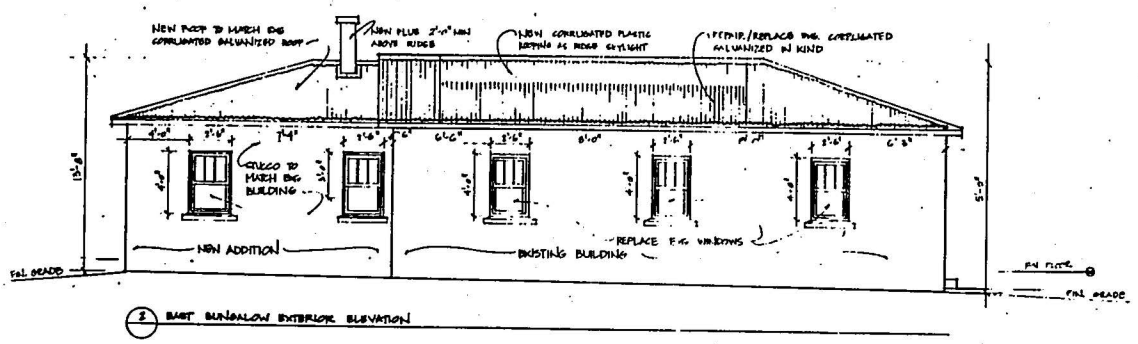
Dates:

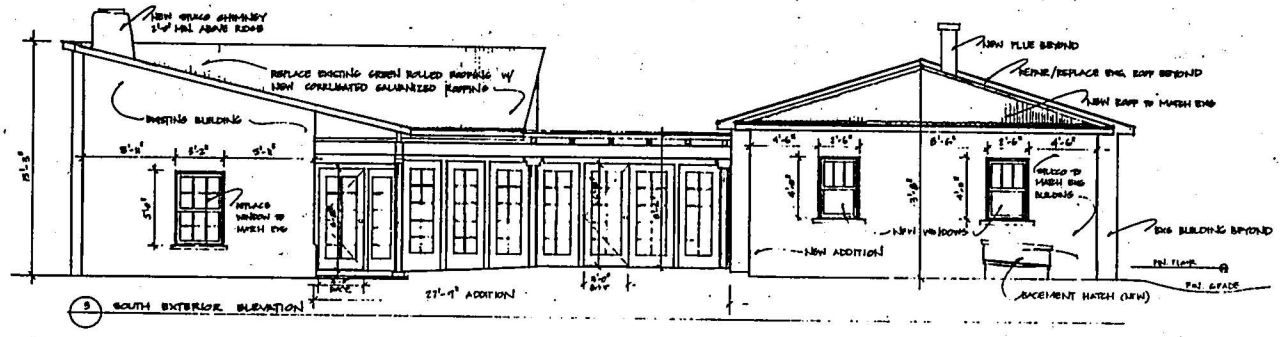
EXISTING CONDITIONS

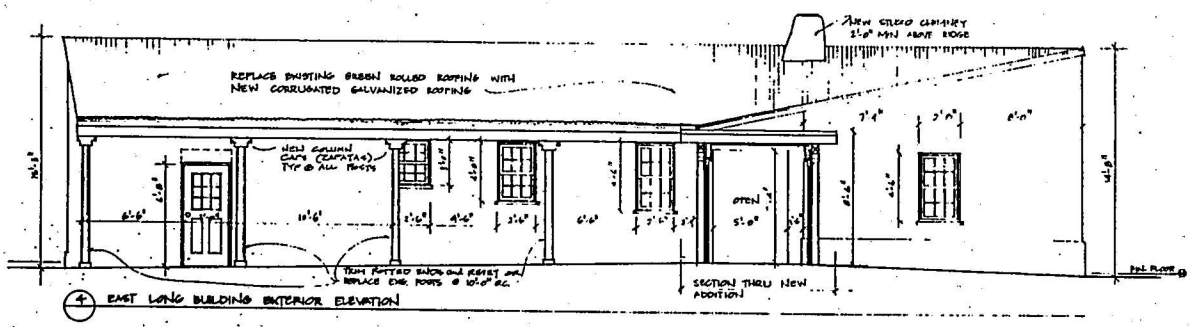
SCHEMATIC DESIGN for
516 ALTO STREET

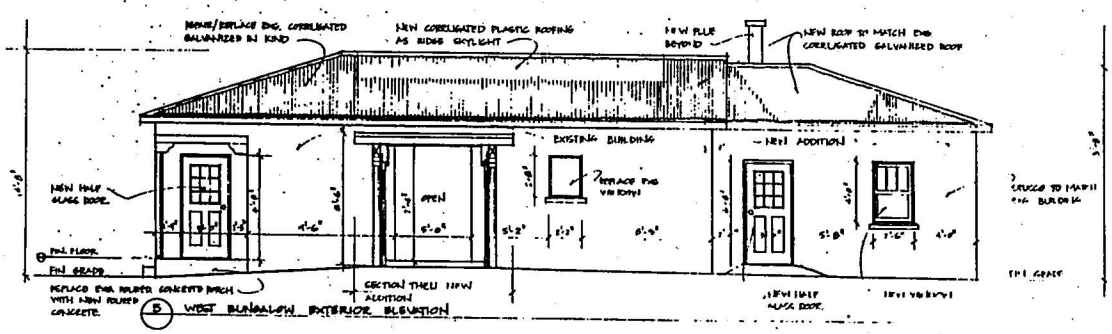
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE: 505 [illegible]











3

Dates: HPRB 1-8-15

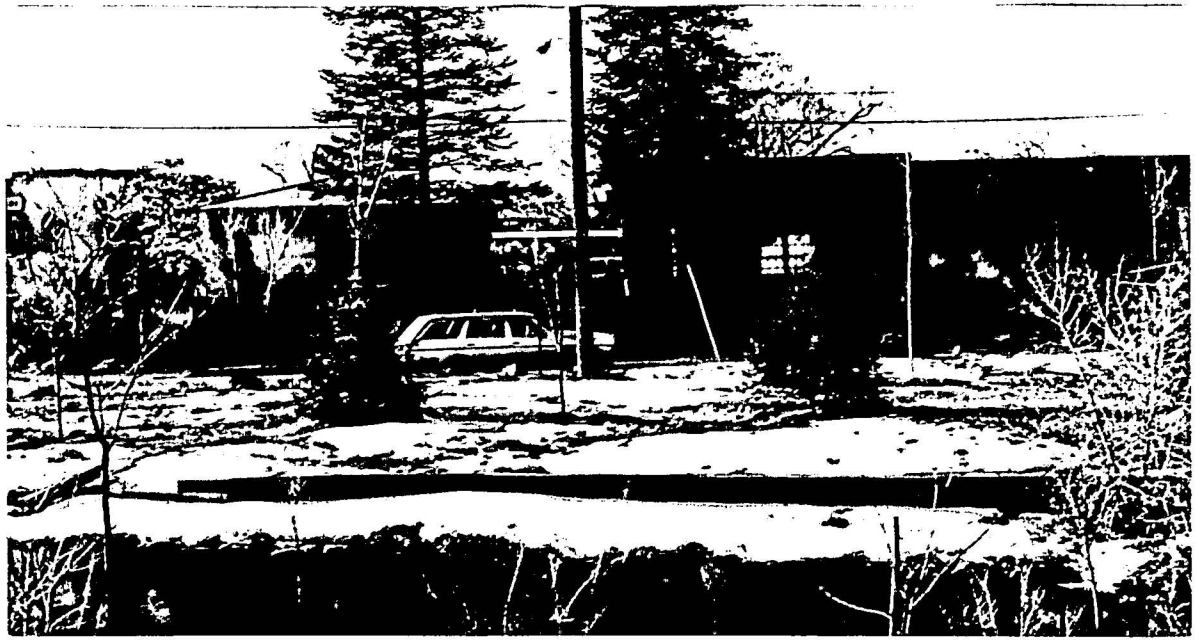
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

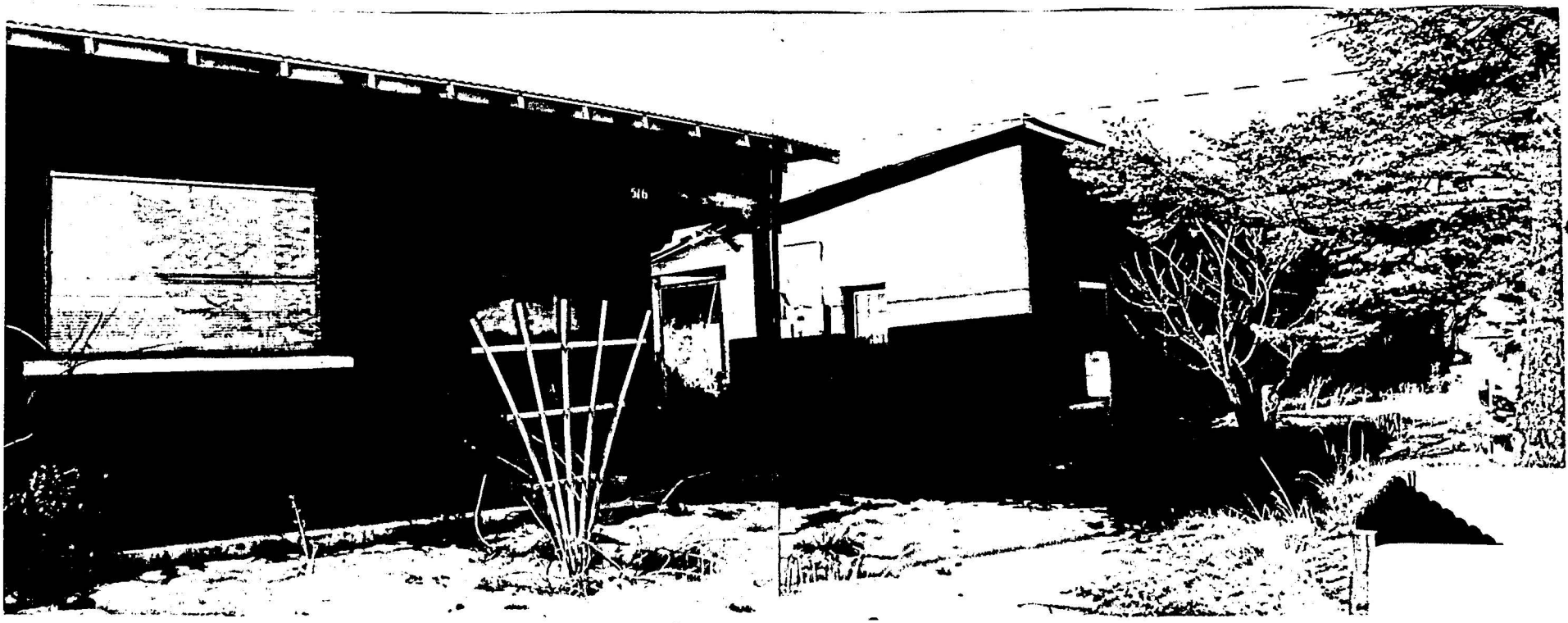
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667

516 ALTO ST.

PROPERTY FROM ALAMEA VIEWED ACROSS ALTO ST.



NEIGHBOR | EAST BUILDING | PORTAL TIE | WEST BUILDING | NEIGHBOR



TIE

516 / 516½ ALTO STREET

NORTH ELEVATION - VIEW FROM STREET



516 ALTO ST. PORTAL TIE 516½ ALTO ST.

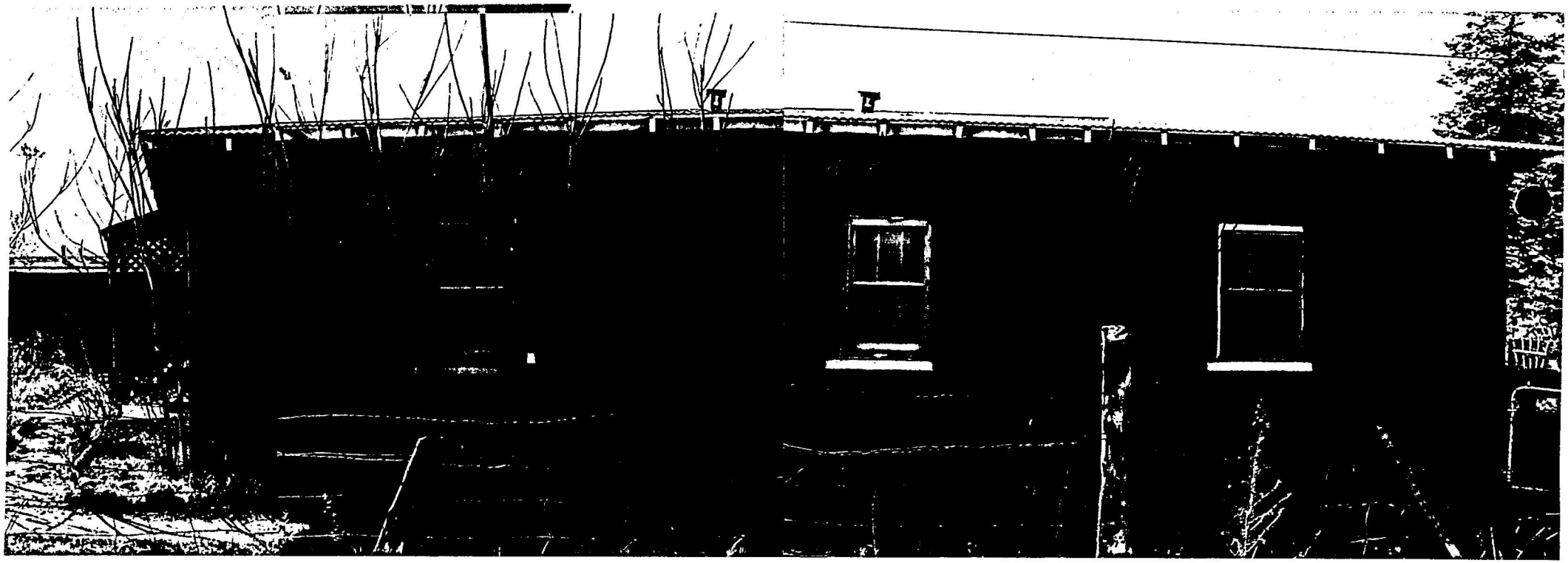


516 ALTO STREET

WEST ELEVATION - BUNGALOW



EAST ELEVATION - BUNGALOW





NEIGHBORING MULTI-FAMILY HOUSING TO SOUTH



VIEW TO EAST AT SOUTH END OF PROPERTY

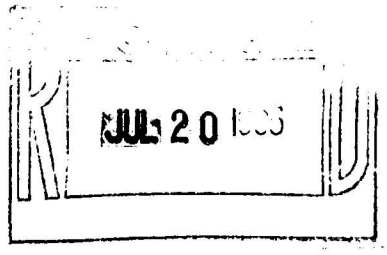
VICTOR JOHNSON
ARCHITECT

Mary—

~~516~~/516½ Alto

The old case # was H-95-63
Call if you need more.

Vic



355 PALACE AVENUE
SANTA FE NM 87501
~~BOX 10194 SFNM 87504~~
PHONE/FAX 505•983•5667

City of Santa Fe
Historic Design Review Board
via Ms. Mary Grzeskowiak
hand delivered

19 July, 1995
516/516-1/2 Alto
HDRB submittal

Board Members:

I own three structures located on a single lot of record at 516 / 516-1/2 Alto Street. The attached submittal presents proposed renovation of and additions to the two structures along the northern (street) property line. After completion of the improvements, the property will house professional offices. My business is low-intensity and involves primarily non-profit organizations. Neither retail sales nor street-front signage is part of this application.

The east building is an 835 square foot, hipped-roof bungalow, which the City survey dates as "pre-28". Its exterior walls are adobe with cement plaster and stucco. The rectangular footprint and exterior adobe walls may be the primary original elements which contribute to neighborhood character. Doors and windows appear to be recent, not historic. Street-front windows are large single-pane picture windows. Side windows are 3 over 1, double hung. The roof is corrugated galvanized steel with a pitch of about 4/12.

Work proposed for the east building (516 Alto) includes a single-story, 387 square foot addition to the rear facade and a service basement. The addition has its exterior walls stepped in from the perimeter walls of the main building. The roof-line of the addition is set 6-inches below the ridge elevation of the existing building. New hip framing would be at the same pitch as the existing roof. The characteristic overhang with exposed rafter tails will be repeated, but with a slightly larger eave dimension to distinguish it from the existing. The addition will have a new half-lite back door and new 3 lite over 1 double hung windows.

Renovation work effecting the exterior of the existing building at 516 Alto includes replacement of the single-pane picture windows facing the street with sets of three new 3 lite over 1 double hung windows, replacement of side windows with new 3 over 1 double hung units of the same size, removal of the rear wall to permit attachment of the addition, removal of the kitchen window to permit attachment of the portal tie, replacement of the non-historic front door, and roof work. The existing roof materials will be reused and combined with new materials at the rear elevation where the roof is to be rebuilt to receive the addition. A ridge skylite, built of corru gated clear/translucent plastic in the same plane as the roof is proposed. The addition will be stuccoed to match the existing building in an approved earth tone (probably a tan such as El Rey buckskin or fawn).

The west building is 1217 square feet , L-shaped with a recent portal in the L, and is dated in the City survey as "19th century". Its exterior walls are adobe with cement plaster and stucco. It is likely that the westernmost part served as the eastern wing of the historically significant Donaciano Vigil house (518 Alto), built in the early 1800's. The common wall of the two properties has the trace of opening(s) from 516-1/2 onto the saguan portal of 518. My building is listed as a contributing structure. Windows and doors appear to be recent, not historic. Doors are flush, slab and the windows are generally 6 over 6 double hung, non-functional, and very deteriorated. The added shed roof is presently covered with recent green roll roofing. A recent bathroom addition has been placed in the L of the portal and the portal has structural deficiencies.

Work proposed for the west building (516-1/2 Alto) includes removal of the recent bathroom and rebuilding parts of the portal, reusing existing lumber where possible. The L-shaped portal will then have its north leg extended to tie to the east building and be enclosed with 10-lite french doors in a manner similar to the enclosed portal at the School of American Research on Garcia St. The structure of the new 100 sf portal tie is to be thin and light to distinguish it from the mass-dominated buildings and also the tie is to be set back to the rear edge of the west building, leaving the building's side facade exposed.

Renovation work effecting the exterior of 516-1/2 includes a new roof surface of corrugated, galvanized steel atop the existing (non-historic) roof structure. The doors and windows will be replaced with units of the same size and patterns, in the same locations as existing. The exterior plaster will be restuccoed in the same color (El Rey adobe). An interior fireplace will be added, which will have a chimney visible above the existing roof line.

There will be site walls and fencing constructed at the rear of the property as required by the City, in heights and of materials as determined in consultation with the east and west resident neighbors. The existing front yard wall and gates with be retained and renovated. No work Is planned for the third building.

Thank you for your consideration of this request. We will attend the April 25th meeting to discuss the project with you. If further clarification or submittals are desired, please contact me.

Steven J Melander-Dayton

Steve Melander-Dayton
P.O. Box 9480
Santa Fe, NM 87504
983-2121

cc: Victor Johnson, AIA Architect
983-5667

STEVEN J. MELANDER-DAYTON
PO Box 9480
SANTA FE, NEW MEXICO 87504
505-983-2121

Heather L. Pierson
Historic Districts Case Planner
Historic Design Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

8 August 1997

Re: 516 Alto Street

Dear Heather:

Subsequent to our recent correspondence and telephone conversations, I would like to request that the stop work order on the project at 516 Alto Street be removed based on the following understandings:

After a careful on-site survey undertaken by the contractor, we have demonstrated that the previously approved reconstructed height of the west building will be 13'3" from finish floor, which is no more than 7" higher than the original roof height. The CMU block parapet will be removed to that level;

The previously approved, reconstructed portal will remain in place because it will result in a minor deviation from original roof pitch and is a faithful reconstruction of the original shed roof.

Because I believe the permit resubmittal drawings in the City's possession accurately reflect these changes from the prior building permit, I hope that no further submittals are necessary and that these clarifications resolve any remaining concerns you might have. And please let me know if there is anything else I need to do.

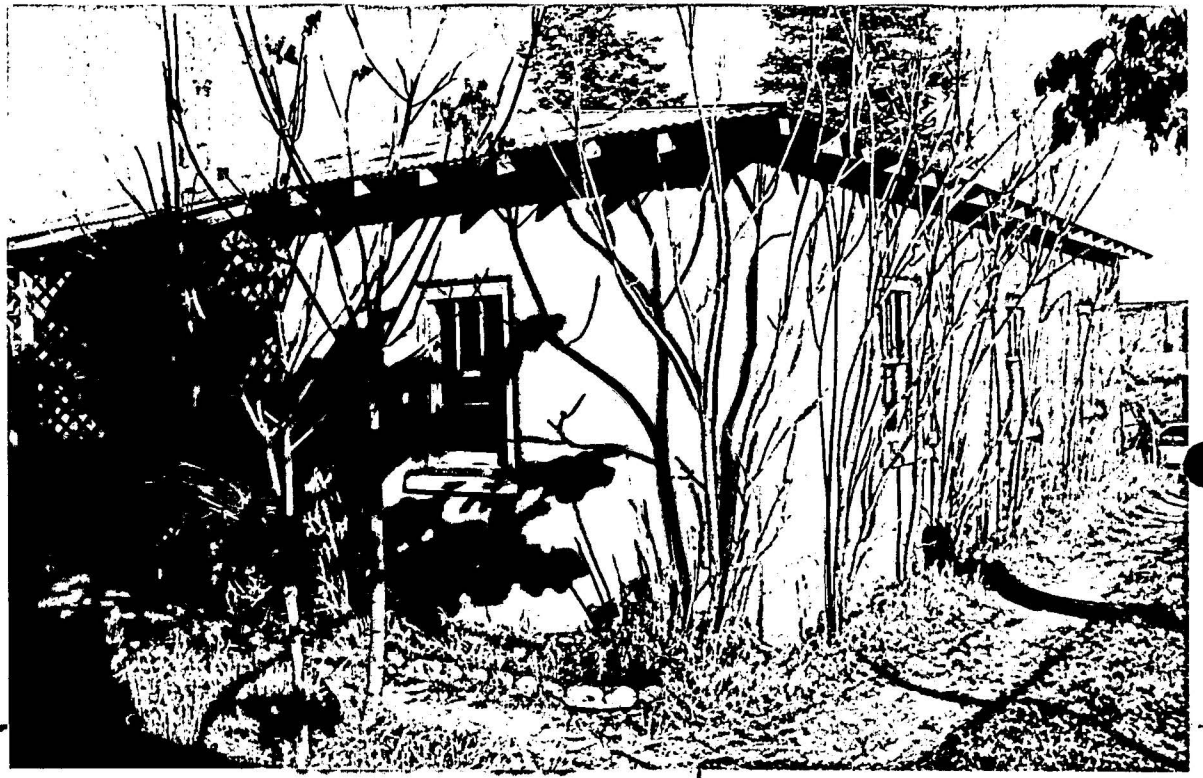
Sincerely,

Steven J Melander-Dayton

c: Victor Johnson
MacDonnell Gordon

516 ALTO ST.

EAST BUILDING TO WHICH ADDITION IS PROPOSED TO SOUTH END →



VIEW OF TWO STRUCTURES TO BE JOINED - SOUTH END TO BECOME ENTRY YARD OFF PARKING →



516/516½ ALTO ST.

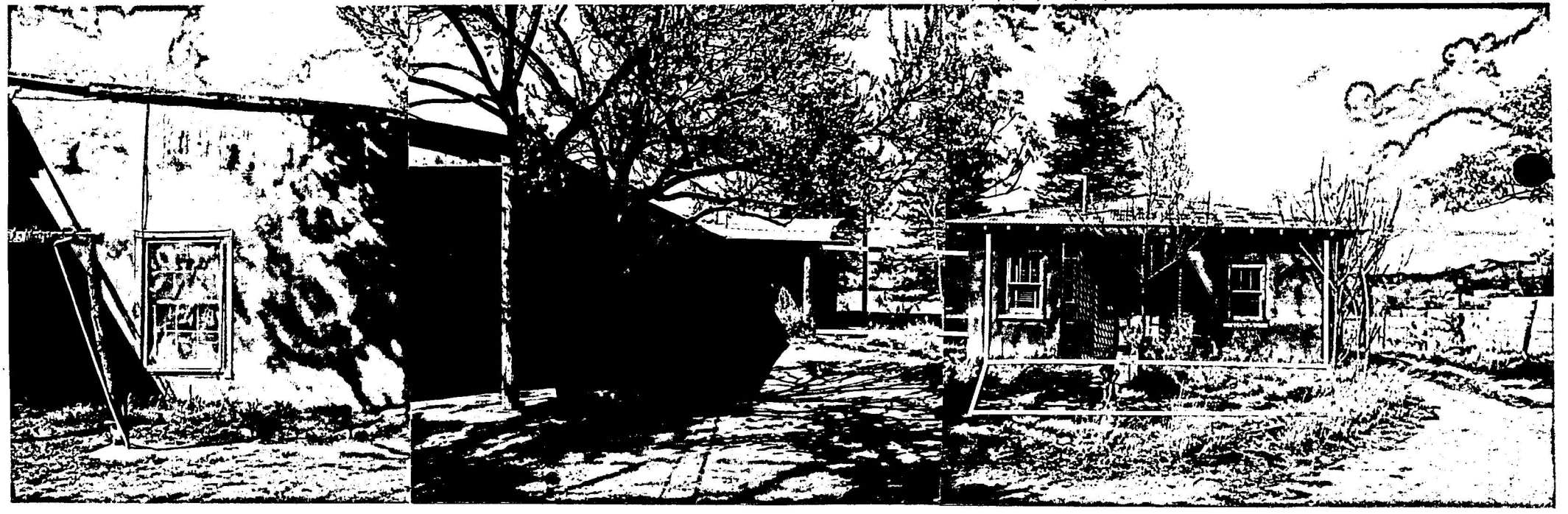
SOUTH ELEVATION / REAR



← WEST BUILDING (516½)
REAR

TIE

BUNGALOW
REAR TO RECEIVE ADDITION



VICTOR JOHNSON ARCHITECT

City of Santa Fe
Historic Design Review Board
200 Lincoln, Santa Fe 87501
via Ms. Heather Pierson
... fax 986-6910

May 4, 1998
516/516-1/2 Alto

Case #H-95-122
re: Stucco color

Dear Ms. Pierson:

The stucco color selected by the Owner for the above-captioned project is El Rey #106 - Buckskin. I believe this is consistent with the indication of "a mid-tone brown or tan" which I gave the Board in response to their questioning at the meeting where the project was approved. We are asking the contractor to apply a sample of regular cement stucco and an elastomeric color coat, both in Buckskin. I will assume that either, in the approved color, is acceptable to the City.

When I discussed this selection with you on the phone recently, you suggested that I fax the selection so that you could countersign administrative approval. Please fax me a signed copy to 983-5667.

Sincerely,

Victor Johnson, AIA

6/1/98
date

approved - City of Santa Fe Historic Design Review
Heather Pierson, Historic Preservation Planner

355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505•983•5667

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval (X) Final Approval (X)

Project Location: 516/516½ ALTO STREET - SANTA FE

Owner:	Address:	Phone:
STEVE MELANDER-DAYTON	P.O. BOX 9480 SFNM 87504	983-2121
Applicant:	**Address:**	**Phone:**
VICTOR JOHNSON ARCHITECT	355 E. PALACE AVE SFNM 87501	983-5667

Project Proposal:
RENOVATION OF/ADDITIONS TO STRUCTURES

Public Visibility: North (X) South ( ) East (X) West ( )

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

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

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

Steven J Melander-Dayton
Signature of Applicant of Owner

7-19-95
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-95-122 Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant ( ) Contributing ( )
Source: Status: Non Supporting ( )

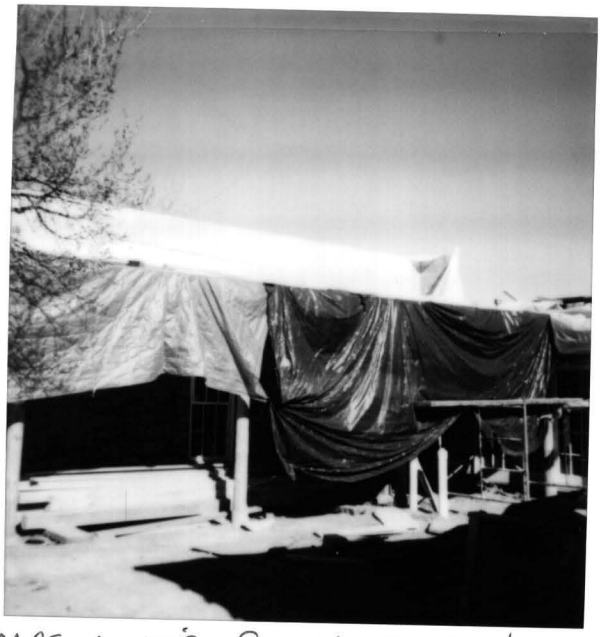
Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES YES	COMPLIES NO
14-70.1	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.9	Harmony ( ) Proportion ( ) Style ( )	( )	( )
14-70.13	Demolition	( )	( )
14-70.14	Minimum Maintenance Requirements	( )	( )
14-70.15	Signs	( )	( )
	Applicable District Standards	( )	( )

Remarks:







MRS WHITE Complaint about
POSSIBLE CONST — NEGATIVE.
ALTO ST.
10/11/97



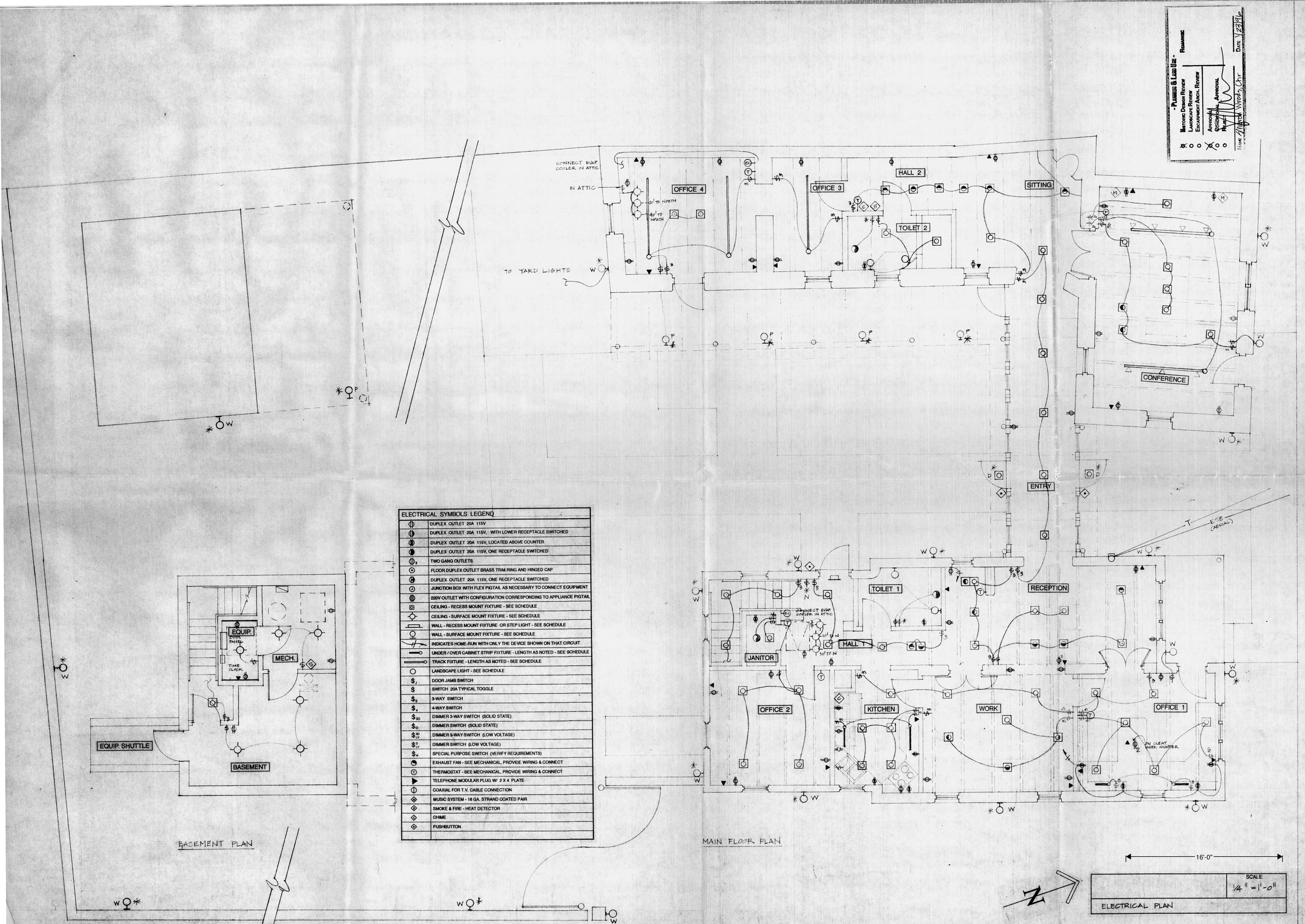












BASEMENT PLAN

MAIN FLOOR PLAN

ELECTRICAL SYMBOLS LEGEND	
⊕	DUPLEX OUTLET 20A 115V
◐	DUPLEX OUTLET 20A 115V, WITH LOWER RECEPTACLE SWITCHED
◑	DUPLEX OUTLET 20A 115V, LOCATED ABOVE COUNTER
◑	DUPLEX OUTLET 20A 115V, ONE RECEPTACLE SWITCHED
$\oplus_2$	TWO GANG OUTLETS
⊙	FLOOR DUPLEX OUTLET BRASS TRIM RING AND HINGED CAP
⊕	DUPLEX OUTLET 20A 115V, ONE RECEPTACLE SWITCHED
⊙	JUNCTION BOX WITH FLEX PIGTAIL AS NECESSARY TO CONNECT EQUIPMENT
◍	220V OUTLET WITH CONFIGURATION CORRESPONDING TO APPLIANCE PIGTAIL
⊠	CEILING - RECESS MOUNT FIXTURE - SEE SCHEDULE
⊙	CEILING - SURFACE MOUNT FIXTURE - SEE SCHEDULE
▭	WALL - RECESS MOUNT FIXTURE OR STEP LIGHT - SEE SCHEDULE
○	WALL - SURFACE MOUNT FIXTURE - SEE SCHEDULE
//	INDICATES HOME-RUN WITH ONLY THE DEVICE SHOWN ON THAT CIRCUIT
▬	UNDER / OVER CABINET STRIP FIXTURE - LENGTH AS NOTED - SEE SCHEDULE
═	TRACK FIXTURE - LENGTH AS NOTED - SEE SCHEDULE
○	LANDSCAPE LIGHT - SEE SCHEDULE
$\$_J$	DOOR JAMB SWITCH
$\$	SWITCH 20A TYPICAL TOGGLE
$\$_3$	3-WAY SWITCH
$\$_4$	4-WAY SWITCH
$\$_{3D}$	DIMMER 3-WAY SWITCH (SOLID STATE)
$\$_D$	DIMMER SWITCH (SOLID STATE)
$\$^{3D}_{LV}$	DIMMER 3-WAY SWITCH (LOW VOLTAGE)
$\$^{D}_{LV}$	DIMMER SWITCH (LOW VOLTAGE)
$\$_*$	SPECIAL PURPOSE SWITCH (VERIFY REQUIREMENTS)
◔	EXHAUST FAN - SEE MECHANICAL, PROVIDE WIRING & CONNECT
T	THERMOSTAT - SEE MECHANICAL, PROVIDE WIRING & CONNECT
▶	TELEPHONE MODULAR PLUG W/ 2 X 4 PLATE
TV	COAXIAL FOR T.V. CABLE CONNECTION
MS	MUSIC SYSTEM - 18 GA. STRAND COATED PAIR
S	SMOKE & FIRE - HEAT DETECTOR
C	CHIME
P	PUSHBUTTON

- PLANNING & LAND USE -

	Remarks
Historic Design Review	
Landscape Review	
Escarpment Arch. Review	
Approval	
Condition. Approval	
Reject	

Name Marcia Woods, Chr Date 1/23/96

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

Renovation & Addition
516 & 516 1/2 Alto Street
Santa Fe, NM

Dates:
10-31-95 OWNER REVIEW
12-1-95 BASEMENT REV.

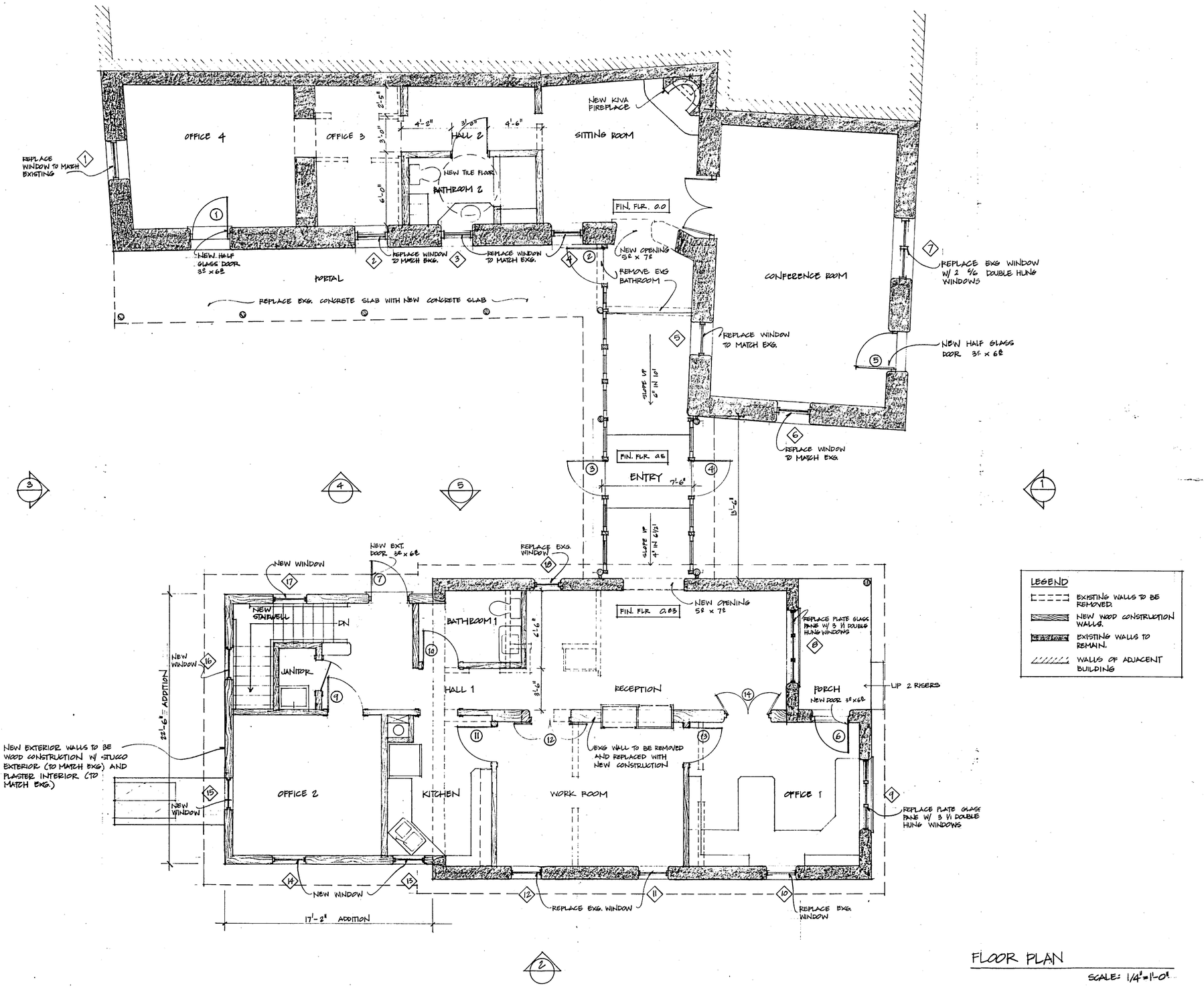
16'-0"

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

ELECTRICAL PLAN

10

JOB NO. 9402



FLOOR PLAN

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

16'-0"

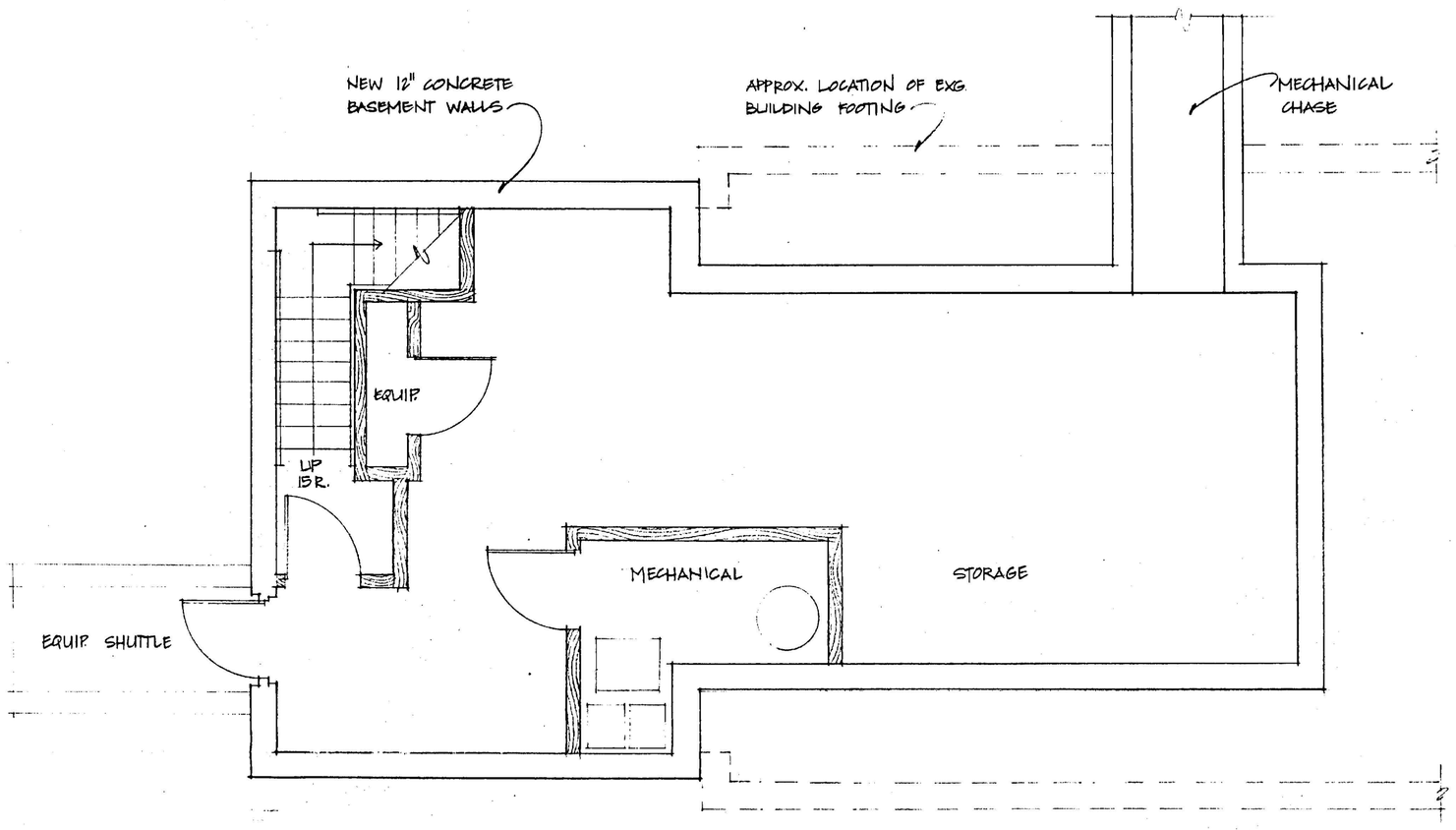
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

Renovation & Addition
516 & 516 1/2 Alto Street
Santa Fe, NM

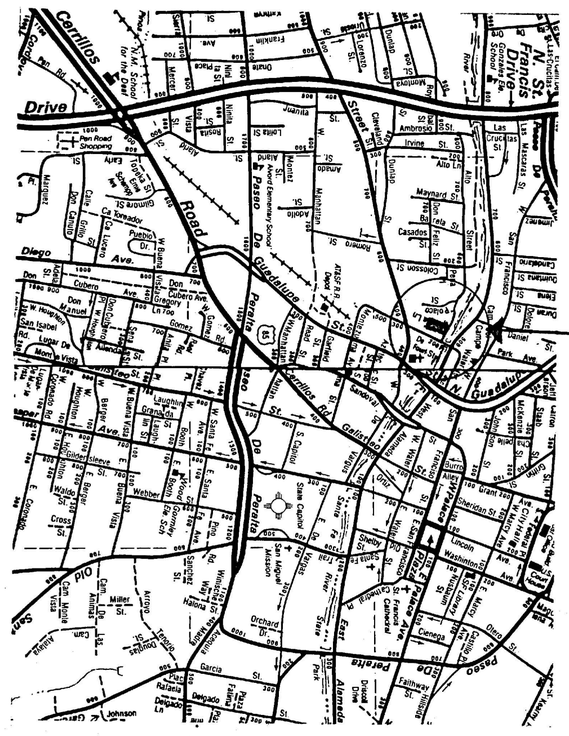
Dates:
~~4-9-19 HDRB~~

2

JOB NO.
9402



BASEMENT PLAN 1/4"-1'-0"



516 ALTO STREET

VICINITY MAP

VICINITY MAP

RM-1 RAC.

50' ±

100' ±

REQUEST THAT RAC BE EXTENDED TO SOUTH PROPERTY LINE

APPROX. LOCATION OF EXISTING ZONING DISTRICT BOUNDARY

N70°56'48"W 1.57'

N19°19'41"E 7.87'

S70°55'35"E 3.99'

COMMON WALL

EXISTING 4' HIGH WOOD FENCE TO REMAIN VARIANCE REQUEST

N15° 05' 21" E

66.81'

N18° 58' 15" E

43.61'

N21° 17' 40" E 16.85'

N18° 12' 40" E 20.78'

S75° 37' 06" E

76.00'

5'-0" SIDE SETBACK

CONC. PAD FOR HANDICAPPED PARKING

EXISTING BUILDING 336 SQ. FT.

EXISTING BUILDING 1195.11 SQ. FT.

EXISTING PORTAL 246 SQ. FT.

EXG

PROPOSED ENCLOSED PORTAL TIE-IN 108 SQ. FT.

10'-0" FRONT SETBACK

NEW 6' HIGH MASONRY WALL

15'-0" REAR SETBACK

PARCEL #264
12,017 SQ. FT.
0.28 ACRE ±

PROPOSED ADDITION 382.5 SQ. FT.

EXISTING BUILDING 915.31 SQ. FT.

N12° 44' 52" W

10'-0" ROAD ENTRANCE & EXIT EASEMENT FOR PARCEL # 265 0.5 sq.ft.

153.80'

122.99'

S18° 34' 10" W

30.81'

NEW 6' HIGH MASONRY WALL

NEW 4' HIGH MASONRY WALL - VARIANCE REQUEST

10'-0" ROAD ENTRANCE AND EXIT EASEMENT

ALTO STREET

PARKING CALCULATIONS:

GROSS BUILDING AREA = 2600.92 g.s.f.

NET BUILDING AREA = 2452.69 n.s.f.
(EXCLUDES WALLS, RESTROOMS AND MECH. EQUIPMENT)

@ 1 SPACE / 350 N.S.F. = 7 SPACES

10 SPACES PROVIDED -
1 OF WHICH IS HANDICAPPED ACCESSIBLE

SITE PLAN for SPECIAL EXCEPTION and VARIANCE SUBMITTALS

0 10 20 25

LOT OF RECORD

16'-0"

JOB NO. 9402

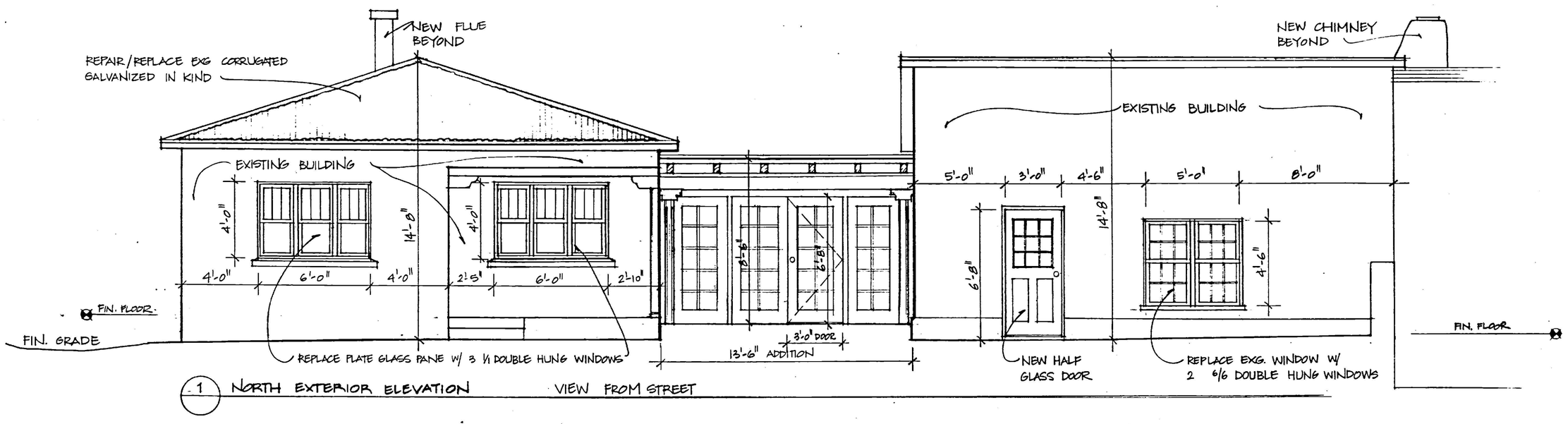
1

Dates:
1.16.95
2.10.95
3.20.95
~~4.6.95 HDRB~~

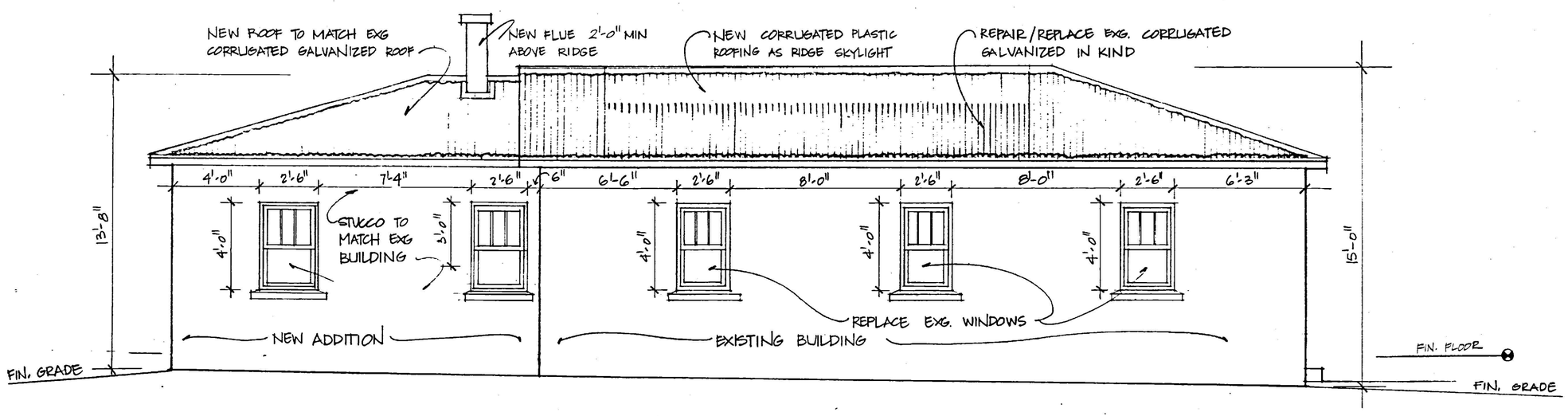
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

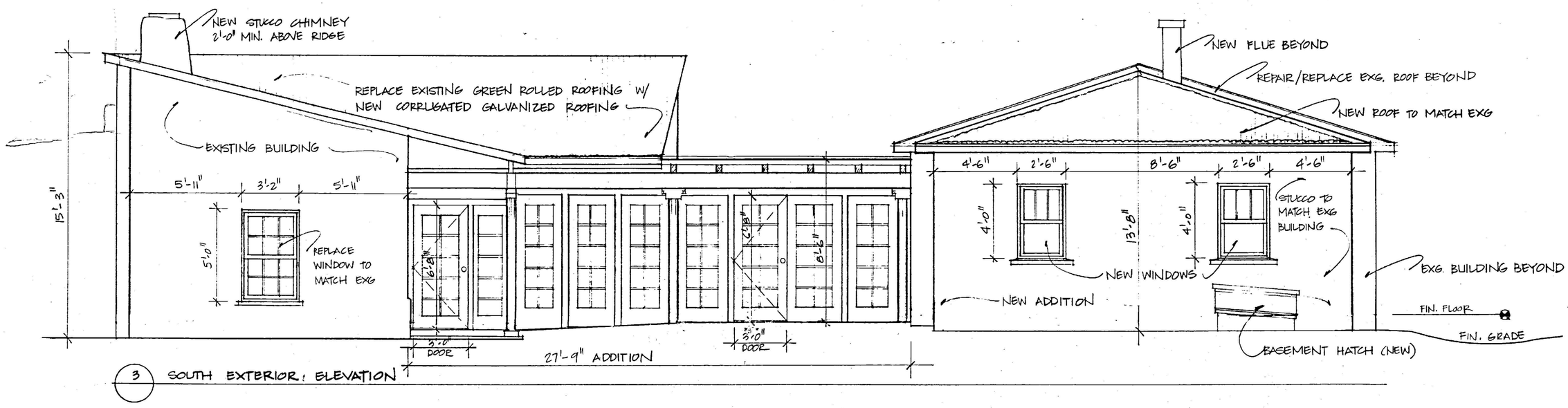
VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-983-5667



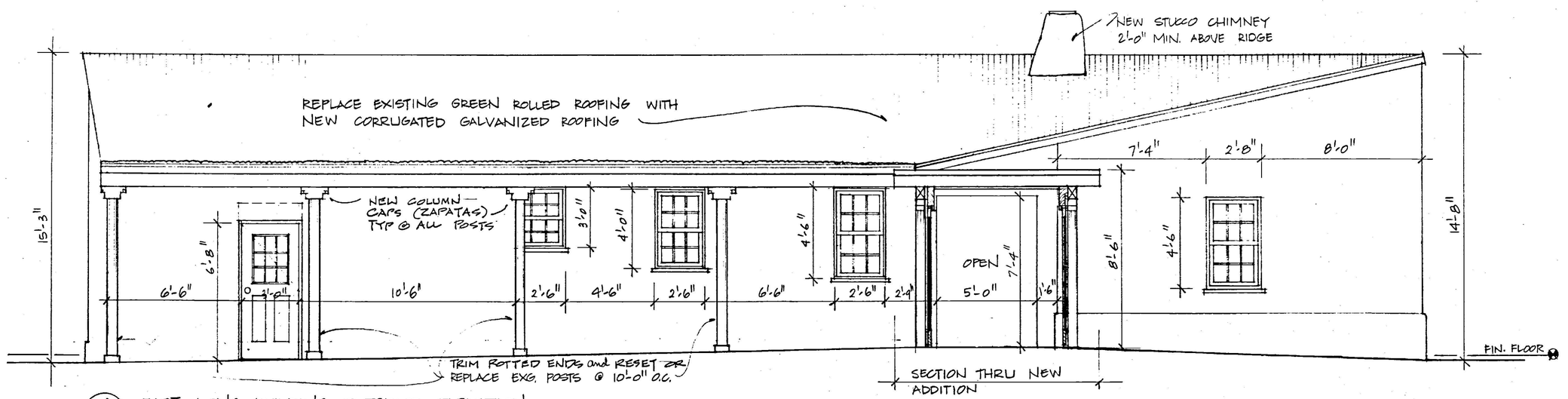
1 NORTH EXTERIOR ELEVATION VIEW FROM STREET



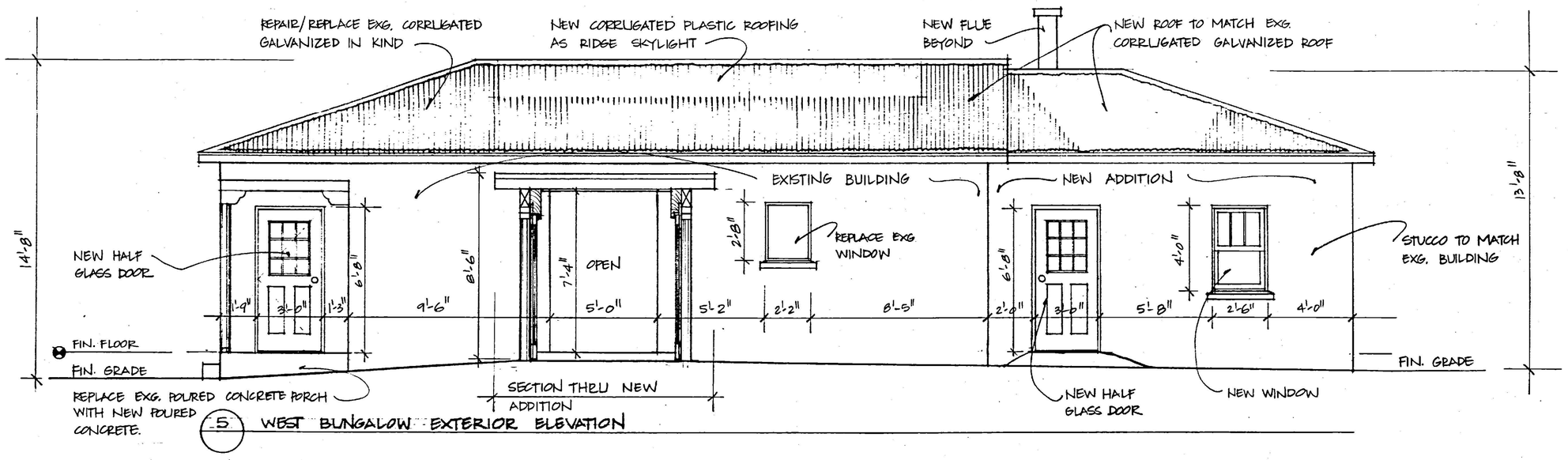
2 EAST BUNGALOW EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 EAST LONG BUILDING EXTERIOR ELEVATION



5 WEST BUNGALOW EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

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

DAR APPROVAL
HISTORICAL REVIEW
COMMERCIAL

Lighting plan back to HDRB
Window survey for skylight
Stucco w/ paint
4-5-95
Staff Sharon Woods, chair
8/8/95

Dates:
HDRB 4.5.95

16'-0"

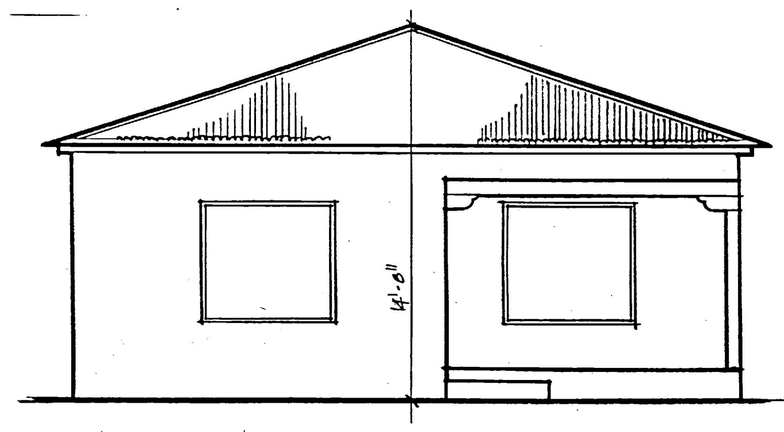
JOB NO. 9402

3

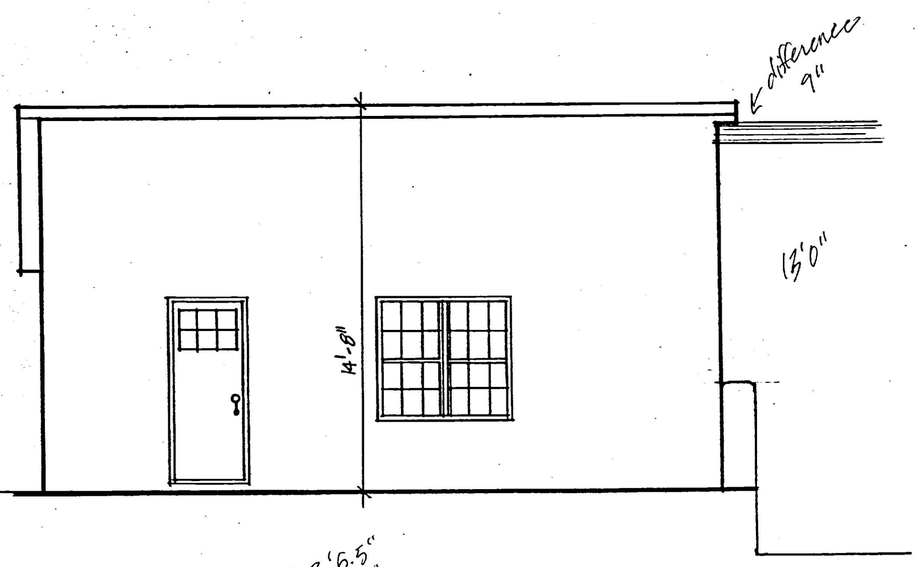
Renovation & Addition

516 & 516 1/2 Alto Street
Santa Fe, NM

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505-9835667

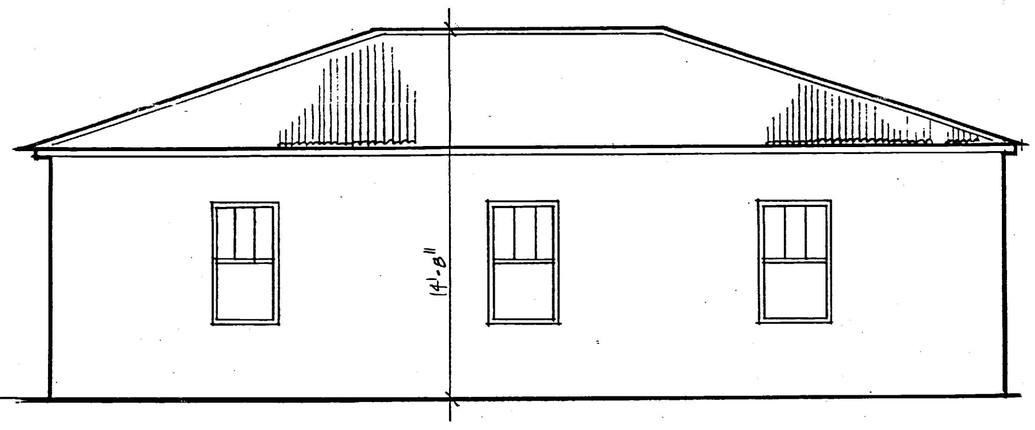


NORTH (ALTO STREET)

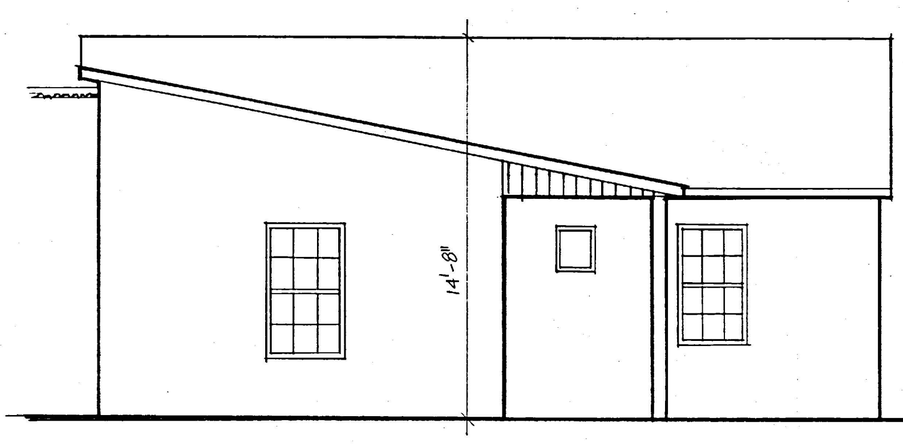


± difference 9"

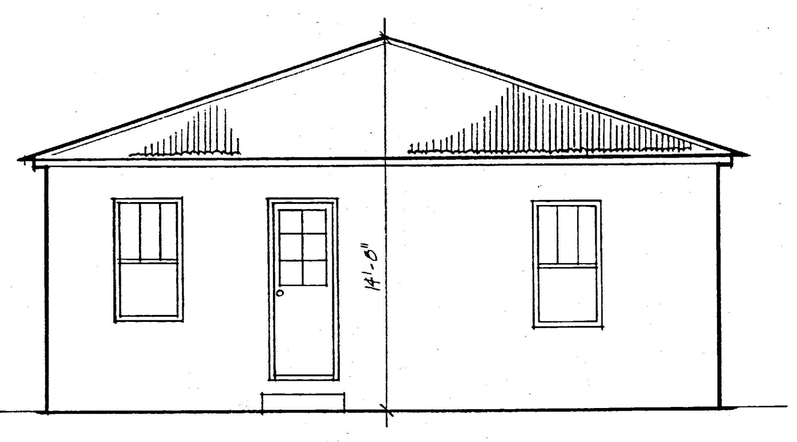
13'5.5" + 3.5" 13'9"



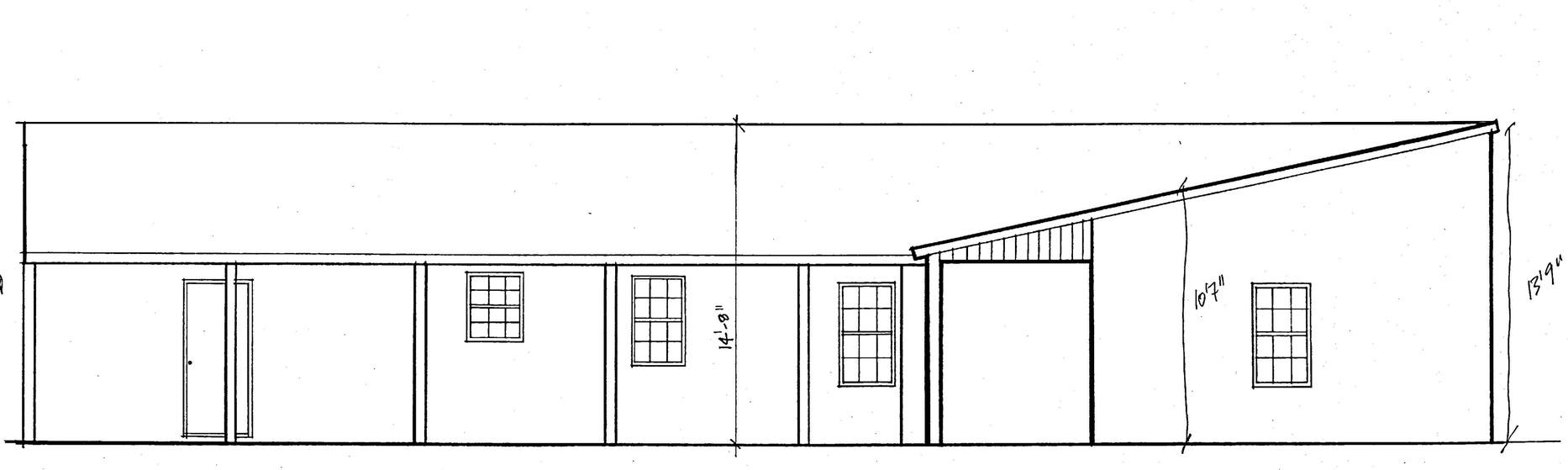
EAST (ALONG ENTRANCE DRIVE)



FROM SOUTH



bond beam to stake 11'10" + (2" out block (really 30x4") total at 12'4" really 12'2" with 1 block 12'10½" about 11" diff.



EAST COURTYARD

interior 10'3½"

WEST COURTYARD

EXISTING EXTERIOR ELEVATIONS

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

16'-0"

JOB NO. 9402

4

Dates: ~~11-2-94~~ 1-16-95

EXISTING CONDITIONS

SCHEMATIC DESIGN for
516 ALTO STREET

1·16·95
2·10·95

VICTOR JOHNSON
ARCHITECT
355 PALACE AVENUE
SANTA FE NM 87501
PHONE/FAX 505·9835667

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2026-011769-HDRB, 600 Camino Rancheros, Historic Review Historic District, not statused, Marc Naktin, agent for Melchijah Spragins Jr., owner, proposes to construct a 1,322 sq. ft. second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to 14-5.2 (D)(9) for exceeding the maximum allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [height calculation, neighborhood aerial]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval to section 14-5.2(D)(9) to exceed the maximum allowable height.

Sample motion:

a. In case 2025-011769-HDRB, for 600 Camino Rancheros, approve/deny the exception to section 14-5.2 (D)(9) for exceeding the maximum allowable height, finding that the

exception criteria have/have not been met

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

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
Camino Rancheros has a rural character along the vegetation-lined road, though the housing tends to be larger residences that are close in proximity to each other. Part of this may be that the lots are generally sloped with the high point at the street and the houses having a setback of about ten feet, so that the houses are hidden behind coyote fences and yard walls in addition to the vegetation. Most of the residences are Spanish Pueblo Revival-style homes, the details of which are not visible.

There are a total of twenty structures in the streetscape of 600 Camino Rancheros. Only seven of the twenty structures on the streetscape are included in the height calculation. Thirteen of the structures in the streetscape range in height from 16.7 to 22.6 feet and are excluded from the height calculation for either being grandfathered due to construction before the Historic District's height ordinance adoption in 1997 or being approved by the HDRB with an exception for height. Seven of the excluded homes have portions of the residence as a second story.

Site Description:
The lot at 600 Camino Rancheros is 0.65 acres. The 1999 Spanish Pueblo Revival style main residence has a lower height at the front of the structure and taller up to 18.8 feet in the rear to accommodate the slope of the lot. The front of the structure has a portal with columns, a cross beam, vigas, and a low roof. The residence is 4,144 sq. ft. and has five roofed porches and a 703 sq. ft. attached garage. The residence is not historic and is located in the Historic Review Historic District.

The property also has two accessory dwelling units. One on the northeast corner of the lot at 677 sq. ft., and the one at the southwest corner of the lot at 770 sq. ft. There is also a 43 sq. ft. utility shed.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property.

HDRB:
There is a reference to a 1985 request for a second-floor addition. The case file is not on file in the Historic Preservation Division to verify details or approval.

ADMINISTRATIVE:
Roof-mounted solar was approved under case 2023-006253-ADMIN.

Alterations to case 2023-006337-ADMIN, including additional stairs, railings, and two windows was approved under case 2023-007378-ADMIN.

An addition to the non-contributing guest house was approved under case 2023-006337-ADMIN.

A colored concrete apron and a paver driveway were approved under case 2019-000902-ADMIN.

Removing the existing roofing, installing cello-glass and a brai torch down roof, sealing canales and penetrations on the roof were approved administratively in 2013.

Construction of a new canale on the south elevation, installing skylights, resloping the roof, constructing a 4'-0" high coyote fence and stucco yard wall along the street, and installing 5-11" vehicle gates with coyote latillas was approved administratively in 2009.

Conversion of the greenhouse into a master bath and deck, replacing the door with a high window and crawl space access, replacing fixed windows in the same dimensions, and in greenhouse number two, replacing the windows with doors and sidelights in the same dimensions was approved in 2006 under administrative approval #218.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1. Construct a 1,322 sq. ft. second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to 14-5.2 (D)(9) for exceeding the maximum allowable height.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(9): The applicant requests an exception to construct to a height of 24'0" where the maximum allowable height is 14'8".

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

Applicant Response: We are keeping the house in the Pueblo style. The street already has many more highly visible 2-story homes. The existing home is set back on the property on a hillside behind heavy screening of trees. From a massing standpoint, the second-floor addition is set back on the existing house such that very little of the second floor will be seen rising above the first-floor parapets from the street.

Staff Response: Staff finds that this criterion is met. This residence would be one of the taller residences at over eighteen feet in height. The residence sits on a sloped site, which will minimize the visibility of the second-floor addition, which will not damage the character of

the Historic Review District or this neighborhood, where one-third of the houses have a second story.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: No major hardship is the driving factor except for the need to provide in-house future live-in caretaker quarters, as the owners anticipate due to their age. The property is difficult, with no appropriate building site available for a first-floor addition due to the terrain. They also want to preserve the beauty of the natural forest on the site. It is also more about "what is appropriate for many (on the street) should be appropriate for all" on the street. The attached aerial map in the presentation illustrates how many 2-story homes there are, going against the current height restrictions mandated for the street.

Staff Response: Staff finds that this criterion is met. By the addition of a second-story stepped away from the street, the applicant will use a smaller area of the lot and will retain the natural rural character of the area. There will be no injury to the public welfare as the design has considered, through the stepping back of the second-story mass, the least impact on the Camino Rancheros 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*
Applicant Response: Other expansion opportunities were considered, but none were practical in providing caretaker space in the main house due to the terrain and lack of area to expand into. Once again, we are not proposing anything that doesn't meet the Santa Fe and Pueblo style vernacular. The massing and setbacks of the proposed upstairs addition will only add to the character of the house.

Staff Response: Staff finds that this criterion is met. The applicant is correct that an addition on the first floor of the residence is not desirable due to its impact on the forested land, and that increased lot coverage from 23% to 40% would be difficult given the sloped terrain of the lot. While single-story development would be less of an impact on the character of the City by being within the height limits of the code, the overall streetscape will not be damaged by the proposed second-story addition because it will be set back from Camino Rancheros by 85 feet.

(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: As mentioned earlier, the terrain around the house is what originally dictated the existing floor plan. There are many deep dips and undulations along with site drainage patterns that make adding to the house at grade difficult and impractical, along with destroying some of the original design initiatives of making the living space dramatic with large picture windows facing a beautiful forest that the owners wish to preserve.

Staff Response: Staff finds that this criterion is met. The terrain on the site is uneven, which is standard for the area and not peculiar to the land or the structure. However, the structures of the area tend to be higher in order provide a natural environment to the area. Therefore, it is in keeping with the streetscape to have a second-floor structure.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: While the question is somewhat redundant, we reiterate that there is no practical location to add to the house at grade, and the need to preserve the stunning natural forest outside the existing structure.

Staff Response: Staff finds that this criterion is met. The property was purchased with the existing slope and terrain, which exists, and the site is developed with several structures. However, there is a need for balance between development and the natural world. This region of the city provides that balance, and this height change will keep with the character of the streetscape.

(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: As stated before, we have no intention of introducing any new design elements that are outside of Santa Fe's historic codes or to push heights above Santa Fe's already conservative height restriction of 24'. The concept is to introduce a second floor so seamlessly as to appear to have been part of the original design intention. This will have little to no impact on the street due to the location of the existing house being setback deep into a property that slopes away from the street, further reducing the impact of the second floor from the street while protecting the beauty of the existing forest that surrounds the home.

Staff Response: Staff finds that this criterion is met. This residence is one of the taller residences at over eighteen feet in height. The residence does sit on a sloped site, which will minimize the visibility of the second-floor addition, which will not damage the character of the Historic Review District or this neighborhood, where one-third of the houses have a second story.

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) **Standards**

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the *structure* is of historical importance;

(b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front, and whether this *street* section or block front will be reestablished by a proposed *structure*; and

(c) The state of repair and structural stability of the *structure* under consideration.

(2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:

(a) The historical importance of the *structure*; and

(b) The state of repair and structural stability of the *structure*.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

(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's* 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 outlined 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).

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

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

14-12 Contributing Structure:

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

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

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

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

(1) General

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

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

(2) Additions

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

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

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

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not

exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

(b) For significant and *landmark structures*, *publicly visible* 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 that are *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 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. *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.

(F) **Historic Review District**

(1) Applicability

(a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.

(b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures*, and those

structures requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). 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.

(2) District Standards

(a) The following structural standards shall be complied with whenever 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:

(i) Slump block, stucco, 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 masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and

(ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white, except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs, is prohibited.

(b) It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. However, gabled, shed, and *hipped roofs* are only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape*, as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls*. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

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

(i) Raising the parapet;

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

(iii) Framing the collector with wood;

(iv) In pitched roofs, by integrating the collector into the pitch.

(v) In ground solar collectors by a *wall* or vegetation;

(vi) In *wall* collectors or *greenhouses*, by enclosing on one end or the 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.

(d) Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.

(e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls*.

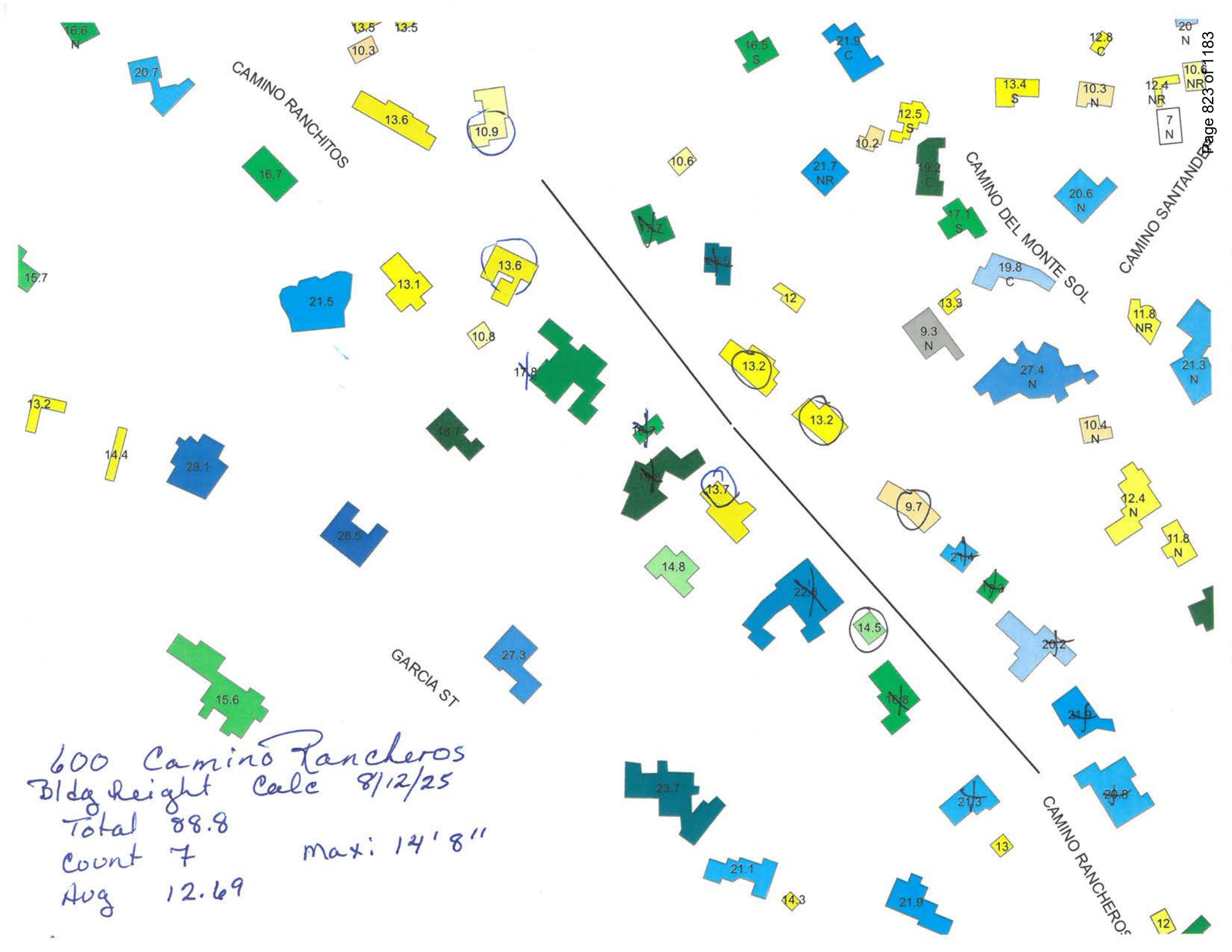
(f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south-facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)

(g) *Walls* and fences visible from the *street* shall be built of brick, *adobe*, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street*.

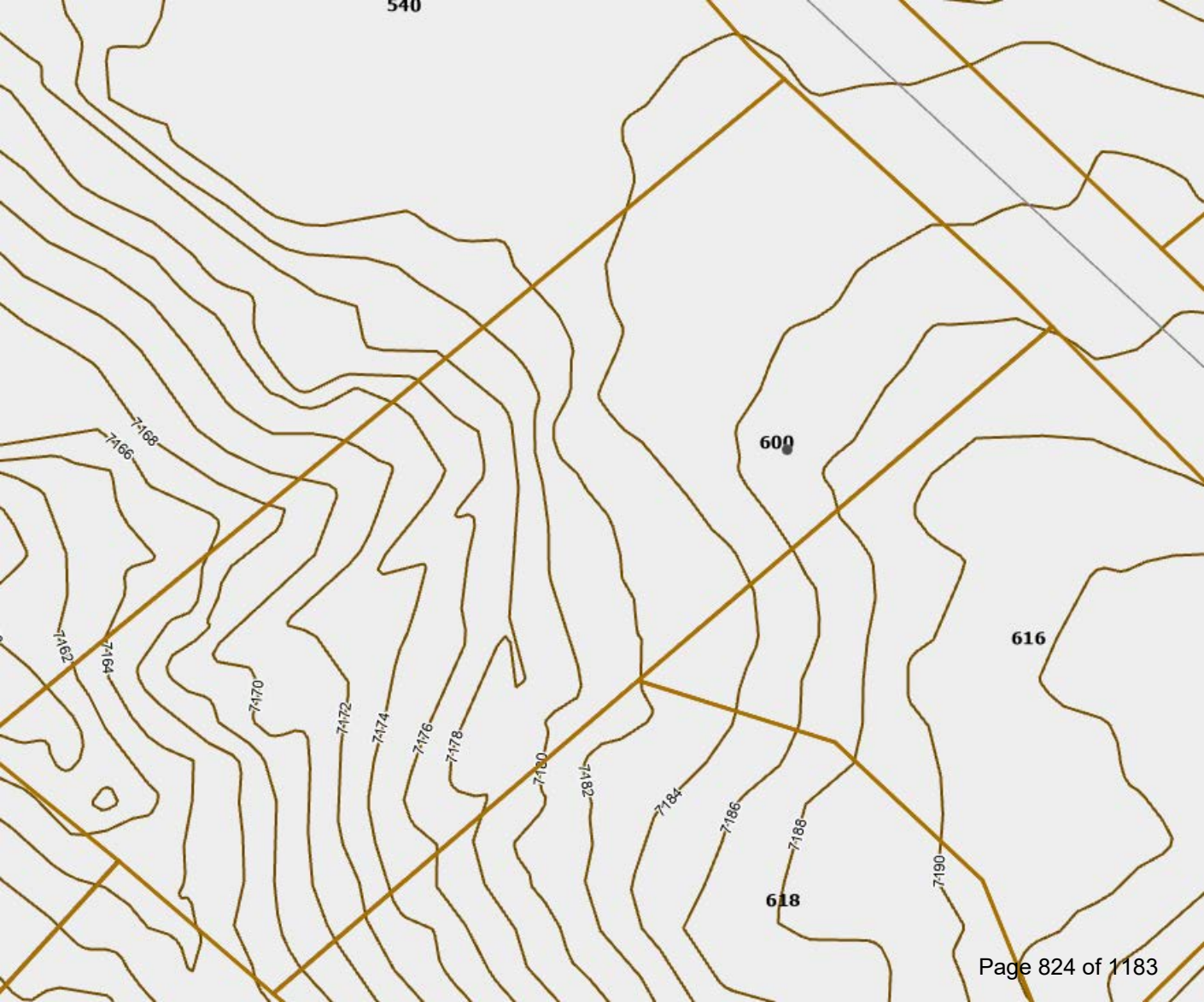
(h) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the *building*. When parking areas are visible from the *street*, they shall be screened from view by *walls*, fences, vegetation, planters, earth berms, or other means.




600 Camino Rancheros
586 1/2
621
619
620 A
626
801
601
609
620
547
555
737
540
826
725
826 A
721
828
717



600 Camino Rancheros
Bldg Height Calc 8/12/25
Total 88.8
Count 7
Max: 14'8"
Avg 12.69


540
600
616
618
7162
7164
7166
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7190

600 CAMINO RANCHEROS PROPOSAL LETTER – SECOND FLOOR ADDITION

This property is located in the middle of Camino Rancheros.
It is a non-contributing existing house in the Pueblo style. It is setback from the street (50'-0" from garage structure and 70'-0" from the entry portal).

It is positioned on a heavily wooded site that is mostly a hill that slopes down from the home's entry portal back. A heavy tree line and coyote fence obscures the house. It is very difficult to see from Camino Rancheros.

Portions of the house are dug-in. The stacking of the masses such as portals, patios and building mass create a very low profile home which can be evidenced by the photographs or site visit. As the home cascades down the hill, the only mass one can see is the garage and entry portal that is essentially 11 feet of structure. The elevation drawings tend to flatten the overall stepping back of the various masses such that a site visit will truly represent the nature of the house. At no single vantage point can this house be seen in it's entirety.

The proposed second floor will not exceed the city mandated 24'-0" height restriction. It is centered on the exiting house and set back 94'-0" from the street further obscuring it's mass in a very traditional Pueblo style stacking of elements. Existing solar panels on the roof which are currently invisible will be relocated to the new roof and will continue to be obscured, even more so with the new building height.

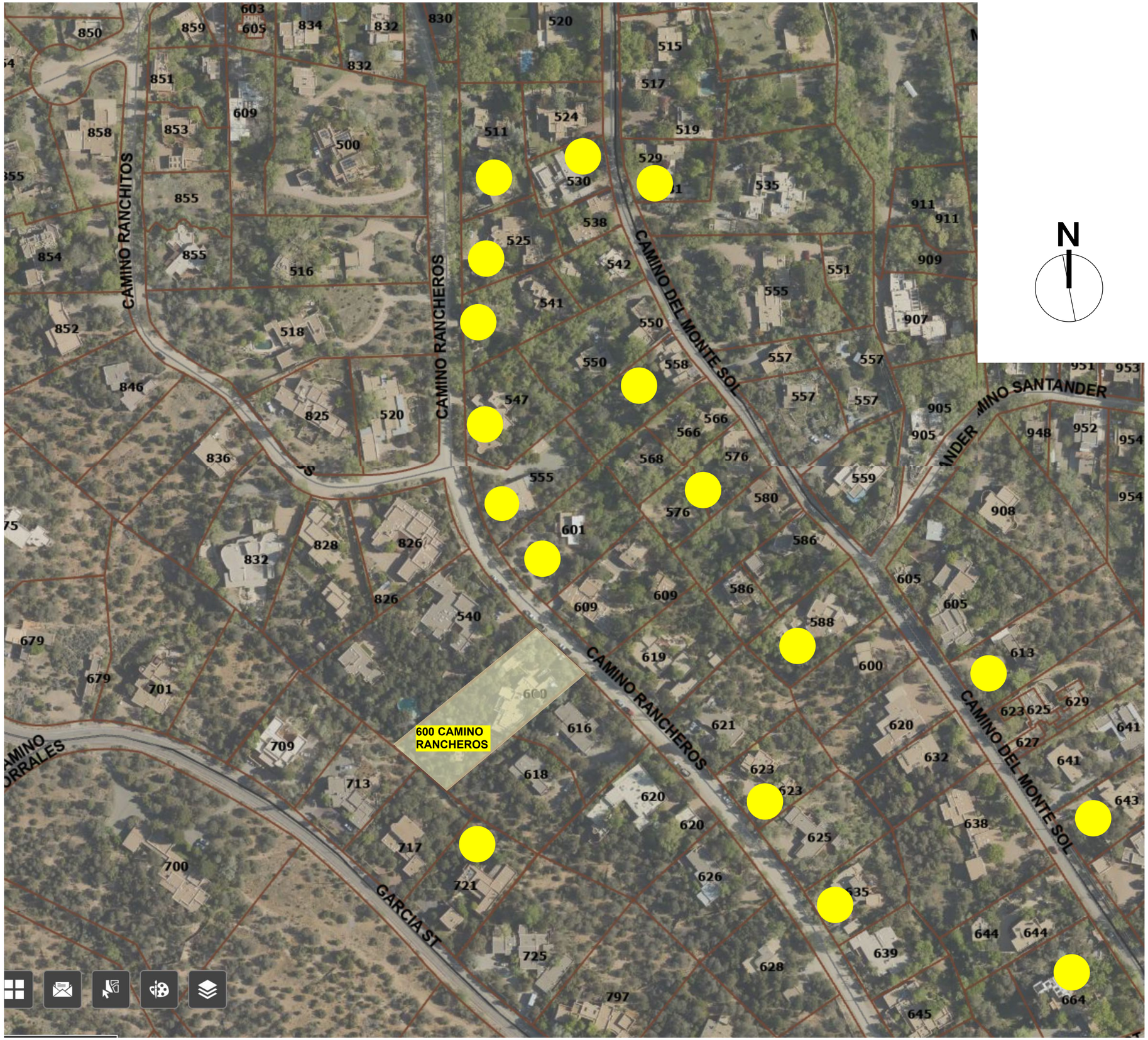
All finishes are to match existing in order to create a seamless look. Windows, doors, stucco and wood finishes will all be exactly the same.

The City's Historic Division has mandated this property's height restriction is 14'-8". We wish to exceed this in order to accomplish the second floor. We are asking for an exception due to the fact, based on our survey, that there are at least 24 two-story buildings in the immediate vicinity. There are 5 just across the street. These are far more obvious not having the advantage of slope or forest to obscure them.

This essentially brings up the question isn't what is appropriate for one on this street appropriate for all? After all, why is one property historically zoned to 14'-8" while neighboring properties are not?

Additionally, due to the nature of the siting of the existing house, the addition will have little impact on the street. We can prove this with a story pole set up on the existing roof for the HDRB's site visit.

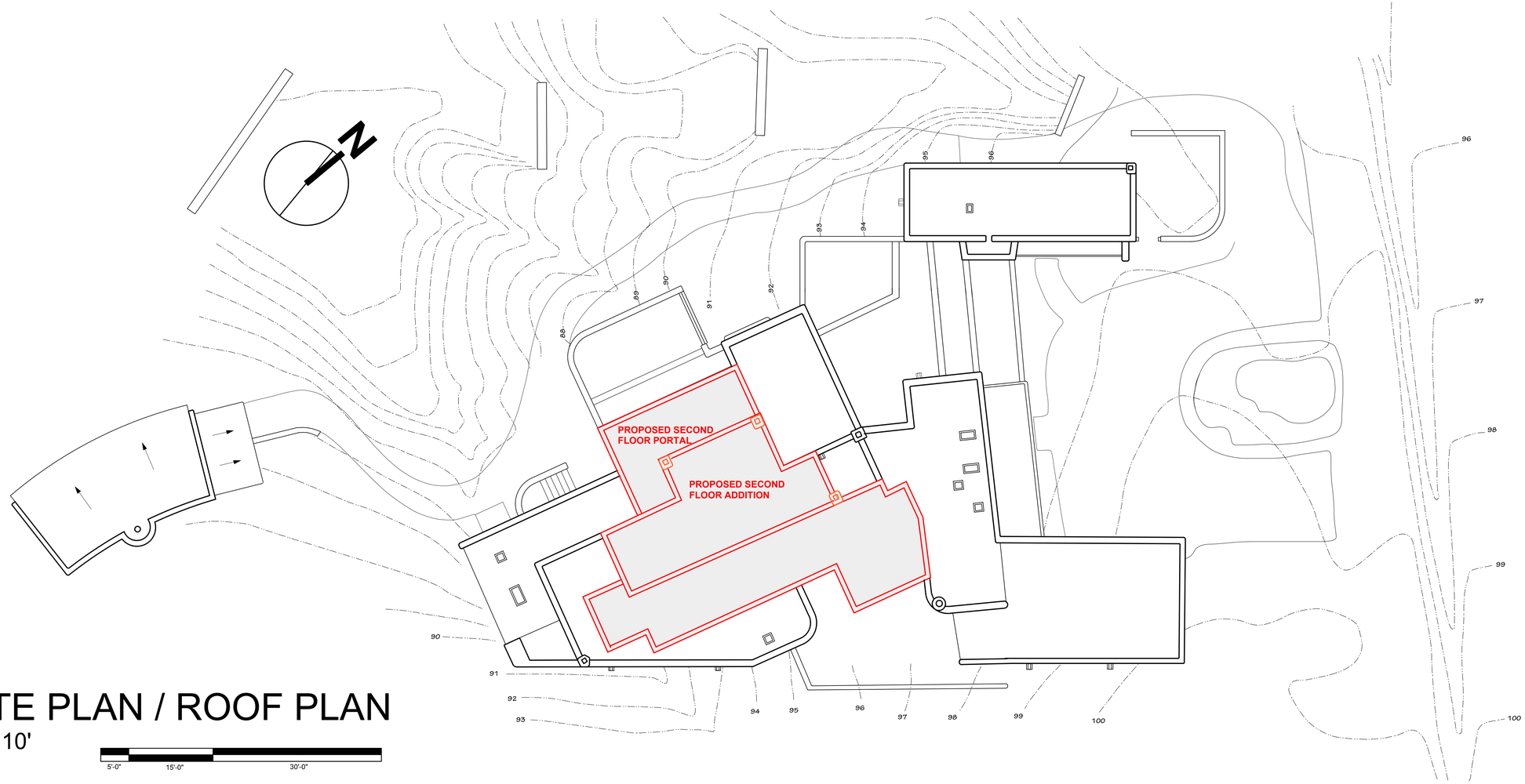
600 CAMINO RANCHEROS



TWO - STORY ADDRESSES IN IMMEDIATE VICINITY

1	511 Camino Rancheros
2	525 Camino Rancheros
3	541 Camino Rancheros
4	547 Camino Rancheros
5	555 Camino Rancheros
6	601 Camino Rancheros
7	623 Camino Rancheros
8	635 Camino Rancheros
9	905 Garcia St. (at the corner of Camino Rancheros)
10	664 Camino del Monte Sol
11	643 Camino del Monte Sol
12	613 Camino del Monte Sol
13	588 Camino del Monte Sol
14	576 Camino del Monte Sol
15	564 (?) Camino del Monte Sol
16	530 Camino del Monte Sol
17	531 Camino del Monte Sol
18	512 Camino del Monte Sol
19	452 Camino del Monte Sol
20	825 El Caminito
21	830 El Caminito
22	832 El Caminito
23	836 El Caminito
24	854 El Caminito

600 CAMINO RANCHEROS



SITE PLAN / ROOF PLAN

1" = 10'

5'-0" 15'-0" 30'-0"



600 CAMINO RANCHEROS

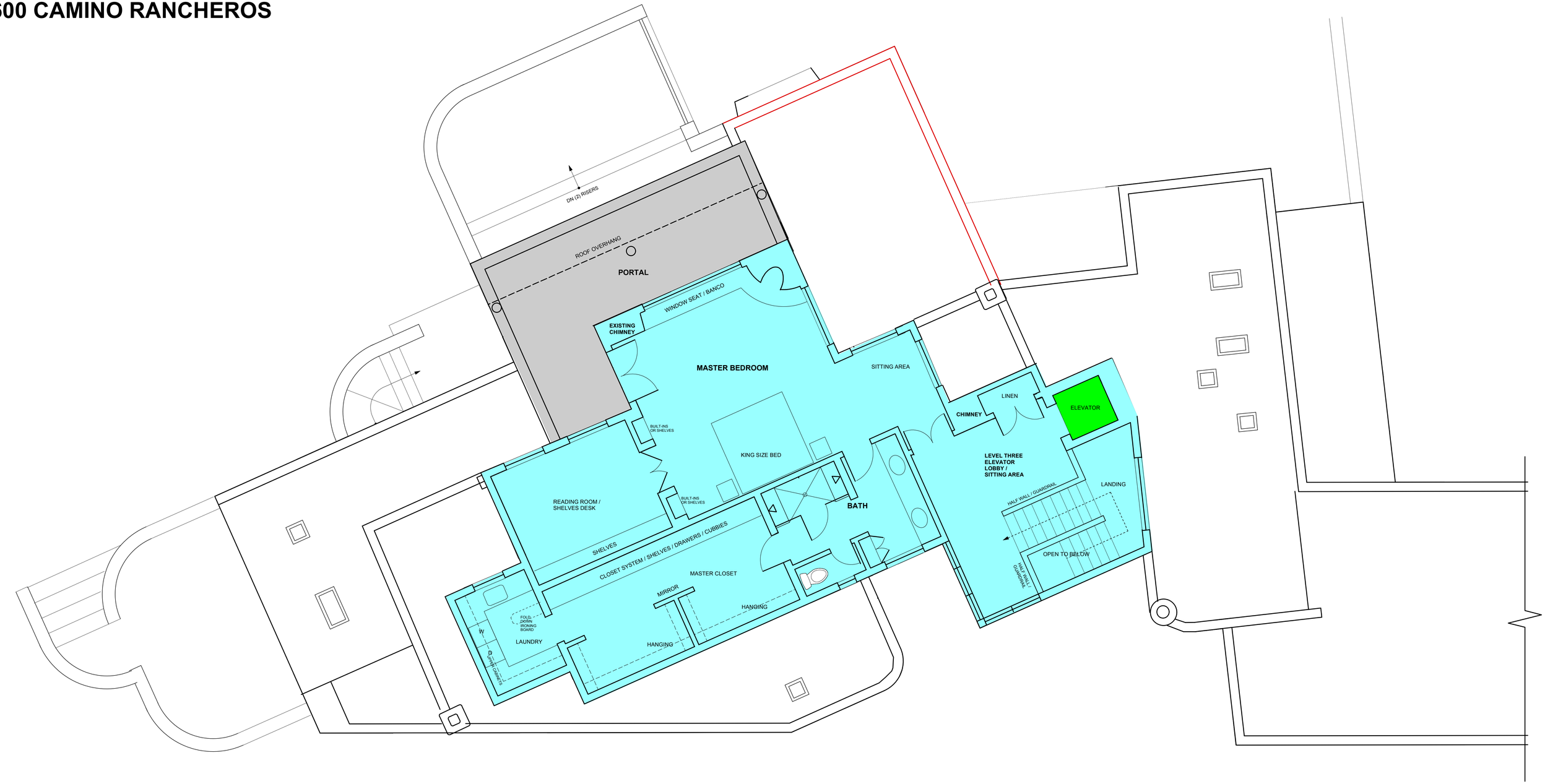


LOWER FLOOR PLAN

1/4" = 1'-0"

0 5 10 15 20

600 CAMINO RANCHEROS



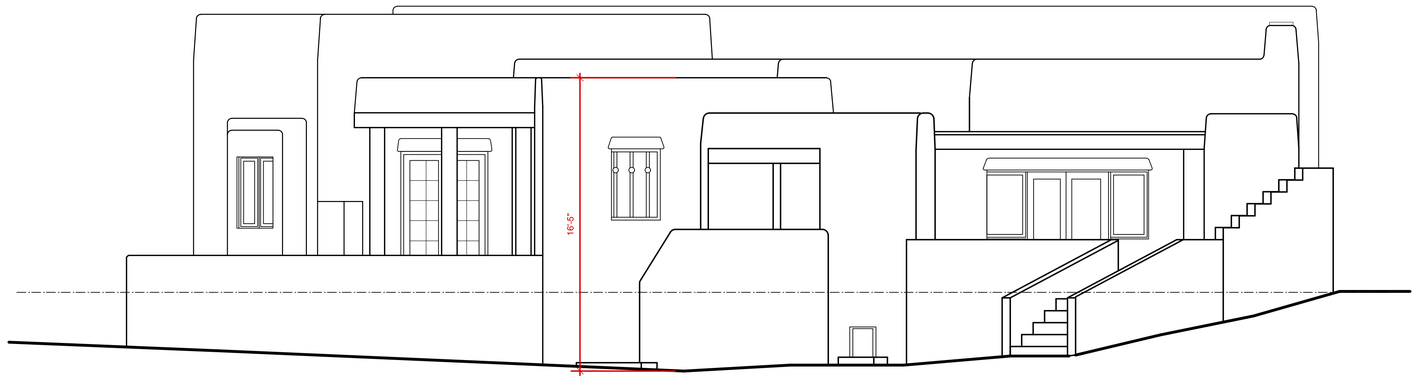
UPPER FLOOR PLAN

1/4" = 1'-0"

1322 HEATED SQUARE FOOT UPSTAIRS ADDITION

0 5 10 15 20

600 CAMINO RANCHEROS



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

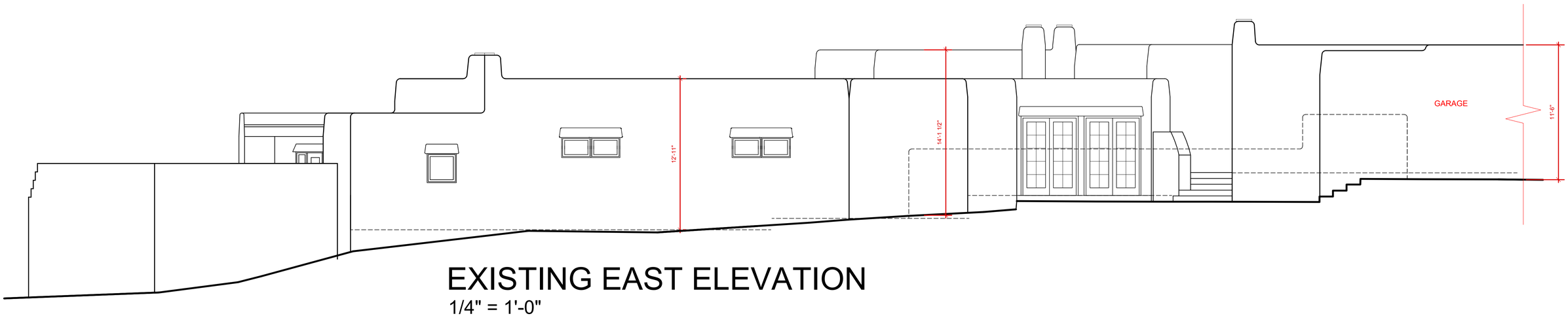


PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

0 5 10 15 20

600 CAMINO RANCHEROS



EXISTING EAST ELEVATION

1/4" = 1'-0"

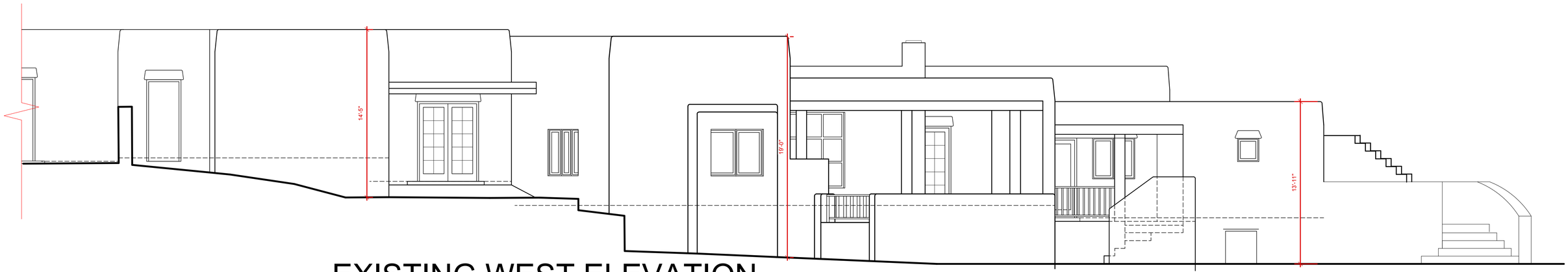


PROPOSED EAST ELEVATION

1/4" = 1'-0"

0 5 10 15 20

600 CAMINO RANCHEROS



EXISTING WEST ELEVATION

1/4" = 1'-0"

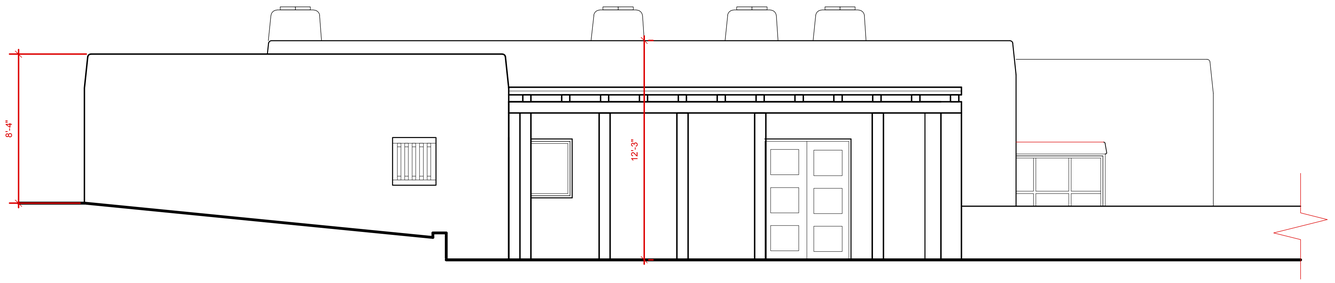


PROPOSED WEST ELEVATION

1/4" = 1'-0"

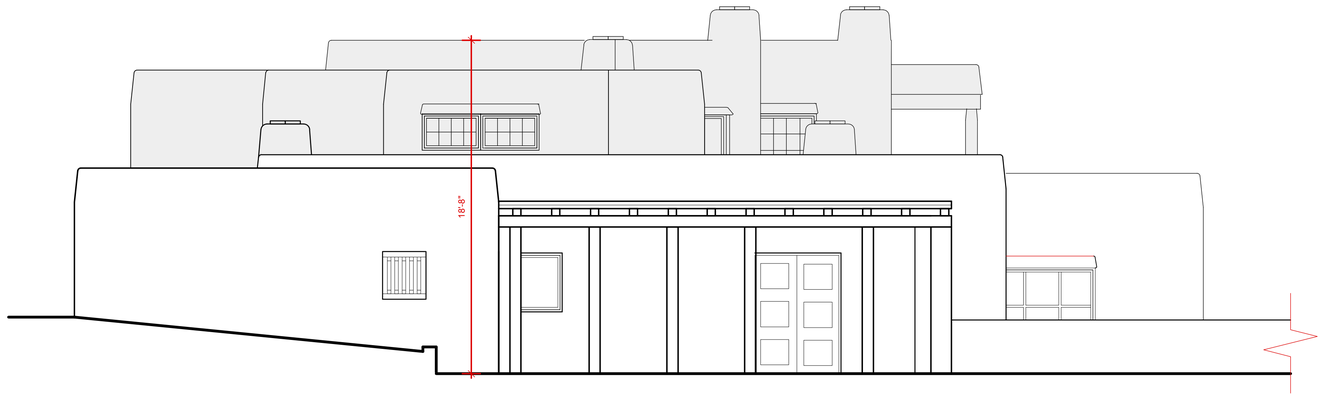
0 5 10 15 20

600 CAMINO RANCHEROS



EXISTING NORTH ELEVATION - CAMINO RANCHEROS VIEW

1/4" = 1'-0"



PROPOSED NORTH ELEVATION - CAMINO RANCHEROS VIEW

1/4" = 1'-0"



STREET ELEVATIONS

AREA OF
ADDITION
20'-0" BACK
FROM PORTAL



EAST ENTRY PORTAL STREET SIDE



EAST ENTRY PORTAL STREET SIDE

AREA OF
ADDITION
20'-0" BACK
FROM PORTAL

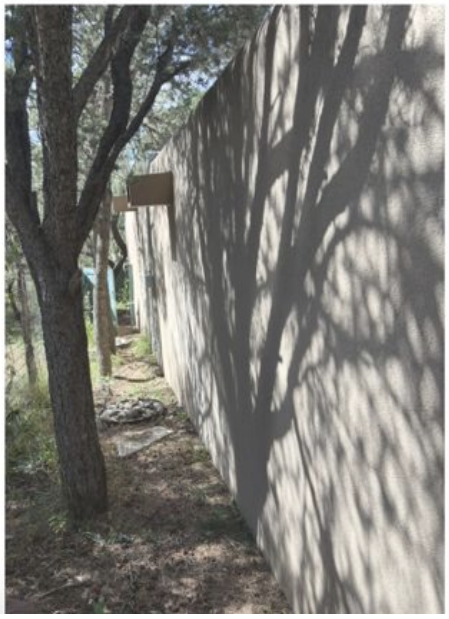


ENTRY PORTAL STREET SIDE - GATE OPEN



EAST ENTRY GATE OF RANCHEROS - CLOSED





SOUTH GARAGE ELEVATION



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION



SOUTH SIDE ELEVATION



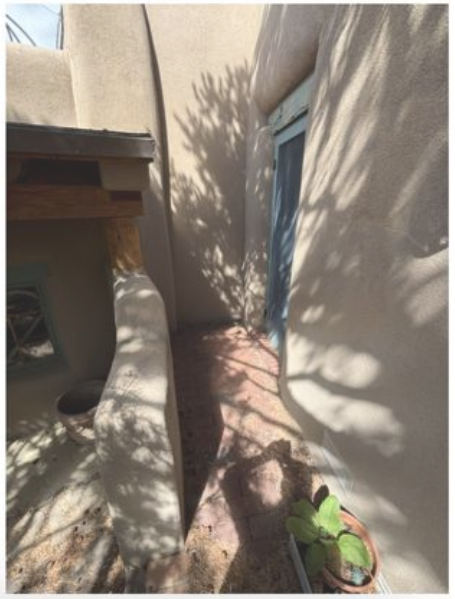
PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION



PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION -
HOUSE AND PATIO DUG IN



PROPOSED STAIRWELL LOCATION
TO NEW SECOND FLOOR

SOUTH SIDE ELEVATION

TIERED WEST SIDE OF HOUSE



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



WEST SIDE PATIOS / PORTALS



EAST SIDE ELEVATION



EAST SIDE ELEVATION



SOUTH SIDE PORTAL



SOUTH SIDE PORTAL



WEST SIDE STAIRS / PATIO WALLS



WEST SIDE STAIRS / PATIO WALLS



WEST SIDE PATIO AND PORTALS



WEST SIDE PATIO AND PORTALS



WEST SIDE PATIO AND PORTALS



WEST SIDE ELEVATION



WEST SIDE ELEVATION



NORTH WEST ELEVATION ENCLOSED GARDEN AREA



NORTH WEST ELEVATION ENCLOSED GARDEN AREA



LOOKING SOUTHWEST PATIO AREA

ARTISAN TITLE FILE NO. 2022-1078/pb

WARRANTY DEED

Christopher Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust, dated May 17, 2013, for good and valuable consideration, hereby grants to **Patricia Bates Spragins, Trustee of the Spragins Family Revocable Trust, under trust agreement dated December 26, 2012,** whose address is 1600 Camino Rancheros Santa Fe, NM 87505 the following described real estate in Santa Fe County, New Mexico:

Tract B of Lot 26, as shown on plat entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Debra L. Proctor Tract B of Lot 26 of the DeVargas Development Company Subdivision, No. 1, City of Santa Fe, Santa Fe County, New Mexico", recorded in the office of the County Clerk, Santa Fe County, New Mexico, on June 7, 2006, in Plat Book 625, Page 38, as Instrument No. 1436805.

SUBJECT TO reservations, restrictions and easements of record and taxes for the year **2022** and subsequent years;

With warranty covenants.

Dated: July 5, 2022

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for Record On The 8TH Day Of July, A.D., 2022 at 10:32:26 AM And Was Duly Recorded as Instrument # 1992518
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katherine E. Clark
Deputy - GLUJAN
County Clerk, Santa Fe, NM

The Wilding Family Trust, dated May 17, 2013

By: _____
Christopher Wilding, Trustee

By: Margaret Carlton Wilding
Margaret Carlton-Wilding, Trustee

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 5th day of July, 2022 by Christopher Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust, dated May 17, 2013.

Paige Bradley
Signature of notarial officer

STATE OF NEW MEXICO
NOTARY PUBLIC
PAIGE BRADLEY
Commission # 1065511
My Comm. Exp. 08/21/2024

My commission expires:
8-21-2024

Warranty Deed NM Statutory Form Page 1 of 1 Rev. 5/05

SFC CLERK RECORDED 07/22/2022

1/1

Prima Title LLC
file # 10-2256 RW

WARRANTY DEED

Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust under Declaration of Trust dated August 8, 2002, and any amendments thereto, for consideration paid, grant to Christopher E. Wilding and Margaret Carlton-Wilding, Trustees of The Wilding Family Trust under Trust Agreement dated May 17, 2013, and any amendments thereto, whose address is 600 Camino Rancheros, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Tract B of Lot 26, of DeVargas Development Company Subdivision No. 1, as shown and delineated on plat of survey entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Debra L. Proctor Tract B of Lot 26 of the DeVargas Development Company Subdivision, No. 1, City of Santa Fe, Santa Fe County, New Mexico" recorded June 7, 2006 in Plat Book 625, Page 38, # 1436805, records of Santa Fe County, New Mexico.

SUBJECT TO: taxes and assessments for 2019 and subsequent years.

SUBJECT TO: matters described in Exhibit "A" attached hereto.

with warranty covenants.

Witness our hands this 14th day of January, 2019.

PROCTOR 2002 FAMILY TRUST
under Declaration of Trust dated
August 8, 2002, and any amendments thereto

Deborah L. Proctor, Trustee — Trustee
Marlan A. Proctor, Jr., Trustee — Trustee

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on the 14th day of January, 2019 by Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust under Declaration of Trust dated August 8, 2002, and any amendments thereto.

My Commision Expires: _____
Notary Public

OFFICIAL SEAL
Kelly M. Wilner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-03

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
WARRANTY DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 15TH Day Of January, 2019 at 01:47:47 PM And Was Duly Recorded as Instrument # 1876861
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy Veronica Ivonne — County Clerk, Santa Fe, NM

SFC CLERK RECORDED 01/15/2019

EXHIBIT "A"

Restrictions contained in Warranty Deed executed by De Vargas Development Company, recorded September 15, 1950, in Misc. Book X, Page 124, as modified by Quitclaim Deed recorded November 15, 1955 in Book 110, Page 263, and by Quitclaim Deed recorded December 14, 1955, in Book 111, Page 302, records of Santa Fe County, New Mexico....but deleting any covenant, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin.

Notes as shown on plat of survey entitled "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Debra L. Proctor Tract B of Lot 26 of the DeVargas Development Company Subdivision, No. 1, City of Santa Fe, Santa Fe County, New Mexico" recorded June 7, 2006, in Plat Book 625, Page 38, # 1436805, records of Santa Fe County, New Mexico.

Encroachment of fences and rock retaining wall onto subject property; encroachment of fence onto Camino Rancheros right of way; check dams; deviation of retaining wall from property line; deviation of fences and gates from property lines; overhead utility lines, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated January 2, 2019, prepared by Philip B. Weigel NMPS No. 9750, bearing Surveyor's Project No. 18121025.

SFC CLERK RECORDED 01/15/2019

Quiet Title Co., LLC
File # Co. 0351-KW

7

WARRANTY DEED

Jacqueline Stanhope Hoefer, Trustee of the Jacqueline Stanhope Hoefer Trust U/D/T dated July 19, 1993, for consideration paid, grant(s) to Deborah L. Proctor and Marlan A. Proctor, Jr., Trustees of the Proctor 2002 Family Trust, as restated December 14, 2005 whose address is 22105 Rolling Ridge Dr., Santa Clarita, CA 91350 the following described real estate in Santa Fe County, New Mexico:

Tract B of Lot 26 of the DeVargas Development Company Subdivision No. 1, as shown on that plat of survey entitled, "Plat of Boundary Survey for Marlan A. Proctor, Jr. and Deborah L. Proctor.." filed for record in the office of the Clerk of Santa Fe County, New Mexico on June 7, 2006 Plat Book 625, Page 038, as No. 1436805.

SUBJECT TO: taxes and assessments for 2006 and subsequent years and to restrictions, reservations and/or easements of record.

with warranty covenants.

Witness my hand this 9 day of June, 2006.

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
WARRANTY DEED
PAGES: 1

I Hereby Certify That This Instrument Was Filed for Record On The 15TH Day Of June, A.D., 2006 at 11:12:00 AM And Was Duly Recorded as Instrument # 1437852
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy
County Clerk, Santa Fe, NM

JACQUELINE STANHOPE HOEFER TRUST U/D/T
DATED JULY 19, 1993

Jacqueline Stanhope Hoefer, Trustor
By: Norman Fritz, as her attorney in fact

Norman Fritz, as attorney in fact for Jacqueline Stanhope Hoefer, Trustee

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on June 9, 2006 by Norman Fritz, as attorney in fact for Jacqueline Stanhope Hoefer, Trustee of the Jacqueline Stanhope Hoefer Trust U/D/T dated July 19, 1993.

OFFICIAL SEAL
Kelly M Wilner
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5-31-2007

Notary Public
My Commission Expires:

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was Acknowledged before me on _____, by _____ of _____, a _____ corporation, on behalf of said corporation.

Notary Public
My Commission Expires:

SFC CLERK RECORDED 06/15/2006

Recording Requested by:
First American Title Insurance Company National Lenders
When Recorded Mail To:
DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR.
600 CAMINO RANCHEROS
SANTA FE, NM, 87505

RETURN TO FIRST AMERICAN TITLE CO OF NM 1720004

QUITCLAIM DEED

File No: **5989786n ( )** Date: **June 29, 2009**

For consideration paid, quitclaims to

DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR., TRUSTEES OF THE PROCTOR 2002 FAMILY TRUST, AS RESTATED DECEMBER 14, 2005

DEBORAH L. PROCTOR AND MARLAN A. PROCTOR, JR., WIFE AND HUSBAND COMMUNITY PROPERTY

Whose address is **600 CAMINO RANCHEROS, SANTA FE, NM, 87505**

the following described real property situate in **Santa Fe** County, **New Mexico**:

TRACT B OF LOT 26 OF THE DEVARGAS DEVELOPMENT COMPANY SUBDIVISION NO. 1, AS SHOWN ON THAT PLAT OF SURVEY ENTITLED, "PLAT OF BOUNDARY SURVEY FOR MARLAN A. PROCTOR, JR. AND DEBORAH L. PROCTOR.." FILED FOR RECORD IN THE OFFICE OF THE CLERK OF SANTA FE COUNTY, NEW MEXICO ON JUNE 7, 2006 PLAT BOOK 625, PAGE 038, AS INSTRUMENT NO. 1436805.

APN#: 011040640

DEBORAH L. PROCTOR, TRUSTEE — MARLAN A. PROCTOR, JR., TRUSTEE

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
QUITCLAIM DEED
PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 17TH Day Of July, A.D., 2009 at 11:31:20 AM And Was Duly Recorded as Instrument # 1578734
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy
County Clerk, Santa Fe, NM

SFC CLERK RECORDED 07/17/2009

STATE OF New Mexico)
COUNTY OF Santa Fe) ss.

On June 23, 2009 before me, the undersigned Notary Public, personally appeared Deborah L. Proctor, Trustee and Marlan A. Proctor, Jr. Trustee personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/the executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 10-9-2010 Notary Public

OFFICIAL SEAL
JUANITA B.M. SALAZAR
Notary Public
State of New Mexico
My Comm. Expires

OFFICIAL SEAL
JUANITA B.M. SALAZAR
Notary Public
State of New MEXICO
My Comm. Expires 10-9-2010

SFC CLERK RECORDED 07/17/2009

359

NO. 397404 — 1961 — 61

WARRANTY DEED (Joint Tenants)

ROY AGNEW and DOROTHY E. AGNEW, his wife

for consideration paid, grant

to WADE ECHO

and RAYMARIE L. ECHO

as joint tenants the following described real estate in SANTA FE COUNTY, New Mexico:

LOT 26 OF SUBDIVISION NO. 1 OF TRACT DE VARGAS DEVELOPMENT COMPANY, AS SAID SUBDIVISION WAS ACCEPTED AT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE ON THE 20th DAY OF APRIL, 1950, AND AS SAID SUBDIVISION, PURSUANT TO THE SAID RESOLUTION, APPEARS ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SANTA FE, NEW MEXICO, AND IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

SUBJECT, HOWEVER, TO THOSE RESTRICTIVE COVENANTS AND AGREEMENT CONTAINED IN A WARRANTY DEED FROM DE VARGAS DEVELOPMENT COMPANY TO EDWARD T. HALL AND HILDRED REED HALL, HIS WIFE, DATED SEPTEMBER 15, 1950, AND RECORDED IN BOOK X - MISCELLANEOUS AT PAGE 124, RECORDS OF SANTA FE COUNTY, NEW MEXICO, AND AS THE SAME MAY BE MODIFIED OR AFFECTED BY THE PROVISION OF A CERTAIN QUITCLAIM DEED DATED OCTOBER 20, 1955, AND RECORDED IN BOOK 110 AT PAGE 263, RECORDS OF SANTA FE COUNTY, NEW MEXICO, AND THE PROVISIONS OF A CERTAIN QUITCLAIM DEED DATED DECEMBER 14, 1955, RECORDED IN BOOK 111 AT PAGE 302 RECORDS OF SANTA FE COUNTY, NEW MEXICO.

with warranty covenants

WITNESS OUR hand S and S this 12th day of JUNE in 61

(Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF SANTA FE

This instrument was acknowledged before me on this 12th day of JUNE 1961 by ROY AGNEW and DOROTHY E. AGNEW, his wife

My commission expires: Aug 20, 1961 Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed for record on the 13 day of June A.D. 1961 at 9:00 o'clock A.M. and was duly recorded in book 121 of the records of said County.
Witness my hand and seal of office
JOE S. GARCIA
County Clerk, Santa Fe, N. M.
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ 19__

by _____ (Name of Officer)
of _____ (Title of Officer)
_____ (Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires: _____ Notary Public

THE GALLEGOS CO. ALBUQUERQUE, N. M.

NO. 397404

WARRANTY DEED

EDWARD T. HALL AND HILDRED REED HALL, his wife

for consideration paid, grant

to STANTON S. MOFFIT and JACQUELINE S. MOFFIT, his wife

whose address is _____

the following described real estate in Santa Fe County, New Mexico:

All the following described tract or parcel of land and real estate, situate, lying and being in the City and County of Santa Fe, State of New Mexico, more particularly described as follows, to-wit:

Tract B of Lot 26 Subdivision No. 1 of the DeVargas Development Company, more particularly described as follows: Beginning at the NW corner of said Lot 26 thence N. 36° 14' W., 51.5 feet; thence N. 82° 25' W., 59.45 feet to the NW corner of said Tract B; thence N. 50° 38' E., 280.41 feet to the NE corner of said Tract B; thence on the West side of Camino Rancheros; thence along said Camino Rancheros; thence along said Camino Rancheros, thence along a curve to the right (radius equals 2425.7 feet; chord equals S. 47° 46' E., 279.15 feet) to the point of beginning, All as shown by plat of survey by Guy D. Hayden dated 29 March 1965 and numbered 6581; filed for record as Document No. 282,374.

SUBJECT TO restrictions of record.

with warranty covenants

WITNESS OUR hand S and S this 28th day of March in 65

(Seal) Edward T. Hall (Seal)

(Seal) w/s/o Edward T. Hall (Seal)

(Seal) Hildred Reed Hall (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 28th day of March in 65 by Edward T. Hall and Hildred Reed Hall, his wife

My commission expires: 5-31-65 Notary Public

OFFICIAL SEAL
Notary Public
State of New Mexico
My Commission Expires 5-31-65

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19__

(Name of Officer) (Title of Officer)
of _____ (Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires: _____ Notary Public

THE GALLEGOS CO. ALBUQUERQUE, N. M.

77

WARRANTY DEED (Joint Tenants)

252077

J. D. Sena, Jr. and Kate B. Sena, his wife

for consideration paid, grant

to Edward D. Hall and Hildred Reed Hall, his wife

and

whose address is Santa Fe County, New Mexico

the following described real estate in Santa Fe County, New Mexico:

Tract B of Lot 26 of Subdivision No. 1 of the De Vargas Development Company, more particularly described as follows: Beginning at the NW corner of said Lot 26 thence N. 36° 14' W., 51.5 feet; thence N. 82° 25' W., 59.45 feet to the NW corner of said Tract B; thence N. 50° 38' E., 280.41 feet to the NE corner of said Tract B; thence on the West side of Camino Rancheros; thence along said Camino Rancheros; thence along said Camino Rancheros, thence along a curve to the right (radius equals 2425.7 feet; chord equals S. 47° 46' E., 279.15 feet) for a distance of 109.17 feet; thence S. 50° 00' W., 296.0 feet to the point of beginning, All as shown by plat of survey by Guy D. Hayden dated 29 March 1965 and numbered 6581; filed for record as Document No. 282,374.
Subject to restrictions of record.

with warranty covenants

WITNESS OUR hand S and S this 7th day of September in 67

(Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 7th day of September 1967 by J. D. Sena, Jr. and Kate B. Sena, his wife

My commission expires: 3-31-69 Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed for record on the 8th day of Sept A.D. 1967 at 2:24 o'clock P.M. and was duly recorded in book 224 of the records of said County.
Witness my hand and seal of office
Geraldine Salazar
County Clerk, Santa Fe, N. M.
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19__

(Name of Officer) (Title of Officer)
of _____ (Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires: _____ Notary Public

THE GALLEGOS CO. ALBUQUERQUE, N. M.

227136

WARRANTY DEED (JOINT TENANTS)

Webb Young and Margaret L. Young, his wife

for consideration paid, grant

to J. D. Sena Jr., and Kate B. Sena, his wife, as Joint tenants

the following described real estate in Santa Fe County, New Mexico:

Tract B of Lot 26 of Subdivision No. 1 of the De Vargas Development Company, more particularly described as follows: Beginning at the NW corner of said Lot 26 thence N. 36° 14' W., 51.5 feet; thence N. 82° 25' W., 59.45 feet to the NW corner of said Tract B; thence N. 50° 38' E., 280.41 feet to the NE corner of said Tract B; thence on the West side of Camino Rancheros; thence along said Camino Rancheros; thence along said Camino Rancheros, thence along a curve to the right (radius equals 2425.7 feet; chord equals S. 47° 46' E., 279.15 feet) for a distance of 109.17 feet; thence S. 50° 00' W., 296.0 feet to the point of beginning, All as shown by plat of survey by Guy D. Hayden dated 29 March 1965 and numbered 6581; filed for record as Document No. 282,374.
Subject to restrictions of record.

with warranty covenants

WITNESS OUR hand S and S this 21st day of July in 65

(Seal) (Seal)

(Seal) Margaret L. Young (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Santa Fe

The foregoing instrument was acknowledged before me this 21st day of July in 65 by Webb Young and Margaret L. Young, his wife

My commission expires: 3-31-69 Notary Public

FOR RECORDER'S USE ONLY
STATE OF NEW MEXICO
COUNTY OF SANTA FE
I hereby certify that this instrument was filed for record on the 22nd day of July A.D. 1965 at 10:00 o'clock A.M. and was duly recorded in book 224 of the records of said County.
Witness my hand and seal of office
CARLINA M. GONZALES
County Clerk, Santa Fe, N. M.
Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ 19__

(Name of Officer) (Title of Officer)
of _____ (Name of Corporation Acknowledging)
corporation, on behalf of said corporation.

My commission expires: _____ Notary Public

THE GALLEGOS CO. ALBUQUERQUE, N. M.

397405

Typical corner found in place
X indicates corner set this year

CAMINO RANCHEROS

Tract B
DeVargas Development Company Subdivision #1
Cabinet "D" 282.374

Tract A

Tract C

SCALE 1"=100'

N 36°14'W 51.5'

N 82°25'W 59.45'

N 50°38'E 280.41'

S 50°00'W 296.0'

S 39°40'E 109.17'

I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 19 March 1965
HAYDEN SURVEYS
Guy D. Hayden
NMLS No. 4010

LANDS SURVEYED FOR
STANTON A. AND
JACQUELINE S. MOFFIT
SANTA FE N.M.

36/80

DEED DOCUMENTS

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2026-011768-HDRB, 801 Old Santa Fe Trail Unit A, Downtown & Eastside Historic District, Significant, Santa Fe Permits/Jennifer Salimbene, agent for Stuart Cohen, owner, proposes to replace windows. An exception is requested to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [window assessment, exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades. 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 Historic District Design Standards.

Sample motions:

a. In case 2025-011768-HDRB, for address, approve/deny the exception to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades, finding that the exception criteria have/have not been met

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



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
This property is located at the intersection of Old Santa Fe Trail and Camino Monte Vista. Therefore, the property is part of two streetscapes.

Camino Monte Vista is a dead-end street lined with off-street parking and yard walls, which increase in height as the street goes east. The walls are mostly stuccoed with one rock wall and a few wire fences at the far east end of the road. The road is lined with trees and vegetation between parking areas. The housing tends to be Spanish Pueblo Revival style with lower heights and larger setbacks.

Along Old Santa Fe Trail, the southern end has higher yard walls and coyote fences, and a single yard wall with wrought iron metal on top of the wall. The houses are set back about 7 to 10 feet and are in the Spanish Pueblo style. To the north, the yard walls tend to be low to medium in

height, and the housing is a combination of Territorial Revival and Spanish Pueblo styles with a similar setback. Directly across from the subject property in the triangle formed by the intersection at Old Santa Fe Trail and Old Pecos is a Territorial Revival commercial structure.



Figure 2: Residence West Elevation

Site Description:
The residence at 801 Old Santa Fe Trail unit A, is the original structure on the property. Units B and C were constructed post 1984 in what used to be the rear farmland of Unit A. These two properties have been split from the lot and are no longer part of the property at Unit A.

The subject property at 801 Old Santa Fe Trail is a Territorial Revival style 1920s residence that is designated as significant to the Downtown and Eastside Historic District. While the structure was built in sections, it was completed by the 1920s. The residence has a concrete over stone foundation, a portal on the west side with white posts, a beadboard ceiling, and brick coping on the roof parapet. The brick coping on the residence is only on the west elevation. The windows are mostly single-lite wood windows with a single window with divided lites on the south elevation and two two-over-two windows on the west elevation under the portal. The windows do not match those described in the 2002 HCPI.

The property also has a 1920s detached garage that is original to the property. The garage is designated as significant. This structure is not a part of the project being proposed at this time.

The property is enclosed with a three-foot-high rock wall with a turn-of-the-century wire fence on top of the wall on the west and south. A low yard wall close to the street and a high coyote fence to the rear of the driveway line the property on the north.

PREVIOUS CASE SUMMARIES:
ARC:
No archaeological clearance has been issued for this property.

HDRB:
A freestanding carport was approved in 2013 under case H-13-083.
The structure at Unit C was approved in 2004 under case H-04-086.

ADMINISTRATIVE:
An approval to 1/3/2019 replace sliding doors with a 4'x2' divided lite window, stucco repair, and replacement of the wood carriage doors of the garage on January 3, 2019.
An approval to replace the roof and change the canales in-kind was issued on 7/2/2018.
An approval to stucco in cementitious desert rose was issued on 5/18/2004.

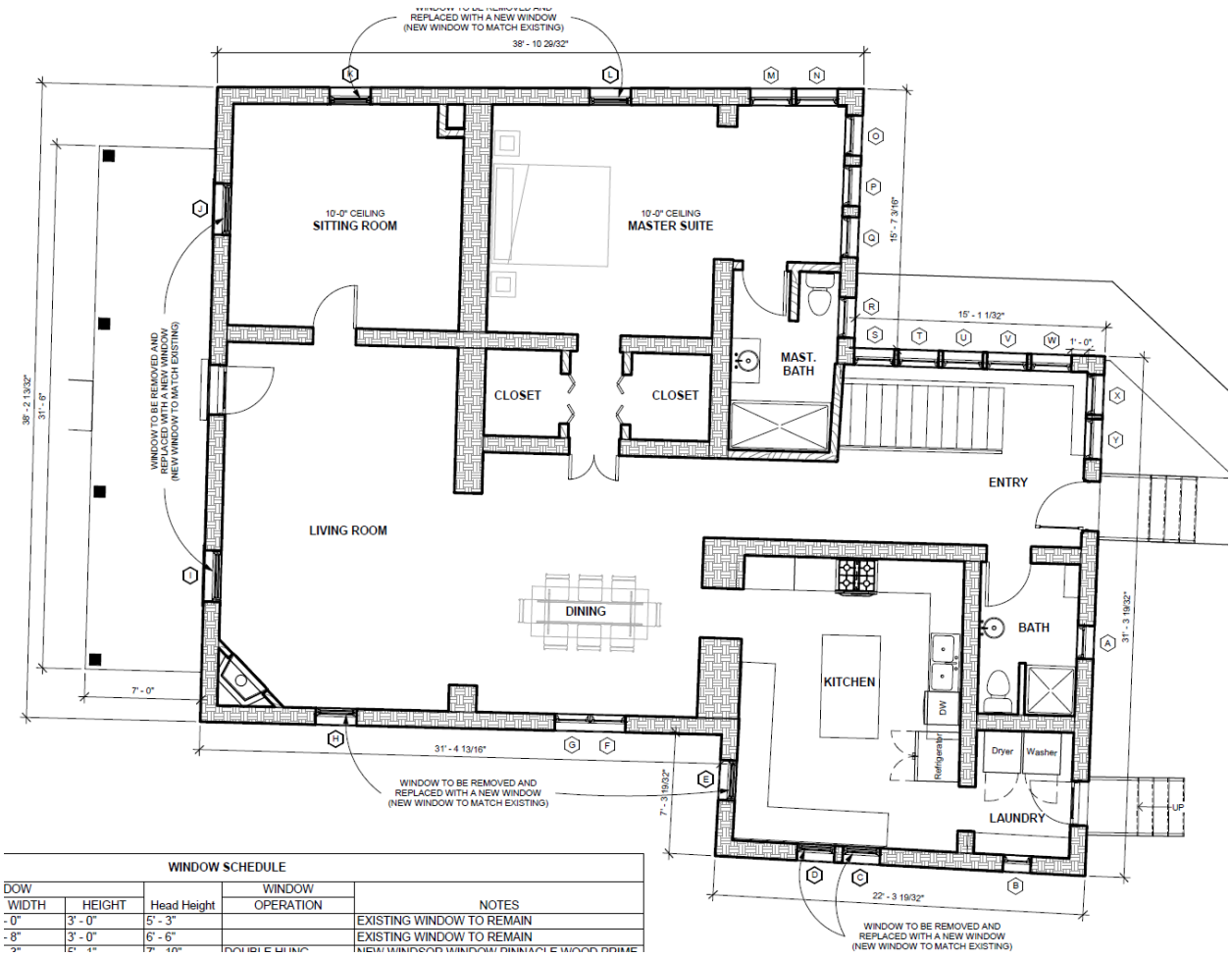

Figure 3: East Elevation of Residence

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Replacement of eight windows. The new window frame will overlap the old window frame, allowing for the removal of the old sash, and leaving the historic frames to remain in place. Window replacement will be in-kind, with double-hung Windsor window pinnacle wood prime windows. An exception is requested to 14-5.2(D)(5)(1)(a) for replacing historic windows on primary facades.
    a. Replacement of windows C, D, E (west-facing), and H on the south elevation. Windows are currently single-lite windows. Window C has a historic frame, while the components of the window were replaced between 1988 and 1994 and are not historic. Window D is a three-over-four and is

not historic. Window E has a historic frame, but the sashes were replaced in 1988. Window H is historic and is unsatisfactorily rotted beyond repair. The historic frames of windows C and E will remain with the new window sitting in the historic frame.

b. Replacement of windows I and J on the west elevation. Windows are currently two over two. Window I has a historic frame, but the divided lite pattern does not match the residence and is not a historic window. Window J is not historic.
c. Replacement of windows K and L on the north elevation. Windows are currently single-lite windows and are not historic.
d. Repair as needed windows A, B, F, G, and M through Y. These windows will not be replaced.



WINDOW SCHEDULE

DOW WIDTH	HEIGHT	Head Height	WINDOW OPERATION	NOTES
- 0"	3' - 0"	5' - 3"		EXISTING WINDOW TO REMAIN
- 8"	3' - 0"	6' - 6"		EXISTING WINDOW TO REMAIN

Figure 4: Window Schedule

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(1)(a): The applicant requests an exception to

(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.

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

Applicant Response:

The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be executed using materials and methods that are compatible with the historic fabric. The insert replacement windows leave the original frame in place. This avoids cutting into or patching the stucco to avoid additional exterior alterations.

The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.

Staff Response: Staff finds that this criterion is met. The only window that is fully historic is window E, which is rotted beyond repair. Windows C, E, and I each have historic frames that will not be changed out. Therefore, the impact on the district will be minimal.

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

Applicant Response:

The proposed alterations are necessary to prevent undue hardship to the applicant. The current conditions create significant maintenance and livability challenges—particularly regarding proper insulation and egress safety—which, if left unaddressed, could compromise the structure's habitability and pose safety concerns, including the ability to safely open the windows.

The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.

Staff Response: Staff finds that this criterion is met. The one historic window will cause structural damage if not addressed.

(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 work aligns with the City's dedication to maintaining its heterogeneous character. By permitting essential improvements that honor established historic standards, the

project sustains residential use in the district and helps ensure that historic properties continue to serve as livable homes for current and future residents.

By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.

Staff Response: Staff finds that this criterion is met. The changes are sensitive to the long-term preservation of the structure and its continued use as a residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

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

(1) General

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

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

42803

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

ADDRESS: 801 OLD SANTA FE TRAIL

ID NUMBER: 051611027

BUILDING NAME:

IDENTIFICATION

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NE 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1920's ESTIMATE PRE 1928 ACTUAL

SOURCE(S) CITY DIRECTORY

ARCHITECTURAL STYLE:

TERRITORIAL REVIVAL

PHOTO



#30 SW CORNER

BUILDING DATA

USE:

HISTORIC (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ____ NO

WHAT TYPE? DETATCHED GARAGE

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR

EXPLAIN: NONE VISIBLE built in stages.

OVERALL CONDITION:

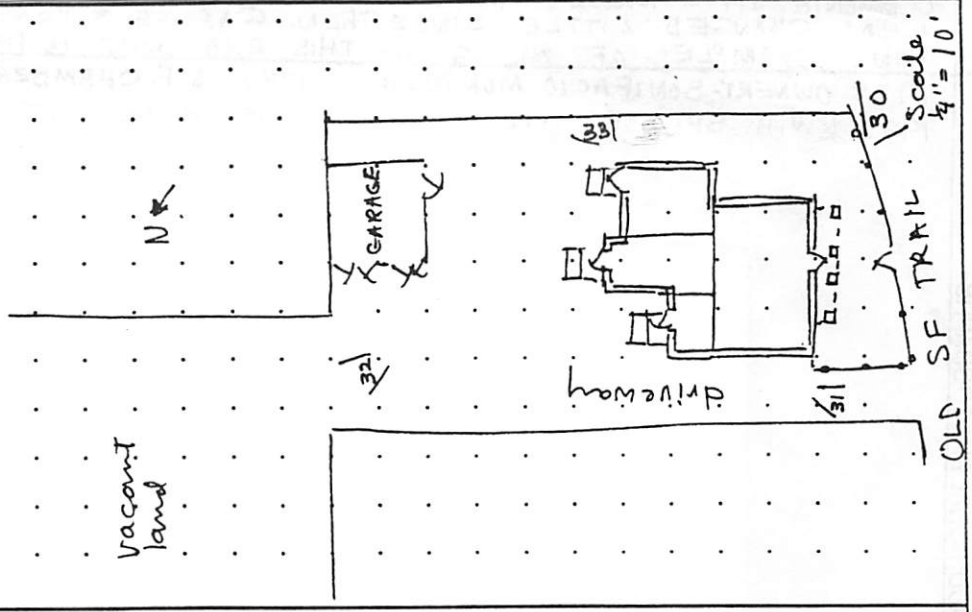
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

____ YES X NO

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

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

SURVEYED 10/8/02 BY AC

NEGATIVES WITH NMHPD ROLL # AC7 NEG # 30 TO 33

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	BEIGE STUCCO	ENTIRE HOUSE IS IN GOOD CONDITION
FOUNDATIONS	CONCRETE OVER STONE FOUNDATIONS	
DOORS	WEST DOOR - MULTI LITE FRENCH NE DOOR 3 LITES OVER WOOD PANEL	→ SE DOORS 4 LITES OVER WOOD PANEL
WINDOWS	½ DHW WOOD FRAMES. REAR PORCH 2 VERTICAL PANE CASEMENTS (ENCLOSED PORCH)	PAIRED 8 PANE CASEMENTS SOUTH SIDE
PORTALES	ENTRANCE PORTAL WEST SIDE, BRICK COPING, WHITE POSTS, BEADBOARD	→ CEILING, CONCRETE FLOOR
CANALES	WOOD & TIN - WEST PORTAL TIN - SOUTH REAR	
PORCHES		
BALCONIES		
ROOFS	FLAT WITH PARAPETS BRICK COPING ONLY ON WEST SIDE	
COURTYARDS		
FENCES/WALLS	3 FT ROCK WALL WITH TURN OF THE CENTURY WIRE FENCE ON TOP OF	→ WALL. 4 FT ROCK WALL S. SIDE
ARCH. DETAILS	HOUSE BUILT IN SECTIONS. ALL ADDITIONS AT LEAST 50 YEARS OLD	
OTHER	REAR YARD OPENS UP INTO A LARGE PLOT OF VACANT LAND.	BASEMENT WINDOWS

COMMENTS THIS HOUSE APPEARS TO HAVE BEEN BUILT IN SECTIONS CIRCA 1920 & HAS CHANGED LITTLE SINCE THEN. GARAGE & FENCE ALSO ORIGINAL. THIS IS A FINE EXAMPLE OF BLDS OF THIS ERA BUILT IN THE TERRITORIAL REVIVAL STYLE.

1928 TENANT - BONIFACIO MONTOYA 1940 S.F. CHAMBERS TENANT - CHAMBERS SUPER MARKET
1992 W.H. SHAFER 988-5235 219 HILLCREST DR., SANGER, TX 76266

ADDITIONAL PHOTOGRAPHS



#31 NW CORNER

IDENTIFICATION

ADDRESS 801 OLD SANTA FE TRAIL

ID NUMBER 051611027

SURVEYED/RESEARCHED
DATE 10/8/92 BY AC

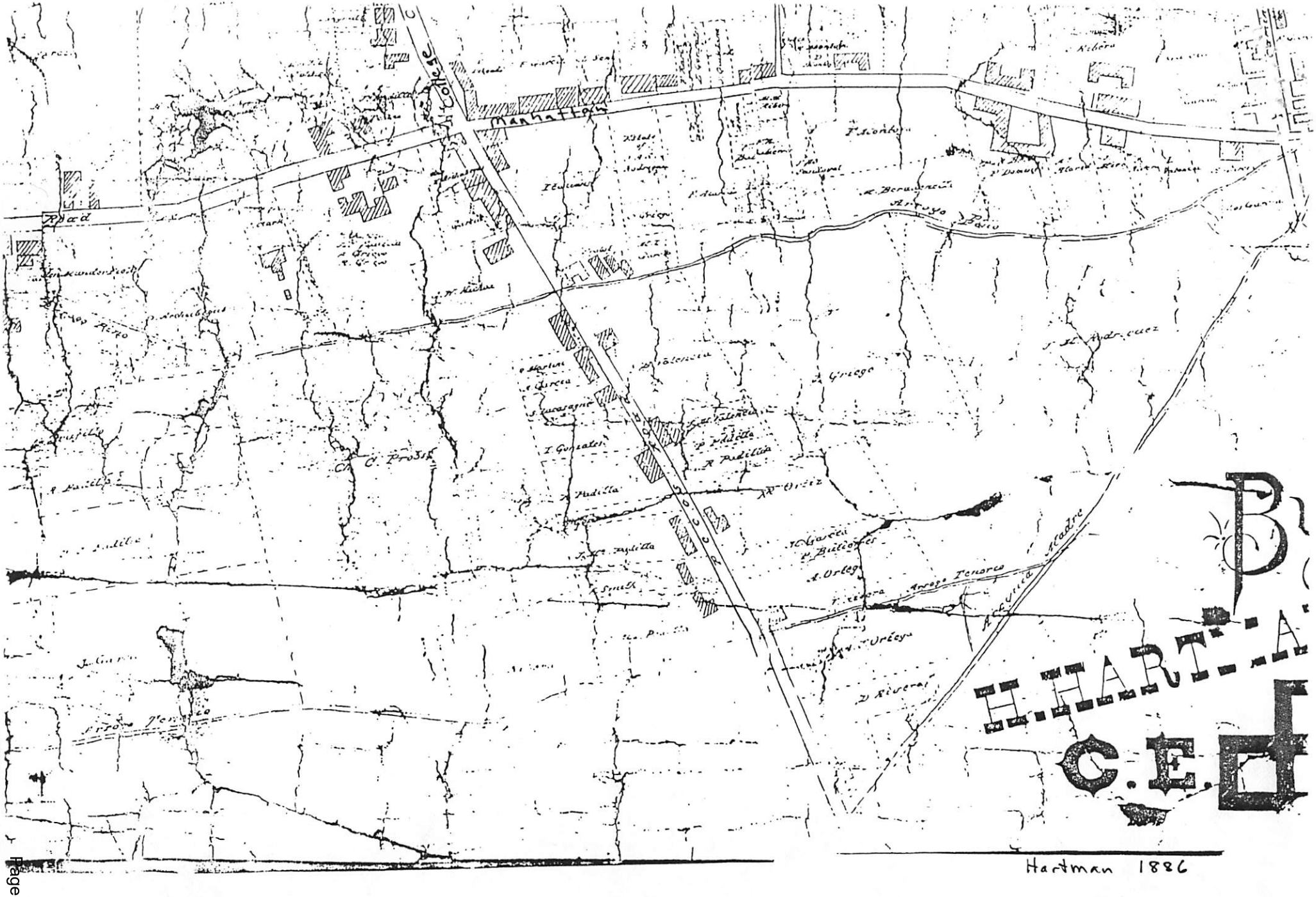


#32 EAST ELEVATION



#33 SOUTH ELEVATION

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



Hartman 1886

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 17-9-84 by mb	county Santa Fe	ID no. 0516 01027
field map SFHD	number 3-1027	UTM reference zone 12 13	easting northing

location description: 801 Old Santa Fe Trail

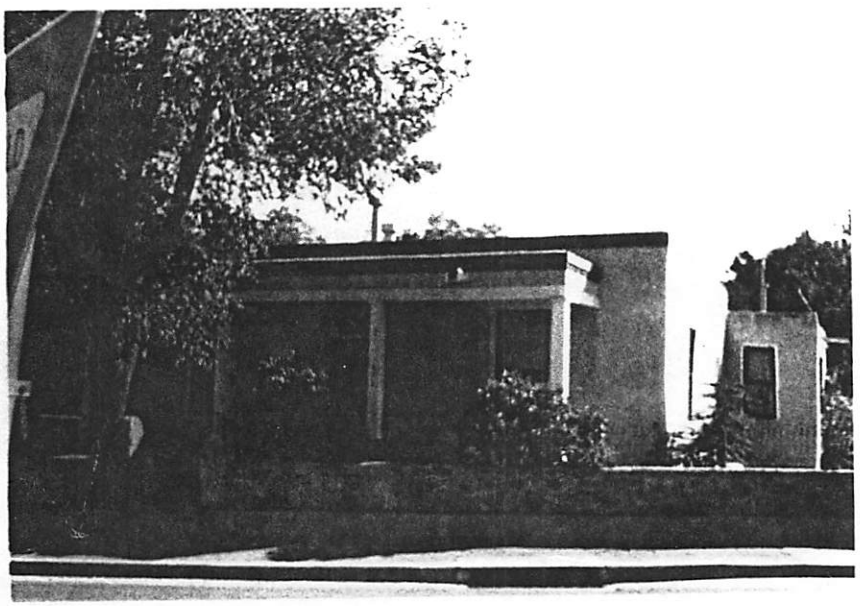
city/town: Santa Fe

land grant/reservation:

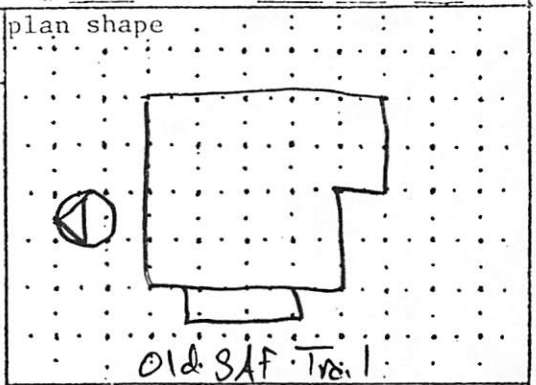
building name: Pete Garcia

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

film roll by mb no. 2	negative nos. 1	loc. of neg. HPB



plan shape



date of construction: Pre 1928 estimate Pre 1912 actual

source: Bus. Dir. King's

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Territorial

foundation material: NA

wall material/surface: Adobe(?) Stucco

architectural features
Roof - flat, stepped to rear, brick parapet ~~cornice~~ w/ dentil course. front & portal, 3 metal flues, canales, side & rear molded parapet
Windows - 2/2 1/1 8 lite csmt
Front door - French
Portal - post cased.

surroundings: Comm/Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none
if eligible, why? Primary: type integrity context.

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

ADDRESS: 801 Old Santa Fe Trail HIST. SURVEY #: 27

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 3 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N HABS: N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

December 9, 2025

Lani McCulley
Historic Preservation Division
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: 801 Old Santa Fe Trail A

Dear Lani,

I am writing to submit for Historic District Review Board Approval for the property located at 801 Old Santa Fe Trail A, a significant property located within the Downtown and Eastside Historic District. The proposed scope of work and project details are outlined below:

Proposed Scope

Window Replacement: Replacement of existing windows with windows designed to fit into the existing window opening without disturbing the surrounding stucco. The frame overlaps the old window frame, allowing removal of the old sashes, leaving the original frame in place.
These improvements are intended to enhance the energy efficiency, ensure egress safety while remaining in full compliance with the Historic Preservation Division's standards for the district.

Exceptions Requested

One request involves the removal of historic material, and the other for the replacement of historic windows on a primary façade. Please refer to the exception criteria outlined below:

1. 14-5.2(D)(1)(a) Historic Material: 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;

The proposed work will not damage the character of the historic district. All efforts have been made to preserve and maintain the historic integrity of the property, and any necessary changes will be executed using materials and methods that are compatible with the historic fabric. The insert replacement windows, leave the original frame in place. This avoids cutting into or patching the stucco to avoid additional exterior alterations.

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

The proposed alterations are necessary to prevent undue hardship to the applicant. The current conditions create significant maintenance and livability challenges—particularly regarding proper insulation and egress safety—which, if left unaddressed, could compromise the structure's habitability and pose safety concerns, including the ability to safely open the 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.

The proposed work aligns with the City's dedication to maintaining its heterogeneous character. By permitting essential improvements that honor established historic standards, the project sustains residential use in the district and helps ensure that historic properties continue to serve as livable homes for current and future residents.

2. 14-5.2(D)(5)(a)(i) Windows: 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.

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

The proposed window work will not damage the character of the district. Where feasible, the windows will be restored using appropriate materials and methods.

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

The replacement windows will match the size, style, and material of the existing windows throughout the property, and double-pane glazing will be used only where necessary for energy efficiency and resident comfort. These changes are required to ensure safety, comfort, and ongoing use of the property, and to prevent deterioration that would result in greater loss of historic material.

(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.

By enabling sensitive upgrades to the building's windows, the project helps preserve the building's usability and appeal. This approach reflects the City's goal of offering a range of

design solutions that allow residents to remain in historic homes, contributing to the diverse and living character of Santa Fe's historic districts.

Elevations

Enclosed with this letter are the existing elevations of the residence, which highlight the location of the windows.

Conclusion

This proposal request to match the existing windows maintains the historic character and architectural integrity of the property while improving functionality and visibility. The replacement windows will ensure that the residence remains compatible with the surrounding historic environment. The exterior improvements will enhance the overall appearance of the structure, support its continued residential use, and contribute to the long-term preservation of the Historic District.

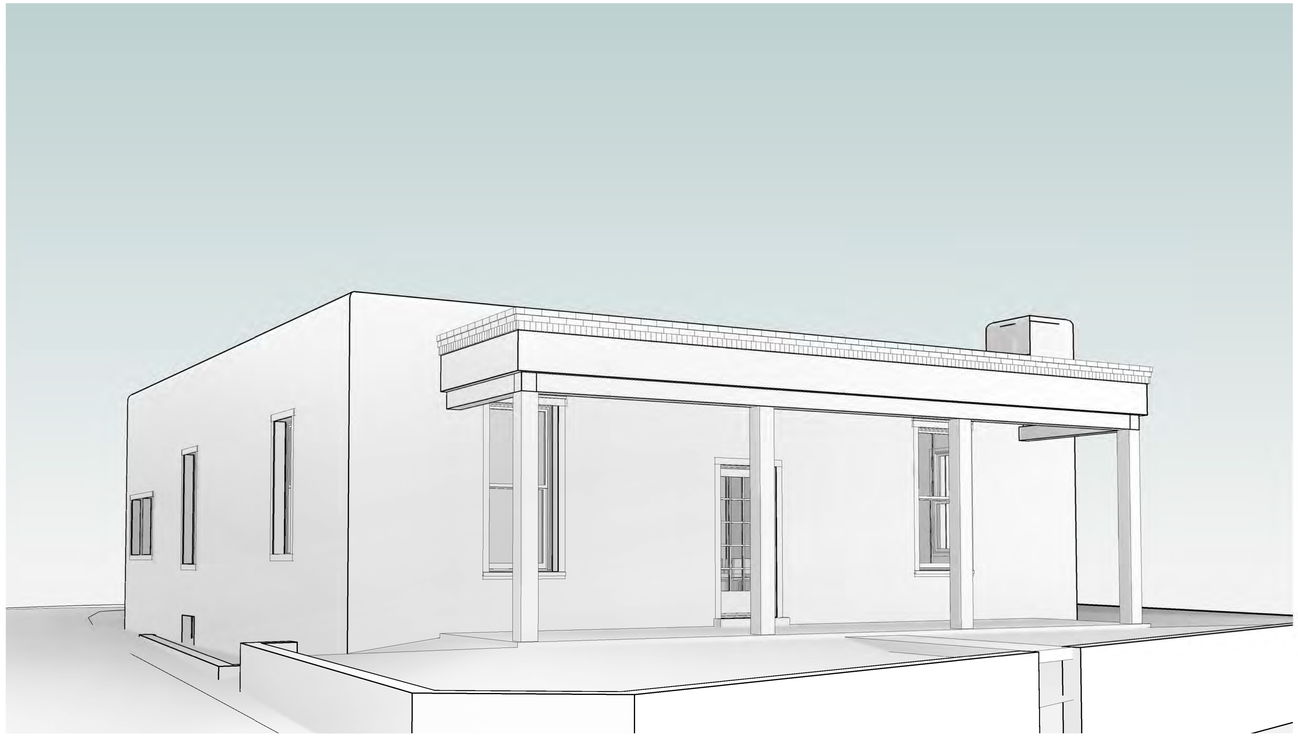
In support of this request, we have included the following documentation for your review:

1. Site Plan (Existing & Proposed)
2. Elevations
3. Photographs
4. Window Assessment
5. Proposed Window Specs

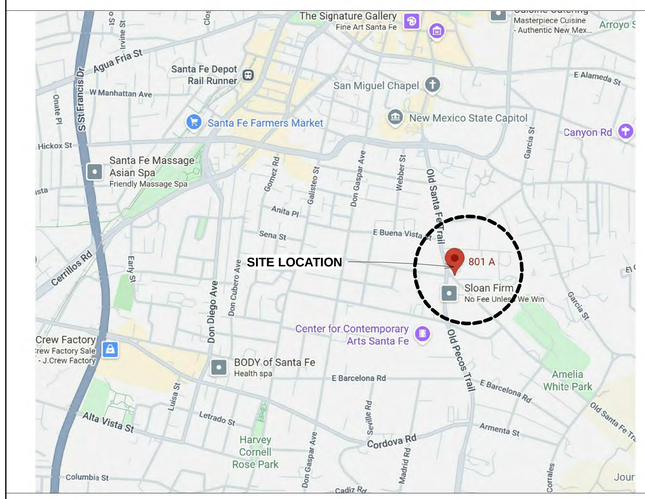
You may contact me at 505-557-4060 or at jennifer@santafepermits.com with any questions.

Thank you for your time and consideration.

Sincerely,
Jennifer Salimbene



801 OLD SANTA FE TRAIL - WINDOW REPLACEMENT



VACINITY MAP

PROJECT ADDRESS

LOT #
ADDRESS: 801 OLD SANTA FE TRAIL
SANTA FE, NM 87508

BUILDING CRITERIA

BUILDING CODE AND ORDINANCES
2021 INTERNATIONAL RESIDENTIAL CODE

- WIND SPEED: 115 ULTIMATE
- SEISMIC DESIGN CATEGORY: C
- GROUND SNOW LOAD: 20 LB
- FROST LINE DEPTH: 24 INCHES
- WINTER DESIGN TEMP: 16 DEGREES
- TERMITE PROTECTION AS REQUIRED

ALLOWABLE HEIGHT 24'-0"
BUILDING HEIGHT 12'-9"

2021 NM RESIDENTIAL BUILDING CODE
2020 NM ELECTRIC CODE
2021 NM MECHANICAL CODE
2021 NM PLUMBING CODE

ZONING: R-C5 RESIDENTIAL COMPOUND DISTRICT 5DU/AC

CONSTRUCTION TYPE: TYPE III

CLIMATE ZONE: SANTA FE COUNTY, CLIMATE ZONE 6A

PROJECT DATA

HEATED	
HOUSE HEATED	2,018 SF
BASEMENT HEATED	500 SF
NON-HEATED	
GARAGE	500 SF
PORTALS	221 SF
TOTAL UNDER ROOF	3,239 SF

SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G-1.01	COVER SHEET
ARCHITECTURAL	
AS-1.01	SITE PLAN
A-1.01	FLOOR PLAN & WINDOW SCHEDULE
A-4.01	EXTERIOR ELEVATIONS
A-4.02	EXTERIOR ELEVATIONS

COVER SHEET

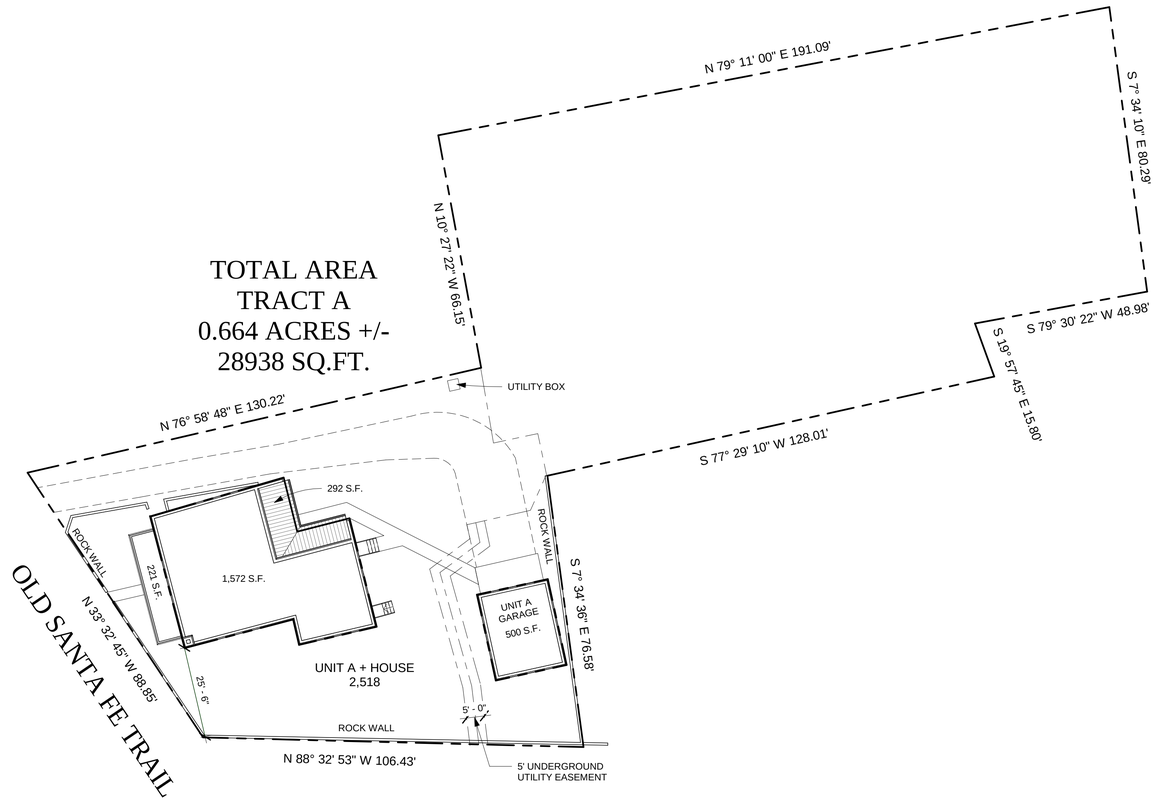
G-1.01

PERMIT SET

Date: 12.8.25

LEGAL DESCRIPTION:

PLAT OF SURVEY TITLED, "CONDOMINIUM AND EASEMENT SURVEY PLAT PREPARED FOR JOHN DAW, ANDREW BECKERMAN, SIGNE BERGMAN, AND JEROME MARSHACK OF THE 801 OLD SANTA FE TRAIL CONDOMINIUM, WITHIN TRACT "A" WITHIN PROJECTED SECTION 25, T-17-N, R-9-E, N.M.P.M. CITY AND COUNTY OF SANTA FE, NEW MEXICO," DATED 12/20/04 BY JEFFERY L. LUDWIG, N.M.L.S.13054 AND FILED FOR RECORD IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK576, PAGE 037 AS DOC. NO. 1359499.



SITE DATA	
SITE AREA	11,503.47 SQ.FT.
DWELLING FOOT PRINT SQ.FT.	2,739
LOT COVERAGE (MAX 50%)	23.8%

0' 20' 40' 80'

N

SITE PLAN 1

1" = 20'-0"

owner:
Stuart Cohen
801 Old Santa Fe Trail
Santa Fe, NM 87505
505-617-823-5456

designer:
Evolution Design LLC
148 E. Chili Line Rd.
Santa Fe, NM 87508
505.690.9903 voice

civil engineer:

landscape architect:

structural engineer:

mechanical/electrical engineer:

801 OLD SANTA FE TRAIL - WINDOW REPLACEMENT

SANTA FE, NM 87505

Number	Revision Description	Date

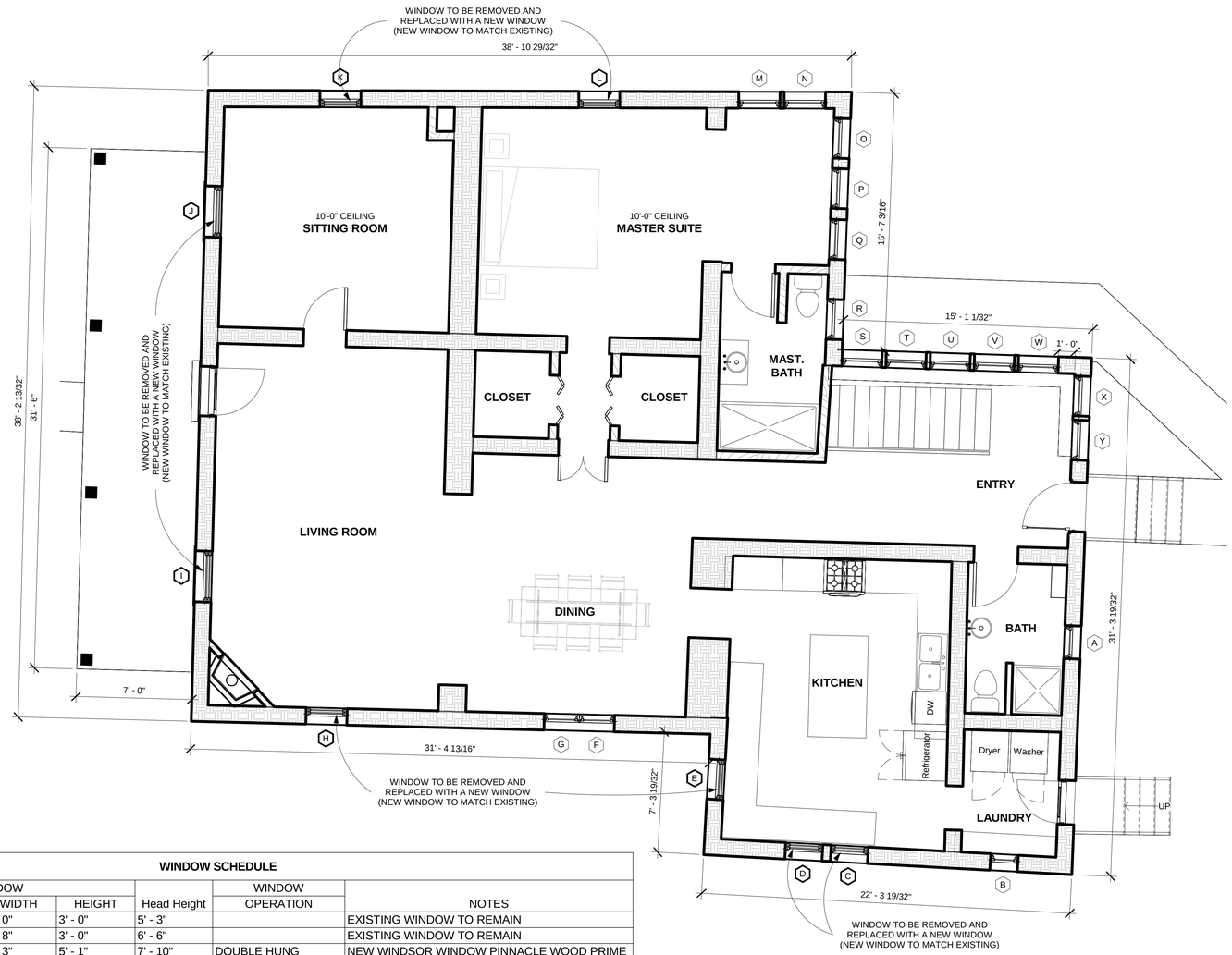
Project No	2502
Date:	12.8.25
Sheet:	

SITE PLAN

AS-1.01

PERMIT SET

ALL CONSTRUCTION MUST BE ACCORDANCE WITH NM IRC 2021.

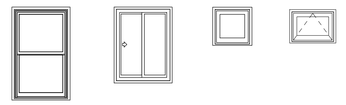


WINDOW SCHEDULE

WINDOW NO.	WINDOW ROOM NO. & NAME	WIDTH	HEIGHT	Head Height	WINDOW OPERATION	NOTES
A	BATH	2' - 0"	3' - 0"	5' - 3"		EXISTING WINDOW TO REMAIN
B	LAUNDRY	1' - 8"	3' - 0"	6' - 6"		EXISTING WINDOW TO REMAIN
C	KITCHEN	2' - 3"	5' - 1"	7' - 10"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
D	KITCHEN	2' - 3"	5' - 1"	7' - 10"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
E	KITCHEN	2' - 5"	5' - 8"	8' - 2"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
F	DINING	2' - 1 1/2"	4' - 6 1/2"	6' - 11"		EXISTING WINDOW TO REMAIN
G	DINING	2' - 1 1/2"	4' - 6 1/2"	6' - 11"		EXISTING WINDOW TO REMAIN
H	LIVING ROOM	2' - 5 3/4"	5' - 9 1/2"	8' - 6"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
I	LIVING ROOM	3' - 1"	6' - 10"	8' - 9"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
J	SITTING ROOM	3' - 1"	6' - 10"	8' - 9"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
K	SITTING ROOM	2' - 5 3/4"	5' - 9 1/2"	8' - 5"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
L	MASTER SUITE	2' - 5 3/4"	5' - 9 1/2"	8' - 0"	DOUBLE HUNG	NEW WINDSOR WINDOW PINNACLE WOOD PRIME
M	MASTER SUITE	2' - 6"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
N	MASTER SUITE	2' - 6"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
O	MASTER SUITE	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN
P	MASTER SUITE	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN
Q	MASTER SUITE	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN
R	MASTER SUITE	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN
S	ENTRY	2' - 5"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
T	ENTRY	2' - 5"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
U	ENTRY	2' - 5"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
V	ENTRY	2' - 5"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
W	ENTRY	2' - 5"	3' - 4"	6' - 0"		EXISTING WINDOW TO REMAIN
X	ENTRY	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN
Y	ENTRY	2' - 5"	3' - 4"	5' - 11"		EXISTING WINDOW TO REMAIN

NM 2021 IRC NOTE:
R310.1.1/R310.1.2/R310.1.3

ALL WINDOWS IN BEDROOMS TO HAVE A MIN. 5.7 SQ. FT. OPENING WITH A MAX. 44" SILL HEIGHT. WINDOW MIN. 24" HEIGHT, 20"WIDTH EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FT.



CASEMENT **TYPE A** | **HORIZONTAL SLIDER** **TYPE B** | **FIXED** **TYPE C** | **AWNING** **TYPE D**

G E N E R A L N O T E S:

A. EXISTING WINDOWS TO BE REMOVED AND REPLACED WITH NEW WINDOWS. WINDOWS ARE TO BE REPLICAS OF ORIGINAL WINDOWS AND MUST COMPLY WITH THE HISTORIC PRESERVATION GUIDELINES. (SEE WINDOW SCHEDULE A-1.01 SCHEDULE).

B. WINDOW TRIM TO REMAIN IN PLACE.

G E N E R A L N O T E S:

NM 2021 IRC NOTE:
R310.1.1/R310.1.2/R310.1.3

ALL WINDOWS IN BEDROOMS TO HAVE A MIN. 5.7 SQ. FT. OPENING WITH A MAX. 44" SILL HEIGHT. WINDOW MIN. 24" HEIGHT, 20"WIDTH EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5 SQ. FT.

ALL EXTERIOR DOORS INCLUDING DOOR FROM GARAGE TO HEATED TO HAVE AT LEAST ONE DEADBOLT, WITH DOOR JAMB SOLID FILLED BETWEEN FRAME AND JAMB. ADDRESS NUMBERS SHOULD BE LEGIBLE AND EASILY READ FROM THE STREET.

TABLE 301.2
NEW MEXICO CLIMATE ZONE BASE ON HEATING AND COOLING DEGREE DAYS

CITY	COUNTY	ELEV (FEET)	HEATING DEGREE DAYS (HDD) 60 °F DAY	COOLING DEGREE DAYS (CDD) 50 °F DAY	CLIMATE ZONE
SANTA FE	SANTA FE	7260 FT	6001		6A

HEATED	
HOUSE HEATED	2,018 SF
BASEMENT HEATED	500 SF
NON-HEATED	
GARAGE	500 SF
PORTALS	221 SF
TOTAL UNDER ROOF	3,739 SF

FLOOR PLAN 1/4" = 1'-0" | **1**

owner:
Stuart Cohen
801 Old Santa Fe Trail
Santa Fe, NM 87505
505-617-823-5456

designer:
Evolution Design LLC
148 E. Chili Line Rd.
Santa Fe, NM 87508
505.690.9903 voice

civil engineer:

landscape architect:

structural engineer:

mechanical/electrical engineer:

801 OLD SANTA FE TRAIL - WINDOW REPLACEMENT

SANTA FE, NM 87505

Number	Revision Description	Date

Project No 2502
Date: 12.8.25
Sheet:

FLOOR PLAN & WINDOW SCHEDULE

A-1.01

PERMIT SET



PHOTO: WEST ELEVATION



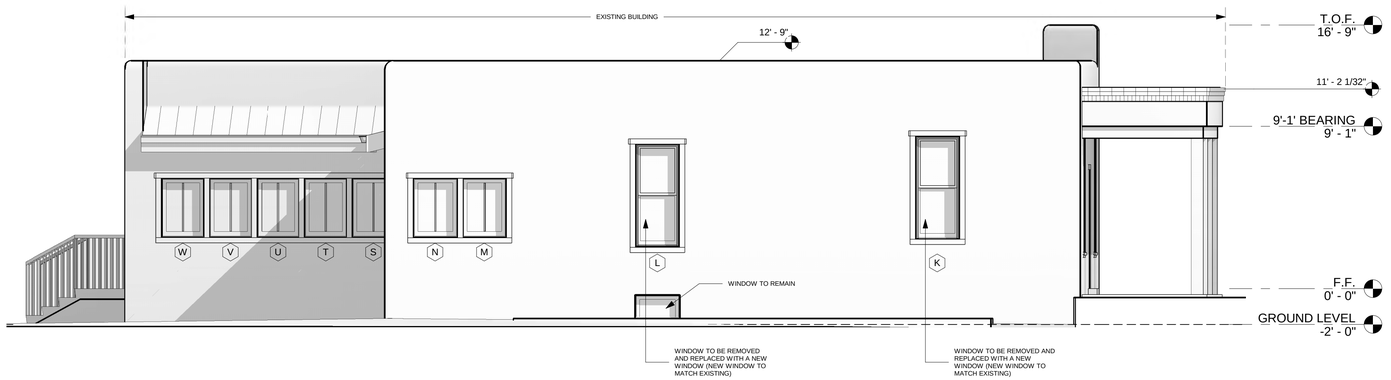
WEST **1**

1/4" = 1'-0"

0 2' 4' 8'



PHOTO: NORTH ELEVATION



NORTH **2**

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

1. SELECTED WINDOWS TO BE REPLACED WITH NEW WINDOWS. NEW WINDOWS TO MATCH EXISTING. (SEE SCHEDULE)
2. WINDOW TYPE: WINDSOR WINDOWS - PINNACLE WOOD PRIME (PAINT TO MATCH EXISTING WINDOWS).
3. EXISTING WINDOWS WITH DIVIDED LITES/GRILLE PATTERNS MUST BE REPLACED WITH NEW WINDOWS WITH LITES/GRILLE PATTERNS TO MATCH EXISTING.
4. WINDOW TRIM IS TO REMAIN. PAINT TO MATCH IF NEEDED.
5. IF THE STUCCO IS DAMAGED DURING THE INSTALLATION OF THE NEW WINDOWS, THE STUCCO IS TO BE REPAIRED. STUCCO COLOR TO MATCH EXISTING STUCCO COLOR.

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801 OLD SANTA FE TRAIL - WINDOW REPLACEMENT

SANTA FE, NM 87505

Number	Revision Description	Date

Project No	2502
Date:	12.8.25
Sheet:	

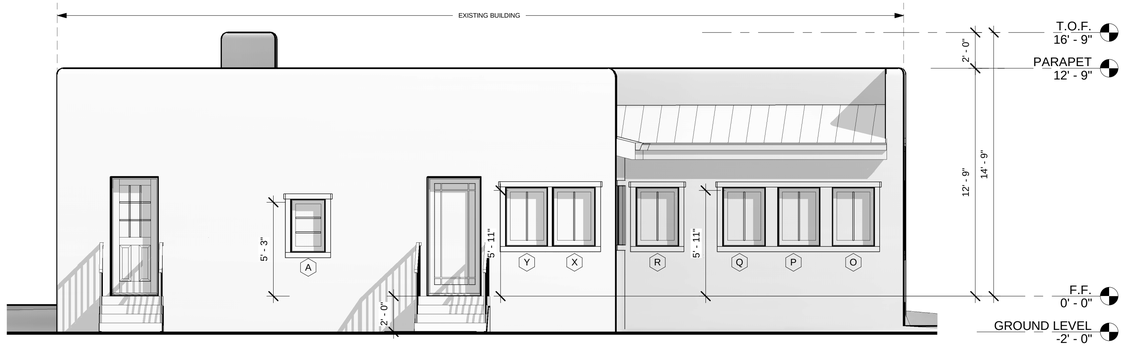
EXTERIOR ELEVATIONS

A-4.01

PERMIT SET



EAST ELEVATION



EAST 3

1/4" = 1'-0"

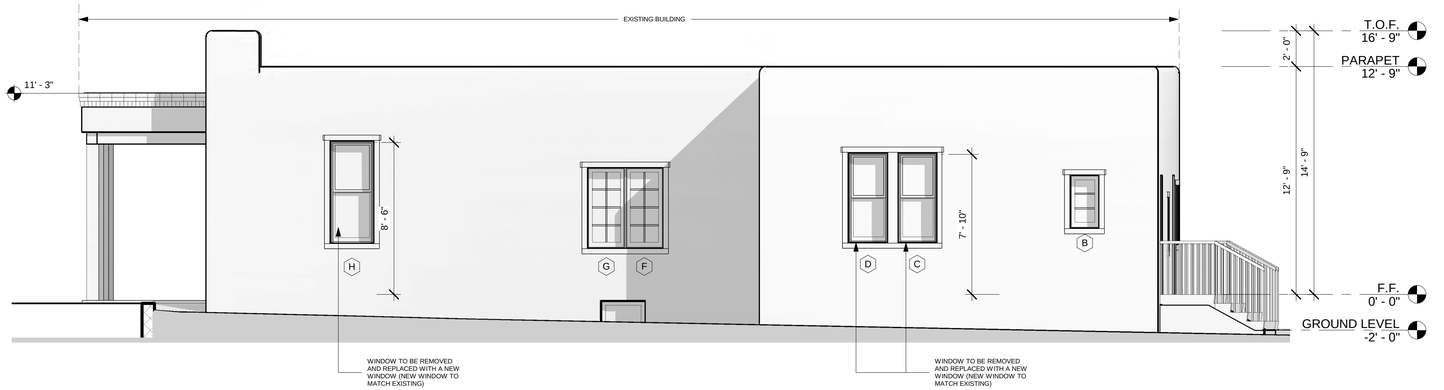
0 2' 4' 8'



SOUTH LEFT ELEVATION



SOUTH RIGHT ELEVATION



SOUTH 4

1/4" = 1'-0"

0 2' 4' 8'

GENERAL NOTES:

1. SELECTED WINDOWS TO BE REPLACED WITH NEW WINDOWS. NEW WINDOWS TO MATCH EXISTING. (SEE SCHEDULE)
2. WINDOW TYPE: WINDSOR WINDOWS - PINNACLE WOOD PRIME (PAINT TO MATCH EXISTING WINDOWS).
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801 OLD SANTA FE TRAIL - WINDOW REPLACEMENT

SANTA FE, NM 87505

Number	Revision Description	Date

Project No	2502
Date:	12.8.25
Sheet:	

EXTERIOR ELEVATIONS

A-4.02

PERMIT SET

ARCHITECTURAL WINDOWS & DOORS SANTA FE

11 PLAZA LA PRENSA
UNIT 3
SANTA FE NM 87507
Phone: 505-983-6611 Fax: 1-505-983-6688

Customer Quote

Short Form No Pricing

QUOTE EXPIRES
N/A

QUOTE DATE
Quote Not Ordered

BID BY

PRICE BOOK
Price Book 2025

CREATED
8/25/2025
tom@awadllc

PK # 328

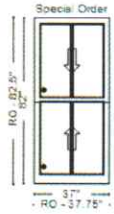
Customer Information:

Delivery Information:
Janet Sanders
801 Old Santa Fe trail

Santa Fe NM 87505

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
3039841	None		10/7/2025 12:53 PM
CUSTOMER JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		Sanders	Sanders

Line #	Room ID	Quantity	Overall RO	Overall Frame
100	Front of house	2	37 3/4" X 82 1/2"	37" X 82"

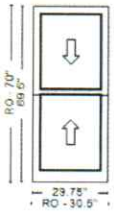


* Units viewed from exterior.

Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Front of house)(Setup (Standard))(Glass Stop Profile: Ogee)(FD: 37 x 82)(Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(Tubes)(White Jambliner)(Satin Nickel Hardware)(No Brickmould)(No Sill Nosing)(CPR Number: 207930A)(1-1/4" Standard WDL w/Inner Bar)(Putty WDL Interior Profile)(Colonial Pattern 2W1H/2W1H)(Full Screen)(Hunter Green Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG30-H) Performance Data:(U-Value: 0.27)(SHGC: 0.16)(VT: 0.35)(CR: 45)

*** This product is a Special Order Unit. See performance and pricing messages at the end of this report.**

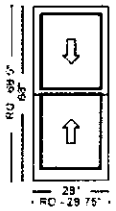
Line #	Room ID	Quantity	Overall RO	Overall Frame
200	Driveway Yard	3	30 1/2" X 70"	29.75" X 69.5"



* Units viewed from exterior.

Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit Dual Low-E IG 4-9/16 Jamb Ext (Room ID: Driveway Yard)(Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29.75 x 69.5)(Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(Tubes)(White Jambliner)(Satin Nickel Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Hunter Green Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(LC-PG35-H) Performance Data:(U-Value: 0.27)(SHGC: 0.19)(VT: 0.45)(CR: 45)

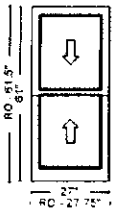
Line #	Room ID	Quantity	Overall RO	Overall Frame
300	kitchen	1	29 3/4" X 68 1/2"	29" X 68"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit Dual Low-E IG 4-9/16 Jamb Ext (Room ID: kitchen)(Setup (Standard))(Glass Stop Profile: Ogee)(FD: 29 x 68)(Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(Tubes)(White Jambliner)(Satin Nickel Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Hunter Green Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.27)(SHGC: 0.19)(VT: 0.45)(CR: 45)

* Units viewed from exterior.

Line #	Room ID	Quantity	Overall RO	Overall Frame
400	kitchen	2	27 3/4" X 61 1/2"	27" X 61"



Pinnacle Wood Prime Double Hung XXXX-1 Complete Unit Dual Low-E IG 4-9/16 Jamb Ext (Room ID: kitchen)(Setup (Standard))(Glass Stop Profile: Ogee)(FD: 27 x 61)(Pine Species)(Primer)(With Finger Pulls)(Grey Spacer)(Tubes)(White Jambliner)(Satin Nickel Hardware)(No Brickmould)(No Sill Nosing)(Full Screen)(Hunter Green Screen - Not Applied)(BetterVue)(Energy Star: Meets in SC, S Zones)(R-PG35-H) Performance Data:(U-Value: 0.27)(SHGC: 0.19)(VT: 0.45)(CR: 45)

* Units viewed from exterior.

Quote Comments:

Disclaimer:

Messages:

*** Any special order product must be approved and pricing provided by Windsor Windows & Doors. The product would be manufactured as requested as a non-standard product and may not carry a performance rating. Windsor makes no claims that this product will perform to any such rating. Local building codes may differ. Customer is responsible to confirm products meet all applicable codes and requirements.**

*** Units meeting Egress size conform to 2018 IRC Section R310.2 Egress requirements; Local codes may differ. Customer is responsible to confirm units meet all applicable requirements.**

Submitted By: _____ **Date:** _____

Accepted By: _____ **Date:** _____

We appreciate the opportunity to provide you with this quote!

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Stewart & Janet Sanders
801 Old Santa Fe Trail
Santa Fe, NM 87501
jksanders81@gmail.com

JOB	DATE
801 OLD SANTA FE TRAIL, SANTA FE, NM 87501	12/8/2025

LOCATION	DESCRIPTION
WEST	
A	38” x 83” DOUBLE HUNG 2W1H/2W1H ALL WOOD – 1 ½” DIVIDED LIGHT BAR
	ROPE & PULLEY – 6” EXTERIOR FLAT CASINGS
	8” HEAD CASINGS WITH 2 ¼” CROWN MOULD & DRIP CAP
	PRIMED & PAINTED EXTERIOR/INTERIOR
DR #1	36” x 80” LH INSWING DOOR 3W5H ALL WOOD – 1 1/8” DIVIDED LIGHT BAR
	OG STOP
B	38” x 83” DOUBLE HUNG 2W1H/2W1H ALL WOOD – 1 ½” DIVIDED LIGHT BAR
	ROPE & PULLEY – 6” EXTERIOR FLAT CASINGS
	8” HEAD CASINGS WITH 2 ¼” CROWN MOULD & DRIP CAP
	PRIMED & PAINTED EXTERIOR/INTERIOR
SOUTH	
C	30” x 70” DOUBLE HUNG 1/1 ALL WOOD
	NO ROPES – 3 ½” FLAT CASINGS ON HEAD & SIDES
D	50” x 54” – 2 TWIN LR INSWING CASEMENT 2W2H (2-25”) ¾ DIVIDED LIGHT BAR
	3 ½” EXTERIOR FLAT CASINGS ON HEAD & SIDES

JOB	DATE
801 OLD SANTA FE TRAIL, SANTA FE, NM 87501	12/8/2025

LOCATION	DESCRIPTION
WEST	
E	30” x 70” DOUBLE HUNG 1/1 ALL WOOD
	NO ROPES – 3 ½” EXTERIOR FLAT CASINGS ON HEAD & SIDES
	BOTTOM SASH – BOTTOM RAIL CUT AT AN ANGLE TO FIT FRAME
SOUTH	
F	61” x 62” – 2 TWIN DOUBLE HUNG 1/1 ALL WOOD WITH 5 ½” SPREAD MULL
	WITH 3 ½” EXTERIOR FLAT CASINGS ON HEAD & SIDES
G	19 ½” x 34” INSWING CASEMENT 1W3H – 7/8” DIVIDED LIGHT BAR
	HINGED RIGHT – ALL WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
SOUTH - BASEMENT	
H	28” x 19” HOPPER TILT IN 1-LT ALL WOOD
EAST	
DR #2	32” x 82” LH INSWING ALL METAL/WOOD JAMB
	HALF GLASS – 2-PANEL BOTTOM 3W3H GRILLES BETWEEN GLASS
I	23” x 35” STATIONARY INSWING CASEMENT 1W4H ALL WOOD
	7/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
DR #3	36” x 82” LH INSWING DOOR 3W3H PRAIRIE ALL WOOD
	“SIMPSON” DOOR WITH PREHUNG JAMB & BRONZE THRESHOLD
J	60” x 40” – 2 VV TWIN INSWING HOPPER ALL WOOD
	(2-29” SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES
	1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
NORTH	
K	150” x 40” – 5 VVVVV 5W INSWING HOPPER ALL WOOD (5-29” SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES
	1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES

JOB	DATE
801 OLD SANTA FE TRAIL, SANTA FE, NM 87501	12/8/2025

LOCATION	DESCRIPTION
NORTH	
L	29” x 40” – 1 INSWING HOPPER ALL WOOD
	(1-29” SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES
	1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEADS & SIDES
M	90” x 40” – 3 VVV 3W HOPPER ALL WOOD
	(3-29” SASHES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES
	1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
N	60” x 40” – 2 VV TWIN INSWING HOPPER ALL WOOD
	(2-29” SAHSES) USING DOUBLE HUNG (2W1H) BOTTOM LOWER SASHES
	1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
O	30” x 70” DOUBLE HUNG 1/1 ALL WOOD WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
P	30” x 70” DOUBLE HUNG 1/1 ALL WOOD WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES
NORTH - BASEMENT	
Q	29” x 18” HOPPER TILT IN ALL WOOD 1-LT

In closing, my professional opinion is as follows:

Window A, B, and Q are historic and restorable.

Window C, E, F, G, O, and P sashes are non-historic however the frames are historic.

Windows D, I, J, K, L, M, and N are non-historic.

Window H is historic however unrestorable, there is too much rot.

Doors #1, #2, and #3 are non-historic.

My recommendation for the units that are non-historic are that they should be replaced in “like and kind” to the units being restored.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	38” x 83” DOUBLE HUNG 2W1H/2W1H 1 ½” BAR & ROPE PULLEY ALL WOOD 6” FLAT CASINGS – SIDES 8” HEAD CASINGS W/ 2 ¼” CROWN MOULD & DRIP CAP	S	HISTORIC – RESTORABLE SCREWS ARE NON-HISTORIC AIR GUN NAILS FROM 1992
DR #1	36” x 80” LH INSWING DOOR 3W5H “SIMPSON” FIR DOOR (1992) 1 1/8” DIVIDED LIGHT ALL WOOD OG DOOR STOP FROM 1984	S	NON-HISTORIC – “SIMPSON” MANUFACTURED (1992)
B	38” x 83” DOUBLE HUNG 2W1H/2W1H 1 ½” BAR & ROPE PULLEY ALL WOOD 6” FLAT CASINGS – SIDES 8” HEAD CASINGS W/ 2 ¼” CROWN MOULD & DRIP CAP	S	HISTORIC – RESTORABLE SCREWS ARE NON-HISTORIC AIR GUN NAILS FROM 1992
C	30” x 70” DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½” EXTERIOR FLAT CASINGS ON EXTERIOR ROTTED BOTTOM RAIL OF BOTTOM OF SASH EXTERIOR STOPS BROKEN, EXTERIOR CASINGS 30% - 40% ROTTED	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
D	50” x 54” – 2 TWIN LR INSWING CASEMENT (2-25”) ¾” DIVIDED LIGHT BAR 3 ½” EXTERIOR FLAT CASINGS BOTTOM RAILS ROTTED	F	NON-HISTORIC – 1988 TO 1994 BARN SASHES ¾” DIVIDED LIGHT – THESE SASHES WERE MODIFIED TO PUT IN A FRAME THAT WAS ORIGINALLY A DOUBLE HUNG FRAME
E	30” x 70” DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½” EXTERIOR FLAT CASINGS ON EXTERIOR ROTTED BOTTOM RAIL OF BOTTOM OF SASH EXTERIOR STOPS BROKEN, EXTERIOR CASINGS 30% - 40% ROTTED	U	HISTORIC – ONLY THE FRAME NON-HISTORIC – TOP & BOTTOM SASHES HAVE BEEN REPLACED (1988) NEW AIR GUN BRADS & WOOD STOP, NOT PUTTY GLAZED FRAME WOULD NEED TO BE TORN OUT TO RE-SET SQUARE & THIS WOULD DESTROY THE FRAME
F	62” x 62” – 2 TWIN INSWING R CASEMENT 1W3H 1/1 WITH 5 ½” SPREAD MULL (2-28”) 3 ½” EXTERIOR FLAT CASINGS	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – BOTH SASHES HAVE BEEN REPLACED WITH 1/1 NO DIVIDED LIGHTS (1988 TO 1994)
G	19 ½” x 34” INSWING R CASEMENT 1W3H 7/8” BAR – 3 ½” EXTERIOR FLAT CASINGS	F	NON-HISTORIC – BARN SASH 7/8” DIVIDED LIGHT BAR WITH BOTTOM SASH RAIL CUT TO FIT EXISTING FRAME (HISTORIC)
BASEMENT H	28” x 19” HOPPER TILT IN 1-LT ROTTED SASH	U	HISTORIC – SASH IS ROTTED BEYOND REPAIR

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #2	32” x 82” LH DOOR ½” GLASS AND ½ 2-PANEL METAL DOOR 3W3H METAL GRILLES IN AIR SPACE	S	NON-HISTORIC – 2022
I	23” x 35” INSWING STATIONARY CASEMENT 1W4H ALL WOOD 7/8” BAR – 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	F	NON-HISTORIC – DIVIDED LIGHT PATTERN NOT THE SAME HISTORIC – ONLY THE FRAME
J	60” x 40” R VV HOPPER TWIN INSWING WINDOW 2W1H – 1 3/8” DIVIDED LIGHT BAR 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES USING DOUBLE HUNG BOTTOM & LOWER SASHES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
K	150” x 40” – 5 VVVVV 5W INSWING HOPPER ALL WOOD (5-29” SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES

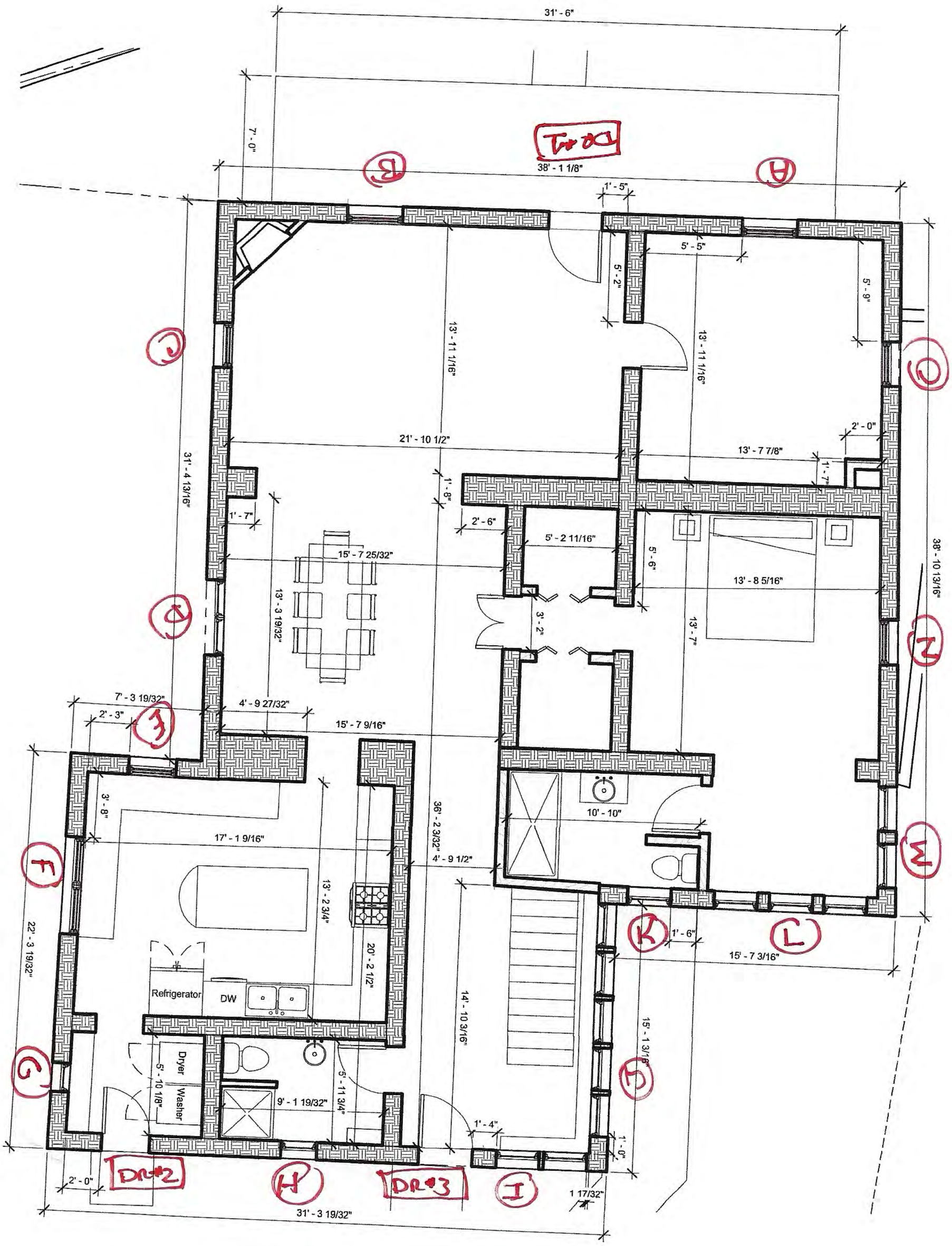
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
L	29” x 40” – 1 V INSWING HOPPER ALL WOOD USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
M	90” x 40” – 3 VVV TWIN INSWING HOPPER ALL WOOD (3-29” SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES
N	60” x 40” – 2 VV TWIN INSWING HOPPER ALL WOOD (2-29” SASHES) USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES – 1 3/8” DIVIDED LIGHT BAR WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	S	NON-HISTORIC – SASHES USING DOUBLE HUNG 2W1H BOTTOM LOWER SASHES PUT INTO A HOPPER FRAME FRAMES HAVE A DIFFERENT SILL, AIR GUN NAILS USED IN THESE WINDOWS (1988 TO 1994 GLASS DATE) SCREENS ARE NON-HISTORIC – MECHANICAL STAPLES

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
O	30” x 70” DOUBLE HUNG 1/1 ALL WOOD WITH 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS
P	30” x 70” DOUBLE HUNG 1/1 ALL WOOD NO ROPES – 3 ½” EXTERIOR FLAT CASINGS HEAD & SIDES	F	HISTORIC – ONLY THE FRAME NON-HISTORIC – SASHES HAVE BEEN REPLACED SOME TIME BETWEEN 1988 & 1994 MACHINED JOINTS & AIR GUN NAILS
BASEMENT Q	29” x 18” HOPPER TILT IN ALL WOOD 1-LT	F	HISTORIC – RESTORABLE

NOTES:


31' - 6"
7' - 0"
38' - 1 1/8"
1' - 5"
5' - 5"
5' - 2"
5' - 9"
13' - 11 1/16"
13' - 11 1/16"
2' - 0"
21' - 10 1/2"
13' - 7 7/8"
1' - 7"
1' - 8"
2' - 6"
5' - 2 11/16"
5' - 6"
13' - 8 5/16"
31' - 4 13/16"
1' - 7"
15' - 7 25/32"
13' - 3 19/32"
3' - 2"
13' - 7"
38' - 10 13/16"
7' - 3 19/32"
2' - 3"
4' - 9 27/32"
15' - 7 9/16"
3' - 8"
10' - 10"
17' - 1 9/16"
38' - 2 3/32"
4' - 9 1/2"
13' - 2 3/4"
20' - 2 1/2"
1' - 6"
15' - 7 3/16"
22' - 3 19/32"
Refrigerator
DW
14' - 10 3/16"
15' - 1 3/16"
Dryer
Washer
5' - 10 1/8"
9' - 1 19/32"
5' - 11 3/4"
1' - 4"
1' - 0"
2' - 0"
1 17/32"
31' - 3 19/32"
A
B
C
D
E
F
G
H
I
K
L
M
N
DR#2
DR#3

801 Old SF Trail
West
Elevation

West Elevation
Window
A

West Elevation
Door #1

West Elevation Window B

801 Old SF Trail
South
Elevation

801 Old SF Trail
South Elevation

South Elevation
Window
C


Rotted exterior
casings on
Window C

Rotted bottom rail
and jamb on Window
C

South Elevatioin Window D

West
Elevation
Window
E

Cut down sash on
Window E

South Elevation
Window
F

South Elevation
Window
G



South Elevation
Basement
H Window

East Elevation
Door #2

East Elevation
Window I

East Elevation
Door #3



East Elevation
Window
J

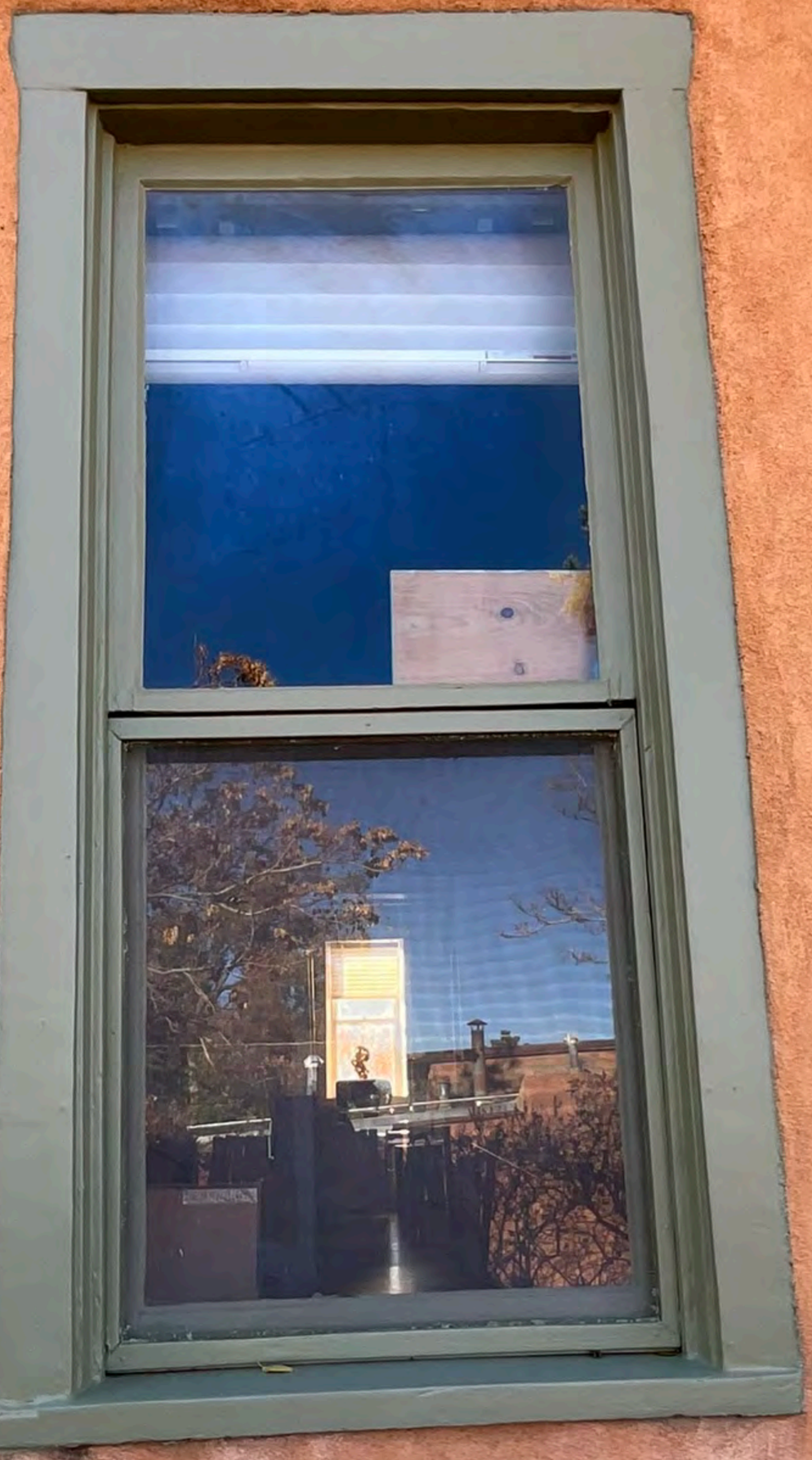
North Elevation
Window
K

NorthEast Elevation
Window
L

NorthEast Elevation
Window
M

North Elevation
Window
N

North Elevation
Window
O



North Elevation
Window
P

North Elevation
Basement
Window Q



801 Old SF
Trail
East Elevation



801 Old SF Trail
NorthEast Elevation

801 Old SF Trail East Elevation

on the East
Elevation of the
Casita
Done in 2007 new
window

Text

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board Members**

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

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

2025-011724-HDRB, 210 Don Gaspar Ave., Downtown & Eastside Historic District, Significant, Martinez Architecture Studio, agent for Heritage Hotels and Resorts Inc., owner, proposes to relocate a door on a primary façade and extend a stair landing. An exception is requested to 14-5.2 (D)(5)(a) to alter a primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

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

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(a) to alter the openings on a primary façade. Staff also recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-0111724-HDRB, for 210 Don Gaspar Avenue, approve/deny the exception to 14-5.2(D)(5)(a) to alter the openings on a primary façade, finding that the exception criteria have/have not been met.
b. In case 2025-0111724-HDRB, for 210 Don Gaspar Avenue, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

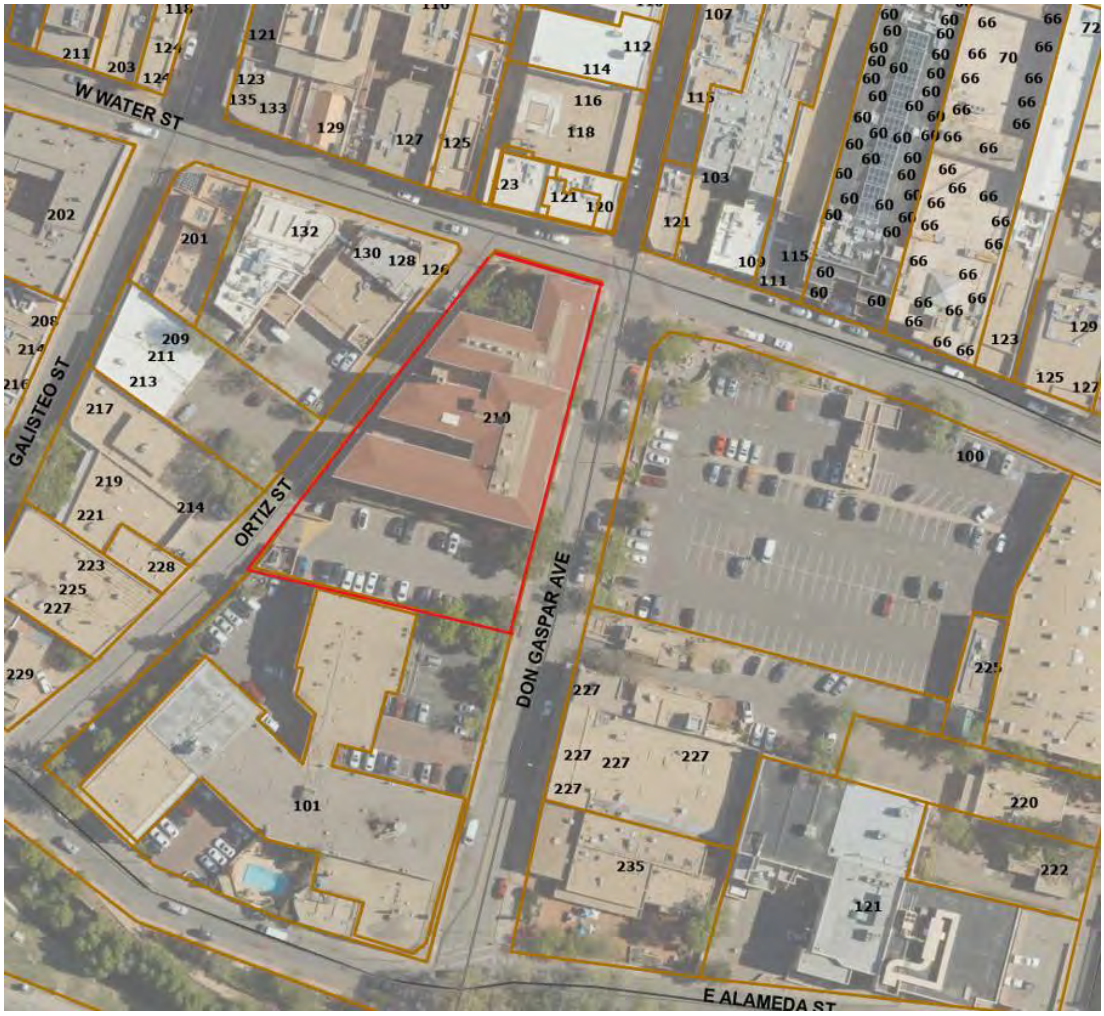


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The building abuts three street frontages: Don Gaspar Avenue, West Water Street, and Ortiz Street. Don Gaspar Avenue is a commercial hub with two to three-story buildings fronting the sidewalk and a parking lot directly across from the hotel. Building styles vary on the Don Gaspar streetscape, and a City-run parking lot is located across the street. Water Street is similar, consisting of predominantly two- and three-story buildings, but also has several single-story buildings. Except for the Hotel St. Francis and the building to its north. The buildings along Ortiz Street are single-story.



Figure 2: Hotel St. Francis Main Entrance

Site Description:
The commercial Mission Revival Style structure located at 210 Don Gaspar is listed as significant to the Downtown and Eastside Historic District. All elevations are considered primary on significant buildings. The property was originally the De Vargas Hotel and is currently the Hotel Saint Francis. The De Vargas Hotel was constructed in 1924, but buildings were known to have existed in this location as early as 1890.

The building is characterized by its unusual triangular footprint. The Mission Revival-style building has arches at the patio and terrace entrances, as well as over some windows. It also holds wrought iron elements and clay tile detailing on a stucco exterior. The windows on the third floor have a continuous concrete sill. The second-floor openings are recessed squares with individual concrete balconies with wrought iron railings along Don Gaspar Avenue and Water Street, and concrete sills on the other elevations. The ground floor windows have arched awnings in blue at the restaurant on the northeastern section and brown awnings at the hotel on the southeast section. All windows are wood and are trimmed in a combination of blue and white or both. There is a long

patio at the entrance with a brown wainscot under white, and an enclosed courtyard patio at the northwest corner. The courtyard is enclosed with an 8'-0" high yard wall with windows that have iron bars, wood doors, and is topped with a clay tile roof. The building's stucco is painted beige.

The 1984 Historic Building Inventory form notes that the first floor of the hotel was thought to have existed by 1883, when it was the National Hotel. A second story was added between 1902 and 1908. The 1995 Historic Building Inventory notes that a remodel and restoration of the property took place in the mid-1980s, and some doors were replaced, and that some changes occurred to the storefront on the north side of the building. More recent remodeling from 2008, which was approved by the HDRB, included a new window opening on the north and west dining courtyard, alteration of the arched gate at the courtyard for functionality, and addition of clay roof tiles on the west elevation of the hotel.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

A remodel at the property was approved under case H-18-115 to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yard wall, install windows and doors, handrails and steps, and fireplace flues. Three exceptions were approved: to section 14-5.2(D)(9) to exceed the maximum allowable height, to section 14-5.2(D)(2)(c) construct an addition on a primary elevation, and to Section 14-5.2(D)(l)(a) to remove historic material.

A remodel at the property was denied under case H-17-029 to remove a second story window on the west above the courtyard and replace it with an arch, exceptions to section 14-5.2(D)(5)(b) and section 14-5.2(D)(5)(a)(i) for removing historic material and alter architectural feature were denied, relocate the French doors on the second-story patio by setting them back 6'0" from current location to expand the patio space, match stucco color and other finish details were also denied.

A remodel at the property was approved under case H-08-112 to replace a door with a niche, infill three windows with three doors, replace wooden fence with a stucco yard wall, remodel the dining courtyard with changes in opening locations and dimensions and creating new openings where they did not exist in the courtyard wall, and construct a water feature and corner fireplace with an exception to section14-5.2(D)(5) to alter primary facades.

A remodel to replace the roof with Spanish clay tiles was approved under case H-96-191.

A remodel to the Water Street Restaurant entrance with a new entry way and door was approved under case H-92-038.

A six-million-dollar renovation for both the interior and exterior of the structure was approved in 1985 and included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building. This project is not on file in the Historic Preservation Division.

ADMINISTRATIVE:
Painting was approved under case 2025-009840-ADMIN in 2025.

Patio improvements and exterior lighting were approved under case 2023-006881-ADMIN in 2023.

There were minor changes to case H-18-115 that were approved under case 2020-001952-ADMIN in 2020.

There were several approvals in 2016, including wall and fence alterations and the replacement of fabric awnings.

The restoration of the door location on the north was approved in 1997.

The replacement of asphalt shingles on the roof was approved in 1994.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Relocate a pedestrian door on the south ground floor level of the hotel.
2) Extend the landing at the doorway.
3) Install railing at the landing.
4) Stucco repair to match the existing stucco.



Figure 3: Area of Work on South Elevation



Figure 4: Proposed Elevation

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to close an existing opening and create a new opening on the primary façade of a significant structure.

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

Applicant Response: The existing non-historic fire door is on the south façade, which faces the hotel's parking lot, and is minimally visible from Ortiz Street and Don Gaspar Avenue. The new door would be of the same size and would match the existing door to the extent feasible as to material and color. The new fire door would be partially screened by an existing wall separating the first-floor pedestrian walkway from the parking lot. The only perceivable difference between the existing and proposed conditions would be that the fire door would be at a slightly different location and would be partially screened by the existing wall, and the fire door would be less visible than in the existing condition. The overall visual setting would remain – a hotel with a fire door on the south façade.

Given that the existing fire door and opening are non-historic, that the door is minimally visible from off-site and the new fire door would match the existing fire door, it would not be reasonable to conclude that closing the existing opening and creating a new opening on the south façade +/- 6' from the existing fire door would damage the character of the district.

Staff Response: Staff finds that this criterion is met. The door is being moved a minimal amount, still matches the alignment and layout of windows and doors, and will still meet egress requirements for the building and provide for more accessible rooms to be available in the hotel.

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

Applicant Response: The hotel is nearing 100 years of existence, and the rooms require renovation. The ADA, which was adopted long after construction of the hotel, requires that five rooms include ADA-compliant bathrooms, which necessitates expansion of the bathroom square footage. Given the layout of the existing rooms and existing constraints, including piping, the non-rectangular shape of some rooms, window location, and the existence of a step into some of the bathrooms, to meet the ADA requirements and access requirements to the hotel, an adjustment of the existing fire door on the south façade is necessary.

Not relocating the fire door by +/- 6' or making a different room/bathroom ADA compliant would, in some cases, be infeasible due to the existing constraints and in other cases would increase the extent of necessary modifications, or result in loss of a room. Either result would be a hardship for the applicant, and loss of a room would also constitute an injury to the public welfare by reducing the hotel's ability to accommodate guests in the downtown Business Commercial District and would reduce the amount of Lodger's Tax received by the City.

Staff Response: Staff finds that this criterion is met. The door relocation is to accommodate an interior ADA accessible restroom as required for ADA-accessible rooms. The relocation will still access the same hall and is a minimal relocation of only a few feet.

(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 architect considered a range of design options for the existing 3-story hotel to accommodate the required additional four ADA-compliant bathrooms, including modification of other hotel rooms to be ADA-compliant. The ground floor of the hotel was originally a restaurant and was converted to hotel rooms in the 1980's, and there is greater flexibility to accommodate the requirement on the ground floor, where three of the five ADA-compliant bathrooms are proposed to be located.

Many of the existing rooms have sinks outside the bathrooms and within the rooms. The ADA requires that the sinks be located within the bathrooms. Additional constraints of existing piping, windows, and walls, and the non-rectangular shape of some existing rooms, all constitute further constraints, which render modification of other rooms to meet the ADA requirements either infeasible or would result in a greater extent of modifications. After substantial analysis and design effort, the architect concluded that the proposed renovation of the first floor room on the south façade to meet ADA requirements, necessitating relocation of the existing non-historic metal fire door +/- 6' to the west, would be the most feasible and minimally invasive design option that would accomplish the objectives of the room renovation effort while complying with the ADA requirements in light of the existing constraints present in the almost century old hotel.

Staff Response: Staff find that this criterion is met. The applicant discussed other means of creating ADA-compliant rooms and restrooms. The other options would have created more impactful changes to the exterior of the structure.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(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.

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

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

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

(1) General

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

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

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

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

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 210 Don Gaspar

ID NUMBER: 0516 10317

BUILDING NAME: De Vargas Hotel

SANTA FE ID NUMBER: H1786

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NE 1/4

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

DATE OF CONSTRUCTION:
newspapers portions by
1924 ESTIMATE 1890 ACTUAL
hotel by 1930
SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE:
Mission Revival

USE:

HISTORIC: ~~residential~~

OTHER commercial

PRESENT: ~~residential~~

OTHER commercial
Hotel St. Francis

SURROUNDINGS:
commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ___ MODERATE

___ MAJOR

EXPLAIN: restoration in 1985-1986 - some doors replaced; change in storefront on N

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

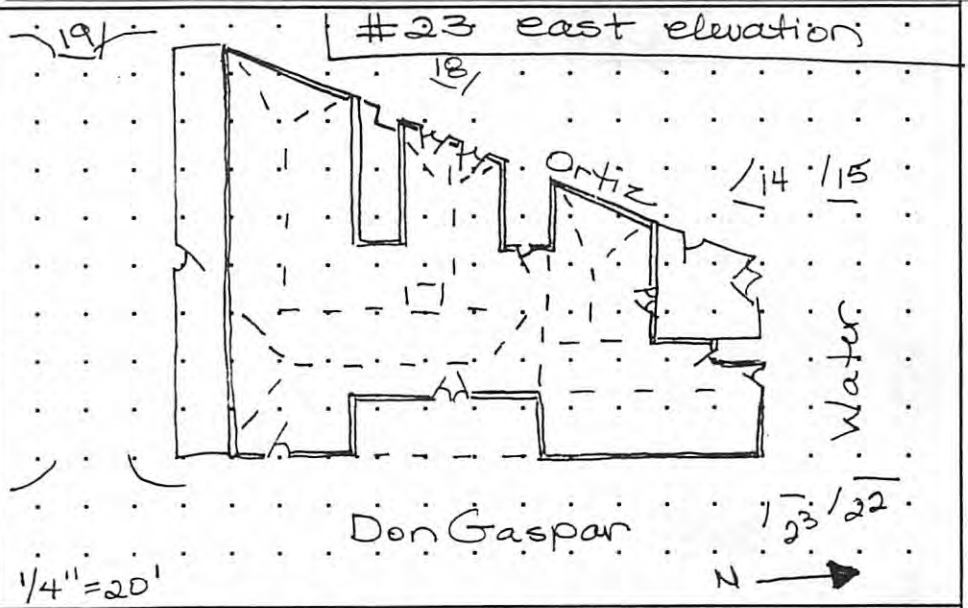
BUILDING THREATENED?

___ YES X 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

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB 12 NEG # 22 TO 23
DB13 #14-15

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	intersecting hipped roofs with flared overhang, metal fascia
BUILDING WALLS	stucco painted beige — S section has continuous sill below 3rd floor windows
FOUNDATIONS	not visible
DOORS	NE single light wood, most sealed, grouped with windows E - pair of heavy wd doors with 3 lights each leaf, transom, brass hardware; W - paired wood panel with transom, above grade; E - wd plank door in concrete neoclassical surround
WINDOWS	3 sizes of paired wd casement — 4 light on ground floor, 3 light on 2nd, 4 light on 3rd - each progressively smaller — 3rd floor windows slightly recessed in segmental surrounds, 2nd floor have balconets with projecting concrete sills & wrought
~~PORCHES OR PORTALES~~	iron balustrades; W - some 6/6 wd DHWs, 10/10 wd DHWs, 2 light wd csmt paired w/ wrought iron grilles; NE - large fixed lights with frosted transoms, leaded in 18 and 56 lights
PORCHES ~~BALCONIES~~	E center - recessed porch with heavy piers with bases & capitals, arched openings, concrete floor, wrought iron balustrade, T&G ceiling
COURTYARDS	NW - courtyard patio - now part of restaurant — has shed roofed portal with red tile roof, square posts, corbels
FENCES/WALLS	S - 5' stucco wall, wd plank gates; NW - 5' stucco wall, heavy wood gates with wrought iron hinges
ARCH. DETAILS	
OTHER	blue canvas awnings patio restaurant N - created during renovation
COMMENTS	N restaurant door was moved back 8-10' to permit handicapped access — original stucco sill & wainscot remain.

ADDITIONAL PHOTOGRAPHS



#22 northeast

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

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 10317
	210 Don Gaspar	SANTA FE ID NUMBER: H 1786
		SURVEYED/RESEARCHED DATE 8/95 BY DB



#15 northwest



#14 west elevation, N end

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

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

IDENTIFICATION

ADDRESS

210 Don Gaspar

ID NUMBER: 0516 10317

SANTA FE ID NUMBER: #1786

SURVEYED/RESEARCHED
DATE 8/95 BY DB

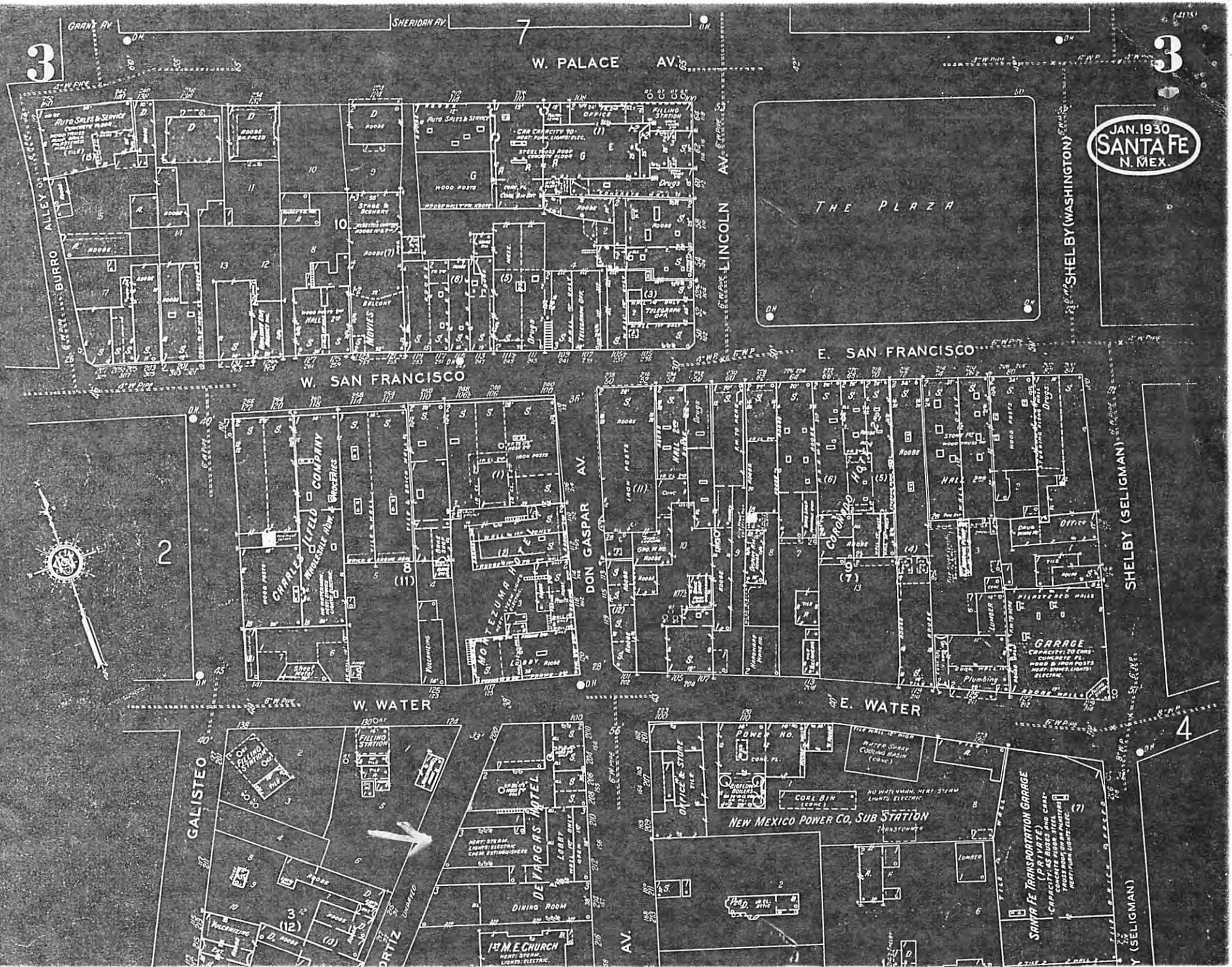


#18 west center

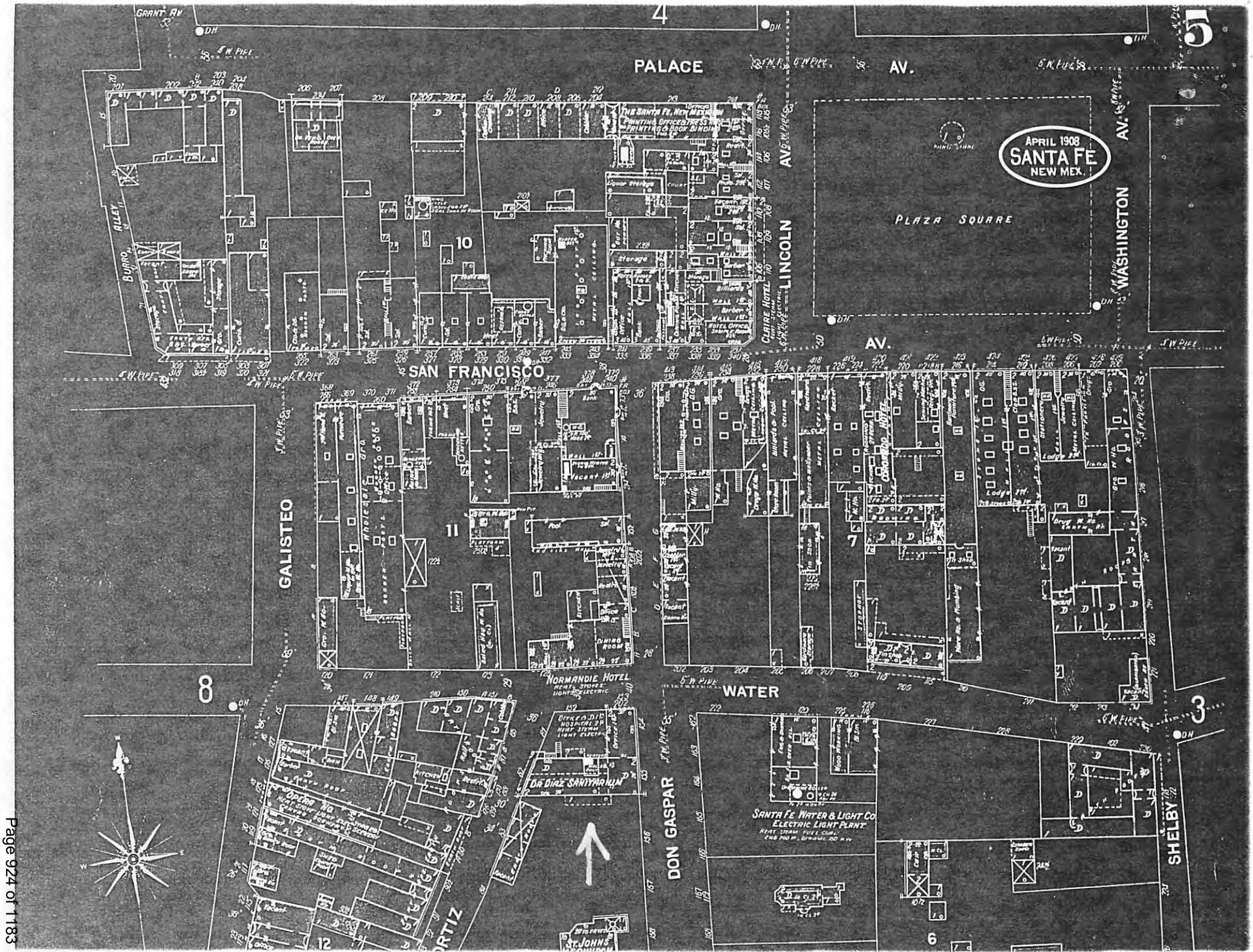


#19 south elevation

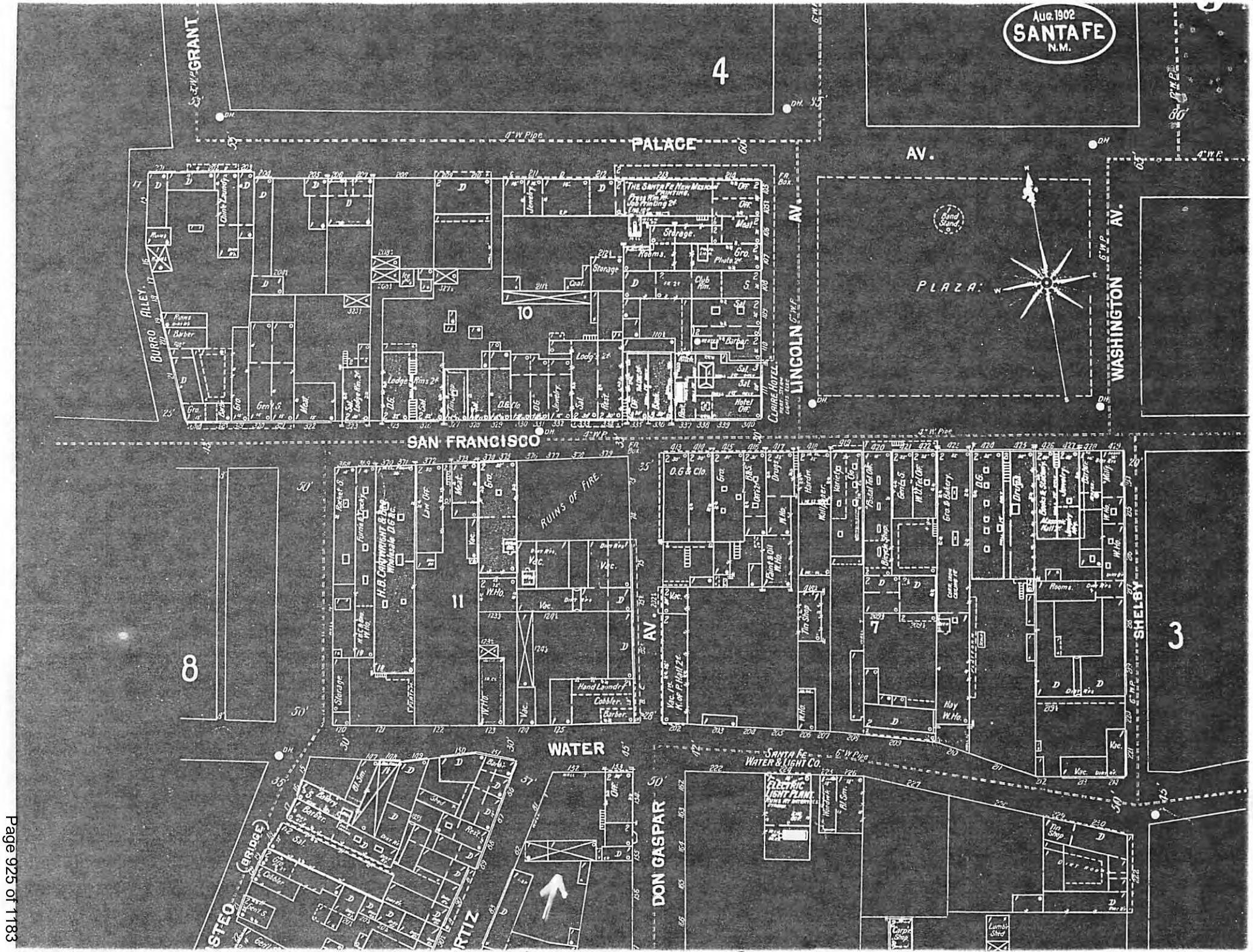
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)



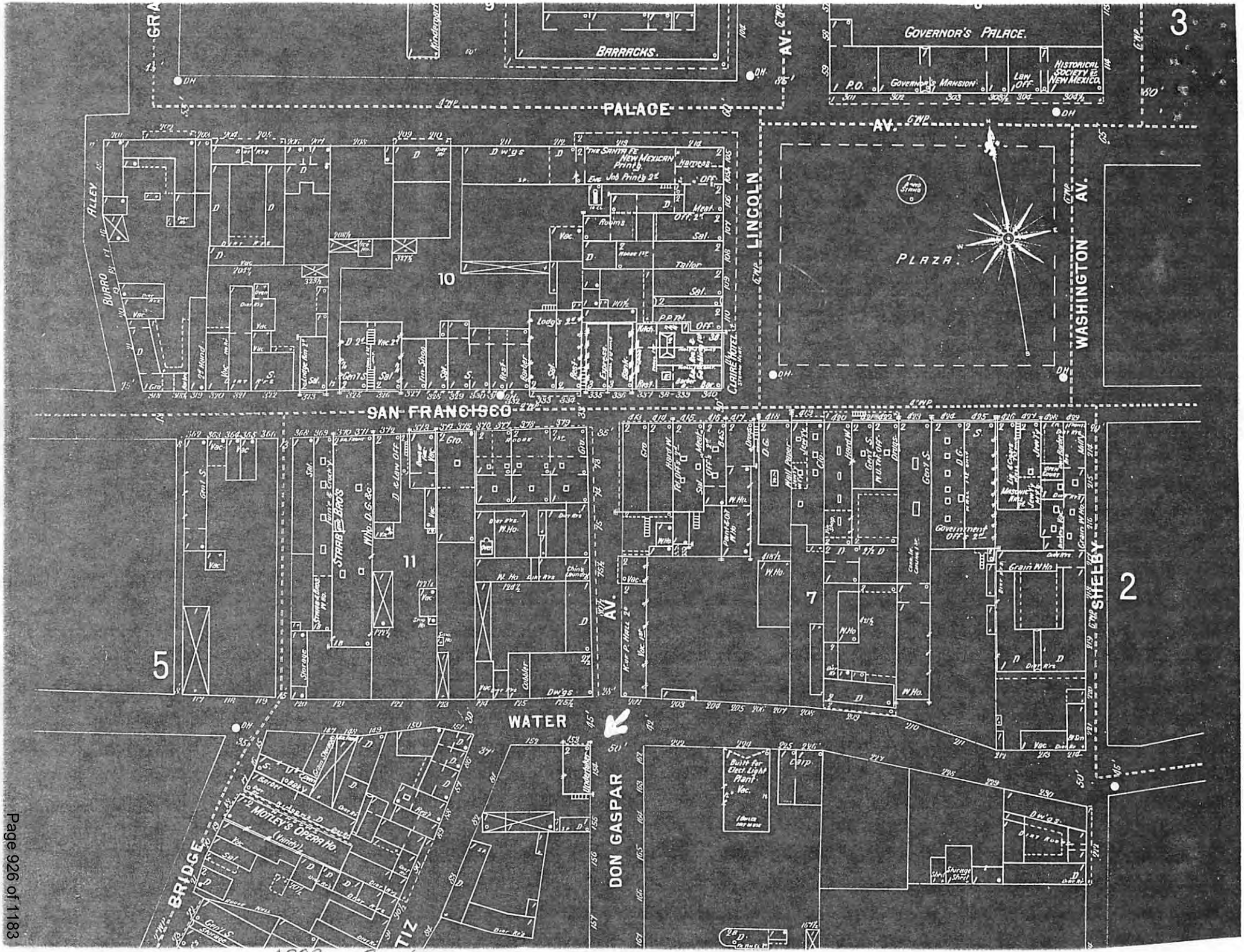
1930 Sanborn 210 Don Gaspar



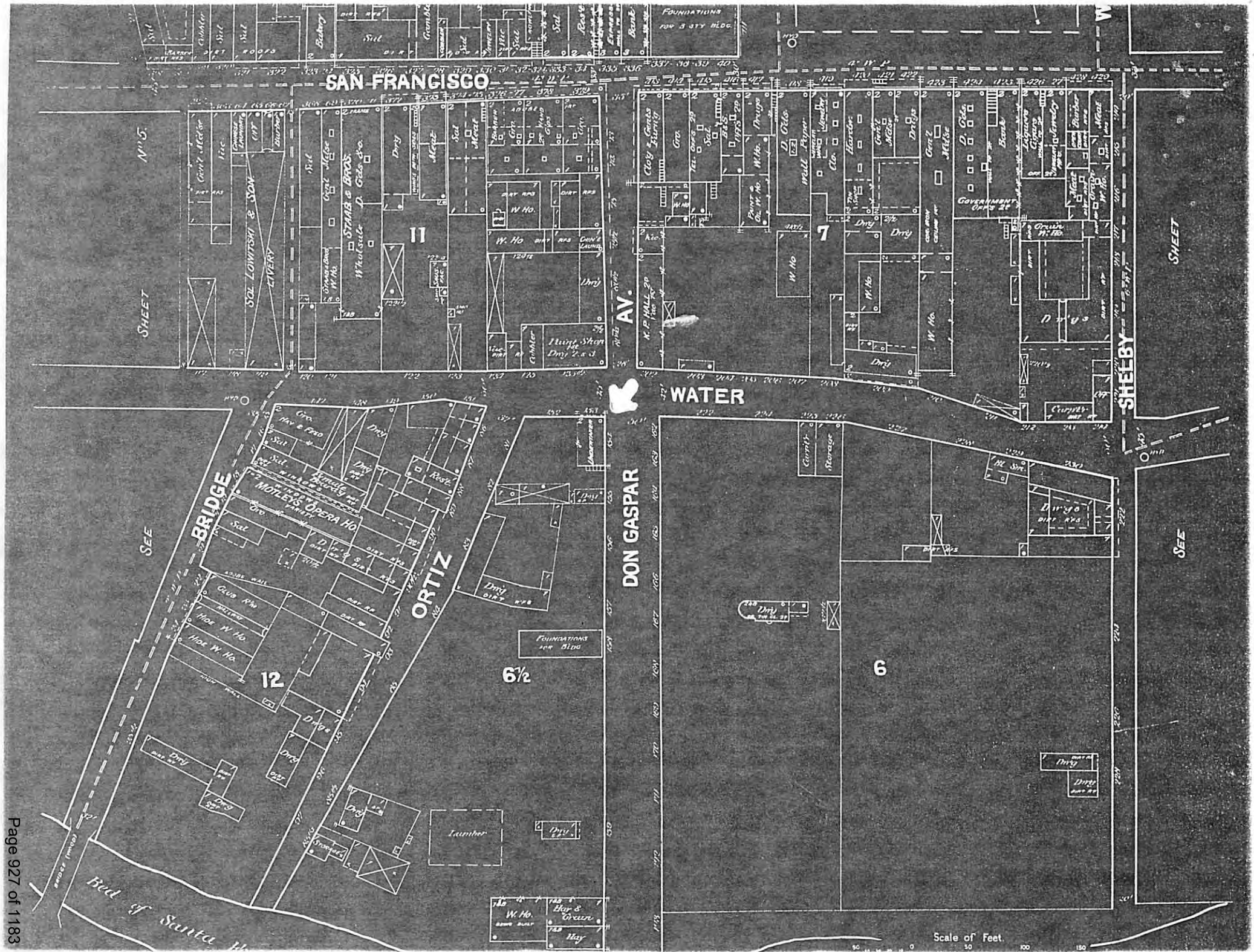
1908 Sanborn 210 Don Gaspar



1902 Sanborn 210 Don Gaspar



1898 Sanborn 210 Don Gaspar



1890 Sanborn 210 Don Gaspar

lding threatened? yes	surveyed date 12/15/84 by HMW	county SANTA FE	ID no. 05161 0317
ield map SFHD # 1	number 317	UTM reference zone 12 13	easting northing

location description

210 DON GASPAR

SW CORNER @ WATER.

city/town SANTA FE

land ~~grant/reservation~~

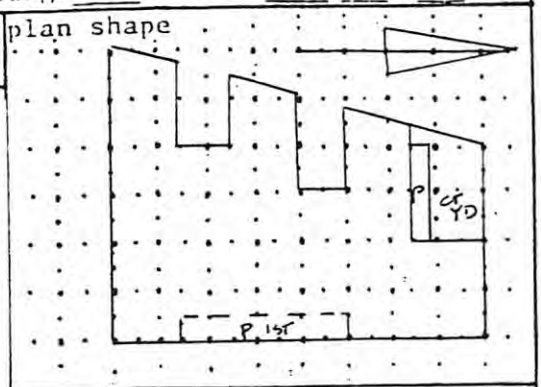
building name DE VARGAS HOTEL.

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

film roll by HMW no. SFHD # 19	negative nos. 11	loc. of neg. HPB



plan shape



date of construction 1921.30 estimate ___ actual

source SANB.

use
present residential
other HOTEL
historic residential
other HOTEL

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style MISSION REV.

foundation material CONC.

wall material/surface BRK / STUCCO

architectural features
HIPPED RFS. NV FOR PLAN. ; CONC EAVE.

3 HORIZ TIER ORD: 1ST & 3RD HAVE SEMI CIRC ARCHES W/ REC'T. WDWS IN THEM, 2ND HAS STRAIGHT LINTELS.

3RD FLR: 4/4 WD. CASM'T WDWS ; 2ND 3/3 WD CASM'TS, FRONT & PART OF SIDES W/ SMALL WDW HOOD W/ WI OMLL.

1ST FLR: 4/4 WD CASM'TS ; EXCEPT 3 STORE FRONTS @ N END: SGL LF SGL LIGHT DOORS W/ LOWER SGL DISPLAYS W/ SGL TRANSOMS,

comments ONE WDW HAS A LEADED GLASS TRANSOM.
2 REAR LIGHTWELLS / LOADING & SERVICE AREAS. 2 SETS OF DBL DOORS W/ SGL LIGHTS @ REAR.

OWNER'S APT: NW CORNER OF BLDG, 6/1, 10/1 D.H. WD WDWS, OVERLOOKS CVD ON N W/ FRAME PORCH.

surroundings COMM

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of interest ___ none

if eligible, why? PRIMARY, TYPE, INTEG.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ✓ yes

COMMENTS:

DR. DIAZ HAD SANITORIUM ON N WING OF BLDG FACING WATER.
W.G. SARGENT TOOK THIS OVER IN 1925 & BUILT 3 S PORTION &
REMODELING DIAZ'S BLDG.
THE BLDG HAS A CLASSICAL/RENAISSANCE FEEL IN ITS 3 TIER
HIERARCHY & SEMI CIRC ARCHES, BUT QUARRIES AS MISSION REV.
AS SEMI-CIRC ARCHES DEFINE THIS STATE AS WELL.
A SCHEME SIMILAR TO THIS WAS PUBLISHED AROUND 1911 IN THE
NEW MEXICAN, WITH A NEW LUXURY HOTEL IDEA FIRST SURFACED.
EVENTUALLY LA FONDA WAS BUILT AS THE LUXURY HOTEL, IN SP REV,
& THIS FOLLOWED 5 YRS LATER, IT WOULD SEEM RECYCLING THE
EARLIER SCHEME.
EXC. INTEG, GOOD CONDITION.
INT. LOBBY ALTERED.

PLANNED TAX ACT PROJECT IN 1985.

ADDRESS: 210 Don Gaspar **HIST. SURVEY #:** 317

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME: De Vargas Hotel

CITY SURVEY

Area #: 1 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Y Museum: 1 Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: SF Rep. 8/4/1982. AT 11/5/1984

Bibliography:

Comments: HPD File: Architectectural drawings.

SFNM 7/24/1986



The lobby of the soon-to-be St. Francis Hotel. Sydney Brink/ The New Mexican

Return of the St. Francis

A refurbished hotel that almost never was is back on track

By ROBERT STOREY
The New Mexican Staff

Like a phoenix rising from the ashes, Santa Fe's downtown St. Francis Hotel renovation has been revived and will begin construction Monday.

The $6 million historic renovation of the old DeVargas Hotel, at 210 Don Gaspar, now features new investment partners and an 80-year lease, instead of a 40-year lease, with the two Albuquerque families that own the property, said managing partner Mike Cerletti.

On July 2, Cerletti, one of the city's most experienced hotel operators, announced that plans had been scrapped to remodel the 62-year-old, 90-room hotel into an updated 85-room, mid-range hotel.

For more than a year an investor group, DeVargas Associates, including Cerletti, Don Salazar, a Santa Fe lawyer and Fred Port, of Laguna Beach, Calif., had unsuccessfully tried to complete final financing arrangements.

Last year, the partnership announced it had negotiated a long-term, 40-year lease with two families, the heirs of the hotel's original owners Pat Vigil and David Armijo Sr.

"We have rearranged the investor partnership and negotiated a longer term lease to clear the last hurdle to getting our financing," Cerletti said Wednesday.

'We will keep the hotel the way it was as much as possible. We're doing the hotel as a federal historical preservation project to qualify for investor tax credits,' partner Mike Cerletti said Wednesday.

The new partnership, which has yet to be named, now includes Goodwin Taylor, of McLean, Va., Preston Caruthers, of Alexandria, Va., and Cerletti.

Salazar and Port are still associated with the project, but in lesser roles, Cerletti said.

On July 28, the Stan Davis Construction Co. will begin extensive renovation of the hotel, which, like similar 1920's style institutions, has communal bathrooms down the hall separate from most guest rooms.

When the $3.2 million construction part of the project is completed, the St. Francis Hotel will have some suites and all rooms will have separate bathrooms.

"We will keep the hotel the way it was as much as possible. We're doing the hotel as a federal historical preservation project to qualify for investor tax credits. Part of the requirements is restoring the exterior of the building to its original look," Cerletti said.

The main part of the hotel was built in 1924, but some parts on the northeast corner have been traced back as far as 1888, he said.

When the project is done, the old hotel, once one of the city's most fashionable gathering places and was very close to the Legislature and capitol, will have ground-floor residences with a separate garden. There will also be a full-service restaurant and bar, plus parking for more than 40 vehicles.

A secluded patio area on the Water Street side of the hotel will be converted into an outdoor dining area to accommpany the restaurant that will be located on the northeast corner of the building, at Water and Don Gaspar Streets.

"We intend for our lounge to serve local, year-round residents, as well as our guests," Cerletti said.

Cerletti said he expected the St. Francis' room rates to range from $49 to $130 a night, with the average about $67 a night.

centage of people who in the past thought it was acceptable," said chairman Julian Grace. "Your car is not a bar. It's not a place to drink in."

Under the proposed law, violators could be jailed for two days, fined up to $100, or both. Under the current law, a judge can only levy one or the other.

The recommendation also would make it illegal to have open or partially-full alcoholic beverage containers in glove

City gets mo during two

By HARRISON FLETCHER
The New Mexican Staff

More than $15,000 confiscated during drug arrests was added to city coffers this week, and officials say they're working to get more.

District Court judges last week awarded the city $14,420 found in a during a cocaine arrest involving Betty Jane Salas in April, and $710 found confiscated during a marijuana bust of Gilbert Joe Rivera last year. The amount was the largest awarded to the city from drug busts.

According to Gail Roach, an assistant to the city attorney, "we're going to pursue more."

Roach said city attorneys are trying to get $699 found in the Cerrillos Road apartment of Anthony Guy Garcia in May and $975 from a heroin bust April 1984. Attorneys have filed a

AREA DIGEST

Stop! New lights soon to blink

Those new traffic signals that have sprouted throughout town will be in operation in the next two to six weeks.

The two lights on Agua Fria at Siler Road and Osage Avenue have been installed by the State Highway Department and are expected to be in operation in the next two to four weeks.

Camino Alire and Alameda Street; Cordova Road and Don Diego Avenue; and Cordova Road and Old Pecos Trail.

The state also has plans for a light at Old Pecos Trail and Rodeo Road.

Deal close for Valdes Park

interest to encourage economic development.

Attorney John Patterson, who is working on the park deal for the city said 75 percent of appraised value would not be considered a donation. The group's offer is about 85 percent of the appraised value, although several city councilors have questioned the appraisal because it was on 63.49 acres rather than the full 104 acres in the park.

The city fi veteran becaus factory work p demoted from shake-up of th City Hall admi

City quie

SCRIPPS-HOWARD

The Albuquerque Tribune

Albuquerque, New Mexico, Monday, November 5, 1984

Final
Closing Stocks

25 CENTS

Old Santa Fe DeVargas Hotel will get $2.7 million facelift

By KEITH RAETHER
Tribune arts editor

SANTA FE — The sign — "DeVargas Hotel, Popular Rates" — probably will go, but the building will stay.

And as long as Celine Vigil is alive, the DeVargas will remain a hotel.

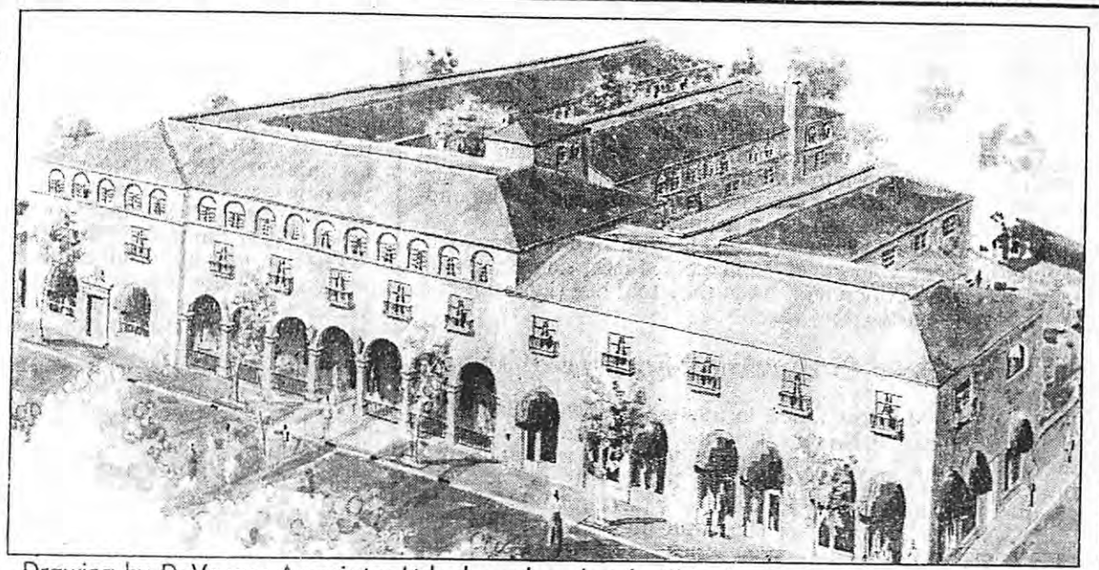
Drawings of a renovated DeVargas, scheduled to reopen next fall, were released today to *The Tribune* by DeVargas Associates Ltd., the partnership behind the project. The group was scheduled to meet today with project architect Stevens, Mallory, Pearl & Campbell to review the plans that will restore the old hotel to its original California Mission Revival splendor.

"I said I would never sign this place away," said Vigil, who with her late husband, Pat, has owned and operated the DeVargas since 1947. "And you see, I didn't."

Instead, she has leased it for 40 years to DeVargas Associates, a partnership of Michael Cerletti, part-owner of the newly renovated La Posada de Albuquerque and part-owner of La Posada de Santa Fe; Don Salazar, a Santa Fe lawyer and part-owner of La Posada de Santa Fe, and Frederick Port, of Laguna Beach, Calif.

"I'll be very happy to see the hotel renovated as long as they do what they say they're going to do," said Vigil. "We could have sold it many times, and it would have become offices or condominiums. But my husband always wanted it to be a hotel, and that's what it will be as long as I'm alive."

Please see RENOVATION A-4



Drawing by DeVargas Associates Ltd. shows how hotel will look when it reopens in late 1985

Final
Closing Stocks
25 CENTS

ovation ned for DeVargas

Continued from Page A-1

Cerletti estimates renovation of the building will cost $2.7 million and puts the price of the total project at $5 million.

Last week DeVargas Associates received preliminary approvals from the city and the state Industrial and Agricultural Finance Authority for $4.5 million in industrial revenue bonds. The partnership will have two weeks to decide which agency it will get its bonds from.

"Obviously it makes economic sense to renovate the hotel, or we wouldn't be involved," said Cerletti. "But beyond that, the DeVargas is a lovely old building that should be preserved. I think all of us in the project have a strong feeling for the history of Santa Fe.."

Because the DeVargas, 210 Don Gaspar Ave., is a designated historic building, it will qualify for tax credits that will total 25 percent of allowable construction costs.

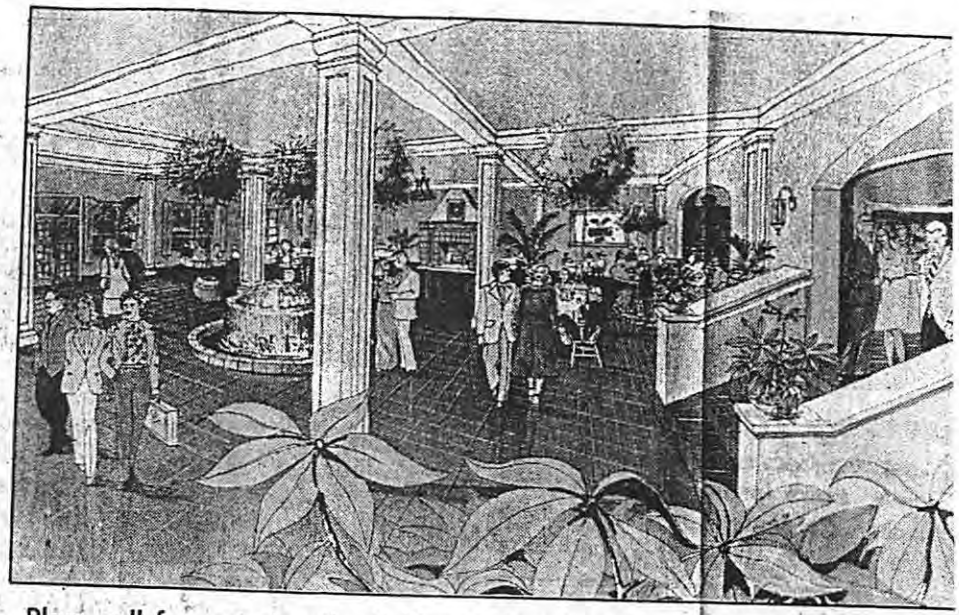
A contract with Bradbury & Stamm Construction Co. is expected to be signed this month, and renovation will begin early in December.

George Pearl, project designer for the renovation, calls the hotel "the finest example of the first wave of California Mission Revival architecture in Santa Fe."

"We're restoring it to its original condition as much as is feasible and desirable," said Pearl, sitting in the lobby of the hotel. "We've made decisions on every door, ceiling, wall and window."

Pearl says the wing of the DeVargas now occupied by the Steaksmith will become part of the lobby again. The quarry tile floor and as much of the furniture as is "historically significant" will be kept. Exterior walls will be restored to their original adobe color.

A large fountain will be erected in the center of the lobby. Deciduous trees will line the sidewalks leading to the hotel, and awnings will accent all exterior windows.



Plans call for restoring the DeVargas Hotel's lobby to its earlier grandeur

Vigil's apartment in the hotel, now filled with antique oak furniture, silver sets, porcelain miniatures and her glass menagerie, probably will be converted to the kitchen of a dining room, and she will move to the third floor. The dining room will open to the courtyard.

Some of the guest rooms will be enlarged to accommodate bathrooms. Stairways will be added to comply with fire code.

"It's an endearing building," said Pearl. "I suppose I like it doubly for its colorful history."

The DeVargas was built in 1924 by William Sargent, Santa Fe's mayor from 1914 to 1918, as the successor to the DeVargas hotel on Marcy Street that went up in flames on Jan. 22, 1922.

In those days the Capitol was one block south of the DeVargas, thus its reputation as a recovery room for the state's political warriors after a long day's battle in the statehouse.

Until El Fidel and the Montezuma hotels were built, La Fonda was the DeVargas' only competition downtown. La Fonda was the place to be seen; the DeVargas was the place to be heard. It was the bullring for politicos who didn't know how to separate church from state.

"You never met anybody anywhere except at the La Fonda," Ernie Py once wrote, comparing the hotels as the were in the '30s. "You never took an body to lunch anywhere else. I could n see how some of the struggling geniuse afforded it. I stayed at the DeVargas.

And because he did, Pyle heard elec tion results and World Series scores lon before the rest of the world got the news

Sargent sold the DeVargas in 1947 t Pat Vigil, whom Sargent described a "not a big spender but a good business man," and David Armijo, not a bi spender but a prominent rancher.

Pat and Celine Vigil ran the hotel unti Pat's death in April 1981. When they weren't moderating political debates they were making sure the linens were fresh in each of the hotel's 90 rooms.

Celine Vigil likes to remember the days when Santa Fe was "a little town" and the water company was still a pueblo-style building across Don Gaspar from the DeVargas. She doesn't remember the politicians as much as the two women from Memphis who've stayed in Room 235 every summer since 1948.

"The first year they came here they took the bus up from Albuquerque," said Vigil. "They didn't know where the DeVargas was, of course, so when they got to the depot they asked for a taxi. Instead of telling them the hotel was right next door, the driver took them there in the taxi. And he charged them."

Santa Fe Reporter
Santa Fe, N.M.
New Mexico Press Clippings Bureau
Albuquerque, N. M.

SF Reporter 8/4/1982

50 Years of Memories of a Working Man's Hotel

The headlines the next day--Jan. 5, 1922—called it "The Biggest Fire in the History of the City." When it was over, all that was left of the De Vargas Hotel on Marcy Street in Santa Fe was one tall brick chimney.

Fortunately, the hotel's 50 to 75 guests and 10 to 15 permanent residents were unharmed. A handful of businessmen even insisted on checking into the hotel while it was burning, news accounts said.

But the $125,000 conflagration was total in its destruction. It was quite a setback for Willilam G. Sargent, the owner of the hotel, but the same news accounts said he seemed to take it in stride. In fact, scarcely was the rubble cleared when the former Santa Fe mayor (1914-1918) started making plans for a new hotel, to be called by the same name.

Just like the old De Vargas, this one, to be built a few blocks away on Don Gaspar Avenue, was going to be three stories high. The only difference was that instead of wood this one was going to be built with masonry. Sargent had apparently had it with fires.

Wally Sargent, who is now a Santa Fe developer, was a young child when his grandfather built and then ran the hotel. He remembers both his grandparents running the place, which then had a large dining room and a bar that was a favorite of statewide political representatives when they were in town for a legislative session.

"It was a family thing, I remember it quite well," Sargent said. "In the summer I helped run the telephone switchboard and the elevator. In those days it was one of the few elevators in town."

"It was the hotel in the capital," according to Romualdo "Cuate" Chavez, the Santa Fe municipal judge for the past 26 years.

"It was a first-class hotel with a wonderful dining room — waitresses in uniform and bellhops," he said. In the spacious lobby were men in tophats and coats and women in full-length dresses, he recalled.

Things were a bit more subdued back then than they are these days, Chavez recalled, noting that hotel guests had to show a marriage license just to get a room with their wife. And house detectives made sure guests stayed in their own rooms, "which had no air-conditioning, radio or television," he said.

But perhaps the most active area in the hotel was in the bar, where probably as many unofficial political caucuses were held as there were official ones down the street in the capitol building, Chavez said.

Chavez said it wasn't long after the hotel was built (in about 1928) that politicians began flocking to its bar, run by Ben Jaffa.

La Fonda in those days was owned and operated by railroad magnate Fred Harvey, and got a lot of tourists and artists, many of whom were driven in from the railroad station at Lamy, Chavez said. Working-class people and politicians stayed at the De Vargas, he added.

Newspaper columnist Ernie Pyle, in his book "Home Country," noting the contrast between the hotels, wrote that at La Fonda in the 1930s "You could go there any time of day and see a few artists in the bar, or an Indian that some white woman loved, or a goateed nobleman from Austria, or a maharaja from India, or a New York broker, or an archaeologist, or some local light in overalls and cowboy boots. You never met anybody anywhere except at the La Fonda. You never took anybody to lunch anywhere else. I couldn't see how some of the struggling geniuses afforded it. I stayed at the De Vargas."

But Chavez said that anyone wanting to meet almost any high-level politician could probably find him at the was De Vargas Hotel bar, in the 1930s and '40s.

Two times of the year when the bar was sure to be jammed, he said, were when election results came in and when the baseball World Series was being played.

The reason, he said, was because the bar had a large blackboard in view of all the patrons, and on it the election and baseball results were posted. It was one of the first places, he said, to find out who won the local elections.

During the World Series, before radio broadcasts became commonplace, the game was called in by wire, player-by-player, with scoring inning-by-inning, Chavez

[Continued on page 4]

Memories of a Working Man's Hotel

[Continued from page 3]

recalled.

The judge, then a St. Louis Cardinal fan, recalled one World Series the Cards played against the New York Yankees. Small bets, often for beers, were the rule of the night, as the fans wagered over whether Yankee slugger Babe Ruth would hit a home run or Cardinal "Dizzy" Dean would strike out another batter, Chavez reminisced.

The judge recalled at one time or another seeing at the bar or in the hotel lobby, every governor of New Mexico from James F. Hinkle, who was the chief executive in 1923-24 to Clyde Tingley, who headed the government from 1935 to 1938.

In1937 William Sargent died, "sitting on the bank of the Pecos River with a fishing pole in his hand," according to his grandson Wally, who added that for another decade his grandmother kept living at the hotel and running it.

But in the late 1940s "she was getting along in years" and none of the children was willing to take over running the hotel permanently, Sargent said. So in 1947 the hotel was sold to Pat Vigil of Santa Fe, described by Chavez as "not a big spender but a good businessman," and David Armijo of Albuquerque, described by his wife, Cora, as "a prominent rancher."

Sargent, who was 12 at the time of the sale, said the selling price was in the neighborhood of $500,000.

Chavez said that after World War II, Santa Fe changed from a small town to a small city, and the De Vargas seemed to lose its splendor. The dining room and bar closed, to be followed by a series of restaurants. The current one, the Steaksmith, has been located there for several years.

Celina Vigil, who managed the hotel with her husband until Easter 1981, when he died, and has been managing it herself ever since, said politicians continued to stay at the hotel through the 1950s.

It wasn't until the early 1960s, when, as she said, more and more politicians were lawyers rather than people who worked with their hands, that they began deserting the De Vargas, opting instead for modern inns that were built nearby.

"Years ago it was for politicians, but now it's just a working man's hotel," said 77-year-old Santa Fe native Jose Ronqillo, who more often than not can be found hanging around La Fonda wearing a cowboy hat with a silver hatband.

Ronquillo remembers when there were good Mexican-food restaurants on Don Gaspar Avenue, as well as a swimming pool and two other older hotels not unlike the De Vargas: The El Fidel and The Montezuma, which were smaller but also inexpensive.

"That De Vargas, it's the only one left. The way prices are at hotels, it's ridiculous. But that place is still good for poorer people," Ronquillo said.

The De Vargas also holds a soft spot in the heart of Phillip Binaco, a staff member of the Sangre De Cristo Community Mental Health Center, who has placed hundreds of people at the hotel when they had nowhere else to go.

For more than six years, Binaco said, the De Vargas has been taking the clinic's downtrodden at cut-rate prices, creating the last haven for the poor in the downtown area.

"It's very basic: a bed and a sink and a bathroom down the hall. There's maid service, but that's it," he said. "But their basic needs are met, the guests are warm and dry and safe."

Fewer people are placed at the De Vargas these days, because of federal cutbacks at the health agency (which pays $16 a day for each person who is lodged there), Binaco said. But it is still the only hotel downtown where the clinic's ill, or just the poor, can stay.

Moreover, Binaco said, plenty of Santa Feans now living all over the city probably once stayed at the De Vargas while they were looking for a home and could not afford the other hotels in town.

Today the De Vargas is not what it used to be. It is clean and quiet and safe; the outside looks pretty much like it always has (although a new sign was put up in 1965), and the lobby is still spacious. The same telephone switchboard Sargent operated as a boy still lights up and buzzes.

But the crowds are gone. More often than not the lobby is empty, except for a handful of persons sitting around the off-color television set. Tourists with strange accents sometimes can be overheard checking in and out.

"Obviously it has deteriorated some," Binaco said. "But in a town where there is no YMCA with cheap rooms and no temporary shelters, it has always been the De Vargas. It has helped a lot of people."

— KAHN

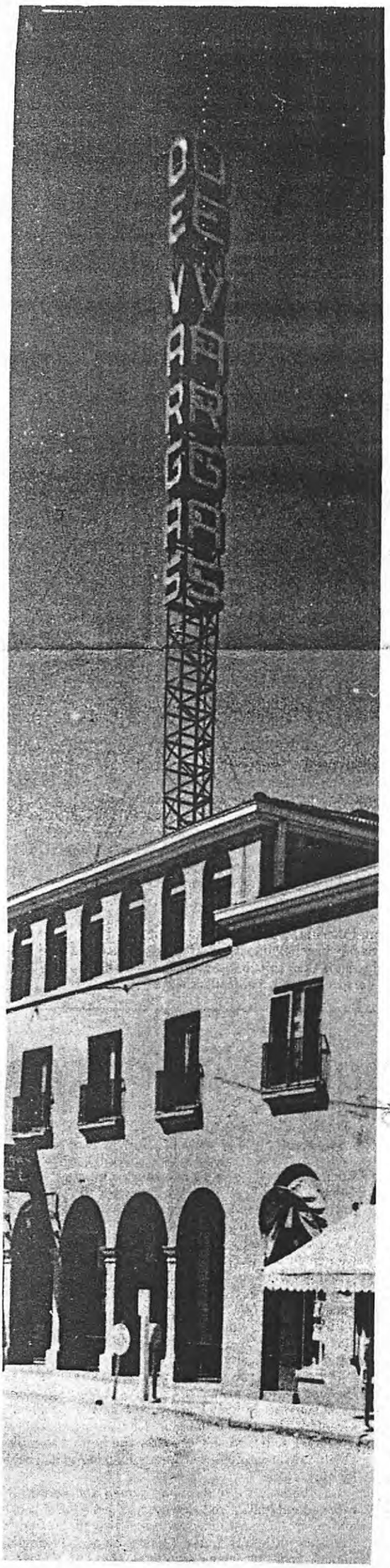
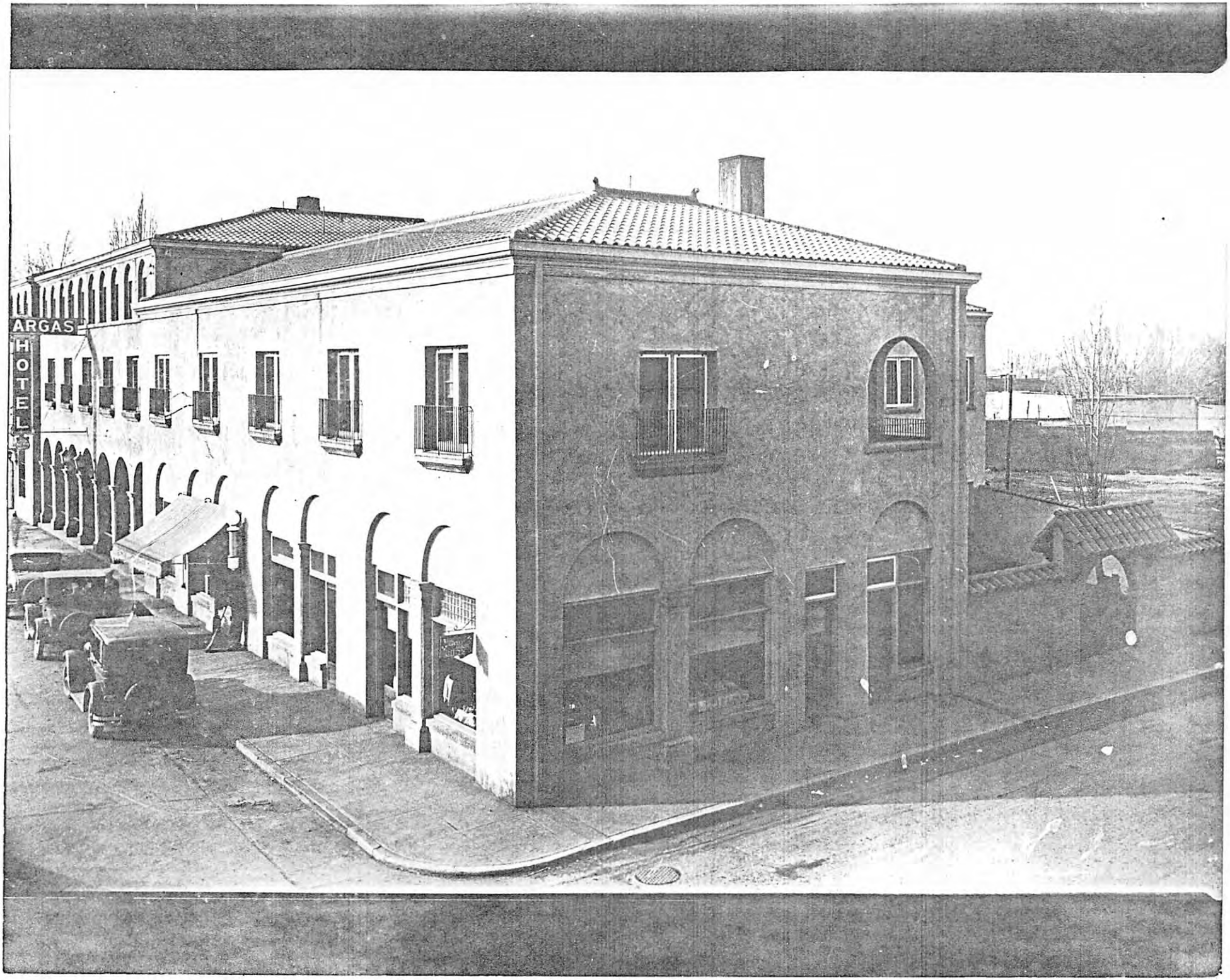


Photo by Tyler Dingee, courtesy of Museum of New Mexico, Negative No. 74106

Circa 1955; A metal tower spreads the word



MXM 10785 De Vargas Hotel N.D. C. Lato 19205

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1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

PROPOSAL LETTER

210 Don Gaspar Avenue

September 28, 2025

Downtown-Eastside Historic District, Significant Status

Description of Proposed Project: We propose relocating the existing south side metal door because of existing conditions, change ADA bath from room #106 to room #107 to make ADA compliant.

Location: This property is located at 210 Don Gaspar Avenue

Square Footages: Not applicable—no square footages are being changed.

Heights and Other Dimensions: The relocated metal side door dimensions will be 3'-0" wide x 6'-8" tall just like the existing door.

Materials, Colors and Finishes: Similar to the existing side door, the replacement will be flush metal and painted to the match existing stucco.

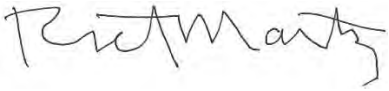
Window and Door Styles: The metal door will be similar in style to the existing door.

Yard walls and Gates: Existing walk, wall and gate not being changed.

Brief Architectural History:

Current Status: Significant
Date of Construction: 1924

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

210 Don Gaspar Avenue

Applicant's Response to Exception Criteria
Closing an Existing Opening on a Primary Façade

Following are the exception criteria set forth in City Code section §14-4.6.D.II, along with the Applicant's responses to each criterion as they relate to request to close an existing door opening on a primary façade, subject to §14-4.6.E.4.d: "no historic opening may be closed." The Hotel St. Francis is designated as a Significant structure, and all four elevations are primary.

The requested exception arises in conjunction with the proposed interior renovation of a portion of the hotel, which was built in 1924. To meet current Americans with Disabilities Act (ADA) requirements, the City is requiring that the bathrooms for five rooms be ADA compliant, where 1 room is currently compliant, as the hotel was built long before the ADA was adopted.

Meeting the ADA standards necessitates that an existing exterior non-historic metal fire door (and non-historic opening) installed in the 1980's on the first floor be relocated approximately 6' west of its current location to accommodate the larger bathroom for the adjacent room. This solution requires the most minimal exterior and interior modifications compared to other alternatives, which would have greater impacts. The new fire door and opening would be of the same material, color and size as the existing door, and necessitates the exception request. The dimensions of the existing and proposed fire door are 3' wide and 6'8" tall.

(1) Do not damage the character of the district.

Response: The existing non-historic fire door is on the south façade, which faces the hotel's parking lot and is minimally visible from Ortiz Street and Don Gaspar Avenue. The new door would be of the same size and would match the existing door to the extent feasible as to material and color. The new fire door would be partially screened by an existing wall separating the first-floor pedestrian walkway from the parking lot.

The only perceivable difference between the existing and proposed condition would be that the fire door would be at a slightly different location and would be partially screened by the existing wall, and the fire door would be less visible than the existing condition. The overall visual setting would remain – a hotel with a fire door on the south façade.

Given that the existing fire door and opening are non-historic, that the door is minimally visible from off-site and the new fire door would match the existing fire door, it would not be reasonable to conclude that closing the existing opening and creating a new opening on the south façade +/- 6' from the existing fire door would damage the character of the district.

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

Response: The hotel is nearing 100 years of existence, and the rooms are in need of renovation. The ADA, which was adopted long after construction of the hotel, requires that five rooms include ADA-compliant bathrooms, which necessitates expansion of the bathroom square footage. Given the layout of the existing rooms and existing constraints including piping, non-rectangular shape of some rooms, window location and the existence of a step into some of the bathrooms, to meet the ADA requirements and access requirements to the hotel, an adjustment of the existing fire door on the south façade is necessary.

Not relocating the fire door by +/- 6' or making a different room/bathroom ADA compliant would, in some cases be infeasible due to the existing constraints and in other cases would increase the extent of necessary modifications, or result in loss of a room. Either result would be a hardship for the applicant and loss of a room would also constitute an injury to the public welfare by reducing the hotel's ability to accommodate guests in the downtown Business Commercial District and would reduce the amount of Lodger's Tax received by the City.

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

Response: The architect considered a range of design options to the existing 3-story hotel to accommodate the required additional four ADA-compliant bathrooms including modification of other hotel rooms to be ADA compliant. The ground floor of the hotel was originally a restaurant and was converted to hotel rooms in the 1980's and there is greater flexibility to accommodate the requirement on the ground floor, where three of the five ADA-compliant bathrooms are proposed to be located.

Many of the existing rooms have sinks outside the bathrooms, and within the rooms. The ADA requires that the sinks be located within the bathrooms. Additional constraints of existing piping, windows and walls and the non-rectangular shape of some existing rooms all constitute further constraints, which render modification of other rooms to meet the ADA requirements either infeasible or would result in greater extent of modifications. After substantial analysis and design effort, the architect concluded that the proposed renovation of the first floor room on the south façade to meet ADA requirements, necessitating relocation of the existing non-historic metal fire door +/- 6' to the west, would be the most feasible and minimally invasive design option that would accomplish the objectives of the room renovation effort while complying with the ADA requirements in light of the existing constraints present in the almost century old hotel.

210 Don Gaspar Avenue

Applicant's Response to Exception Criteria
Creating a New Opening on a Primary Façade

Following are the exception criteria set forth in City Code section §14-4.6.D.II, along with the Applicant's responses to each criterion as they relate to request to close an existing door opening on a primary façade, subject to §14-4.6.E.4.c: "no new opening shall be made where one does not existed unless historic documentation supports its prior existence." The Hotel St. Francis is designated as a Significant structure, and all four elevations are primary.

The requested exception arises in conjunction with the proposed interior renovation of a portion of the hotel, which was built in 1924. To meet current Americans with Disabilities Act (ADA) requirements, the City is requiring that the bathrooms for five rooms be ADA compliant, where 1 room is currently compliant, as the hotel was built long before the ADA was adopted.

Meeting the ADA standards necessitates that an existing exterior non-historic metal fire door installed in the 1980's on the first floor be relocated approximately 6' west of its current location to accommodate the larger bathroom for the adjacent room. This solution requires the most minimal exterior and interior modifications compared to other alternatives, which would have greater impacts. The new fire door and opening would be of the same material, color and size as the existing door, and necessitates the exception request. The dimensions of the existing and proposed fire door are 3' wide and 6'8" tall.

(1) Do not damage the character of the district.

Response: The existing non-historic fire door is on the south façade, which faces the hotel's parking lot and is minimally visible from Ortiz Street and Don Gaspar Avenue. The new door would be of the same size and would match the existing door to the extent feasible as to material and color. The new fire door would be partially screened by an existing wall separating the first-floor pedestrian walkway from the parking lot.

The only perceivable difference between the existing and proposed condition would be that the fire door would be at a slightly different location and would be partially screened by the existing wall, and the fire door would be less visible than the existing condition. The overall visual setting would remain – a hotel with a fire door on the south façade. No historic features of the hotel would be affected by relocation of the fire door.

Given that the existing fire door and opening are non-historic, that the door is minimally visible from off-site and the new fire door would match the existing fire door, it would not be reasonable to conclude that creating a new opening on the south façade +/- 6' from the existing fire door would damage the character of the district.

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

Response: The hotel is nearing 100 years of existence, and the rooms are in need of renovation. The ADA, which was adopted long after construction of the hotel, requires that five rooms include ADA-compliant bathrooms, which necessitates expansion of the bathroom square footage. Given the layout of the existing rooms and existing constraints including piping, non-rectangular shape of some rooms, window location and the existence of a step into some of the bathrooms, to meet the ADA requirements and access requirements to the hotel, an adjustment of the existing fire door on the south façade is necessary.

Not relocating the fire door by +/- 6' or making a different room/bathroom ADA compliant would, in some cases be infeasible due to the existing constraints and in other cases would increase the extent of necessary modifications, or result in loss of a room. Either result would be a hardship for the applicant and loss of a room would also constitute an injury to the public welfare by reducing the hotel's ability to accommodate guests in the downtown Business Commercial District and would reduce the amount of Lodger's Tax received by the City.

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

Response: The architect considered a range of design options to the existing 3-story hotel to accommodate the required additional four ADA-compliant bathrooms including modification of other hotel rooms to be ADA compliant. The ground floor of the hotel was originally a restaurant and was converted to hotel rooms in the 1980's and there is greater flexibility to accommodate the requirement on the ground floor, where three of the five ADA-compliant bathrooms are proposed to be located.

Many of the existing rooms have sinks outside the bathrooms, and within the rooms. The ADA requires that the sinks be located within the bathrooms. Additional constraints of existing piping, windows and walls and the non-rectangular shape of some existing rooms all constitute further constraints, which render modification of other rooms to meet the ADA requirements either infeasible or would result in greater extent of modifications. After substantial analysis and design effort, the architect concluded that the proposed renovation of the first floor room on the south façade to meet ADA requirements, necessitating relocation of the existing non-historic metal fire door +/- 6' to the west, would be the most feasible and minimally invasive design option that would accomplish the objectives of the room renovation effort while complying with the ADA requirements in light of the existing constraints present in the almost century old hotel.

GENERAL NOTES:
SITE PLAN

1. THE SITE SURVEY INFORMATION ON THIS SITE PLAN WAS TAKEN FROM 'PLAT OF ALTA/ACSM LAND TITLE SURVEY FOR HERITAGE HOTELS AND RESORTS, INC. LOT 1 & LOT 2, BLOCK 2, KINGS & 1924 OFFICIAL MAP, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.' SIGNED BY: PHILIP B. WIEGEL ON 3/27/2008 (PROJECT #: 08030158)
N.M.P.S #9758
DEL RIO SURVEYS, INC.
PO BOX 22773
SANTA FE, NEW MEXICO 87504

2. SURVEY FILED BY VALERIE ESPINOZA (#1528103) WITH COUNTY OF SANTA FE/STATE OF NEW MEXICO ON JUNE 5TH, 2008. RECORDED IN BOOK 684, PAGE 6 OF THE RECORDS OF SANTA FE COUNTY.

N 43° 04' 42" E
EXISTING WALL
EXIT
EXISTING STREET LIGHT
NEW LANDING
EXISTING WALL
81.16'
N 36° 58' 39" E
ORTIZ STREET
(ONE WAY)
EXISTING STREET LIGHT
EXISTING LOADING DOCK
EXISTING WALL
194.00'
N 75° 01' 59" E
EXIT
188.40'
TRASH ENCLOSURE EXISTING
UTILITY ENCLOSURE EXISTING
TYPICAL LIGHT POST EXISTING
19
149.91'
EXISTING GRAVEL
EXIT
EXISTING COURTYARD
EXIT
EXISTING WALL
LOT 2
EXISTING PARKING LOT
EXISTING GRAVEL
N 75° 44' 17" W
LOT 1
EXISTING BUILDING
EXISTING PATIO
EXISTING PATIO
23'-04"
21'-0"
16'-4"
EXISTING ASPHALT
9'-3"
5'-1.0"
6'-1.3"
32
PARKING BARRIERS
8'-0"
N 75° 27' 11" W
-ROOF ACCESS
EXISTING COVERED PATIO
69.08'
S 14° 47' 04" W
178.03'
ENTRANCE/EXIT
EXIT
ENTRANCE/EXIT
S 14° 15' 51" W
75.00'
ENTRANCE/EXIT
EXIT
ENTER
4'-0"
ACCESSIBLE ROUTE
EXISTING PLANTER/TREE
EXISTING BIKE RACK
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
WATER STREET
(ONE WAY)

MUST RE-STRIPE ADA PARKING STALLS AND AISLES PER CITY

INSPECTOR RESERVES THE RIGHT TO REQUEST REPAIR TO ANY SIDEWALK ADJACENT TO LOT IF HE DEEMS THE SIDEWALK UNSAFE, LOOSE OR BROKEN. PURSUANT TO CH 23-3.6 IN ACCORDANCE WITH ADA STANDARDS, AS PROVIDED IN SUBSECTION 23-1.7 SFCC 1987

DON GASPAR AVENUE

NO PROPOSED EXTERIOR IMPOVMENTS

1 A-1.0 EXISTING SITE
SCALE: 3/32" = 1'-0"

NORTH

GRAPHIC SCALE: 3/32" = 1'-0"
0' 6' 12' 24' 48'

STATE OF NEW MEXICO
RICHARD MARTINEZ
NO. 2954
REGISTERED ARCHITECT
9-29-2025

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HOTEL ST. FRANCIS
PARTIAL INTERIOR RENOVATION
210 DON GASPAR AVE,
SANTA FE, NEW MEXICO

FEBRUARY 20, 2025

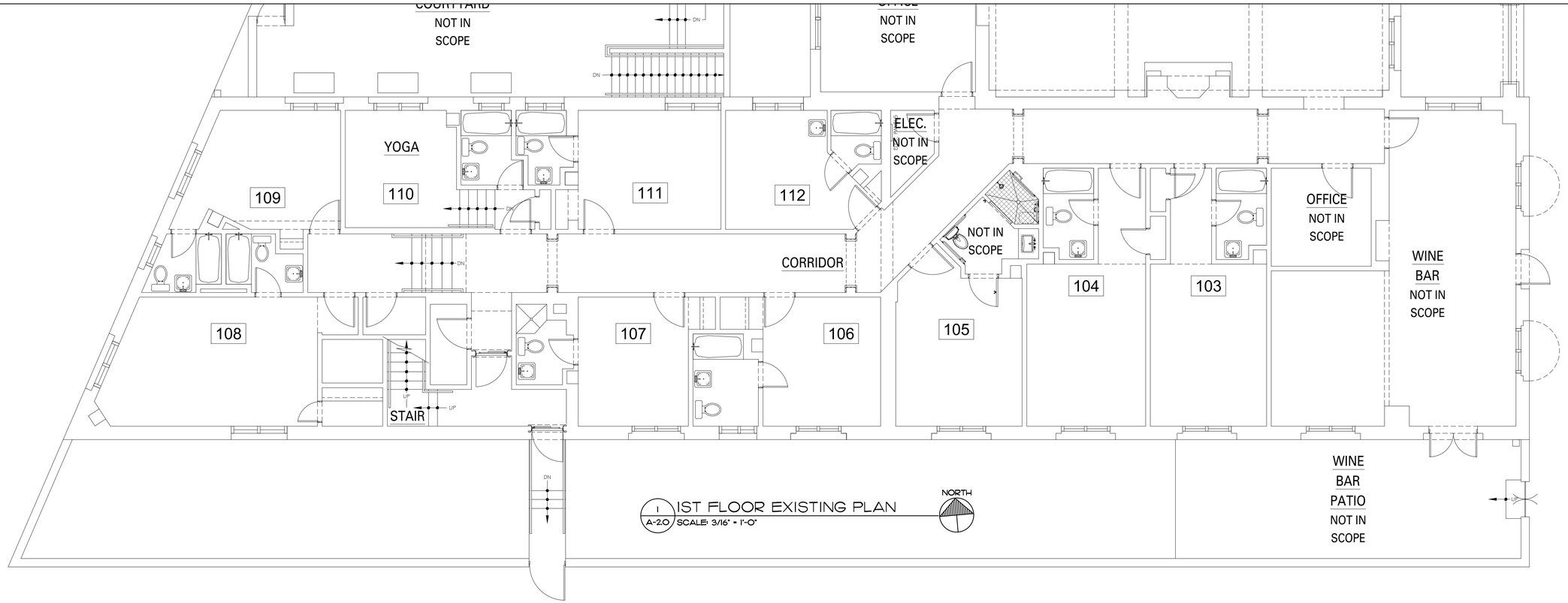
1 REVISED 9/26/2025

EXISTING OVERALL SITE

A 1.0

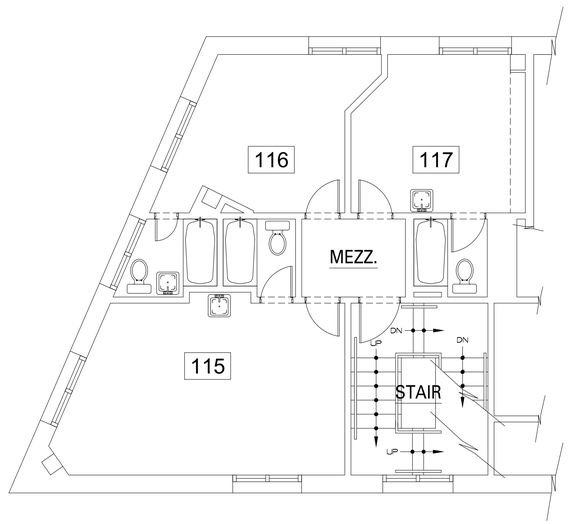
SET #

ST. FRANCIS RENO - 2405



1 A-2.0 1ST FLOOR EXISTING PLAN
SCALE: 3/16" = 1'-0"

NORTH



2 A-2.0 1.5 FLOOR (MEZZANINE) EXISTING PLAN
SCALE: 3/16" = 1'-0"

NORTH

LEGEND:
EXISTING PLAN

EXISTING WALLS TO REMAIN

GRAPHIC SCALE: 3/16" = 1'-0"
0' 3' 6' 12' 24'

STATE OF NEW MEXICO
RICHARD MARTINEZ
NO. 2954
REGISTERED ARCHITECT
9-29-2025

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HOTEL ST. FRANCIS
PARTIAL INTERIOR RENOVATION
210 DON GASPAR AVE,
SANTA FE, NEW MEXICO

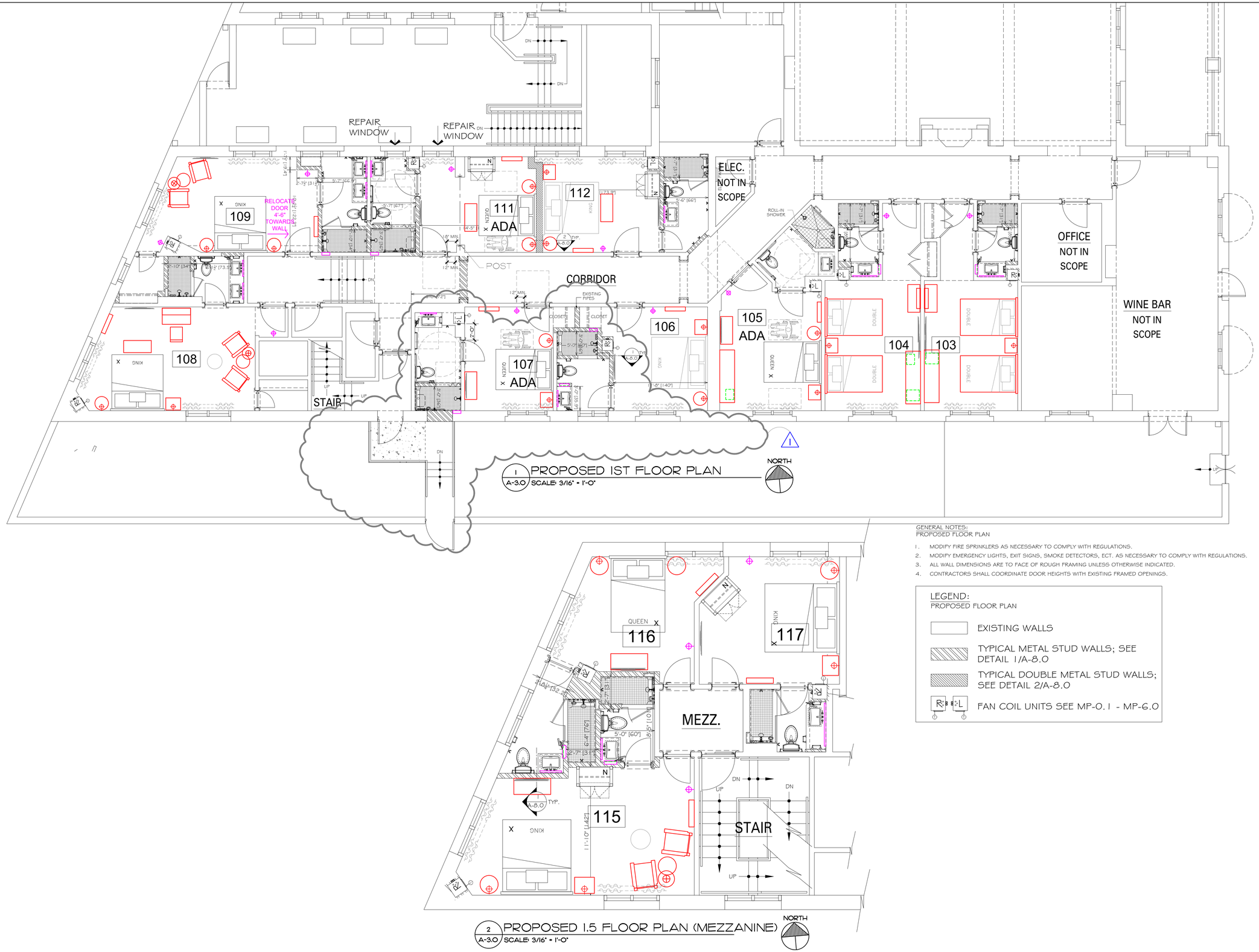
FEBRUARY 20, 2025

1ST & 1.5 FLOOR (MEZZANINE) EXISTING PLANS

A
2.0

SET #

ST. FRANCIS RENO - 2405



1 A-3.0 PROPOSED IST FLOOR PLAN
SCALE: 3/16" = 1'-0"

2 A-3.0 PROPOSED 1.5 FLOOR PLAN (MEZZANINE)
SCALE: 3/16" = 1'-0"

GENERAL NOTES:
PROPOSED FLOOR PLAN

1. MODIFY FIRE SPRINKLERS AS NECESSARY TO COMPLY WITH REGULATIONS.
2. MODIFY EMERGENCY LIGHTS, EXIT SIGNS, SMOKE DETECTORS, ECT. AS NECESSARY TO COMPLY WITH REGULATIONS.
3. ALL WALL DIMENSIONS ARE TO FACE OF ROUGH FRAMING UNLESS OTHERWISE INDICATED.
4. CONTRACTORS SHALL COORDINATE DOOR HEIGHTS WITH EXISTING FRAMED OPENINGS.

LEGEND:
PROPOSED FLOOR PLAN

- EXISTING WALLS
- TYPICAL METAL STUD WALLS; SEE DETAIL 1/A-8.0
- TYPICAL DOUBLE METAL STUD WALLS; SEE DETAIL 2/A-8.0
- FAN COIL UNITS SEE MP-0.1 - MP-6.0

GRAPHIC SCALE: 3/16" = 1'-0"
0' 3' 6' 12' 24'

STATE OF NEW MEXICO
RICHARD MARTINEZ
NO. 2954
REGISTERED ARCHITECT
9-29-2025

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HOTEL ST. FRANCIS
PARTIAL INTERIOR RENOVATION
210 DON GASPAR AVE,
SANTA FE, NEW MEXICO

FEBRUARY 20, 2025

1 REVISED 9/26/2025

PROPOSED 1ST & 1.5 (MEZZANINE) FLOOR PLAN

A
3.0

SET #

ST. FRANCIS RENO - 2405



1 A-5.0 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A-5.0 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE: 1/8 = 1'-0"
0' 3' 6' 9' 18' 36'

STATE OF NEW MEXICO
RICHARD MARTINEZ
NO. 2954
REGISTERED ARCHITECT
9-29-2025

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HOTEL ST. FRANCIS
PARTIAL INTERIOR RENOVATION
210 DON GASPAR AVE,
SANTA FE, NEW MEXICO

FEBRUARY 20, 2025

1 REVISED 9/26/2025

EXISTING & PROPOSED SOUTH ELEVATIONS

A
5.0

SET #

ST. FRANCIS RENO - 2405


Keep existing stair,
expand upper landing by 7'-0" to the west
while moving egress door to the west by 73.5"









ITEM # 18-1391

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

Case #H-18-115
Address – 210 Don Gaspar
Agent's Name – Martinez Architecture Studio PC
Owner/Applicant's Name – Hotel St. Francis LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 27, 2018.

210 Don Gaspar Avenue is a commercial structure listed as significant to the Downtown and Eastside Historic District (the "District"), and constructed in the Mission-Revival Style. The property was formerly the DeVargas Hotel, and is currently the Hotel Saint Francis. The DeVargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890.

The building is characterized by Mission-style elements such as arches at patio and terrace entrances, wrought iron elements, and clay tile details. At the entrance is a portico and seating area, on the northwest is an enclosed dining courtyard, and on Ortiz Street are two lightwell/courtyard areas used as loading, service, and storage areas.

In the mid-1980's approximately $6 million in renovations occurred to the building's interior and exterior, which included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building.

In 2008, the Board approved a proposal, including changing some window openings in the northwest courtyard and changing gate designs on Ortiz Street. In 2017, the Board denied a proposal to replace a second-story window with an arch and to relocate a set of French doors.

The Applicant proposed to remodel the property with the following items:

1. A one-story addition to the southern courtyard area including:
   a. Raising the height of an existing retaining/garden wall to create an approximately 100 square-foot enclosed hallway.
   b. Constructing an approximately 115 square-foot "Relax Room" to a height of 16'-0" from the courtyard floor and 10'-0" from finished floor.
   c. Relocating a stairway.
2. The addition would use cementitious stucco to match the existing structure and would relocate two historic windows and a door. The stairway would have wooden steps with a black metal handrail. An exception was requested to allow an addition to a primary façade since all façades are considered primary.
3. The window between the current gym and the courtyard, assumed to be historic, will be replaced with a door of the same height and width. An exception was requested to remove historic material and not replace in kind.
4. Replace a 72" wooden fence which separates the southern courtyard from Ortiz Street with a 72" high masonry wall topped with tile. The proposed wall would match other courtyard walls on the property's Ortiz-facing streetscape. An exception was requested for exceeding the maximum allowable wall height of 65" (a variance would

also be required to the underlying zoning which allows a maximum wall height of 36").

5. A 247 square-foot freestanding trellis/pergola placed in the southern courtyard to a height of 11'-0" where the maximum allowable height is 44'-0". The trellis is proposed to be constructed of metal and will have a "rust" painted finish.
6. Wood decking over the existing concrete basement roof creating an activity/relaxation area.

The Applicant requested the 3 exceptions above: an addition to a primary façade, removing historic material and not replacing it in kind, and exceeding the maximum allowable wall height. In responding to the exception responses and crafting a recommendation for the addition to a primary façade, Historic Preservation Division (HPD) staff made a general assumption about hardship and critically examined how the case fits in with the general purpose of the historic districts, both of which were crucial in staff's coming to a positive recommendation.

HPD staff assumed that "adaptive reuse" is a worthy goal, and in that light, the owner should be able to transition existing, underutilized space and construct additional square footage in order to create an economically viable addition to the hotel. Staff stated that the owner asserted that hotels are changing and that having a spa is important to the continuing legacy and business of Hotel St. Francis. The proposed addition is needed, the Applicant argues, because four rooms and a relaxation room is the smallest that would be viable or advantageous for the operation. Though HPD staff was inclined to agree, staff stated that the Applicant should provide additional testimony to reinforce this assertion.

Recognizing the principles of land use economics and the benefits of adaptive reuse, HPD staff acknowledged that added amenities, including spas, both directly and indirectly increase the accessibility and draw of the historic districts for tourists and residents alike. Staff stated that it is a worthy goal of the historic districts to balance economic and cultural opportunities for growth with the historic qualities and harmonious outward appearance in the Downtown and Eastside Historic District (SFCC 14-5.2(A)(1) General Purpose). Determining that this proposal strikes the right balance between economic and cultural growth with respecting the historic qualities and harmonious outward appearance of this significant building, HPD staff felt comfortable making a positive recommendation.

FINDINGS OF FACT

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

1. Zoning staff determined that the Application meets underlying zoning standards.
2. Staff Recommendation: Staff recommended that if the Board found that the inability to add to the building created a hardship, staff would find that all exception criteria had been satisfied and would recommend approval of the proposal which otherwise complied with Santa Fe City Code (SFCC) Subsections 14-5.2(A)(1) General Purpose, 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.
3. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

_X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);

_X_ Section 14-5.2(D) General Design Standards;

_X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures.

4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Downtown and Eastside Historic District (Section 14-5.2(E)).

5. The building is designated as "significant" to the District, and all of its elevations are designated primary.

6. Under Section 14-12.1, the definition of a "significant structure" is 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."

7. Exception Requests to add to a primary façade, remove historic material and not replace in kind, and to exceed the maximum allowable wall height were requested in this Application.

   _X_ All Exception criteria were met for all Exception requests; and

   _X_ The Board affirms those findings by staff that agreed that particular Exception criteria were met; the Board supplements with the following findings.

8. At the hearing, HPD staff opined that the proposed changes and exceptions would not affect the building's significant status.

9. The Exception Requests do not damage the character of the streetscape in that the proposed addition and removal of historic material and not replacing in kind will not negatively detract from the way the building contributes to the streetscape; making the courtyard a usable area can improve the streetscape; the proposed wall will match other walls on the streetscape and be an improvement from the existing utilitarian 72" fence.

10. The Exception Requests are required to prevent a hardship to the Applicant or an injury to the public; the need to maintain the economic viability of an ongoing business may, in certain circumstances, be balanced against the rigid preservation of every aspect of an historic building; economic viability is not always an impermissible criterion for determining hardship; the building is currently operating as a hotel; the Applicant wants to meet the needs and demands of its guests that change over time and now want unique experiences; and a 72" wall will allow the Applicant to match other Board-approved walls on the streetscape and will provide a functional relaxation space on a streetscape that is mainly devoid of pedestrian attractions.

11. The Exception Requests 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; though this is a hotel and not a residential building, design options were considered, including at the hearing itself, that would not require an exception; those options were not available without considerable interior remodeling and removal of significant lobby space; and the Applicant voluntarily postponed the case previously to modify its proposal to follow HPD staff guidance to reduce the impact of the proposal.

12. The need for the Exceptions is 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 in that the existing courtyard limits its use and accessibility; a reconfiguration will make the courtyard more accessible and usable, with little to no impact on either the outward appearance or the enjoyment of the courtyard; and trying to match the height of the existing fence and he height of the existing courtyard wall on the property's streetscape is a peculiar to the land and structure involved.
13. The need for the Exceptions is due to special conditions and circumstances which are not the result of actions by the applicant in that the Applicant has not created the conditions of the currently difficult-to-use courtyard, that it seeks to now change; the space is hardly used in its current state; and replacing a window with a door will improve access and respond to accessibility issues which the Applicant inherited when it purchased the property; and matching the height of other courtyard walls on the property's streetscape is a special condition or circumstance.
14. The proposal requiring these three Exception provide the least negative impact with respect to the purpose of this section as set forth in 14-5.2(A)(1) in that the proposed changes are very minor and minimally impacts the building and are in a non-prominent location and is difficult to see from Ortiz Street; the Applicant voluntarily postponed the case previously so that it could meet with HPD staff to reduce the impact of the proposal.
15. The proposed configuration and height of parapet and trellis are awkward.
16. Lowering the parapet height and trellis by one foot each would be more harmonious to the building and streetscape.
17. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
18. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
19. 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.
20. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board approved the Application as recommended by Staff, and found that all criteria were met for all three Exception Requests.

_X_ Additional conditions, which are: that height the proposed parapet be lowered by 1 foot, and that the height of the trellis be lowered by 1 foot.

IT IS SO ORDERED ON THIS 11th DAY OF DECEMBER 2018, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

11 December 2018
Date:

FILED:
Yolanda Y. Vigil
City Clerk

12/18/18
Date:

APPROVED AS TO FORM:

Assistant City Attorney

11 Dec. 2018
Date:

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Martinez Architecture Studio PC, agent for Hotel St. Francis LLC, owner, proposes to construct a 16' high 132 sq. ft. addition, an 11' high 320 sq. ft. trellis, and a 72" high yardwall, install windows and doors, handrails and steps, and fireplace flues on a significant non-residential structure. Three exceptions are requested to exceed the maximum allowable height (Section14-5.2(D)(9)), construct an addition on a primary elevation (Section14-5.2(D)(2)(c)) and to remove historic material (Section 14-5.2)(D)(1)(a)).

Case number: **H-18-115**
Project Type: HDRB

PROJECT LOCATION (S): 210 Don Gaspar Avenue

PROJECT NAMES:

OW – Hotel St. Francis LLC	201 Third Street NW Suite 1140	Albuquerque, NM 87102
AP – Martinez Architecture Studio PC	P.O.` Box 925	Santa Fe, NM 87504

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ Downtown and Eastside ☒ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☒ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS: North ☒ South ☒ West ☒ East ☒ N/A ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☒ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☒ No ☐

HISTORIC DISTRICT INVENTORY NUMBER H1786

YEAR OF CONSTRUCTION ≈1924

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☒ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☐ Non-Residential ☒ Vacant ☐

USE, PROPOSED Residential ☐ Non-Residential ☒

HISTORIC BUILDING NAME HOTEL ST. FRANCIS

City of Santa Fe, New Mexico

memo

DATE: October 9, 2018

TO: Historic Districts Review Board Members

VIA: Nicole Ramirez Thomas, Acting Historic Preservation Supervisor

FROM: Carlos Gemora, Land Use Planner

CASE # H-18-115

ADDRESS: 210 Don Gaspar
Historic Status: Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- x Proposal Letter
- x Vicinity Map
- x Site Plan/Floor Plan
- x Elevations
- x Photographs
- x Other: Exception criteria

STAFF RECOMMENDATION:

For items 1, 3 and 4, staff finds that all exception criteria have not been satisfied but the board may find that the exception criteria have been satisfied after further testimony from the applicant. Staff recommends approval of items 2 and 5 and finds that those items comply with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

210 Don Gaspar Avenue is a commercial structure which is listed as significant to the Downtown and Eastside Historic District and is built in the Mission Revival Style. The property was formerly the De Vargas Hotel and is currently the Hotel Saint Francis. The De Vargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890. In addition to hotels, previous businesses on the property have included a mortuary and a sanitarium.

The building is characterized by Mission style elements such as arches at patio and terrace entrances, wrought iron elements, and clay tile details. At the entrance is a portico and seating area, on the northwest is an enclosed dining courtyard, and on Ortiz Street are two lightwell/courtyard areas used as loading, service, and storage areas.

In the mid-1980's approximately $6 million in renovations occurred to the interior and exterior of the building which included enlarging some window and door openings, replacing some doors, and changing the storefront on the north side of the building. In 2008 the HDRB approved a proposal which included changing some window openings in the northwest courtyard and changing gate designs on Ortiz Street. A proposal to replace a second-story window with an arch and to relocate a set of French doors was denied by the HDRB in 2017.

The applicant proposes to remodel the property with the following items:

1. A roofed addition to the southern courtyard area including:
    a. Raising the height of an existing retaining/garden wall to create an approximately 100 square foot enclosed hallway.
    b. Constructing an approximately 115 square foot "relaxation room" to a height of 16'-0"and relocating a stairway.

    The addition would use cementitious stucco to match the existing structure and would feature a door and a window. The stairway would have wooden steps with a black metal handrail. An exception is requested to allow an addition to a primary façade since all façades are considered primary. An exception is also requested to remove four assumed-historic windows and one assumed-historic door and not replace them in kind.

2. A 320 square foot freestanding trellis/pergola placed in the southern courtyard to a height of 11'-0" where the maximum allowable height is 44'-0". The trellis will be constructed of metal and will have a "rust" painted finish.

3. The window between the current gym and courtyard, assumed to be historic, will be replaced with a door of the same height and width. An exception is requested to remove historic material and not replace it in kind.

4. Replacing a 72" wooden fence which separates the southern courtyard from Ortiz Street with a 72" high masonry wall topped with tile. An exception is requested for exceeding the maximum allowable wall height of 65".

5. Wood decking over the existing concrete basement roof creating an activity/relaxation area.

The applicant requests three exceptions: an addition to a primary façade, removing historic material and not replacing it in kind, and exceeding the maximum allowable wall height.

RELEVANT CODE CITATIONS:

14-12 Definitions

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.

14-5.2(D)(2) Additions

(c) Additions are not permitted to primary façades.

14-5.2(D)(5)(a) For all façades of significant and landmark structures and for the primary façades 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.

14-5.2(D)(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

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

(c)(ii)(C) Yardwalls and fences shall be limited to a height that does not exceed the average height of other yard walls and fences in the streescape.

EXCEPTION CRITERIA: ADDITION TO PRIMARY FAÇADES:

(i) Does not damage the character of the street scape

Response: The character of the streetscape will not be altered or damaged. Only the courtyard wall will be visible from the street. The addition is in the back of the hotel within a courtyard. There is already an addition to this area and this new room and hallway will enlarge that addition. This addition will be one story tall (see drawings) whereas the hotel in this area is three stories tall.

Staff Response: Staff agrees with this statement in that the addition will not affect the way the building contributes to the streetscape and further recognizes that hotels are categorically excluded from the definition of streetscape.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Response: Heritage purchased the Hotel St. Francis for the purpose of enhancing and updating the hotel. This proposed addition on the western façade of a courtyard will allow for the creation of the connection from the new spa to the courtyard. The Relax Room, which is to be used by patrons after their spa experience, will look out and lead to the improved courtyard. The addition will mask the basement stairs and make the currently unattractive courtyard function as usable outdoor space. Overall, this minor exterior modification will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: Staff disagrees with this statement. The applicant does not provide enough evidence to determine whether either addition is essential to keep the hotel viable or to prevent any identified hardship regarding usability.

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

Response: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

(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 related streetscape.

Response: The condition and configuration of the building and its additions are not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition and the addition are particular to this property.

Staff Response: Staff disagrees with this statement. Reconstructing a relatively unusable raised garden area can be considered a unique or peculiar feature the applicant seeks to fix, but adding the "relaxation room" into the courtyard does not seem to be due to any special circumstance.

(v) Are due to special conditions and circumstances which are not the result of actions of the applicant.

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

Staff Response: Staff disagrees with this response in that the desire to add onto the building appears to be entirely due to the proposed actions by the applicant, however recognizes that hallways may be important to properly use the space.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in subsection 14-5.2(A)(1)

Response: The exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Staff disagrees with this statement. While creating hallways or access to the courtyard may be important, the applicant has not demonstrated that the height and mass of the additional room are minimized.

EXCEPTION CRITERIA: REMOVE HISTORIC MATERIAL AND NOT REPLACE IN-KIND

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

Response: The character of the streetscape in each instance will not be altered or damaged. Only the courtyard wall will be visible from the street. The openings will provide access to the courtyard, which will enhance the streetscape, rather than detract from it.

Staff Response: Staff agrees with this response in that the proposed changes will not negatively detract from the way the building contributes to the streetscape and further recognize that making the courtyard a usable area can improve the streetscape.

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

Response: Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed door on the northern façade will allow for the creation of an entrance to a new spa. Outdoor improvements are necessary to make the outdoor area accessible and usable and without the door the outdoor courtyard cannot be accessed or used from the existing Gym. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: While staff agrees that providing an additional door to improve usability of the courtyard can represent a hardship, staff disagrees that the removal of historic material to add a "relaxation room" is demonstrated to constitute a hardship.

(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: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

(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 related streetscape.

Response: The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

Staff Response: Staff agrees that the courtyard is relatively unique and has features which make it relatively difficult to use as is. Staff agrees that the high garden/retaining wall area is also a unique feature which can be improved.

(v) Are due to special conditions and circumstances which are not the result of actions of the applicant.

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

Staff Response: Staff agrees with the portion of the application. Replacing a window with a door and removing windows to improve access respond to conditions not the result of the applicant's actions. The applicant has not demonstrated, however, that the need for the relaxation room is caused by something other than the applicant's request to have more interior square footage.

(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 exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Provided that the HDRB approves the additions and determines that additional access to the courtyard is valid, staff finds that the removal of historic material is the least negative impact to the significant structure. If the addition or additional access are not granted, staff would disagree with this statement.

EXCEPTION CRITERIA: EXCEED MAXIMUM ALLOWABLE WALL HEIGHT

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

Response: The character of the streetscape in this instance will not be altered or damaged. The courtyard wall which will be visible from the street will match, exactly, the other existing courtyard walls. The wall and the gate will be set back slightly from the three story hotel wings on either side. The wall will enhance the streetscape, rather than detract from it.

Staff Response: Staff agrees with this response. A 72" wall is likely to enhance rather than detract from the existing streetscape compared to the 72" existing fence.

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

Response: Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed wall is a more stable solution for a required exit. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

Staff Response: Staff disagrees with this statement in not recognizing how a wall will be more stable for the courtyard exit. Staff recognize, however, that improving or maintaining the aesthetics of the streetscape can constitute a hardship and that a wall would likely be more harmonious than the existing fence.

(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: This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

Staff Response: Staff agrees with this response in that the hotel is incapable of providing opportunities for people to reside in the Historic Districts and further recognize that increasing the uses provided in the space strengthen heterogeneous character of the city.

(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 related streetscape.

Response: The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

Staff Response: Staff does not find the applicant's response demonstrates why wall height is connected to a special condition or circumstance.

(v) Are due to special conditions and circumstances which are not the result of actions of the applicant.

Response: Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

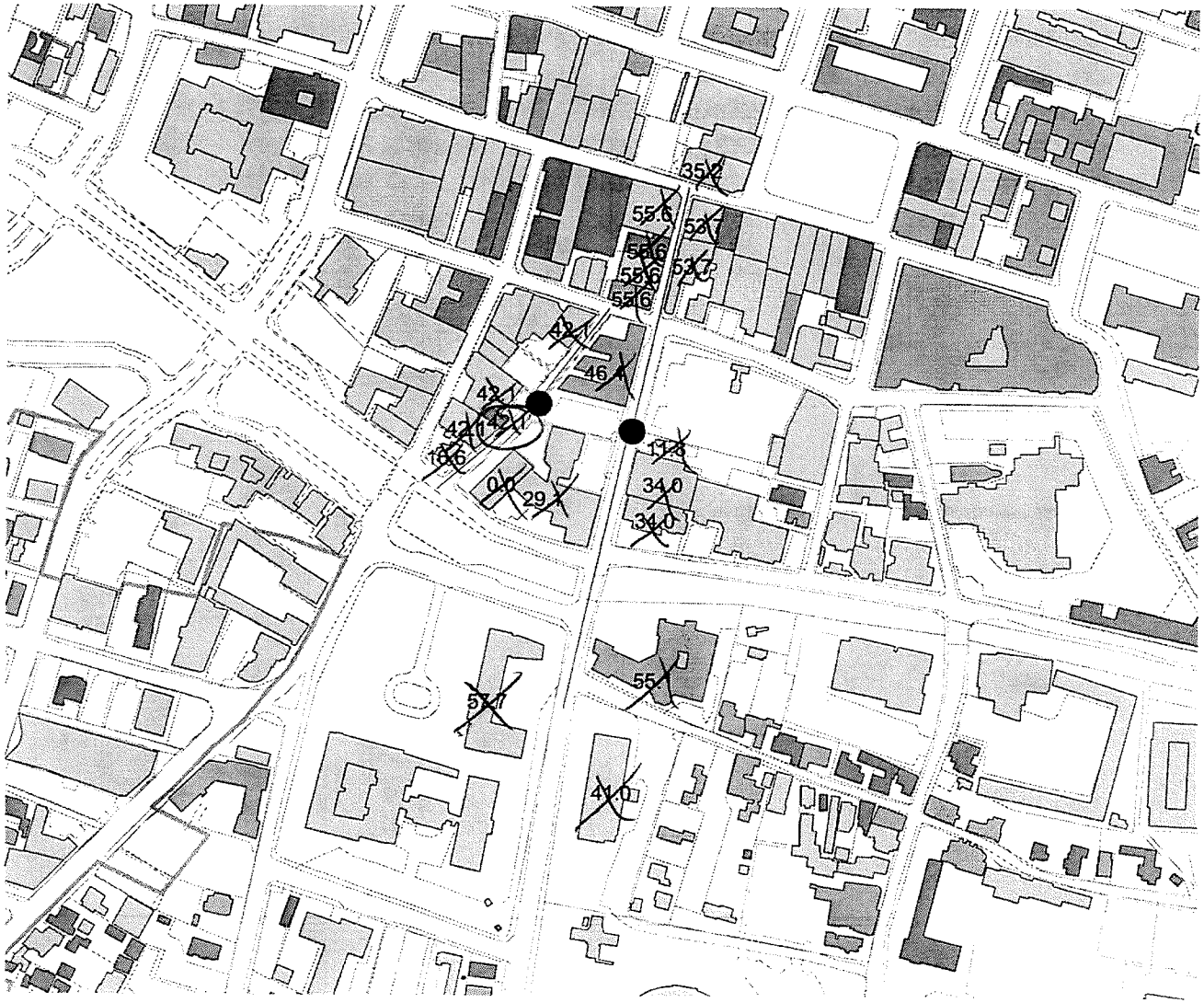
Staff Response: Staff does not find the applicant's response addresses why the request for additional wall height is due to special conditions or circumstances.

(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 exterior addition which is the subject of this request is minimal and provides very little impact, and the impact provided is positive in nature. The addition will contain the same details as existing walls on the property. The requested modification to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Staff Response: Staff disagrees with this response which does not address why the proposed height is the least negative impact.

210 Don Gaspar Avenue Height Calculation



0.1 0 0.1 0.2 Miles

No relevant streetscape buildings on Don Gaspar
Maximum Allowable Height = 16'
1 relevant building on Ortiz Street
Maximum Allowable Height = 44'

42+2= 44

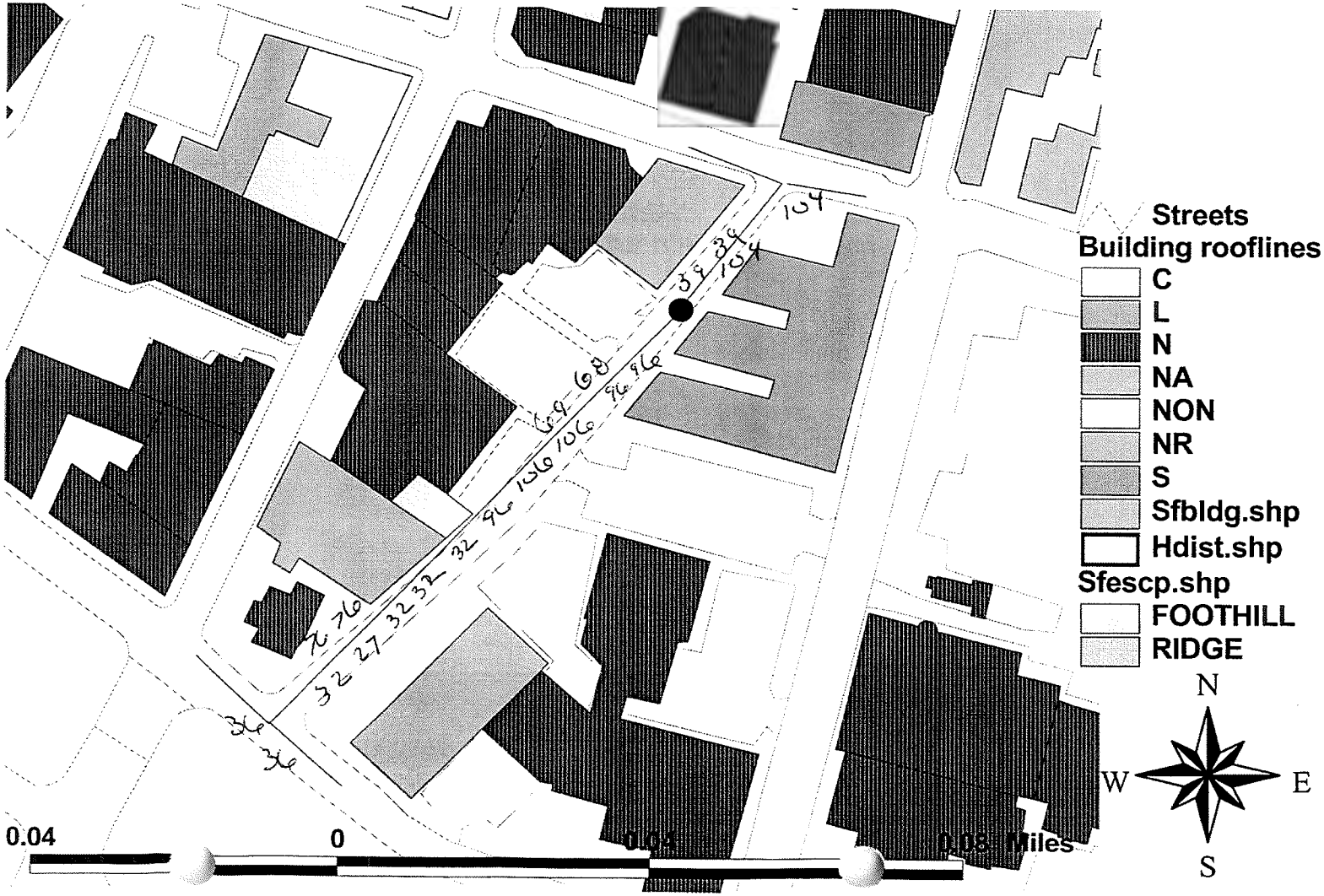
DAR
9.26.05

Building rooflines
- L
- S
- C
- N
- NA
- NON
- NR
- Sfbldg.shp
- Sfeor.shp
- Sfparcll.shp
- Hdist.shp

N
W E
S

210 Don Gasper Wall Height Calculation

Total: 1303
Count: 20
Maximum Allowable Height: 65"



MCB
7/21/05

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION

ADDRESS: 210 Don Gaspar

ID NUMBER: 0516 10317

BUILDING NAME: De Vargas Hotel

SANTA FE ID NUMBER: H1786

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NE 1/4

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

DATE OF CONSTRUCTION: newspapers portions by 1924 ESTIMATE 1890 ACTUAL hotel by 1930

SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE: Mission Revival

USE:

HISTORIC: ~~residential~~

OTHER commercial

PRESENT: ~~residential~~

OTHER commercial
Hotel St. Francis

SURROUNDINGS: commercial

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

___ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ___ MODERATE restoration in 1985-1986 – some doors replaced;

___ MAJOR

EXPLAIN: change in storefront on N

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

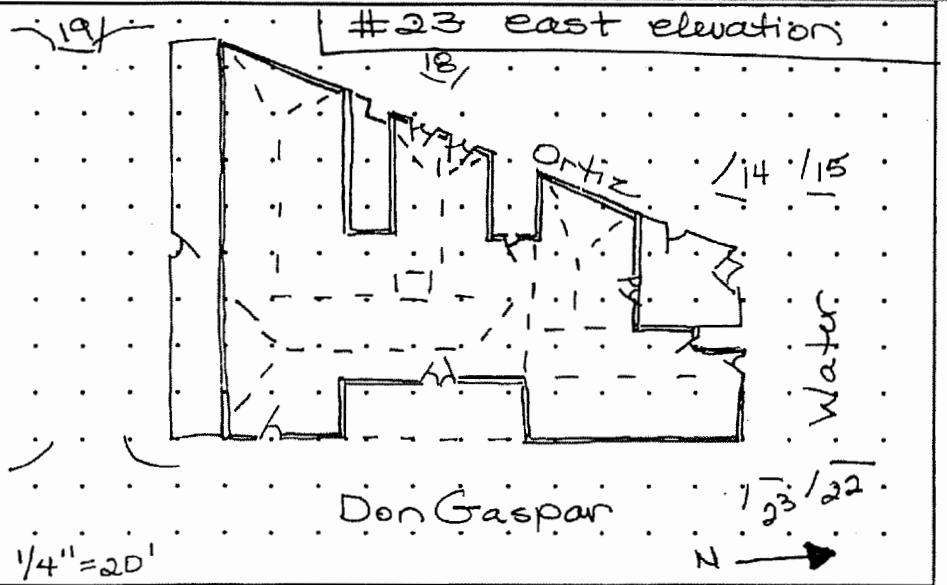
BUILDING THREATENED?

___ YES X 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

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB12 NEG # 22 TO 23
DB13 #14-15 & 18-19

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	intersecting hipped roofs with flared overhang, metal fascia
BUILDING WALLS	stucco painted beige — S section has continuous sill below 3rd floor windows
FOUNDATIONS	not visible
DOORS	NE single light wood, most sealed, grouped with windows E - pair of heavy wd doors with 3 lights each leaf, transom, brass hardware; W - paired wood paled with transom, above grade; E - wd plank door in concrete neoclassical surround
WINDOWS	3 sizes of paired wd casement — 4 light on ground floor, 3 light on 2nd, 4 light on 3rd - each progressively smaller — 3rd floor windows slightly recessed in segmental surrounds, 2nd floor have balconets with projecting concrete sills & wrought iron balustrades; W - some 6/6 wd DHWS, 10/10 wd DHWS, 2 light wd csmt paired w/ wrought iron grilles; NE - large fixed lights with frosted transoms, leaded in 18 and 56 lights
~~PORCHES OR PORTALES~~	
PORCHES ~~BALCONIES~~	E center - recessed porch with heavy piers with bases & capitals, arched openings, concrete floor, wrought iron balustrade, T&G ceiling
COURTYARDS	NW - courtyard patio - now part of restaurant — has shed roofed portal with red tile roof, square posts, corbels
FENCES/WALLS	S - 5' stucco wall, wd plank gates; NW - 5' stucco wall, heavy wood gates with wrought iron hinges
ARCH. DETAILS	
OTHER	blue canvas awnings patio restaurant N — created during renovation
COMMENTS	N restaurant door was moved back 8-10' to permit handicapped access — original stucco sill & wainscot remain.

ADDITIONAL PHOTOGRAPHS



#22 northeast

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

IDENTIFICATION	
ADDRESS	ID NUMBER: 0516 10317
210 Don Gaspar	SANTA FE ID NUMBER: H1786
	SURVEYED/RESEARCHED DATE 8/95 BY DB



#15 northwest



#14 west elevation, N end

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

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

IDENTIFICATION

ADDRESS

210 Don Gaspar

ID NUMBER: 0516 10317

SANTA FE ID NUMBER: #1786

SURVEYED/RESEARCHED

DATE 8/95 BY DB

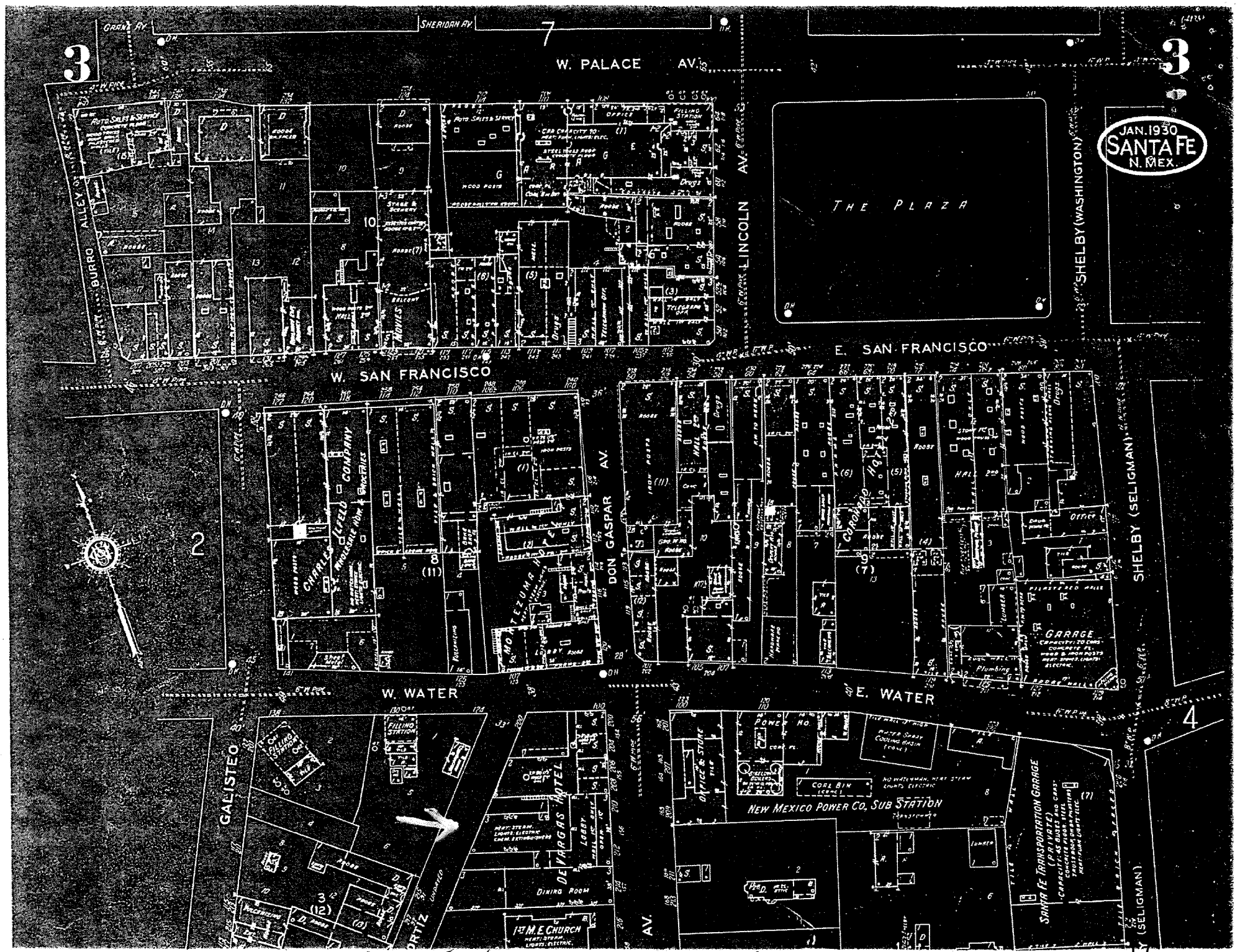


#18 west center



#19 south elevation

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



1930 Sanborn 210 Don Gaspar

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: SEPTEMBER 7, 2018

Property Owner of Record: HERITAGE HOTELS AND RESORTS LLC

Applicant/Agent Name: MARTINEZ ARCHITECTURE STUDIO

Contact Person Phone Number: (505) 984-4958

Site Address: 210 DON GASPAR AVENUE

Proposed Construction Description: RENOVATION OF EXISTING STRUCTURE. NEW SPA, NEW TRELLIS, NEW WALL W/GATE

TOTAL ROOF AREA: 17,059 SF

Zoning District: BCD/AAA

Overlay: □ Escarpment _____
□ Flood Zone*
☒ Other: DOWNTOWN + EASTSIDE

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan □ Building Plans
□ Existing Site Plan □ Proposed Site Plan □ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: □ Residential
☒ Commercial Type of Use: HOTEL

Terrain: □ 30% slopes _____

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage : 85 %
□ Open Space Required: _____

Setbacks:
Proposed Front: — Minimum: 0
2nd Front? 0
Proposed Rear: — Minimum: 0
Proposed Sides: L — R — Minimum: 0

Height: Proposed EXISTING
Maximum Height: 44'-10" or
□ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed — Accessible —
Minimum: EXISTING

Bicycle Parking:**
Proposed: — Minimum: EXISTING
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

RICHARD MARTINEZ [□OWNER ☒APPLICANT ☒AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE _____ DATE Sept. 7, 18

To Be Completed By City Staff:

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: __/__/__
☒ Flood Plain Approval by HG Date: 9/10/18
□ Traffic Engineering Approval by _____ Date: __/__/__
Notes: Provide info regarding floodway & fringe and pertinent elevations on plat and/or plan.

Zoning Approval:
□ **Preliminary Approval** ☒ **with conditions** □ **Rejected**
Comments/Conditions: Stucco Wall along Ortiz St. Must be 3' (no higher or lower).

REVIEWER: C. GEMORA _____ **DATE:** 9/7/18

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

MARTINEZ ARCHITECTURE STUDIO PC

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HISTORIC DESIGN PROPOSAL
HOTEL ST. FRANCIS RENOVATION TO ADD A SPA
210 DON GASPAR AVENUE

Downtown and Eastside Historic District – Significant

September 10, 2018

EXISTING CONDITIONS:

The Hotel St. Francis is a very important building in Santa Fe. It was built in 1924 incorporating an existing building to the northeast. The building has been remodeled several times, the most recent in 1986 and 2009. A history of the building which was part of the 1986 report to the state is attached. The hotel is described as the largest and best example of the California Mission Revival style.

The owners of the hotel wish to preserve this building and give their guests an experience of staying in a part of Santa Fe that has existed for a very long time. The hotel has a restaurant and a popular bar and now the owners wish to add a spa.

PROPOSED CONSTRUCTION:

The changes asked for are interior and for the most part involve either elements not seen by the public or changes inside a courtyard, not involving changes to the facades which give this building its character. There are some exterior changes: The new spa will open directly to the southern courtyard for a relaxation space, allowing guests to occupy this space for the first time. The courtyard is visually cut off from the street by a 6' fence which will be replaced by a 6' high stucco wall topped by tile, matching the other courtyard walls. This replacement wall requires an exception, see a drawing and exception criteria attached to this letter.

Inside the courtyard will be decked in wood over the existing concrete roof of the basement below. There will be a freestanding, 19'-0" deep x 13'-0" wide x 11'-0" high metal trellis with a painted rust finish. One of the existing windows will be renovated into a door of the same width. This door will lead from the existing Gym to this relaxation space. An exception for this change is attached to this letter.

There will also be a new stuccoed, tile topped, addition added to the back of the courtyard. The existing accounting room had been added to the original structure, this will become the reception area and a hallway and relaxation room will be added. This new addition has air conditioning condensers on its roof which will not be publically visible and it will cover an existing exterior door and three windows, all at the rear of the courtyard. This new addition will be 16'-0" tall from the exiting courtyard floor and 11' –10" deep, 15' – 0" wide and will have a door and two windows as shown on the drawings. It will be at the floor level of the existing hotel requiring six 7" x 11" wood steps and a black metal handrail which will also not be publically visible (see drawing attached).The stucco, roof and trim colors will remain as they are. There will be five new direct vent fireplace flues through the walls which will be painted to match the existing stucco color.

Richard Martinez

MARTINEZ ARCHITECTURE STUDIO PC

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Additional Material Not required For an Exception

HISTORIC DESIGN EXCEPTION FOR THE WINDOWS AT
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
Downtown & Eastside Historic District - Significant
September 10, 2018

The Applicant, Heritage Hotels ("Heritage"), hereby requests an exception to Section 14-5.2D.5.a.ii & iii. Specifically, Section 14-5.2D.5.a.ii & iii. provides as follows:

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(ii) No new openings shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

Heritage's application request approval for the creation of an opening where it does not presently exist: (1) Converting one window to a door. (2) Closing three windows in the courtyard.

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

(i) Do not damage the character of the streetscape;

The character of the streetscape in each instance will not be altered or damaged. Only the courtyard wall will be visible from the street. The openings will provide access to the courtyard, which will enhance the streetscape, rather than detract from it.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

Heritage's purchased the St. Francis Hotel for the purpose of enhancing and updating the hotel. The proposed door on the northern facade will allow for the creation of an entrance to a new spa. Outdoor improvements are necessary to

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make the outdoor area accessible and usable and without the door the outdoor courtyard cannot be accessed or used from the existing Gym. Overall, the minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

(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;

This criteria seems to have no application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

(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;*

The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant.*

Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

The exterior changes which are the subject of this request are minimal and provide very little impact, and the impact provided is positive in nature. The policy of the Historic Ordinance is set forth in Subsection 14-5.2(A)(1) as follows:

> 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

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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.

The requested modifications to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Heritage, for these reasons, respectfully requests that the Board recommend approval of the exception requested above.



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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

NORTH ELEVATION
SEPTEMBER 6, 2018





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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

EAST ELEVATION
SEPTEMBER 6, 2018



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HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

SOUTH ELEVATION
SEPTEMBER 6, 2018





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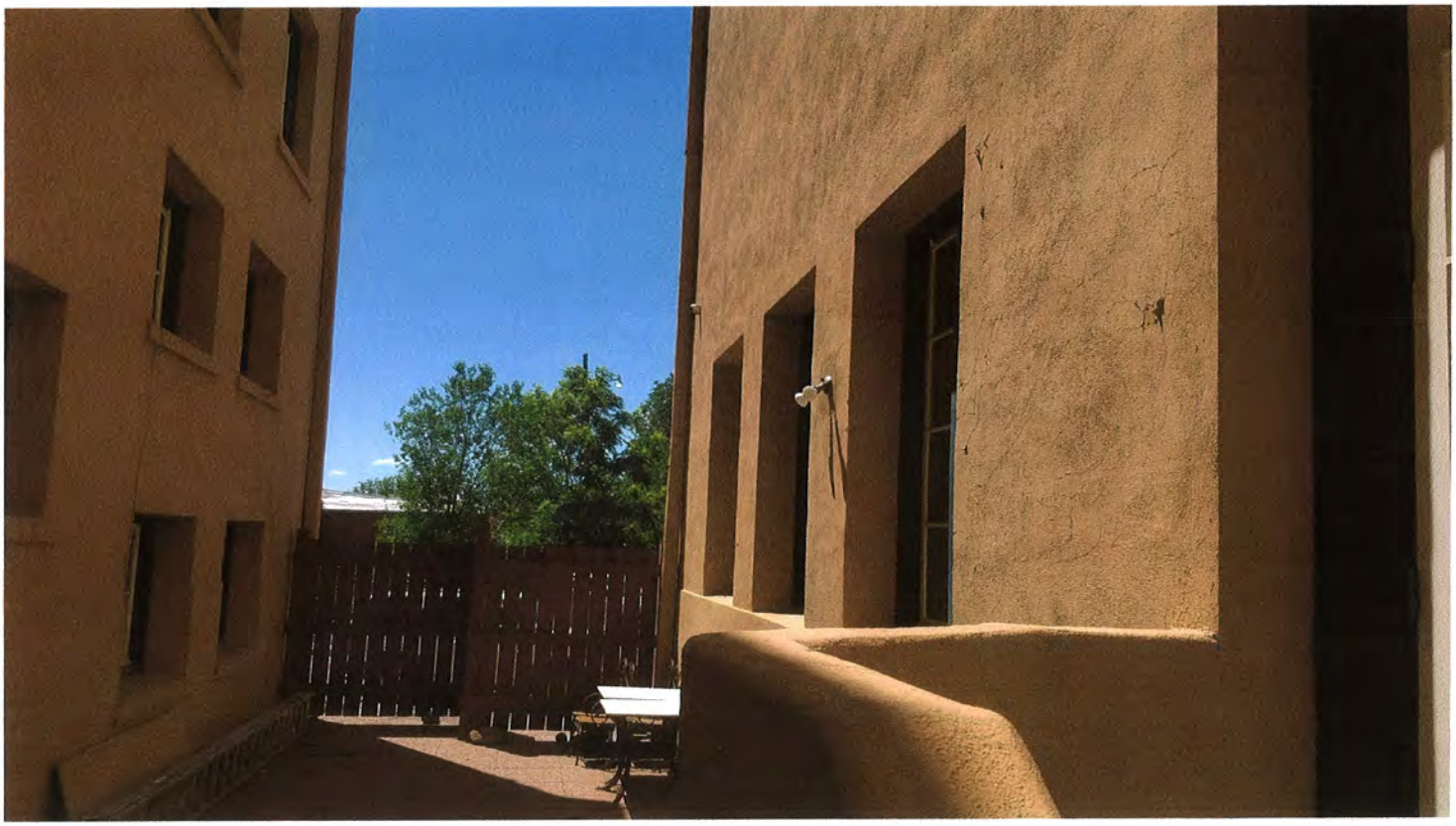
HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

WEST ELEVATION
SEPTEMBER 6, 2018





WORK area

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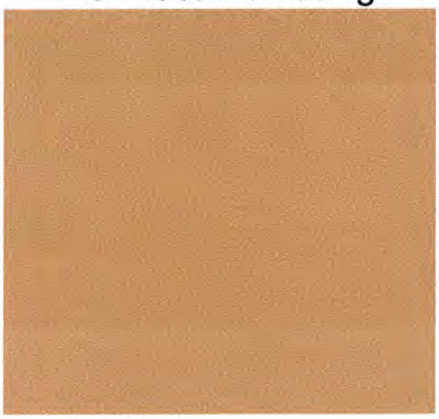
HOTEL ST. FRANCIS SPA
210 DON GASPAR
SANTA FE, NM

COURTYARD ELEVATION
SEPTEMBER 6, 2018

EXTERIOR FINISHES

HOTEL ST. FRANCIS SPA
210 DON GASPAR
Downtown and Eastside Historic District
September 10, 2018

Stucco Color – El Rey "Sand"
To match existing

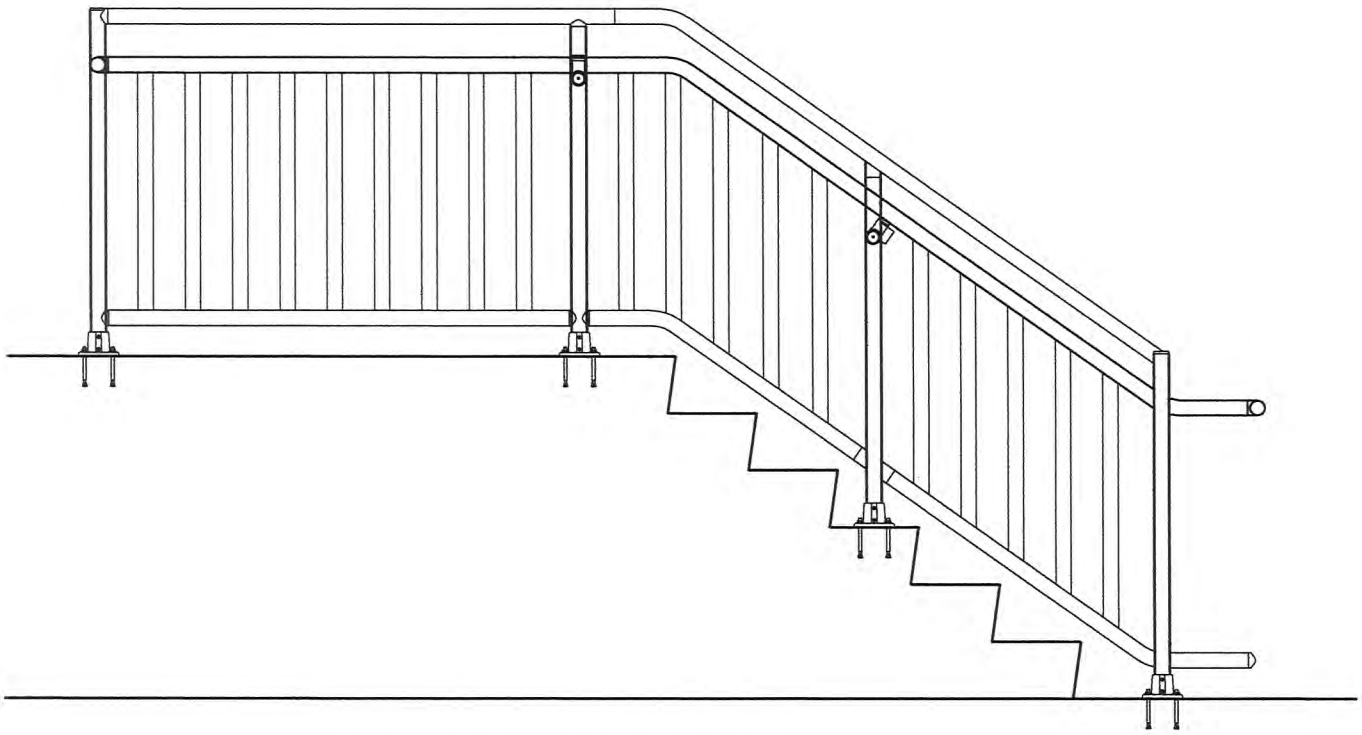


Painted metal trellis – Rust finish

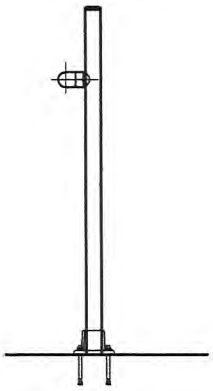


Window & Door Color – Blue
To match existing





TYPICAL HANDRAIL ELEVATION



HANDRAIL
SECTION

MARTINEZ
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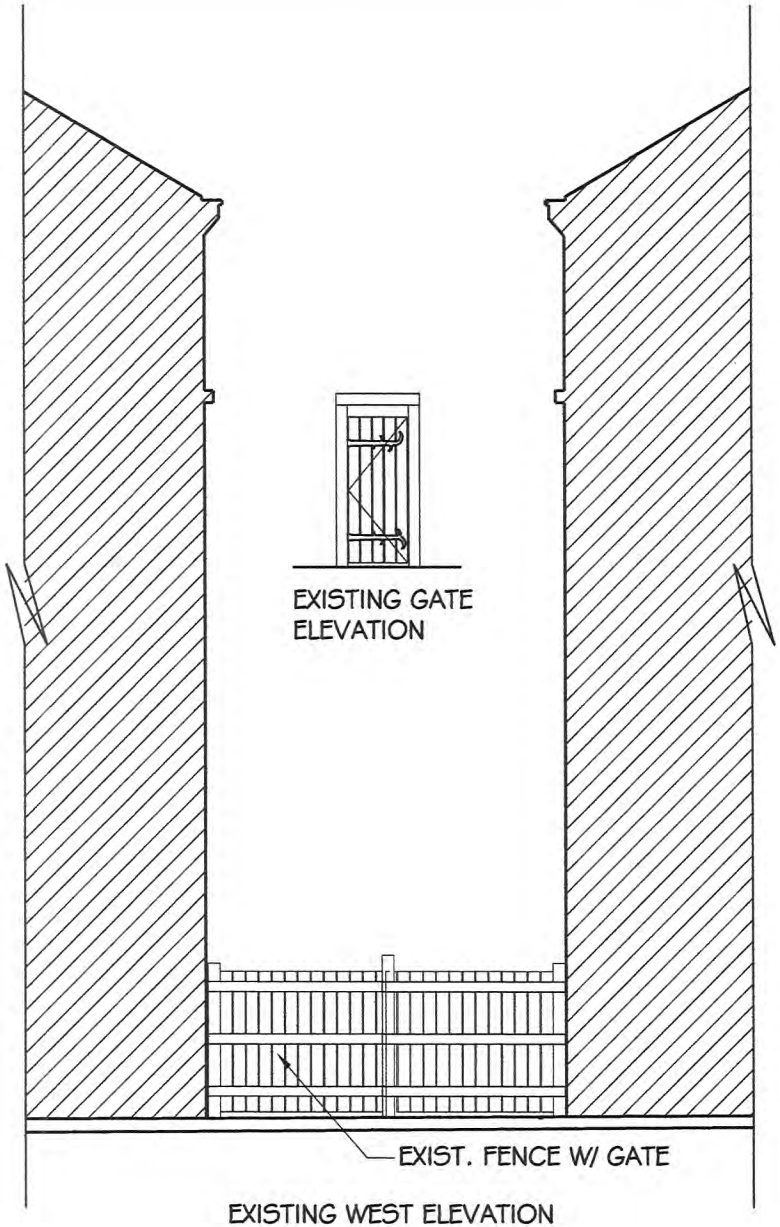
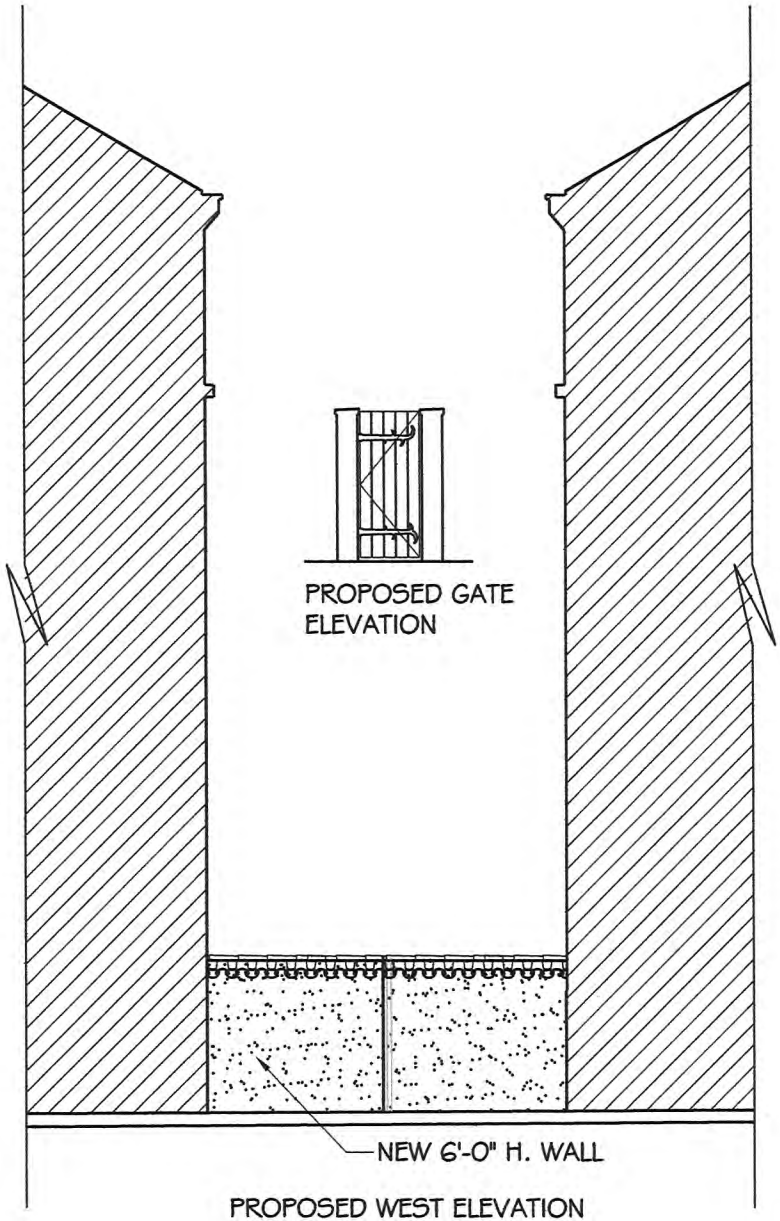
505-989-4958 studio@martinezarch.com

ST. FRANCIS SPA
210 DON GASPAR AVENUE
SANTA FE, NM

TYPICAL HANDRAIL
SEPTEMBER 11, 2018
SCALE: 1/2"=1'-0"



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

ST. FRANCIS SPA
210 DON GASPAR AVENUE
SANTA FE, NM

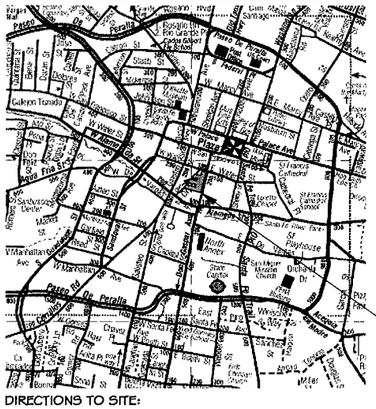
EXISTING & PROPOSED
WEST ELEVATION
SEPTEMBER 11, 2018
SCALE: 1/8"=1'-0"

ST. FRANCIS SPA

210 DON GASPAR AVENUE
SANTA FE NEW MEXICO

MARTINEZ ARCHITECTURE STUDIO P.C.
1524 PASEO DE PERALTA

VICINITY MAP



DIRECTIONS TO SITE:

THIS PROJECT IS ON THE CORNER OF DON GASPAR AVENUE AND WATER STREET.

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: NM COMMERCIAL BUILDING CODE (IBC AS AMENDED), NM RESIDENTIAL CODE (IRC AS AMENDED), NM EXISTING BUILDING CODE (IEBC AS AMENDED), NM PLUMBING CODE (UPC AS AMENDED), NM MECHANICAL CODE (UMC AS AMENDED), NM ELECTRICAL CODE AS AMENDED AND ADOPTED BY THE CITY OF SANTA FE, NM ELECTRICAL SAFETY CODE (NESC AS AMENDED), NM HISTORIC EARTHEN BUILDINGS CODE, NM EARTHEN BUILDING MATERIALS CODE, NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, NM ENERGY CONSERVATION CODE (IECC AS AMENDED), NM SWIMMING POOL, SPA AND HOT TUB CODE PHASE III (USPSHTC AS AMENDED), NM SOLAR ENERGY CODE (USEC AS AMENDED), INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

PROJECT DATA

SCOPE OF WORK:	RENOVATION OF EXISTING STRUCTURE. NEW SPA, TRELLIS, WALL W/ GATE
BUILDING TYPE:	COMMERCIAL - HOTEL
OCCUPANCY GROUP: (IBC SECTION 302.1)	R - 1
CONSTRUCTION TYPE: (IBC SECTION 601)	TYPE V - 1 HOUR
FIRE PROTECTION:	FIRE SPRINKLER SYSTEM EXISTING

SQUARE FOOTAGE AREA:

BASEMENT (EXISTING)	2,918 S.F.
FIRST FLOOR (EXISTING)	15,296 S.F.
SECOND FLOOR (EXISTING)	15,074 S.F.
MEZZANINE (EXISTING)	1,030 S.F.
THIRD FLOOR (EXISTING)	10,315 S.F.
TOTAL AREA (EXISTING):	44,643 S.F.
TOTAL ROOFED AREA:	17,059 S.F.

NO NEW ROOFED AREA PROPOSED

MAX BUILDING HEIGHT:
44 FEET 10 INCHES (EXISTING)

Correct this

OCCUPANCY LOAD:
(IBC TABLE 1003.2.2.2)
EXISTING - NO CHANGE IS USE PROPOSED

LOT AREA:	20,061.8 S.F.
LOT COVERAGE:	= 85.0% (EXISTING)

UTILITY DATA:

GAS:	PNM (EXISTING)
ELECTRIC:	PNM (EXISTING)
SEWER:	CITY OF SANTA FE (EXISTING)
WATER:	CITY OF SANTA FE (EXISTING)
ZONING:	BCDLAA BUSINESS CAPITOL DISTRICT ALAMEDA STREET SUB-DISTRICT DOWNTOWN AND EASTSIDE HISTORIC DISTRICT
HISTORIC STATUS:	SIGNIFICANT
PARKING:	EXISTING 33 SPACES

DESIGN PROFESSIONALS

ARCHITECT
Richard Martinez
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. Box 925
Santa Fe, NM 87504
(505) 989-4958

DRAWING INDEX

A-0.1	COVER SHEET
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN
A-2.1	PROPOSED FLOOR PLAN
A-3.0	EXISTING & PROPOSED NORTH & SOUTH COURTYARD ELEVATIONS
A-3.1	EXISTING & PROPOSED EAST ELEVATION

9/7/18

MARTINEZ ARCHITECTURE STUDIO PC
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505.983.4958 studio@martinezarch.com

ST. FRANCIS SPA
210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

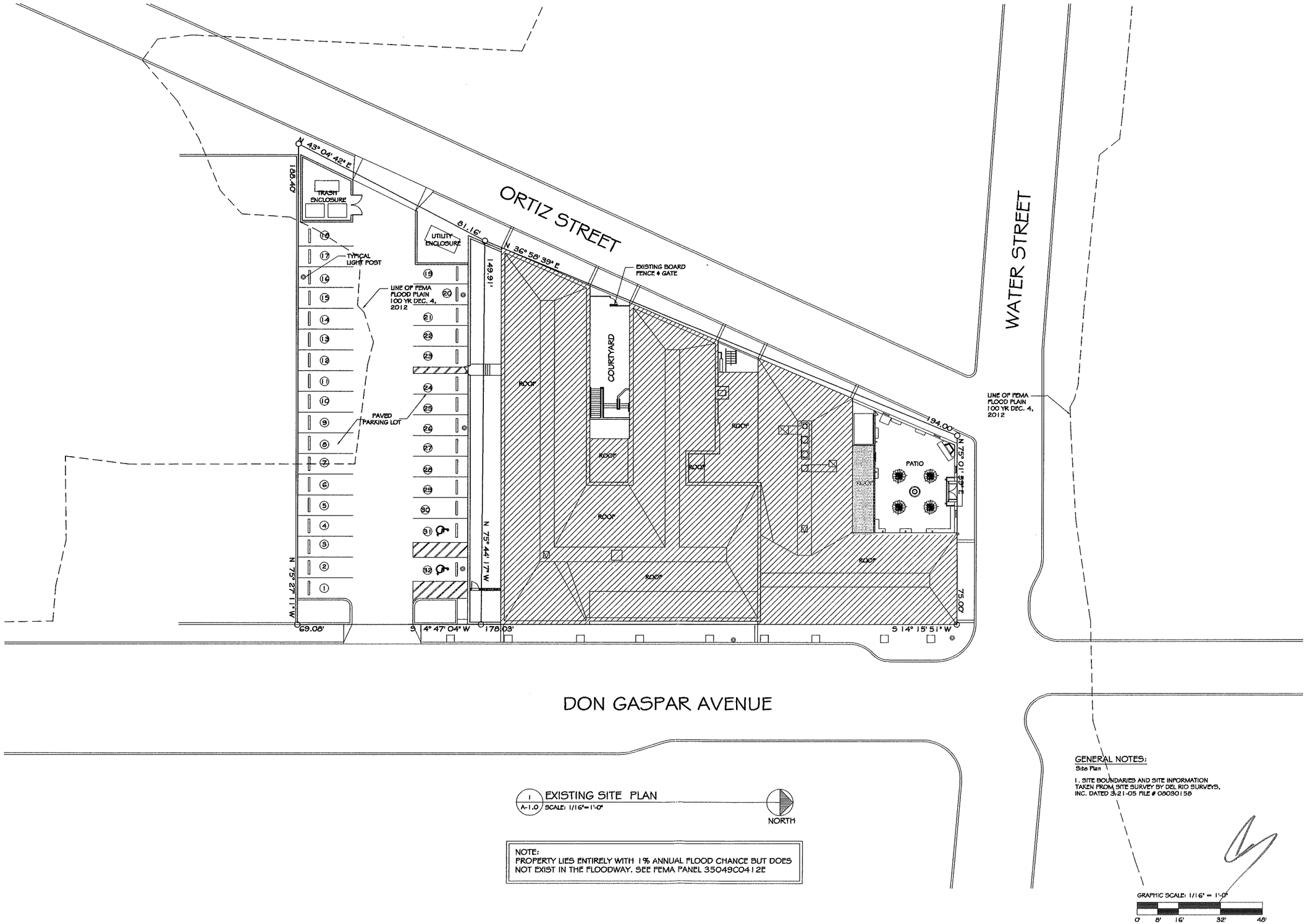
SEPTEMBER 10, 2018

COVER SHEET PROJECT DATA

A
0.1

SET #

1805 - ST. FRANCIS SPA



1 A-1.0 EXISTING SITE PLAN
SCALE: 1/16"=1'-0"

NORTH

NOTE:
PROPERTY LIES ENTIRELY WITH 1% ANNUAL FLOOD CHANCE BUT DOES NOT EXIST IN THE FLOODWAY. SEE FEMA PANEL 35049C0412E

GENERAL NOTES:
Site Plan

1. SITE BOUNDARIES AND SITE INFORMATION TAKEN FROM SITE SURVEY BY DEL RIO SURVEYS, INC. DATED 3-21-05 FILE # 08030158

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-983-4950 studio@martinezarch.com

ST. FRANCIS SPA
210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

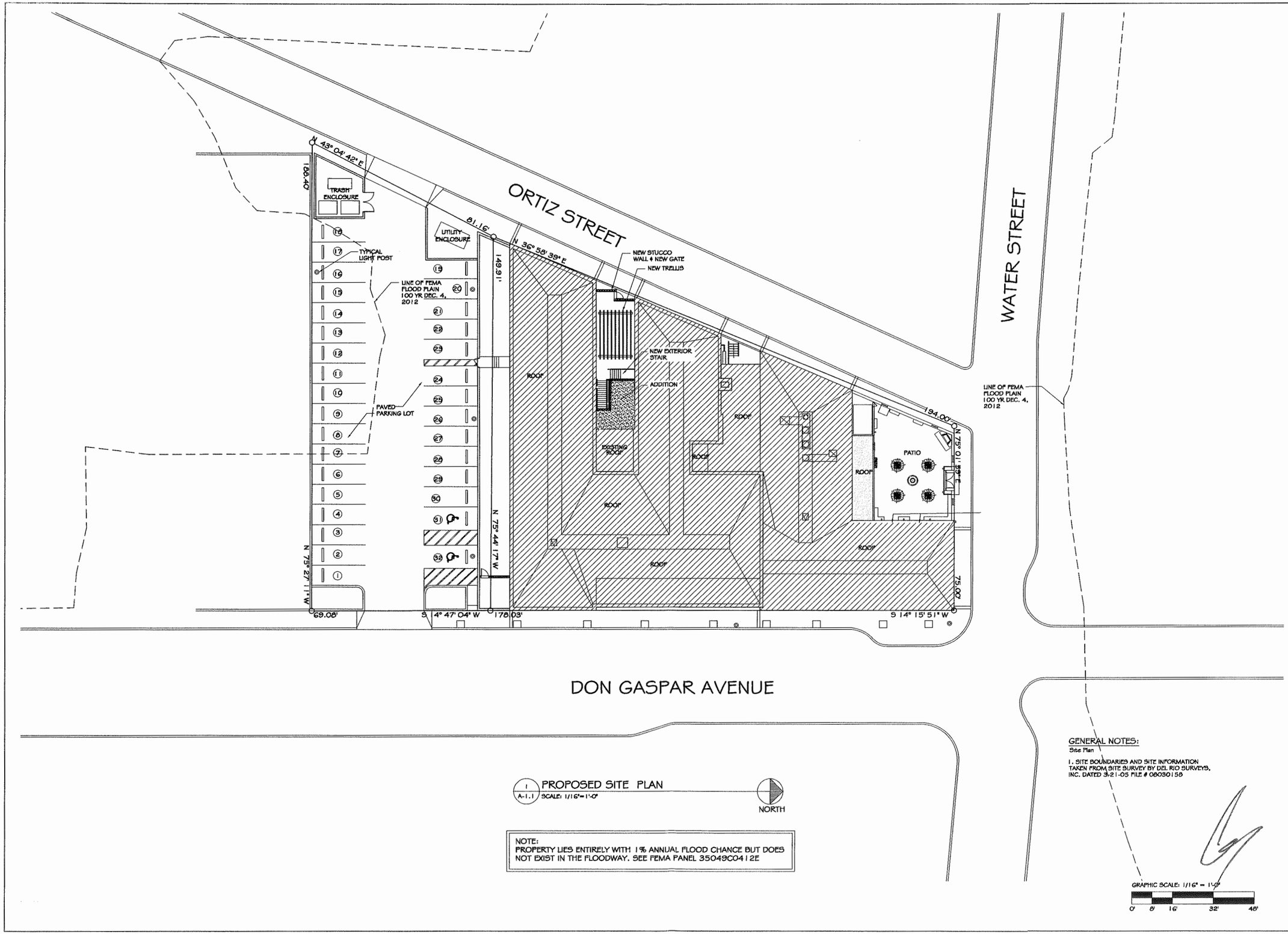
SEPTEMBER 10, 2018

EXISTING SITE PLAN

A 1.0

SET #

1805 - ST. FRANCIS SPA



1 A-1.1 PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"

NORTH

NOTE:
PROPERTY LIES ENTIRELY WITH 1% ANNUAL FLOOD CHANCE BUT DOES NOT EXIST IN THE FLOODWAY. SEE FEMA PANEL 35049C0412E

GENERAL NOTES:
Site Plan

1. SITE BOUNDARIES AND SITE INFORMATION TAKEN FROM SITE SURVEY BY DEL RIO SURVEYS, INC. DATED 3-21-05 FILE # 08030158

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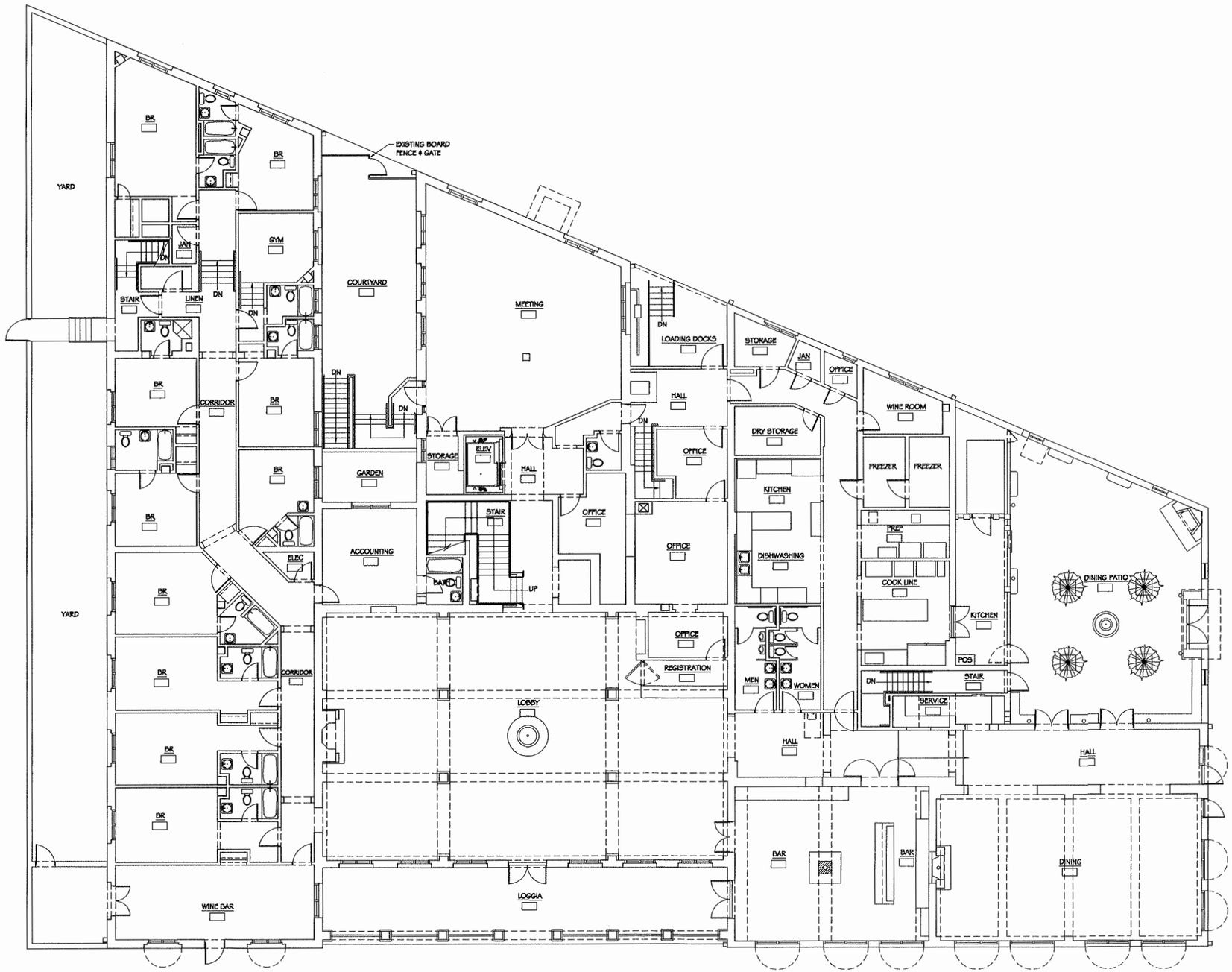
SEPTEMBER 10, 2018

PROPOSED SITE PLAN

A 1.1

SET #

1805 - ST. FRANCIS SPA



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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505.303.4343 studio@martinezarch.com

ST. FRANCIS SPA
210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

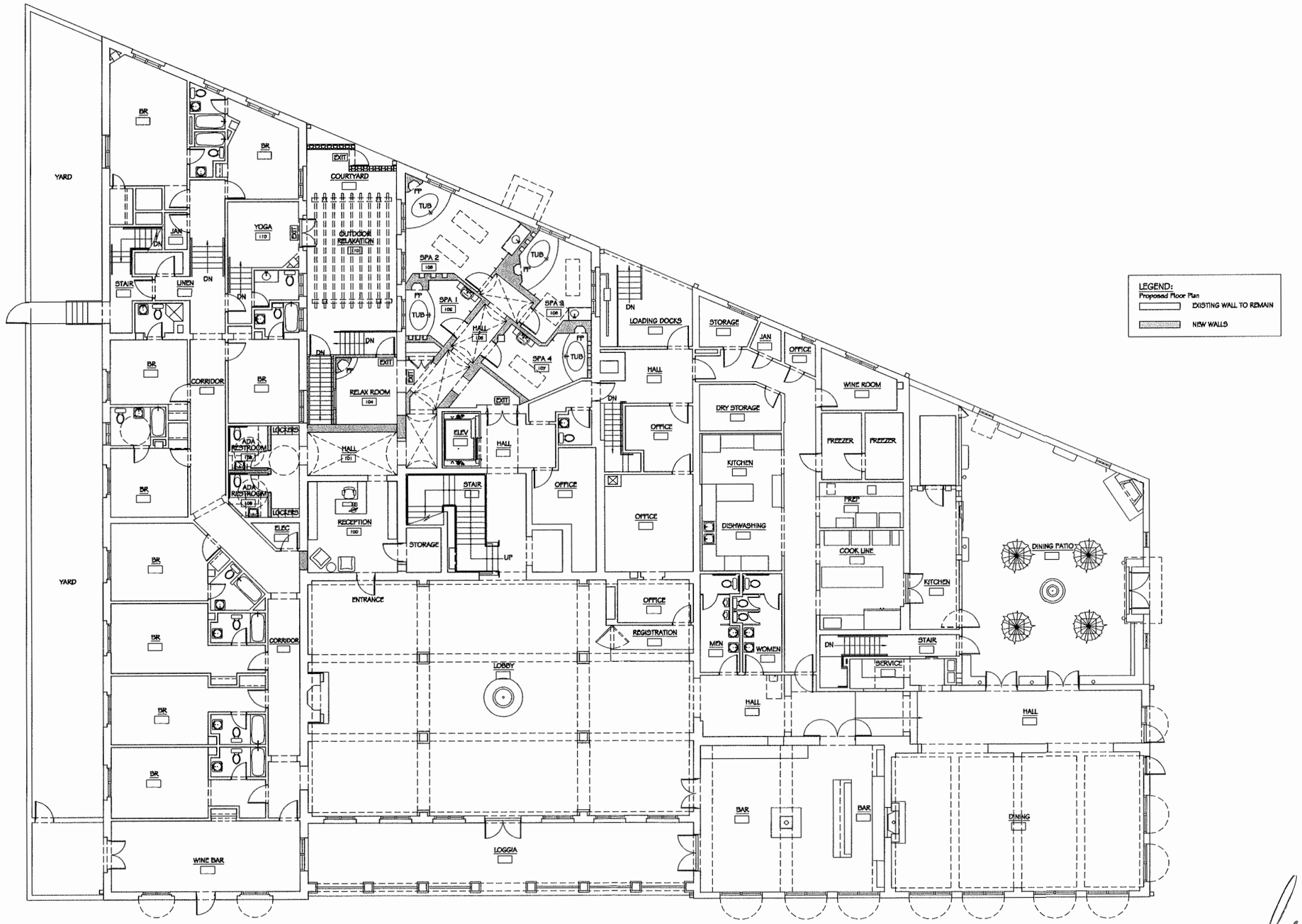
SEPTEMBER 10, 2018

EXISTING FLOOR PLAN

A 2.0

SET #

1805 - ST. FRANCIS SPA



1 / A-2.1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

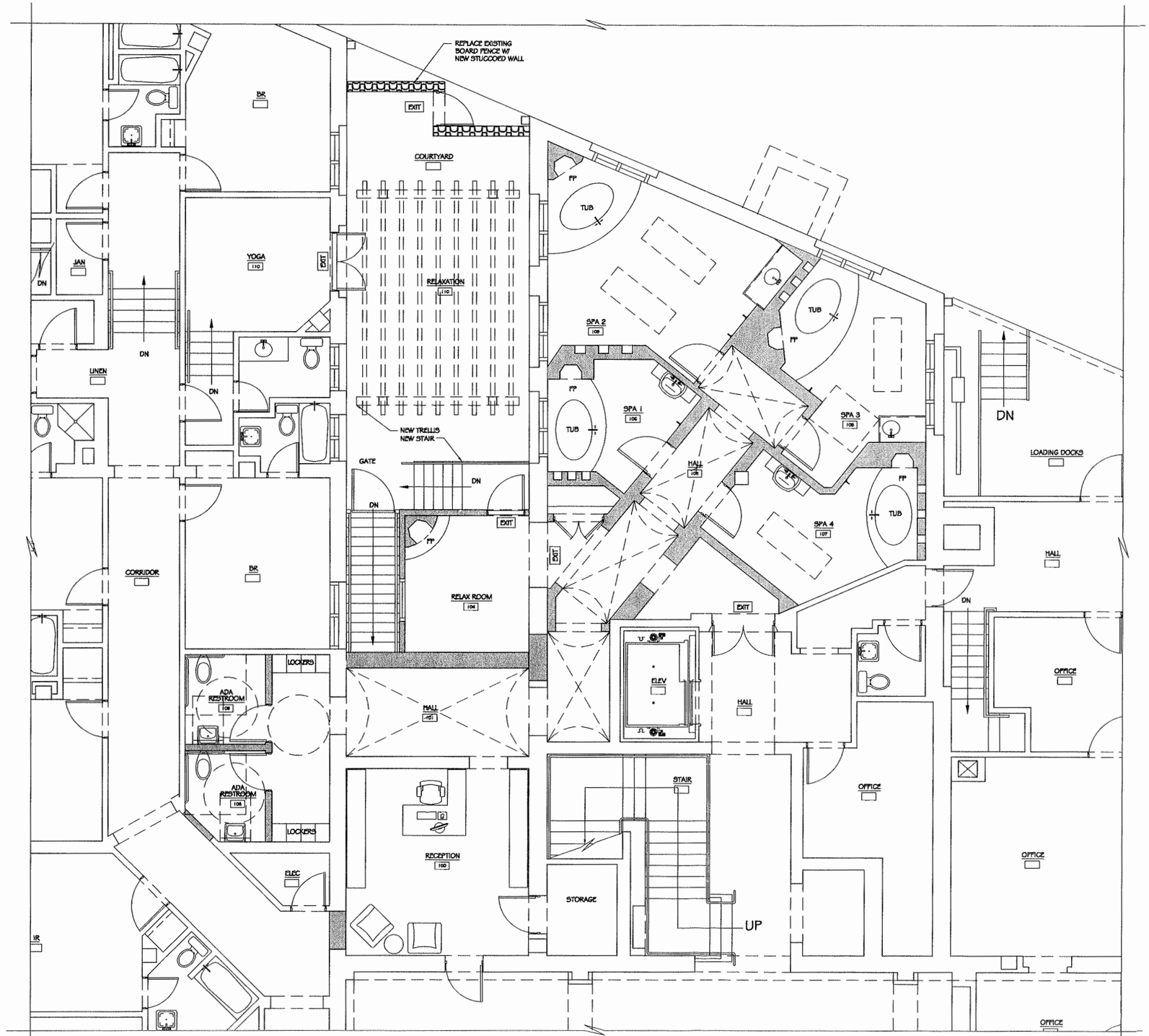
SEPTEMBER 10, 2018

PROPOSED FLOOR PLAN

A 2.1

SET #

1805 - ST. FRANCIS SPA



LEGEND:
Proposed Floor Plan
EXISTING WALL TO REMAIN
NEW WALLS

1 A-2.2 ENLARGED PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
1521 PASEO DE PERALTA SANTA FE
505.303.4955 studio@martinezarch.com

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210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

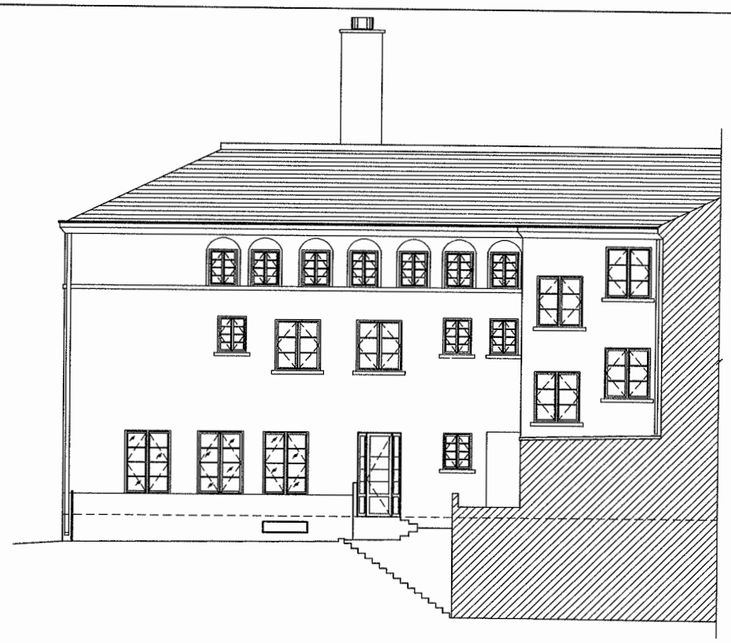
SEPTEMBER 10, 2018

ENLARGED PROPOSED FLOOR PLAN

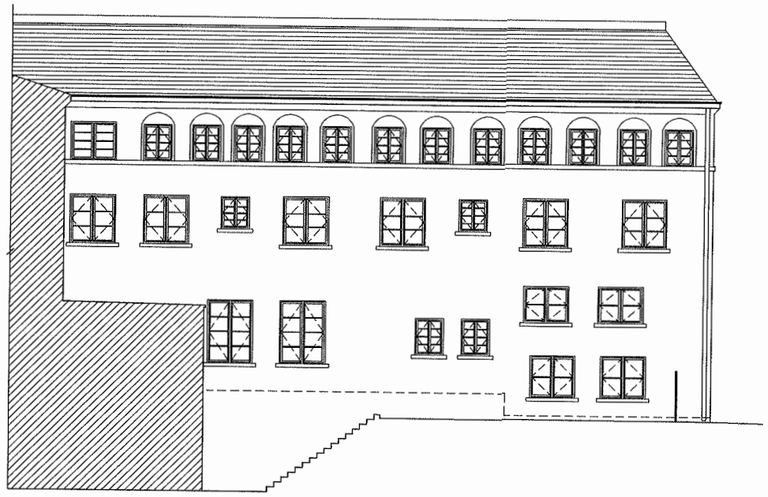
A 2.2

SET #

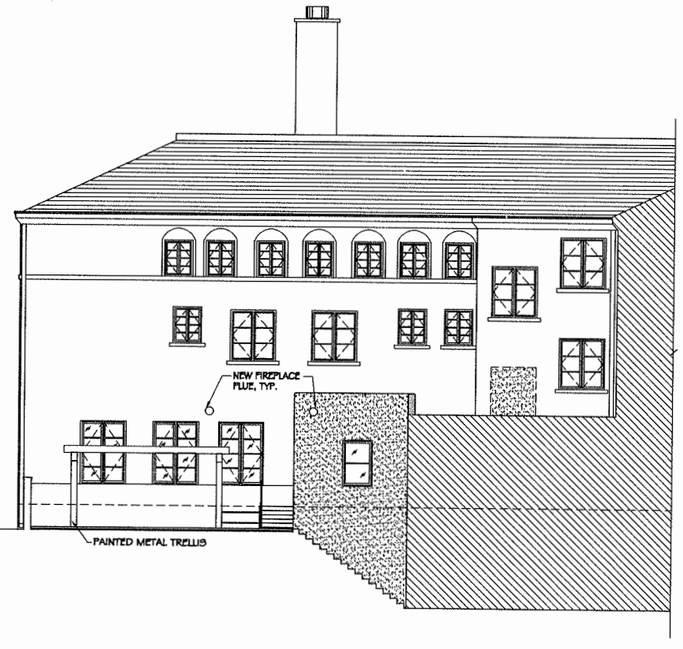
1805 - ST. FRANCIS SPA



1 A-3.0 EXISTING NORTH COURYARD ELEVATION
SCALE: 1/8"=1'-0"

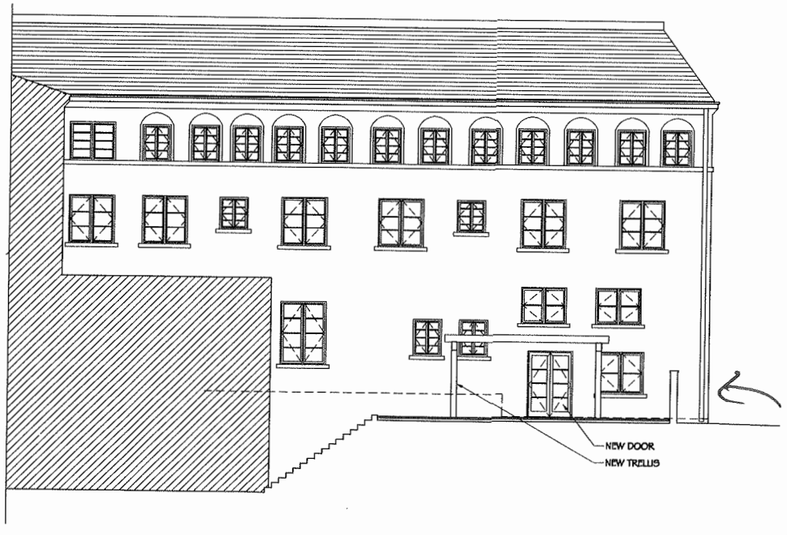


3 A-3.0 EXISTING SOUTH COURYARD ELEVATION
SCALE: 1/8"=1'-0"



Min/ Max 3' Stucco Wall per BCD ALA

2 A-3.0 PROPOSED NORTH COURYARD ELEVATION
SCALE: 1/8"=1'-0"



Min/Max 3' Wall

4 A-3.0 PROPOSED SOUTH COURYARD ELEVATION
SCALE: 1/8"=1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

MARTINEZ ARCHITECTURE STUDIO PC
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505.395.4455 studio@martinezarch.com

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210 DON GASPAR AVE.
SANTA FE, NEW MEXICO

SEPTEMBER 10, 2018

EXISTING & PROPOSED NORTH & SOUTH COURTYARD ELEVATIONS

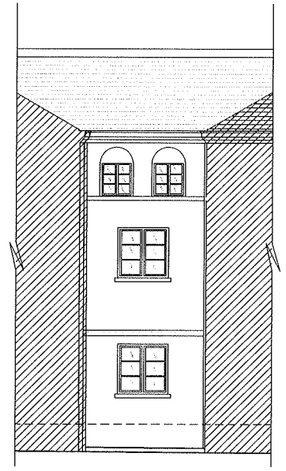
A 3.0

SET #

1805 - ST. FRANCIS SPA



1 / A-3.1 OVERALL EXISTING EAST ELEVATION W/ FENCE
SCALE: 1/8"=1'-0"

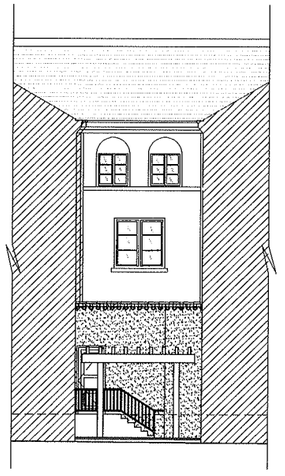


2 / A-3.1 EXISTING EAST COURTYARD ELEVATION
SCALE: 1/8"=1'-0"



3 / A-3.1 OVERALL PROPOSED EAST ELEVATION W/ WALL
SCALE: 1/8"=1'-0"

Min/Max 8' Stucco Wall



4 / A-3.1 PROPOSED EAST COURTYARD ELEVATION
SCALE: 1/8"=1'-0"

GRAPHIC SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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1524 PASEO DE PERALTA SANTA FE
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SANTA FE, NEW MEXICO

SEPTEMBER 10, 2018

EXISTING & PROPOSED EAST ELEVATION

A 3.1

SET #

1805 - ST. FRANCIS SPA

ITEM # 17-0436

City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-17-029
Address – 210 Don Gaspar Ave.
Agent's Name – Lloyd & Associates Architects
Owner/Applicant's Name – Heritage Hotels

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on April 25, 2017.

210 Don Gaspar Avenue is a commercial structure which is listed as significant to the Downtown and Eastside Historic District and is built in the Mission Revival style. The property was formerly the De Vargas Hotel and is currently the Hotel St. Frances. The De Vargas Hotel was constructed in 1924, but buildings have existed in the location as early as 1890.

The building is characterized by: its unusual footprint; its Mission style elements such as arches at patio and terrace entrances as well as over some windows, wrought iron elements, and clay tile detail; stucco exterior; concrete sills at the windows; a long patio at the entrance and an enclosed courtyard patio at the northwest corner.

The 1984 Historic Building Inventory form notes that the first floor of the hotel was thought to have existed by 1883 when it was the National Hotel. A second story was added between 1902 and 1908. The 1995 Historic Building Inventory notes that a remodel/restoration of the property took place in the mid-1980s and some doors were replaced and that some changes occurred to the storefront on the north side of the building. More recent remodeling (2008) approved by the HDRB included a new window opening on the north and west dining courtyard, alteration of the arched gate at the courtyard for functionality, and addition of clay roof tiles on the west elevation of the hotel. The Applicant proposed to remodel with the following items:

1) Remove a 2nd-story window on the west elevation, above the courtyard, and replace it with an arch. The opening width will not change. An exception is requested to alter an architectural feature (14-5.2(D)(5)(b)) and to remove historic material (14-5.2(D)(5)(a)(i)). The relevant code citations and exception responses were in staff's memo.

2) Relocate the French doors on the 2nd-story patio by setting them back 6'-0" from their current location in order to expand the existing patio space.

3) Match stucco color and other finish details with existing.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Zoning staff determined that the Application meets underlying zoning standards.
3. Staff Recommendation: Staff found that not all of the exception criteria have been met but the Board my find they have been with further testimony from the applicant. Otherwise the application complies with 14-5.2(E) Downtown and Eastside. .
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:

_X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure);

_X_ Section 14-5.2(D) General Design Standards; and

_X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures

5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))

6. An Exception Request to alter an architectural feature and remove historic material on a significant building was applicable to this Application:

   _X_ The Board affirms those findings by staff that found that particular exception criteria were not met.

7. Adding an additional arch will detract from the building's intended balanced design.
8. The Board should strive to keep significant buildings intact.
9. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
10. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.
12. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board denied the Application, including the removal of the 2nd story window on the west elevation and the relocation of the French doors, as recommended by staff.

IT IS SO ORDERED ON THIS 23rd DAY OF MAY 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

23 May 2017
Date:

FILED:

for Melissa A Byers
Yolanda Y. Vigil
City Clerk

5/24/17
Date:

APPROVED AS TO FORM

Assistant City Attorney

23 May 2017
Date:

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

PROJECT DESCRIPTION: Lloyd and Associates Architects, agent for Heritage Hotels, owner, propose to remodel a significant non-residential structure by removing a window to create an arch and add French doors at a second floor patio. Exceptions are requested to remove historic material (Section 14-5.2(D)(5)(a)(i)) and to alter an architectural feature (Section 14-5.2(D)(b)).

Case number: H-17-029
Project Type: HDRB

PROJECT LOCATION (S): 210 Don Gaspar Avenue

PROJECT NAMES:

OW – Heritage Hotels	201 Third Street NW Ste. 1150	Albuquerque, NM 87102
AP – Lloyd & Assoc Architects	321 West San Francisco St. Ste. A	Santa Fe, NM 87504

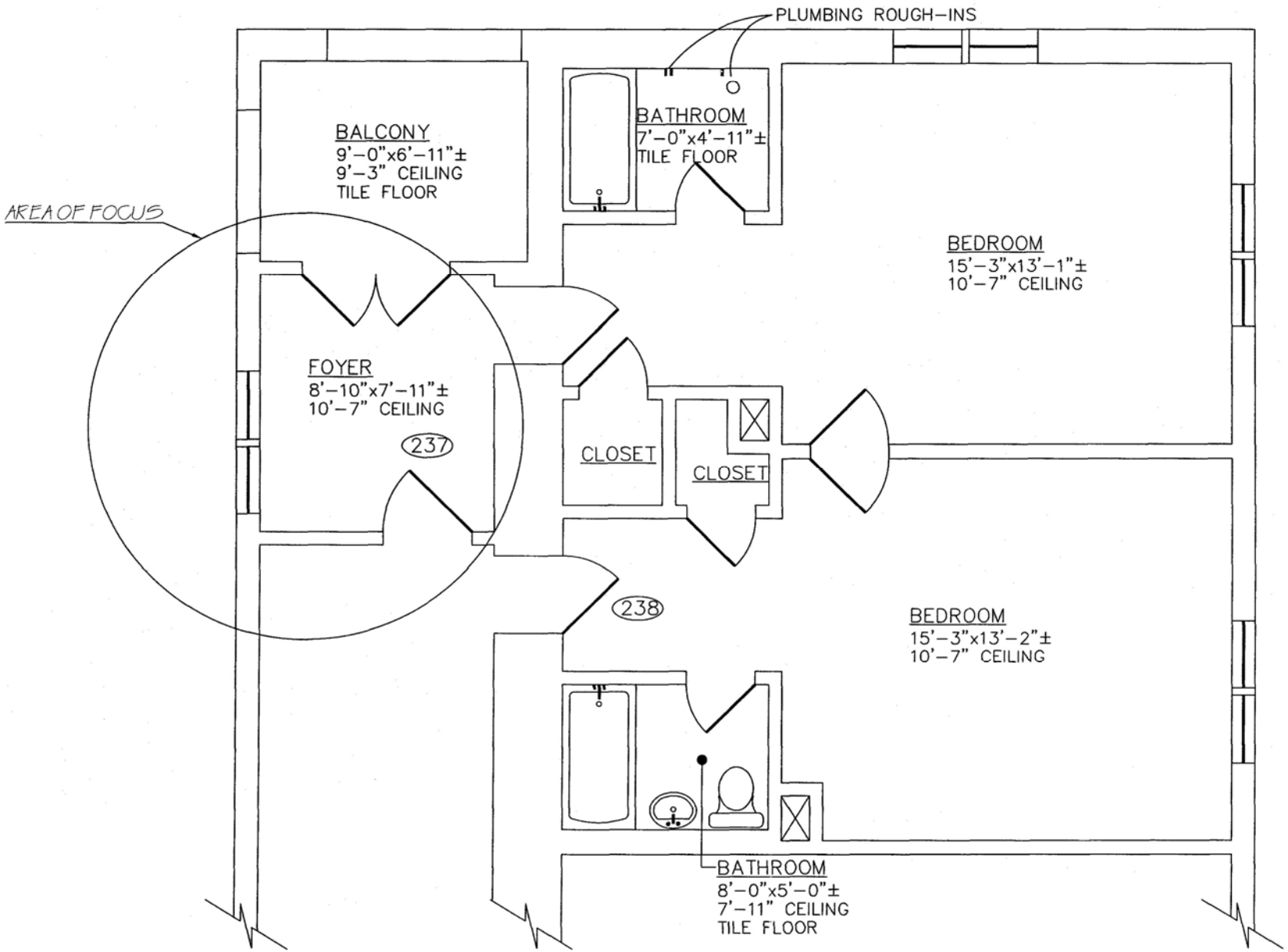
BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on April 25, 2017. The decision of the Board was to deny the application. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**



1 / A-06.2 EXISITNG CONDITIONS - CARDINAL SUITE

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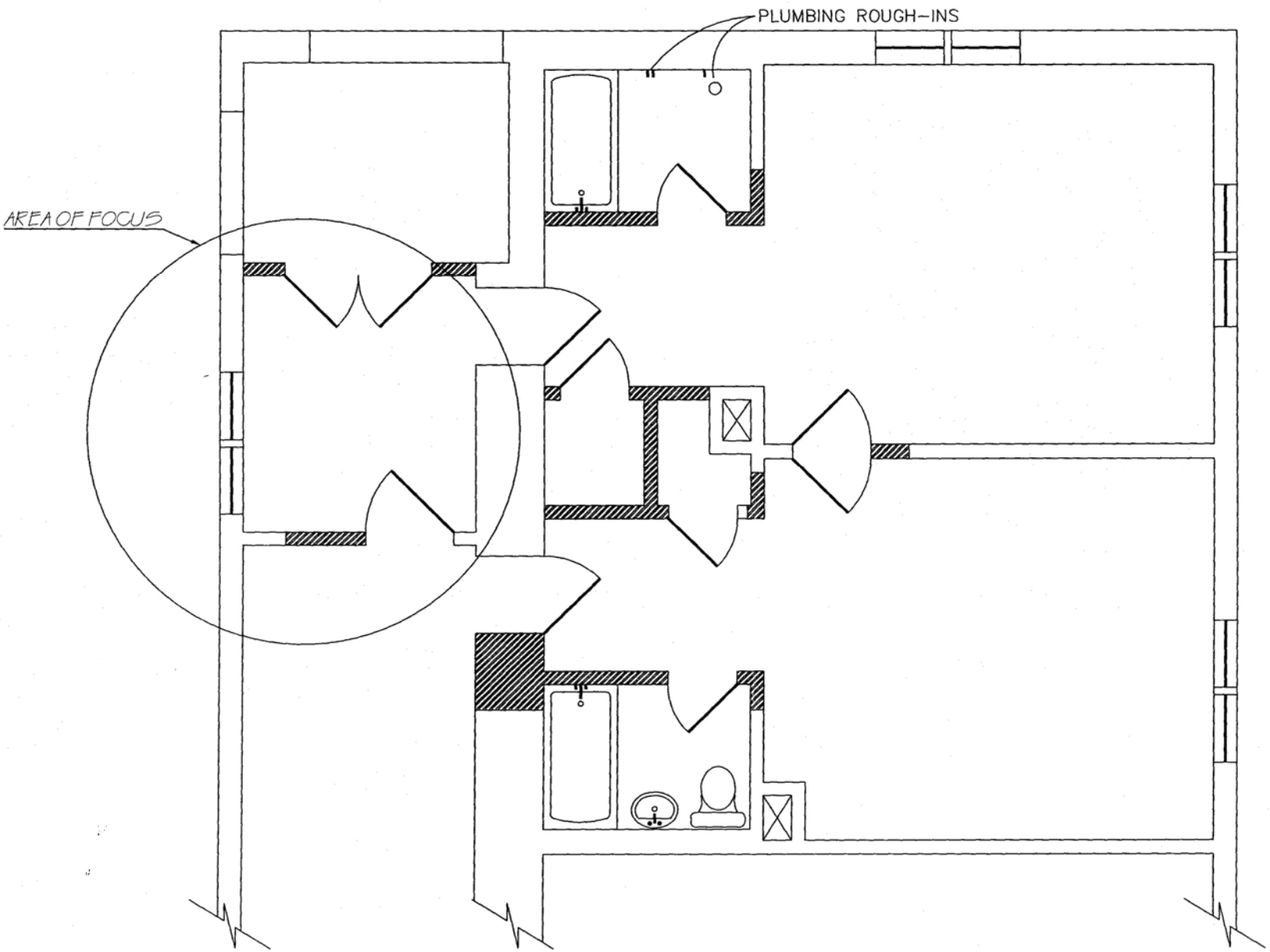


2 / A-06.3 DEMO PLAN - CARDINAL SUITE

SCALE: 1/4"=1'-0"

MAR 15

HOTEL ST FRANCIS

Seal

Key Plan

Scale

Date

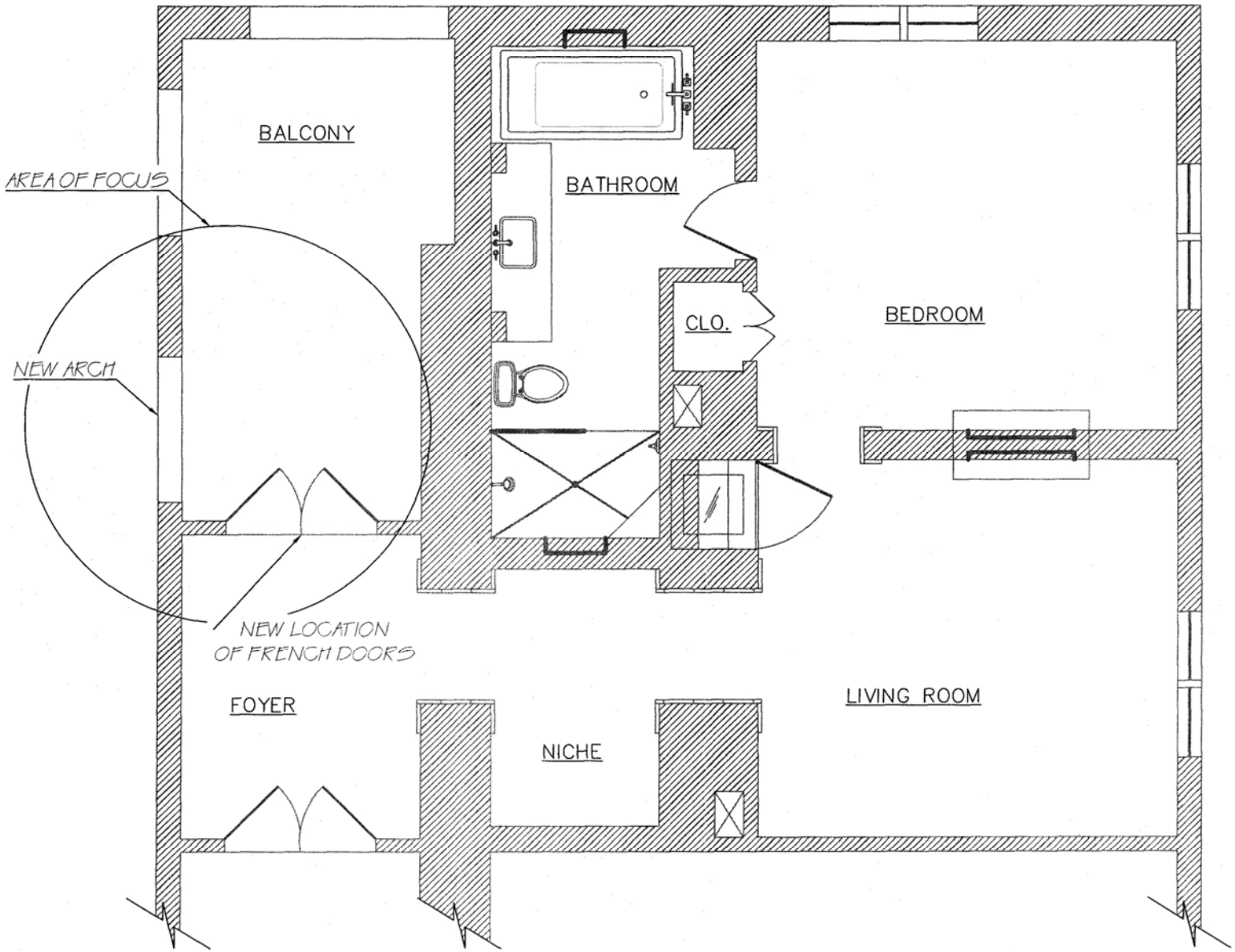
Job

No.

FLO

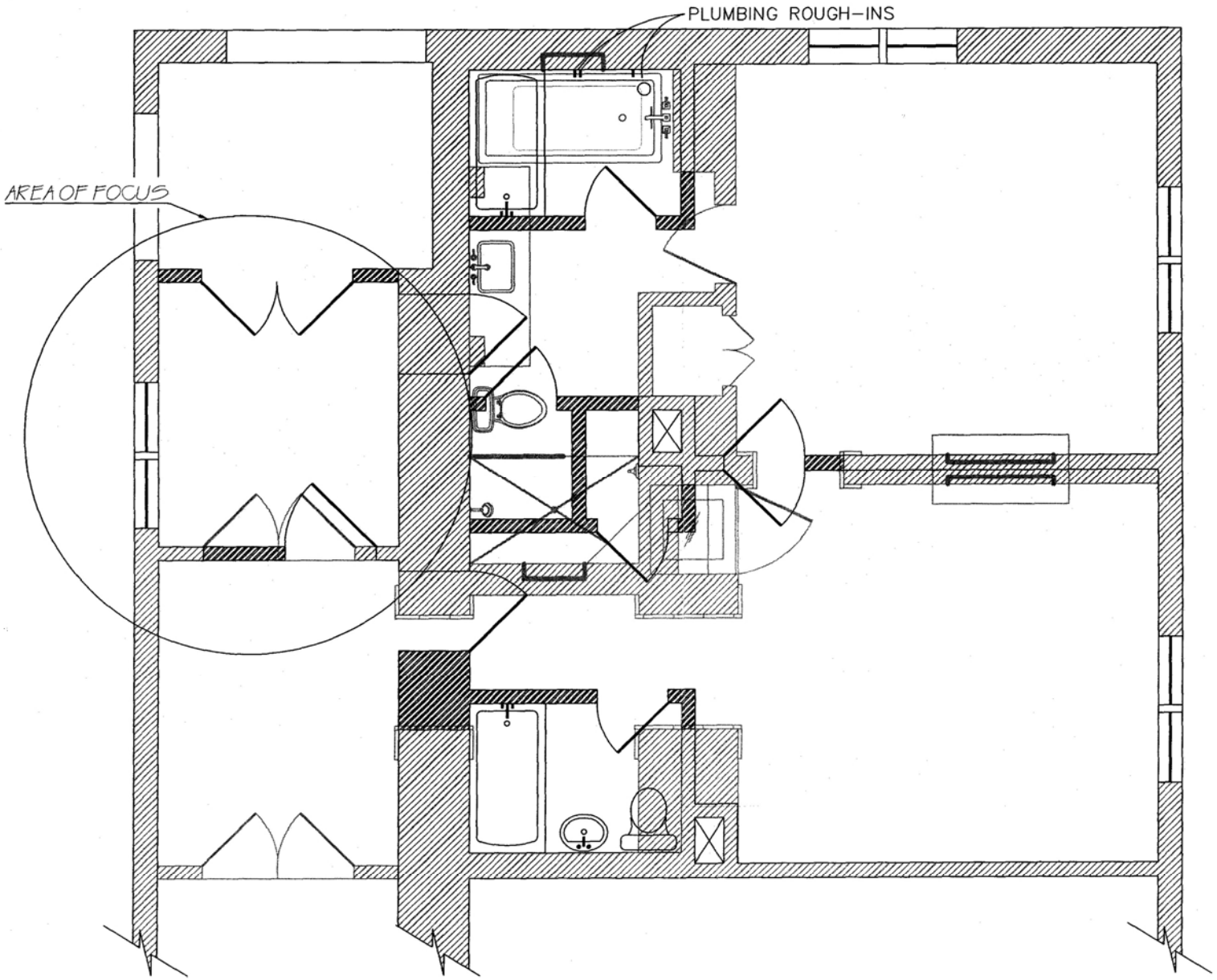
Sheet

A-



3 / A-06.4 PROPOSED PLAN - CARDINAL SUITE

SCALE: 1/4"=1'-0"



4 / A-06.5 OVERLAY PLAN - DEMO/PROPOSED-CARDINAL SUITE

SCALE: 1/4"=1'-0"

APR - 6 2017

Replacement



1 / A-1.0 NORTH ELEVATION - WATER STREET - EXISTING
SCALE: 1/8"=1'-0"



2 / A-1.0 NORTH ELEVATION - WATER STREET - PROPOSED
SCALE: 1/8"=1'-0"

HOTEL ST FRANCIS

Seal

Key Plan

Scale 1/

Date 4.6

Job

Rev

No.

NORT
ELE

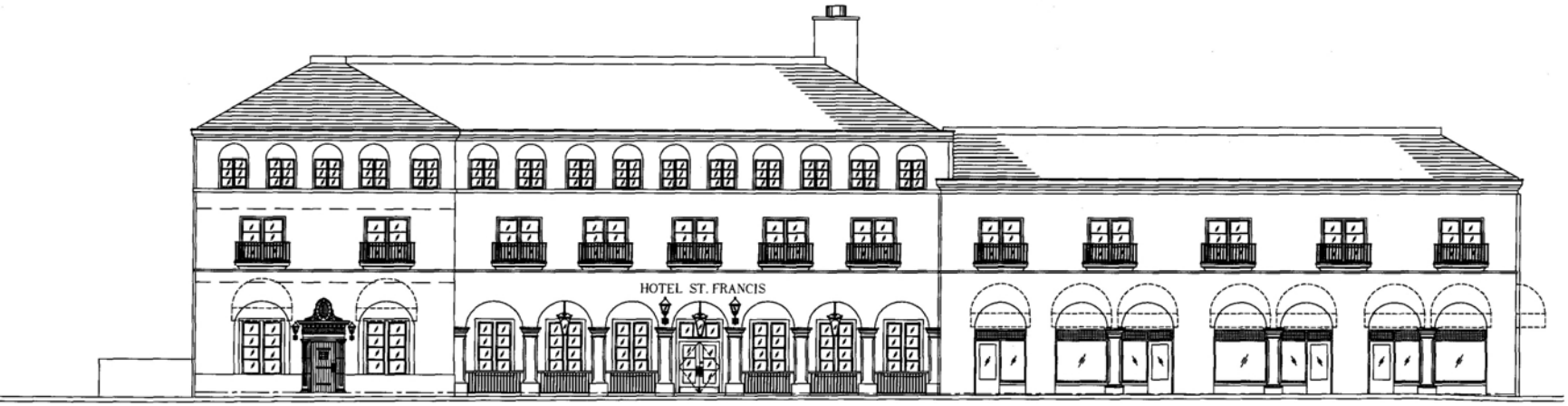
Sheet
A-

Pro

APR - 6 2017
Replacement



1 A-1.1 EAST ELEVATION - DON GASPAR AVE. - EXISTING
SCALE: 1/8"=1'-0"



2 A-1.1 EAST ELEVATION - DON GASPAR AVE. - PROPOSED
SCALE: 1/8"=1'-0"

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/

Date 4.6

Job

Revi

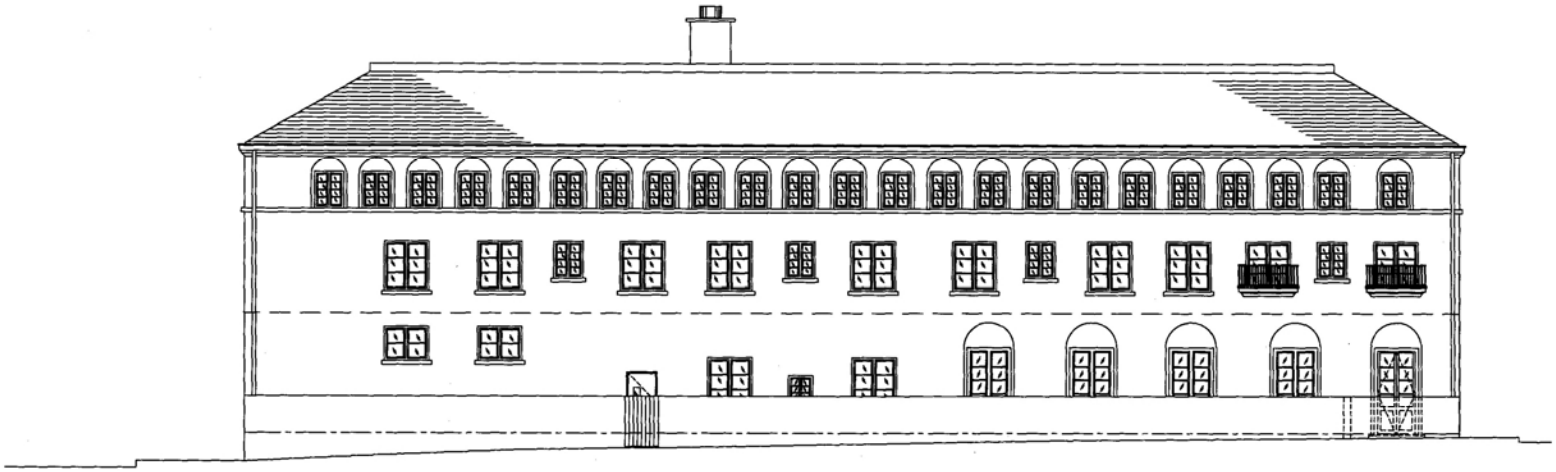
No.

EAST
ELE

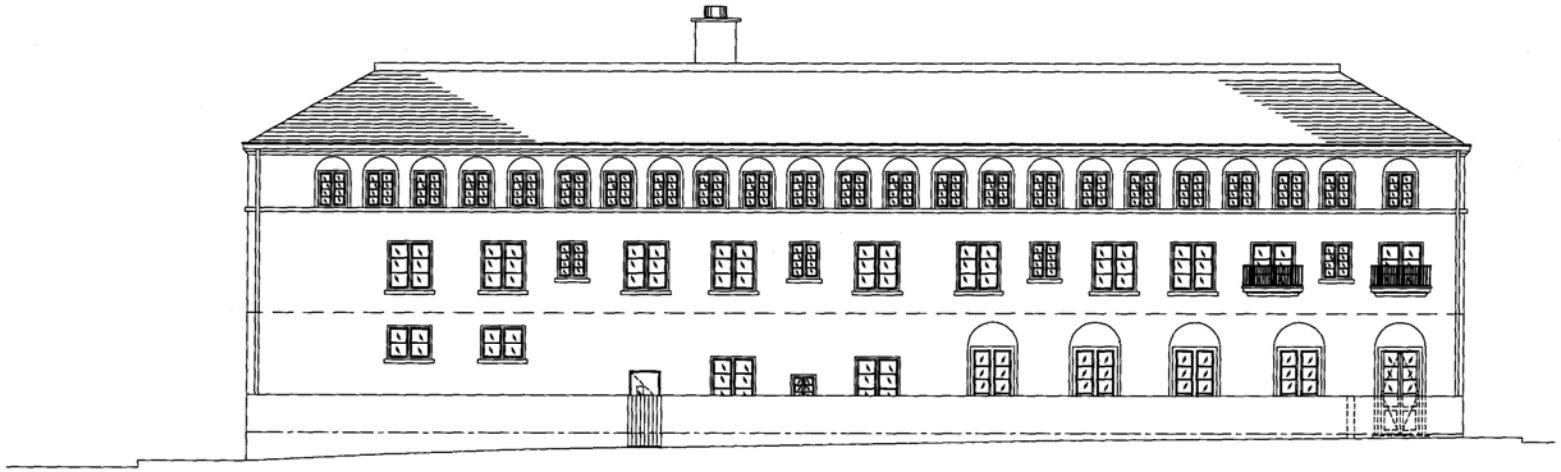
Sheet

A-

Pro



1 / A-1.3 SOUTH ELEVATION - PARKING LOT - EXISTING
SCALE: 1/8"=1'-0"



2 / A-1.3 SOUTH ELEVATION - PARKING LOT - PROPOSED
SCALE: 1/8"=1'-0"

APR - 5 2017
Replacement

HOTEL ST. FRANCIS

Seal

Key Plan

Scale 1/

Date 4.6

Job

Revi

No.

SOUT
ELE

Sheet
A-

Pro

APR - 3 2017
Replacement



1 A-1.4 WEST ELEVATION - ORTIZ STREET - EXISTING
SCALE: 1/8"=1'-0"



2 A-1.4 WEST ELEVATION - ORTIZ STREET - PROPOSED
SCALE: 1/8"=1'-0"

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/
Date 4.6
Job

Rev
No.

WEST
ELE

Sheet
A-

Pro



1 / A-1.0 NORTH ELEVATION - WATER STREET - EXISTING

SCALE: 1/16"=1'-0"



2 / A-1.0 NORTH ELEVATION - WATER STREET - PROPOSED

SCALE: 1/16"=1'-0"

Replacement 2017

607A CERRILLOS RD.
SANTA FE - N.M. 87505

samuel

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/16"

Date 4.6.17

Job

Revision Sc

No. Date

NORTH EX
ELEVAT

Sheet

A-1

Project



1 / A-1.1 EAST ELEVATION - DON GASPAR AVE. - EXISTING

SCALE: 1/16"=1'-0"



2 / A-1.1 EAST ELEVATION - DON GASPAR AVE. - PROPOSED

SCALE: 1/16"=1'-0"

Replacement 2017

607A CERRILLOS RD.
SANTA FE - N.M. 87505
samuel

Seal

HOTEL ST. FRANCIS

Key Plan

Scale 1/16"

Date 4.6.17

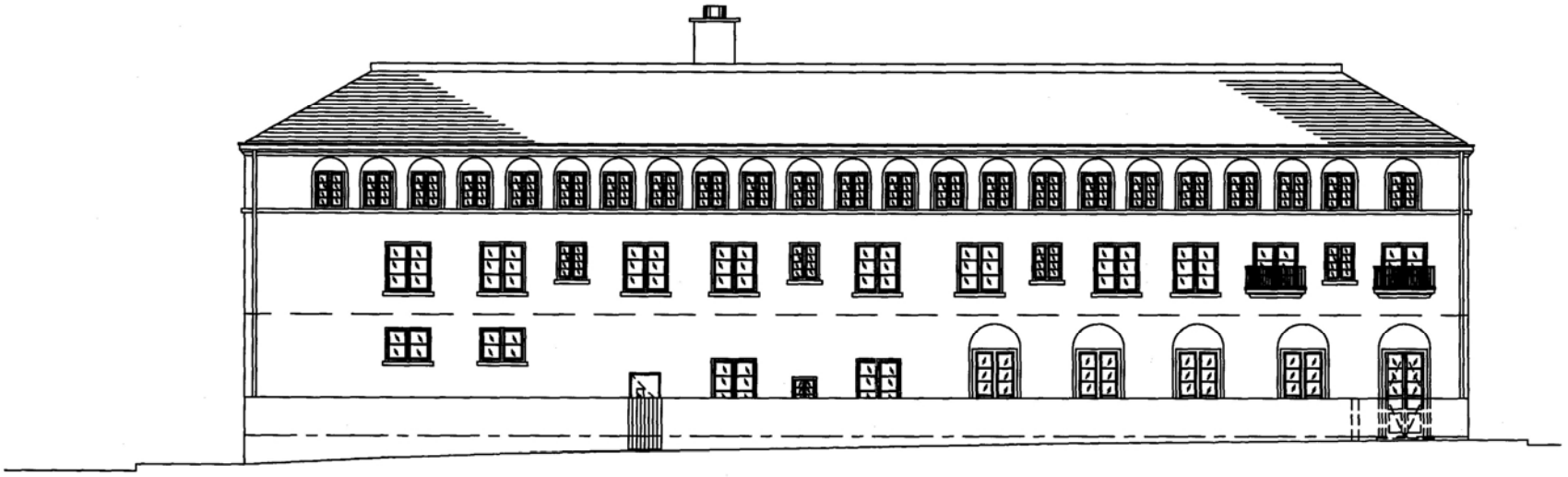
Job

Revision S
No. Date

EAST EX
ELEVAT

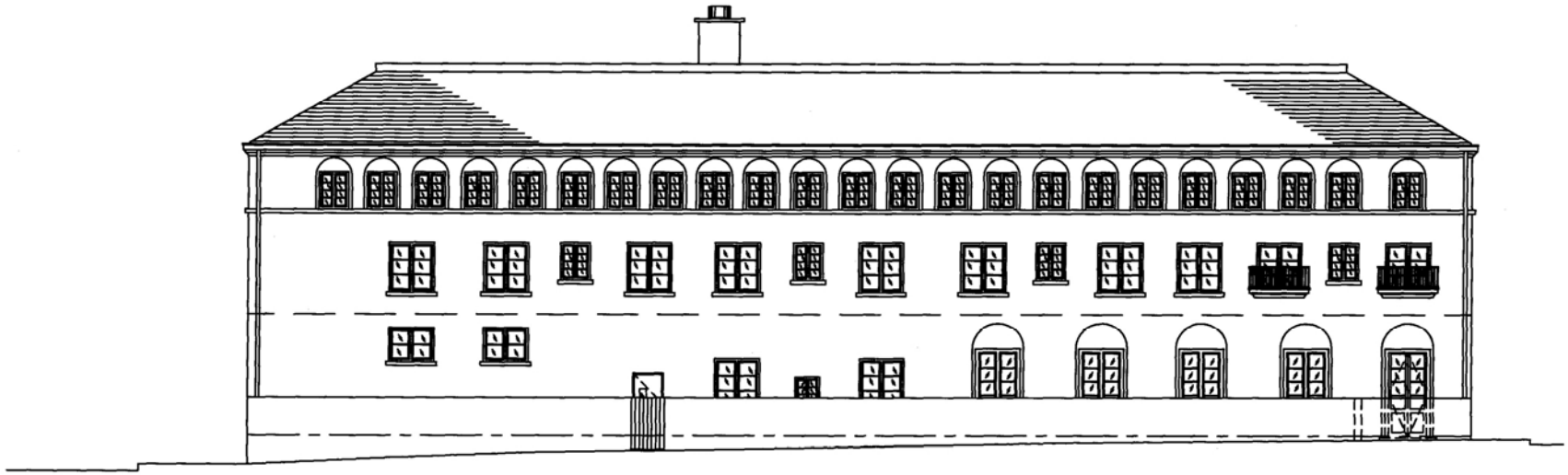
Sheet
A-

Project



1 / A-1.3 SOUTH ELEVATION - PARKING LOT - EXISTING

SCALE: 1/16"=1'-0"



2 / A-1.3 SOUTH ELEVATION - PARKING LOT - PROPOSED

SCALE: 1/16"=1'-0"

Replacement 2017

607A CERRILLOS RD.
SANTA FE - N.M. 87505

samuel

Seal

HOTEL ST. FRANCIS
210 DON GASPAR AVE

Key Plan

Scale 1/16" =

Date 4.6.17

Job

Revision Sc

No. Date

SOUTH EX
ELEVAT

Sheet

A-1

Project



1 / A-1.4 WEST ELEVATION - ORTIZ STREET - EXISTING

SCALE: 1/16"= 1'-0"



2 / A-1.4 WEST ELEVATION - ORTIZ STREET - PROPOSED

SCALE: 1/16"= 1'-0"

2017 Replacement

607A CERRILLOS RD.
SANTA FE - N.M. 87505

samuel DESIGN GROUP

Seal

HOTEL ST. FRANCIS
210 DON GASPAR AVE

Key Plan

Scale 1/16" =
Date 4.6.17
Job

Revision Sc
No. Date

WEST EXT
ELEVAT

Sheet
A-1

Project


HOTEL
St. FRANCIS


HOTEL
St. FRANCIS


HOTEL
St. FRANCIS














STOP


ORTIZ
WATER
ONE WAY
STOP


Tabla
WATER


WATER ST
STOP
Breakfast · Lunch · Dinner


EN
Tabla
DE
Los Santos
Restaurante

City of Santa Fe, New Mexico

memo

DATE: April 25, 2017

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-17-029

ADDRESS: 210 Don Gaspar Avenue
Historic Status: Significant
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__x__ Case Synopsis	__x__ Proposal Letter
_____ District Standards & Yard wall & fence standards.	__x__ Vicinity Map
__x__ Historic Inventory Form	__x__ Site Plan/Floor Plan
_____ Zoning Review Sheet	__x__ Elevations
_____ Other:	__x__ Photographs
	_____ Other:

STAFF RECOMMENDATION:

Staff finds that not all of the exception criteria have been met but the Board my find they have been with further testimony from the applicant. Otherwise the application complies with 14-5.2(E) Downtown and Eastside.

BACKGROUND & SUMMARY:

210 Don Gaspar Avenue is a commercial structure which is listed as significant to the Downtown and Eastside Historic District and is built in the Mission Revival style. The property was formerly the De Vargas Hotel and is currently the Hotel Saint Frances. The De Vargas Hotel was constructed in 1924 but buildings were known to have existed in the location as early as 1890.

The building is characterized by: its unusual footprint; its Mission style elements such as arches at patio and terrace entrances as well as over some windows, wrought iron elements, and clay tile detail; stucco exterior; concrete sills at the windows; a long patio at the entrance and an enclosed courtyard patio at the northwest corner.

The 1984 Historic Building Inventory form notes that the first floor of the hotel was thought to have existed by 1883 when it was the National Hotel. A second story was added between 1902 and 1908. The 1995 Historic Building Inventory notes that a remodel/restoration of the property took place in the mid-1980s and some doors were replaced and that some changes occurred to the storefront on the north side of the building. More recent remodeling (2008) approved by the HDRB included a new window opening on the north and west dining courtyard, alteration of the arched gate at the courtyard for functionality, and addition of clay roof tiles on the west elevation of the hotel.

The applicant proposes to remodel the property with the following items.

1) Remove a second story window on the west elevation of the property, above the courtyard, and replace it with an arch. The opening width will not change. An exception is requested to alter an architectural feature (14-5.2(D)(5)(b)) and to remove historic material (14-5.2(D)(5)(a)(i)). The relevant code citations and exception responses are presented at the end of this memo.

2) Relocate the French doors on the second story patio by setting them back 6'-0" from their current location in order to expand the existing patio space.

3) Stucco color and other finish details will match existing. The applicant will need to provide specific information to this point at the hearing.

RELEVANT CODE CITATIONS

14-5.2(D) General Design Standards for All H Districts

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(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.

EXCEPTION RESPONSES

Exception to alter an architectural feature (14-5.2(D)(5)(b))

i.) Do not damage the character of the district.

This request does not damage the character of the district the change is consistent with the existing design.

Staff response: Staff agrees with this response. The proposed design does not damage the character of the district.

ii.) Are required to prevent a hardship to the applicant or an injury to public welfare.

Hardship: with the increased roofed patio area on the second floor, the venistration would be inconsistent if the existing window remained. The consistent design aesthetic would be to create an arch identical to the adjacent arch.

Staff response: Staff does not agree with this response as it does not address the criterion.

iii.) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

The unique heterogeneous character of the city and specifically this building is being maintained in every way.

Staff response: Staff does not agree with this response as no other design options were proposed.

Exception to remove historic material (14-5.2(D)(5)(a)(i)).

i.) Do not damage the character of the district

By removing this one window (there are XX identical windows). It does not damage the character of the façade.

Staff response: Staff does not agree with the response as it does not address the district.

ii.) Are required to prevent a hardship to the applicant or an injury to the public welfare.

There is nowhere on the building to utilize this window without creating an opening that does not presently exist.

Staff response: Staff does not agree with this response as it does not address criterion.

iii.) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure the residents can continue to reside within the historic districts.

The unique character of the city and specifically this area of this building is being maintained.

Staff response: Staff does not agree with this response as it does not present a full range of design options.

Lloyd & Associates
ARCHITECTS

March 15, 2016

David Rasch,
Planner Supervisory
City of Santa Fe Historic Preservation Div.
P. O. Box 909
Santa Fe, NM 87501

Re: St. Francis Hotel

Dear David,

Samuel Design Group, in conjunction with Lloyd & Associates Architects, and Heritage Hotels and Resorts request permission to modify part of the exterior façade at St. Francis Hotel; located at 210 Don Gaspar Ave, Santa Fe, NM 87501.

We are seeking to modify the West façade in the following ways:

- Remove existing window adjacent to existing patio on second story and replace with a matching arch. Please note elevation drawings presented by Samuel Design Group.
- Relocate French doors on second story in the patio approximately 6' setback from current location to allow for expanded patio space.
- Match any architectural façade details up to and including stucco or decorative details.

We are modifying the existing double room layout to be a large suite. The design incorporates a larger patio space to enhance to overall experience the hotel wants to offer to their guests. By incorporating a second arch, as opposed to keeping the existing window, we feel that continuity both in the space and the view from the exterior will be more cohesive overall.

We feel that this alteration will not diminish the character of the historic structure but will enhance and fully appreciate the historic nature of this building and locale.

Best regards,

Wayne S. Lloyd

Wayne S. Lloyd, AIA
President

A I A

321 W. San Francisco St. • Suite A • Santa Fe, NM 87501 • Tel: 505.988.9789
www.lloyd-architects.com

March 15, 2017

Exception for St. Francis Hotel for Design Standards

(i) Do not damage the character of the district;

1) This request does not damage the character of the district the change is consistent with the existing design.

(ii) Are required to prevent a hardship to the applicant or and injury to the public welfare;

2) Hardship: with the increased roofed patio area on the second floor, the venistration would be inconsistent if the existing window remained. The consistent design aesthetic would be to create an arch identical to the adjacent arch.

(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.

3) The unique heterogeneous character of the city and specifically this building is being maintained in every way.

Removing Historic Material:

(i) Do not damage the character of the district;

1) By removing this one window (there are XX identical windows). It does not damage the character of the facade.

(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.

2) There is no where on this building to utilize this window without creating an opening that does not presenly exist.

(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.

3) The unique character of the city and specifically this area of this building is being maintained.

321 W. San Francisco St. • Suite A • Santa Fe, NM 87501 • Tel: 505.988.9789
www.lloyd-architects.com

HISTORIC DISTRICTS REVIEW BOARD APPLICATION

PROJECT LOCATION: 210 Don Gaspar Avenue (St. Francis Hotel)

HISTORIC DISTRICT: (from attached map) Downtown & Eastside [X] Don Gaspar Area [ ] Westside-Guadalupe [ ] Historic Transition [ ] Historic Review [ ] Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL:

CONSTRUCTION COST: $ 20,000.

BASE FEE: $ 250 + **EXCEPTION:** $ 350 + **POSTER:** $ 50 = **TOTAL:** $ 655

(base fee = ½ of 1% of construction cost, not to exceed $2,000 and not less than $250)

(each exception has an additional fee of $350) **($25 per poster with one (1) poster per street frontage)**

OWNER: HERITAGE HOTELS **PHONE #:**

OWNER MAILING ADDRESS:

CITY, STATE, ZIP CODE: ALB.

EMAIL: JLONG@hhandr.com

APPLICANT: LLOYD & ASSOC. ARCHITECTS **PHONE #:** 505 988 9789

MAILING ADDRESS: SUITE 'A', 321 W. SAN FRANCISCO ST.

CITY, STATE, ZIP CODE: SANTA FE, N.M. 87501

EMAIL: wlloyd@lloyd-architects.com

PREAPPLICATION MEETING: Date: 3/15/17 Case Planner: Linda Rumbaugh

AFFIDAVIT TO AUTHORIZE SOLE AGENT (IF APPLICABLE)

I am,/We are the owner(s) and record title holder(s) of the property located at: 210 DON GASPAR

I/We authorize WAYNE S. LLOYD to act as my/our agent to execute this application.

Signed: _____ Date: 3/15/2017

Printed Name: JAMES LONG

I/We shall act as my/our own agent to execute this application.

Signed: _____ Date: _____

Printed Name: _____

****ALL signatures on this page must be original signatures (no copies, no digital signatures)**

Original form must be submitted with Historic Districts Review Board Application packet.

All documents submitted to the Historic Preservation Division are public record. HPD does not return documents.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Rosemary Romero, Dist. 2
Miguel M. Chavez, Dist. 3
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Remodel the St. Francis Hotel, a significant commercial building by replacing a door with a nicho infill, replacing 3 windows with 3 doors, replacing a wooden fence with a stuccoed wall and remodeling the dining courtyard with changes in opening locations and dimensions and creating new openings where openings do not exist in the courtyard wall, and constructing a water feature and a corner fireplace. An exception is requested to alter primary elevations (Section 14-5.2 (D)(5)).
Project number: 08-10100112
Case number: 08-112
Project type: HDRB

PROJECT LOCATION (S): 210 Don Gaspar

PROJECT NAMES:

OW - Heritage Hotels and Resorts — 201 3rd Street NW
Alburquerque, NM 87102

AP - Richard Martinez — PO Box 925
Santa Fe, NM 87504 — 505-989-4958

BOARD ACTION

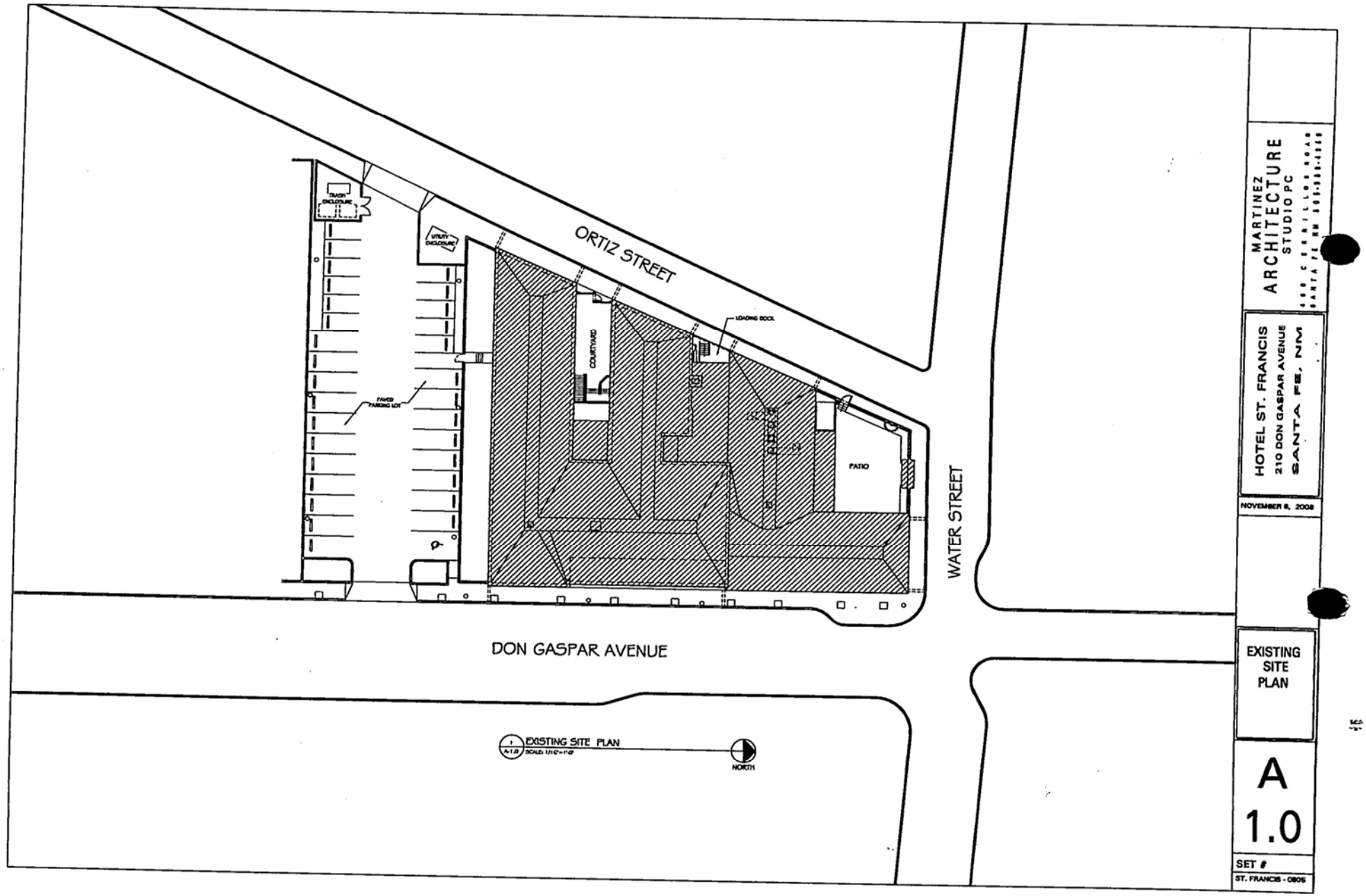
This is to certify that the Historic Design Review Board (HDRB) at their hearing on, Dec. 9, 2008, acted on the above referenced case. The decision of the board was to approve your exception request to alter opening dimensions with the following conditions: that the historic door on the east must be retained and the nicho deleted; that new window openings on the north and west dining courtyard walls be rectilinear rather than arched; that the arched gate be altered for functionality; and that the west elevation clay roof be added to the approval. See Findings of Facts and Conclusions of Law for final legal clearance.

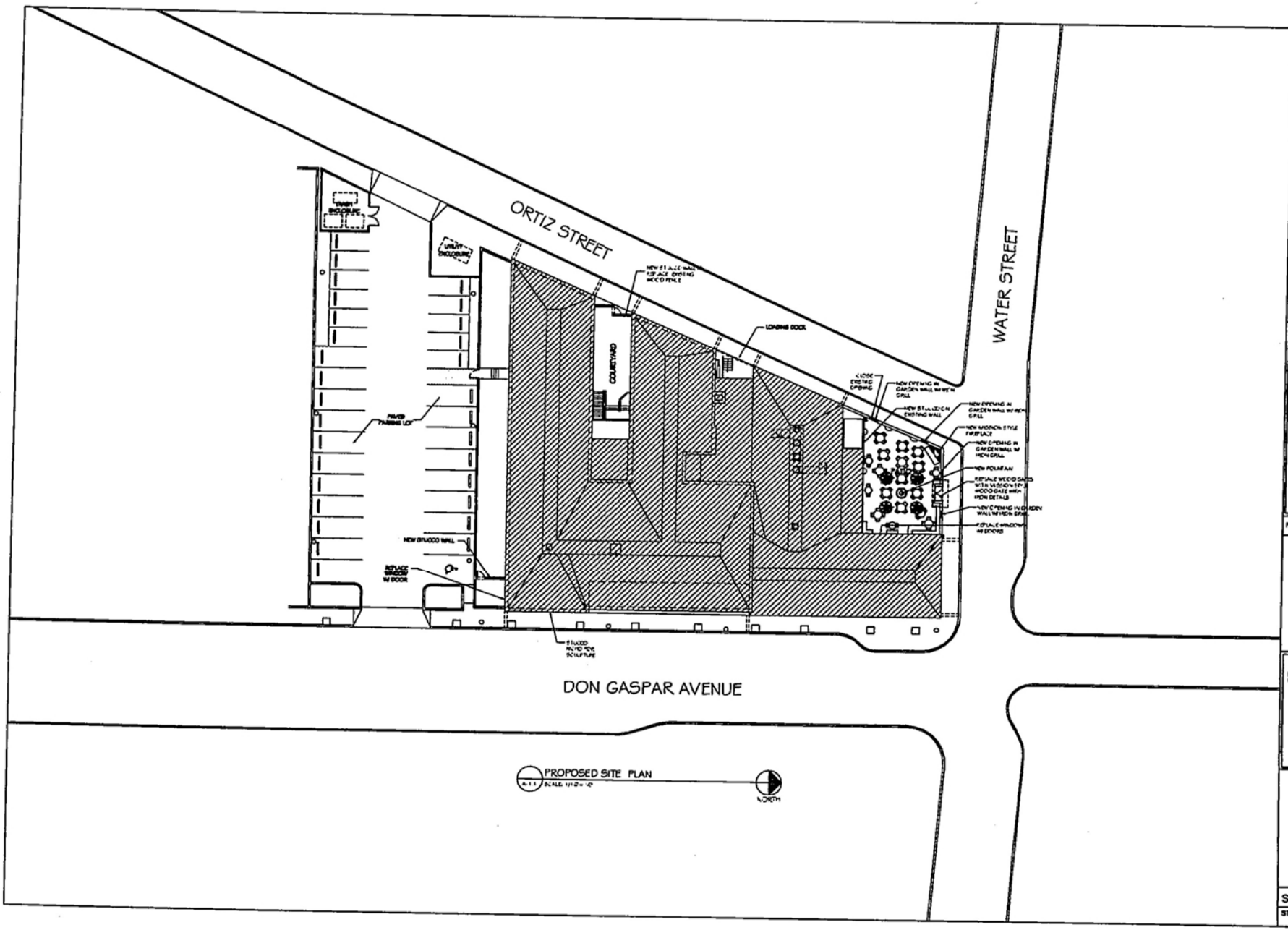
For further information please call 955-6605.

Sincerely,

David A. Rasch
Planning Supervisor Historic Preservation Division

NOTE: Applicant can not apply for building permit until after the 7-day appeal period is completed beginning on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). HDRB approvals expire one (1) year after the date of their decision. Renewals of such decisions are available for one (1) additional year upon request. Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for building permit.. Building Permit will not be approved through Historic Preservation until the Findings and Conclusions and appeal period is complete.**


ORTIZ STREET
WATER STREET
DON GASPAR AVENUE
TRASH ENCLOSURE
UTILITY ENCLOSURE
FENCED PARKING LOT
COURTYARD
LOADING DOCK
PATIO
EXISTING SITE PLAN
SCALE: 1/16"=1'-0"
NORTH
MARTINEZ ARCHITECTURE STUDIO PC
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM
NOVEMBER 6, 2008
EXISTING SITE PLAN
A 1.0
SET #
ST. FRANCIS - 0805



MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

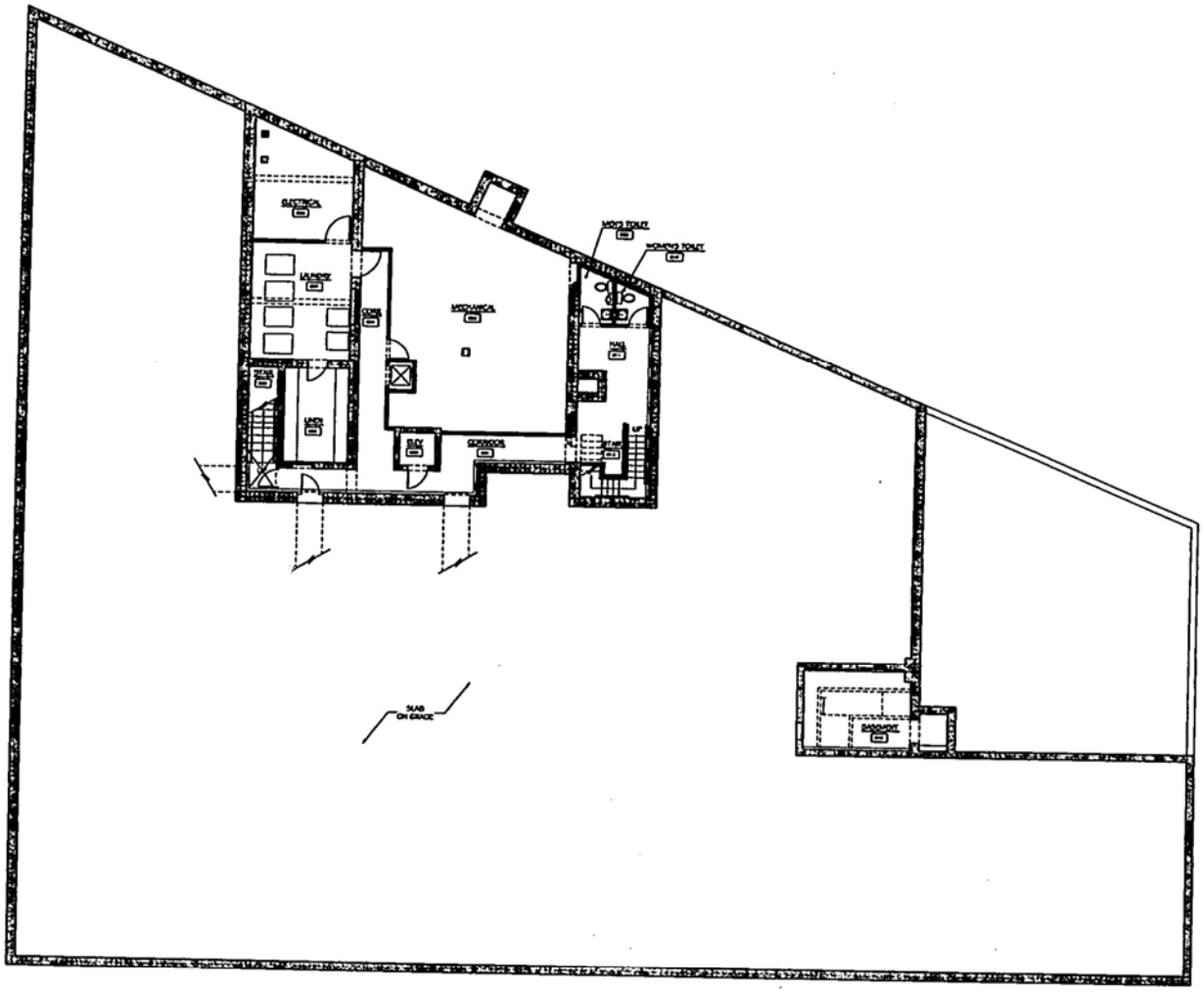
NOVEMBER 6, 2008

PROPOSED SITE PLAN

A 1.1

SET #

ST. FRANCIS-0805



1 A-2.0 EXISTING BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

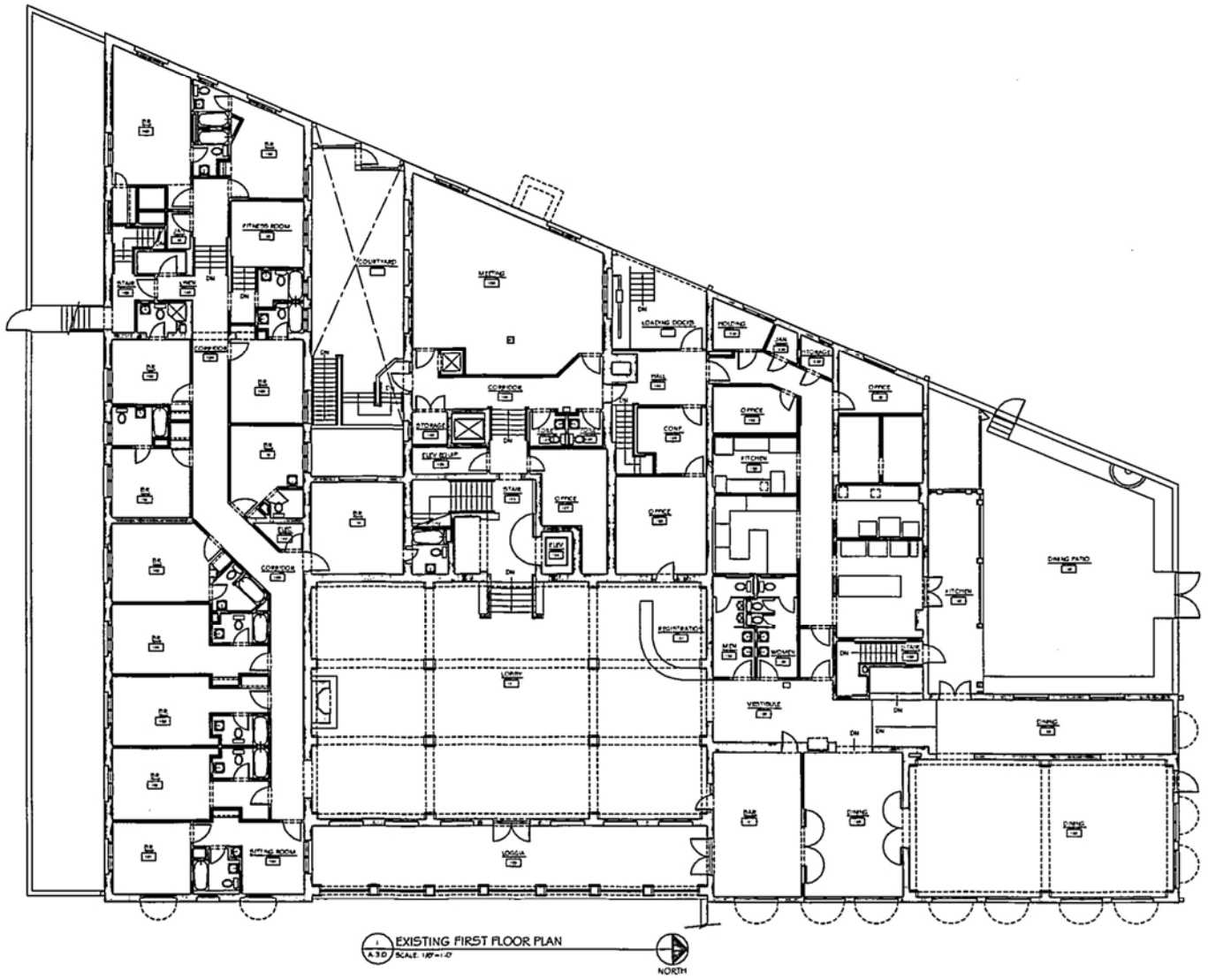
NOVEMBER 6, 2008

EXISTING BASEMENT FLOOR PLAN

A 2.0

SET #

ST. FRANCIS - 0805



MARTINEZ ARCHITECTURE STUDIO PC

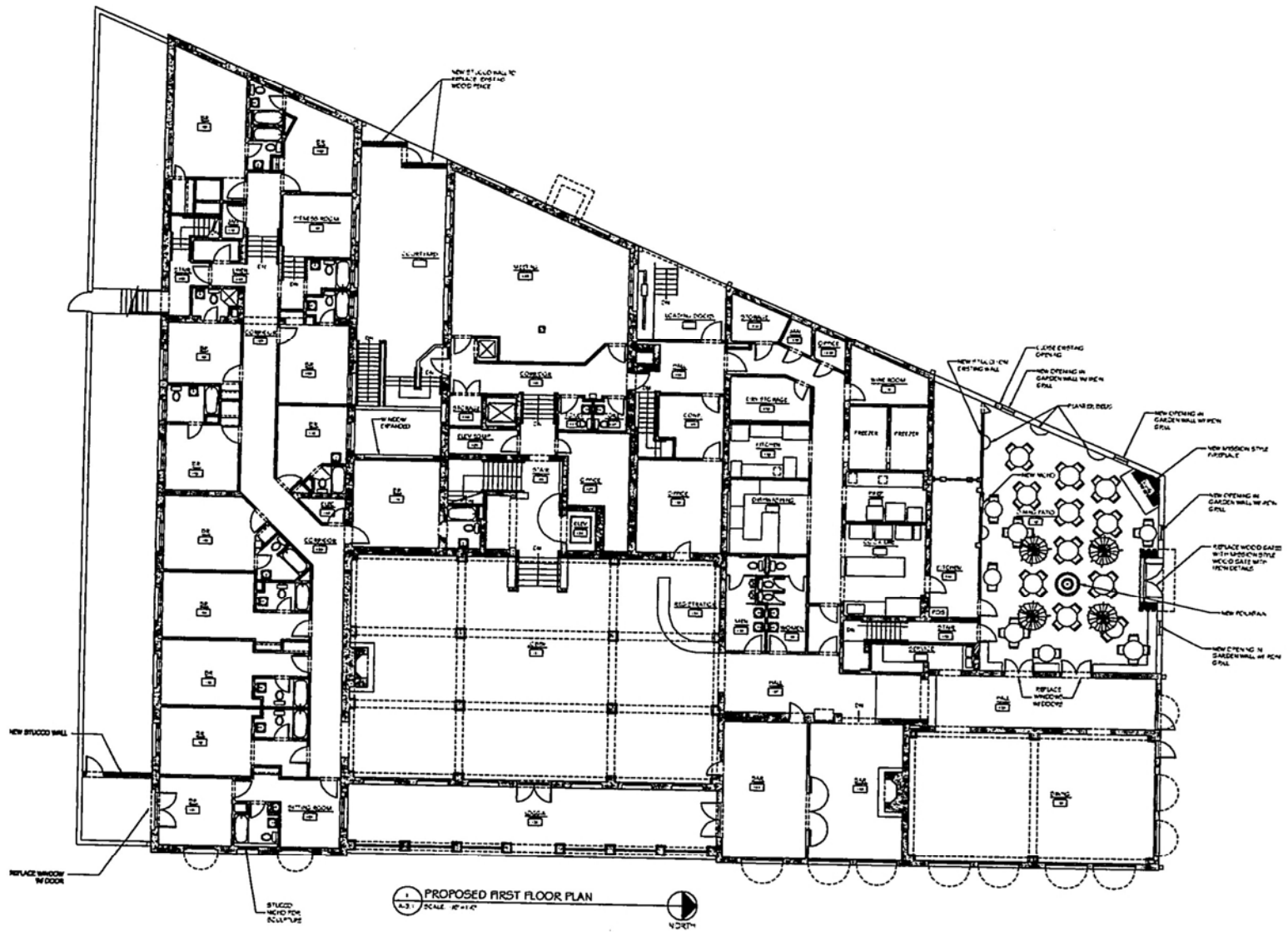
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008
11.19.08

EXISTING FIRST FLOOR PLAN

A
3.0

SET #
ST. FRANCIS-0805



MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

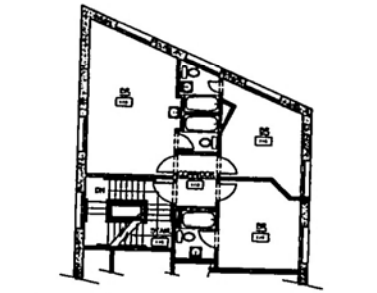
NOVEMBER 6, 2008

PROPOSED FIRST FLOOR PLAN

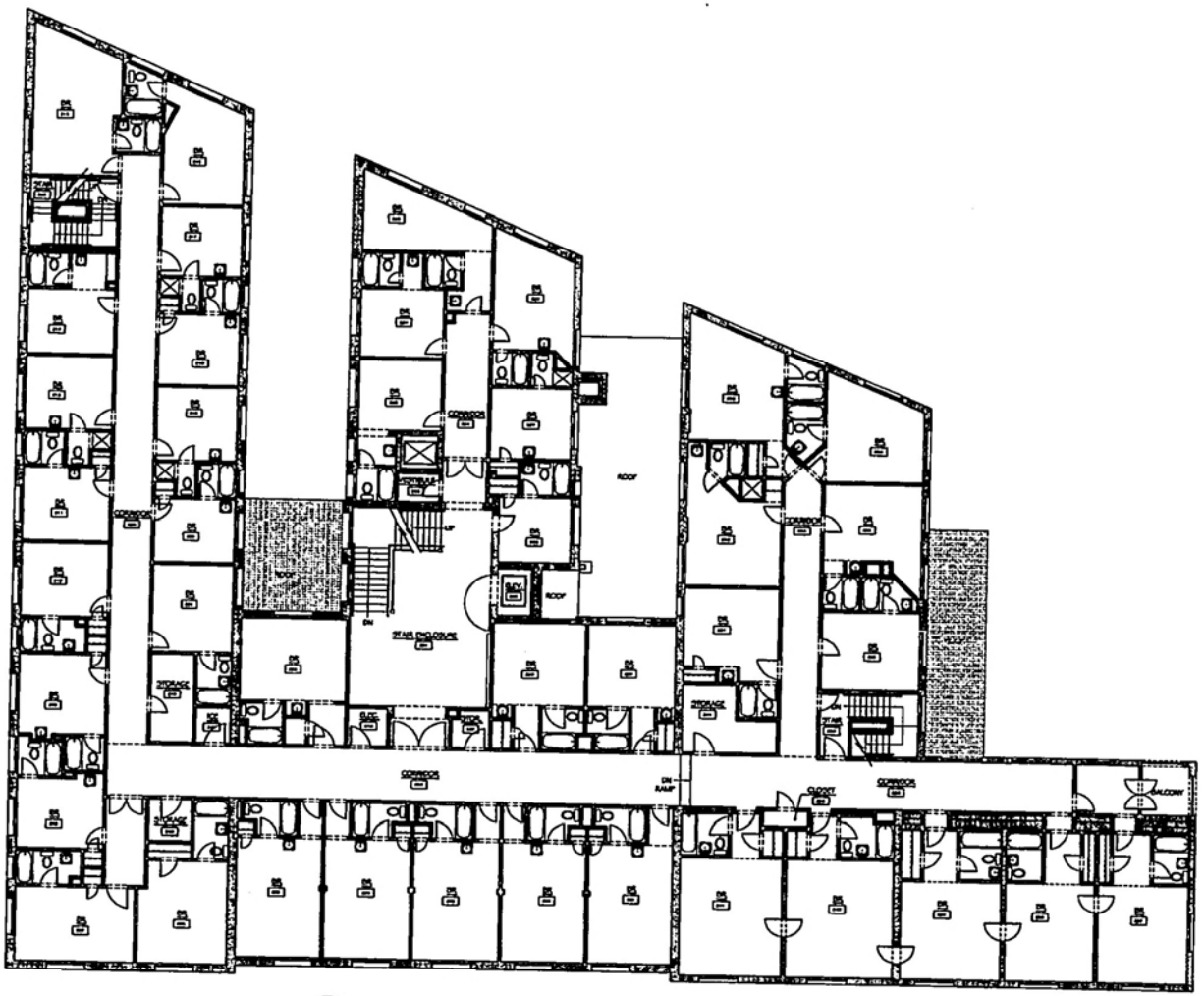
A 3.1

SET #

ST. FRANCIS-0805



2 MEZZANINE FLOOR PLAN
A-4.0 SCALE: 1/8"=1'-0"



1 EXISTING SECOND FLOOR PLAN
A-4.0 SCALE: 1/8"=1'-0"

NORTH

MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008

EXISTING SECOND FLOOR PLAN

A 4.0

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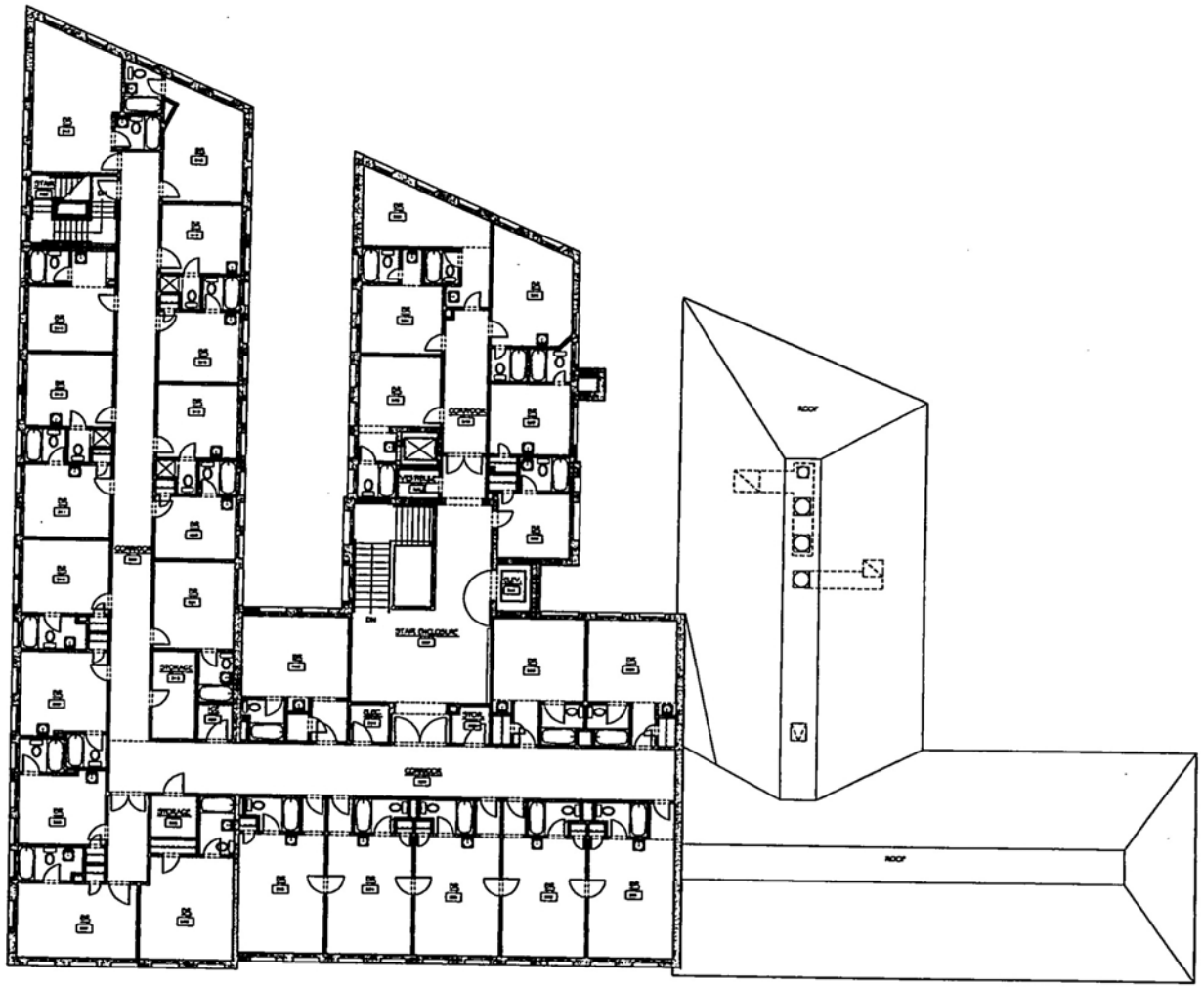
ST. FRANCIS - 0805



1 A-5.0 EXISTING THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH

MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008

EXISTING THIRD FLOOR PLAN

A 5.0

SET #

ST. FRANCIS - 0805



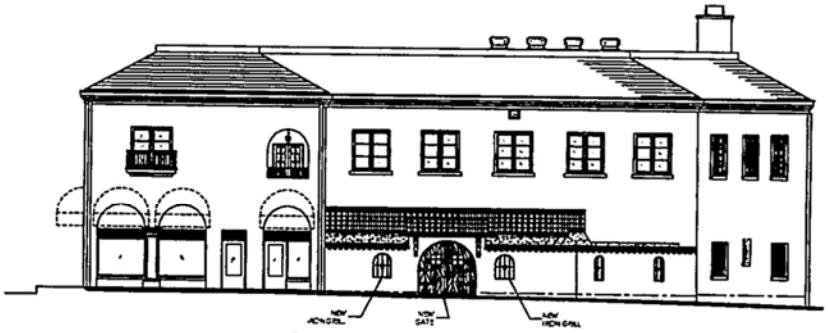
1 A-6.0 EXISTING EAST ELEVATION - DON GASPAR AVE.



2 A-6.0 PROPOSED EAST ELEVATION - DON GASPAR AVE. SCALE: 1/8"=1'-0"



3 A-6.0 EXISTING NORTH ELEVATION - WATER STREET SCALE: 1/8"=1'-0"



4 A-6.0 PROPOSED NORTH ELEVATION - WATER STREET SCALE: 1/8"=1'-0"

MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008

ELEVATIONS

A 6.0

SET #

ST. FRANCIS-0805



1 A-G1 WEST ELEVATION



2 A-G1 PROPOSED WEST ELEVATION

MARTINEZ ARCHITECTURE STUDIO PC

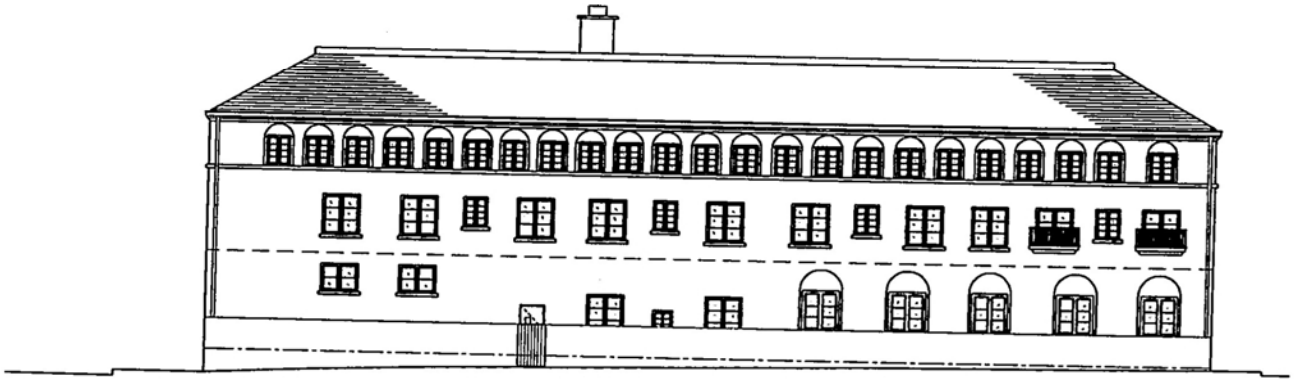
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008

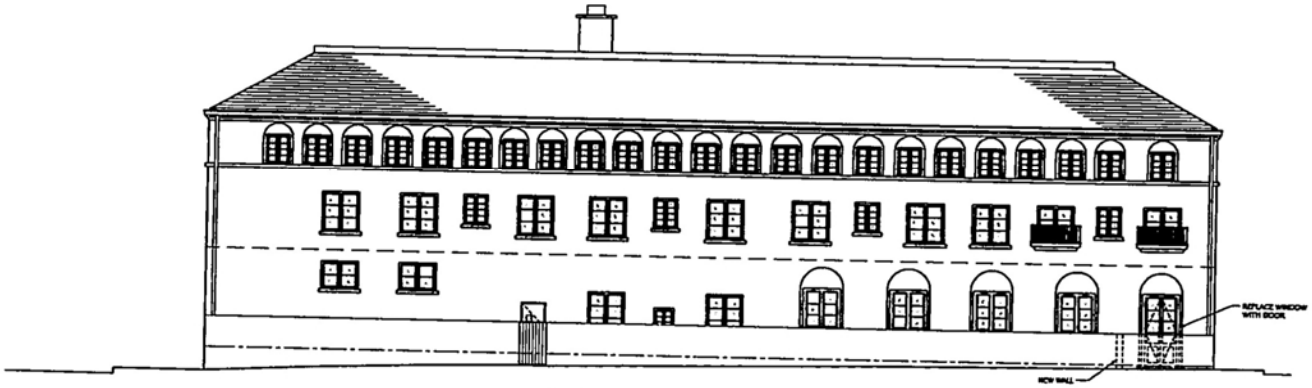
ELEVATIONS

A 6.1

SET #
ST. FRANCIS-0806



1 A-6.2 EXISTING SOUTH ELEVATION - PARKING LOT
SCALE: 1/8"=1'-0"



2 A-6.2 PROPOSED SOUTH ELEVATION - PARKING LOT
SCALE: 1/8"=1'-0"

MARTINEZ ARCHITECTURE STUDIO PC

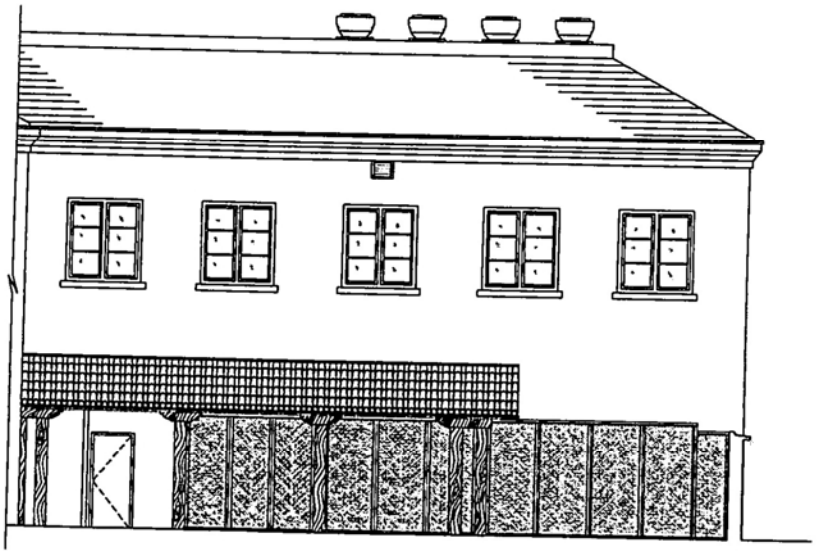
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

NOVEMBER 6, 2008

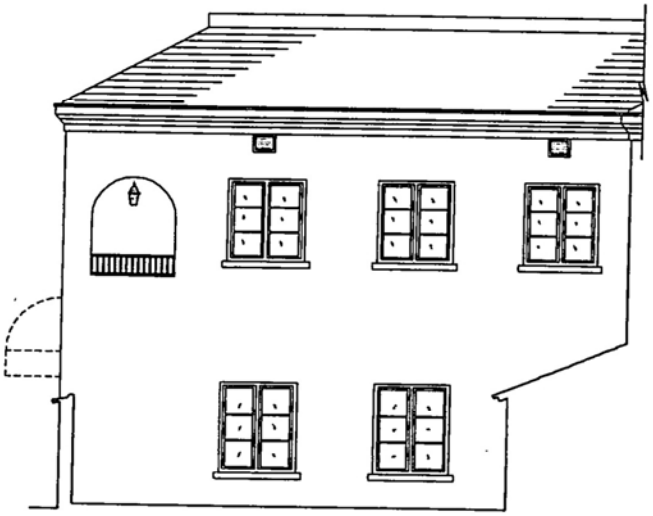
ELEVATIONS

A 6.2

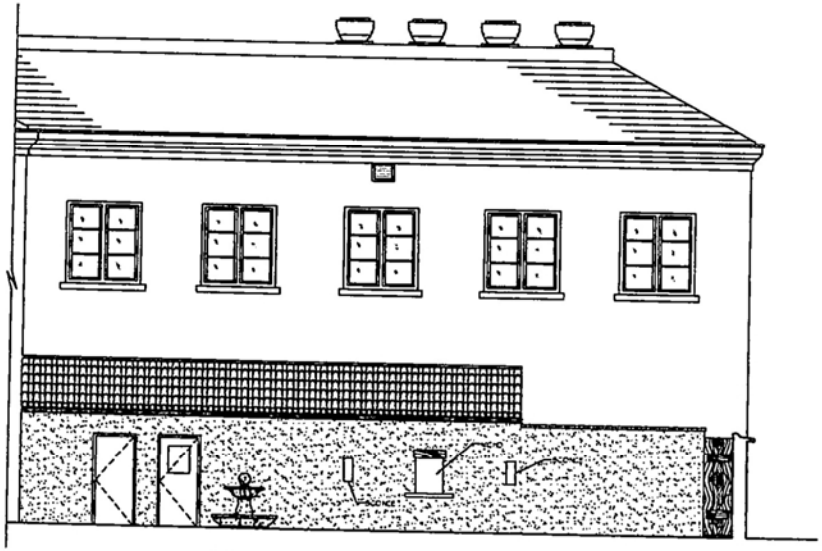
SET #
ST. FRANCIS – 0805



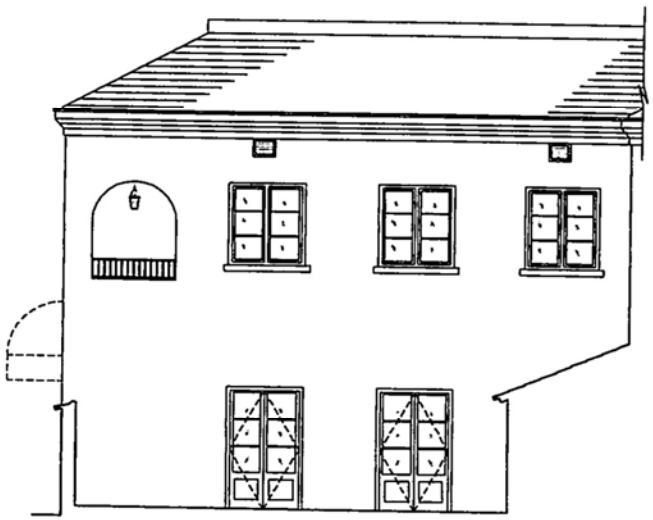
1 A7.0 LOOKING SOUTH- EXISTING DINING PATIO 142



3 A7.0 LOOKING EAST- EXISTING DINING PATIO 142



2 A7.0 LOOKING SOUTH-PROPOSED DINING PATIO 142



4 A7.0 LOOKING EAST- PROPOSED DINING PATIO 142

MARTINEZ ARCHITECTURE STUDIO PC

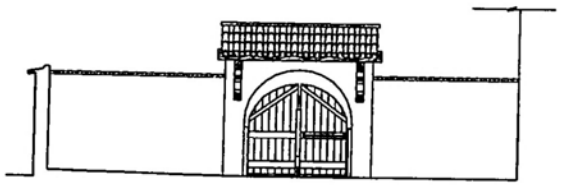
HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

NOVEMBER 6, 2008

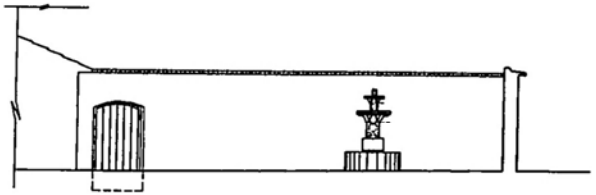
INTERIOR ELEVATIONS DINING PATIO

A 7.0

SET #
ST. FRANCIS - 0605



1 LOOKING NORTH- EXISTING DINING COURTYARD



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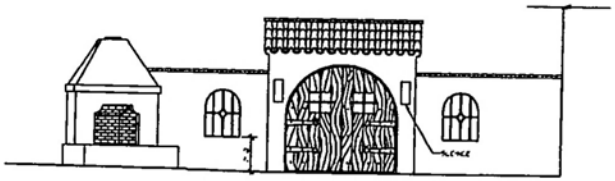
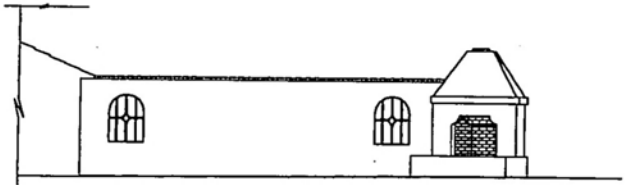


2 LOOKING NORTH- PROPOSED DINING PATIO COURTYARD



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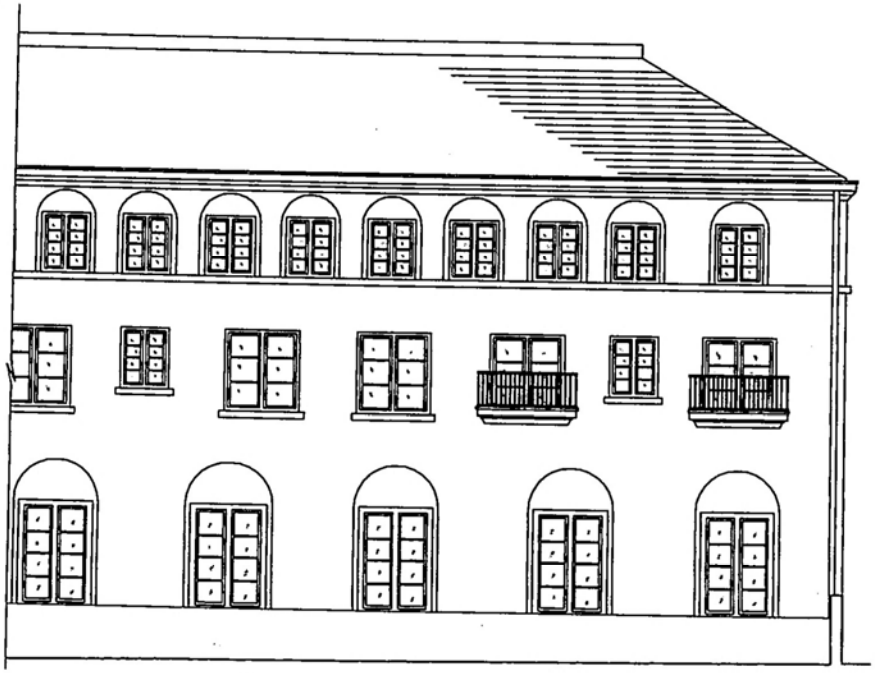
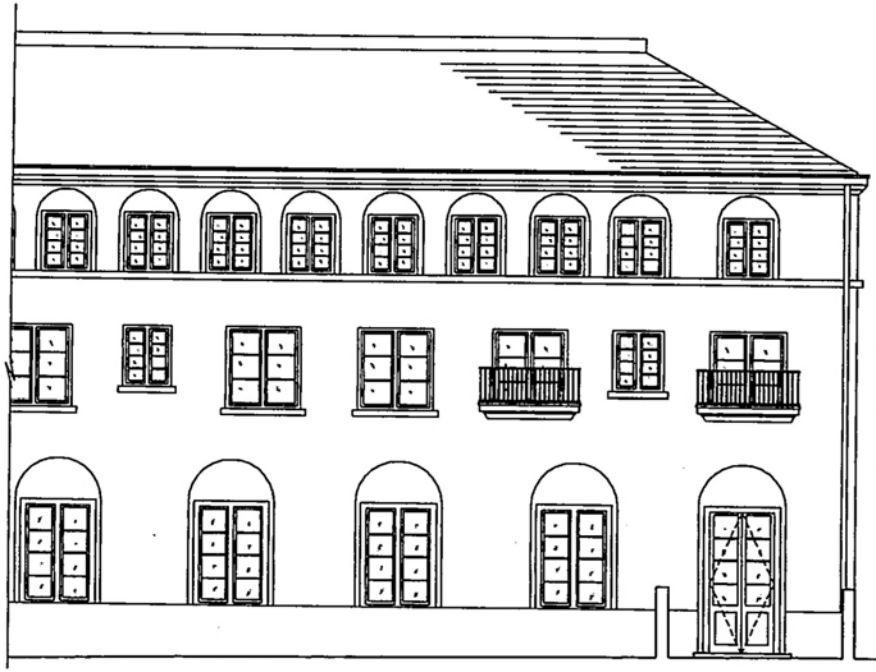


5 LOOKING NORTH- EXISTING SOUTH FACADE INSIDE COURTYARD



5 LOOKING NORTH- PROPOSED SOUTH FACADE INSIDE COURTYARD

MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NEW MEXICO

NOVEMBER 6, 2008

INTERIOR ELEVATIONS DINING PATIO

A 7.1

SET #

ST. FRANCIS - 0805



West Façade on Ortiz St.



East Façade on Don Gaspar Ave.



North Façade and Garden Wall on Water St.



South Façade Facing Parking Lot



THE VIEW FROM ORTIZ STREET THE EXISTING BOILER FLUE IS VISIBLE.


RANGER
VIEW From Ortiz Street



THE VIEW FROM DON GASPAR AVE.



THE VIEW FROM THE PARKING LOT.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: Sept. 12, 2008

Property Owner of Record:

Applicant Name: Martinez Architecture Studio

Phone Number: 989-4958

Agent Information: Richard Martinez

Site Address: 210 Don Gaspar

Proposed Construction:

TOTAL ROOF AREA:

Agent Phone Number: 989-4958

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting.

BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.

APPLICANT/AGENT

SEPT 12 08
DATE

[redacted]

Zoning District Overlay: ~~BCDRA~~ / DOWNTOWN EASTSIDE

Subdivision: **Lot:** **Block**

Permitted Use: ~~☑~~

Accessory Use: ☐

Special Exception: ☐

Variance: ☐

Prohibited Use: ☐

BFE'S ESTABLISHED AE

~~☑ Historic~~ ☐ **Escarpment** ~~☑ Flood Zone~~ ☐ **Business Capitol District** ☐ **NONE**

[redacted]

Front: Provided_____ Required_____ **2nd Front** Provided_____ Required_____

Left Side: Provided_____ Required_____ **Right Side:** Provided_____ Required_____

Rear: Provided_____ Required _____

ZONING SUBMITTALS:

Item	Required	Use	Complete	Comments
Proof of Legal Lot of Record	Yes		✓	
Approved Development Plan(s)	Yes		✓	
Existing Drawing Site Plan*	Yes	ALL	✓	
Proposed Drawing Site Plan*	Yes	ALL	✓	
Copy of Recorded Accessory Structure Affidavit	Yes	ALL	✓	
Approval Letters	Yes	ALL	✓	PENDING HPR
Accessory Structure Affidavit	Yes	ALL	✓	
Zero Lot Line Affidavit	when 0 lot line exists		✓	

Staff:_____

ZONING SITE PLAN REQUIREMENTS:

Address of Property	✓	
North Arrow	✓	
Graphic Scale	✓	
Information Table (upper right hand corner of site plan)	—	
a. Zoning: BCD ALA		
b. Overlay Districts: ALAMEDA	~~[illegible]~~	~~[illegible]~~ DOKIA
c. Flood Zone: AE	○	BFE ESTABLISHED 6982
d. Use of buildings:	Hotel	
e. Number of parking spaces Provided_____ Required_____	—	
f. Parking and isle dimension	—	
g. All building separation(s) on and off the property (10' separation required for all structures.	—	
h. All Setbacks from property lines	—	
i. Height of Structures Proposed_____ Required_____	—	
j. Lot Coverage Proposed_____ Required_____	—	
k. Open Space and square footage (if required)	—	
l. Access on and off the property	OK	NOT TO BE DISTURBED
m. Driveway and visibility Triangle Dimensions	—	
n. Bicycle Parking Requirement Provided_____ Required_____	—	
Graphic representation of items a. thru n.	—	
Location of proposed structures including walls and/or fences and all other elements of the drawing	✓	
Any existing easements of record	—	
Street names Dow Gaspar / Ortiz / [illegible]		
Vicinity Map		

☐ **Preliminary Approval:** ☑ **Preliminary Approval with conditions:**

Comments: PROVIDE DOC'S @ time of Building Permit Submittal

REVIEWER: [signature] DATE: 9-12-08

Staff: [signature]

City of Santa Fe, New Mexico

memo

DATE: November 25, 2008

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner Historic Preservation Division DR

CASE # H-08-112

ADDRESS: 210 Don Gaspar Avenue
Historic Status: Significant
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_X_ Case Synopsis	_X_ Proposal Letter
___ District Standards & Yard wall & fence standards.	___ Vicinity Map
_x_ Historic Survey Form	_X_ Site Plan/Floor Plan
_X_ Zoning Review Sheet	_X_ Elevations
___ Other:	_X_ Photographs
	_X_ Other: exception responses

STAFF RECOMMENDATION:

Staff recommends denial of the exception request to create openings where openings do not exist, close existing openings, and alter opening dimensions in historic elevations unless the Board has a positive finding of fact to approve the proposal. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

210 Don Gaspar Avenue, known previously as De Vargas Hotel and today as Hotel St. Francis, was constructed in the Mission Revival style by 1890. The Mission Revival courtyard wall at the northwest corner has an unknown but presumed historic date of construction. Minor remodeling has occurred and the building is listed as significant to the Downtown & Eastside Historic District. All facades on a significant building are considered to be primary.

On October 14, 2008, the Board postponed action on this application pending submittal of additional drawings with more detail of proposed alterations. Now, the applicant proposes to remodel the property with the following five items.

1. The northwest courtyard will be remodeled with changes to the building west elevation, perimeter yardwalls, and inner courtyard.

The two existing window openings on the west elevation facing the courtyard were enlarged in 1986 and 6-light windows were installed to match other windows. These windows will be removed and replaced with 3-light French doors in the same height and width with the lower panels solid to mimic the visual character of the windows. Therefore, while this opening change on a primary elevation requires an exception (Section 14-5.2(D)(5)) and the exception responses are attached, there has already been non-historic opening alterations in these areas.

The perimeter yardwalls will have new openings where openings do not exist and closing an existing opening with an exception requested to alter openings on primary elevations (Section 14-5.2(D)(5)) and the required responses are attached. The changes include creating two arched window openings flanking the arched doorway opening on the north elevation, adding another two arched window opening on the west elevation, and closing an arched doorway opening on the west elevation. The window openings will be installed with iron grilles.

The existing wooden pedestrian gates on the north elevation will be removed and replaced with different wooden gates. The entry wall will be thickened in this area so that the gates can be recessed to not swing into the sidewalk. The clay tile roof will be retained. Two sconces will be installed on either side of the gates.

An existing fountain and planters on the west side of the courtyard will be removed.

A stuccoed fireplace will be constructed in the northwest corner with the chimney extending above the wall. It is designed in the character of the building.

A Spanish Baroque-designed fountain will be constructed in the center of the courtyard and four trees will be planted.

Existing wooden screen walls at the rear of the courtyard will be stucco finished and a narrow wooden access door will be replaced at the west end. An additional door will be cut in the screen wall and both doors will be painted to match the stucco color. A nicho and two sconces will be installed on the wall.

2. An existing sealed, possibly historic, wooden pedestrian door on the east elevation will be removed and the opening infilled with stuccoed wall to create a nicho for a St. Francis sculpture. The sculpture design was not submitted.

3. An existing 7.5' high wooden board fence and gate on the west elevation will be stuccoed in the same location at a slightly taller height at 8.25'. The existing gate will be retained and replaced.

An existing 6-light window behind the proposed stuccoed wall will be replaced with a 12-light window at the same height but in a wider opening. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)) and the required responses are attached.

4. An existing 8-light window on the south elevation will be removed and replaced with 4-light French doors in the same height and width with the lower panels solid to mimic the visual character of the window. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(5)) and the required responses are attached.

A stuccoed yardwall will be constructed to enclose the new outdoor space by matching the color and height of adjacent yardwalls.

5. The clay tile roof over the kitchen beside the northwest courtyard is leaking. The roof will be replaced in-kind to match existing conditions.

MARTINEZ
ARCHITECTURE
STUDIO P. C.

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FAX (505)-989-8933 OFFICE: 460 CERRILLOS ROAD SANTA FE NM

HISTORIC DESIGN PROPOSAL

HOTEL ST. FRANCIS
210 DON GASPAR

The Hotel St. Francis is a very important building in Santa Fe. It was built in 1924 incorporating an existing building to the north. The building has been remodeled several times, the most recent in 1986. A history of the building which was part of the 1986 report to the state is attached. The hotel is described as the largest and best example of the California Mission Revival style.

The owners of the hotel wish to preserve this building and give their guests an experience of staying in a part of Santa Fe that has existed for a very long time.

The changes asked for are minor and for the most part involve either elements not seen by the public or changes to the garden wall, not involving changes to the elements which give this building its character. The changes requested only allow the hotel functions to continue.

The Restaurant has been unsuccessful for many years. The changes allow the restaurant to open to the patio directly. The patio is also cut off from the street, it is a mystery to most people on the street to find that there is a dining patio behind this solid wall. We would like to visually open this patio to the street and make this area a part of the Santa Fe walking or driving experience. The garden wall which we would like to open was added to the building. We do not know the date of this addition but on one end where the wall meets the building, there is a gap and on the other the end the wall does not line up with the building. The ironwork at the openings and the door would match the existing ironwork on the hotel.

The stone surround on the east side is to remain. The owners would like to replace this closed door with a nicho for a sculpture of St. Francis. The sculpture would be made to fit the space, we request a stucco background to show off this sculpture.

The stucco and trim colors will remain as they are. All City of Santa Fe Building regulations are to be met.

I RIPTION OF PHYSICAL APPEARANCE.

The current overall appearance of the structure includes a slightly pitched, red tiled roof, which is three stories tall in the southern section and two stories tall in the northern section, adobe colored stucco exterior walls, and wood casement windows with decorative iron railing. There is a large east facing loggia supported by a series of massive columns, with graceful arches between the columns. The interior of the loggia has large windows opening onto the lobby of the hotel. The northwest portion of the structure contains a ground level patio with a covered porch. As such, the DeVargas Hotel is Santa Fe's largest and best example of what is known as California Mission Revival architecture. The architectural features which combine to give the structure its California Mission appearance have not always been present, as the building has undergone a series of changes commencing in the latter part of the 19th century.

Between 1886 and 1890, a two-story brick structure, with wood flooring and a flat roof, was built at the northeast corner of the site, and was used by an undertaker in 1890. A two-story section of similar construction was added to the south side of this structure some time before 1912. Later than this addition but before 1912, a further two story addition of similar construction was added extending to Otero Street. In 1924 the main body of the hotel was built to the south. Three stories high, it incorporated the earlier buildings into the hotel by use of identical door and window details, finishes and fixtures. Among the features of the 1924 construction were load-bearing brick exterior walls, with steel column and beams, concrete floor slabs on the interior, and steel trusses under the four pitch roof. The southwest and south wings of the ground floor underwent major remodeling after 1924. The most recent remodeling, of the south wing, ground floor, took place in the 1970's.

Attached to this application is a general building survey showing site improvements. Also attached is a city map showing the building's proximity to the Santa Fe Plaza, the New Mexico Capitol Complex and the Santa Fe River.

Schedule A

DeVargas Hotel came into existence at present tion in 1924 when William G. Sargent d the three story wing to an existing two story structure which was located on the north portion of the site. William G. Sargent, mayor of Santa Fe between 1914 and 1918, previously operated the DeVargas Hotel on Marcy Street in Santa Fe. This hotel burned to the ground on January 5, 1922. When Mr. Sargent built the present hotel at Don Gaspar Avenue and Water Street he found a two story brick structure which was constructed in stages between 1880 and 1912. The earliest use was by an undertaking establishment in 1898 and in 1912 the building housed Dr. Diaz' sanitarium.

Following construction of the third story in 1924 and the overall incorporation of the building into a hotel with retail space, restaurant and bar, in the words of Romualdo "Cuate" Chavez, Santa Fe's municipal judge for 26 years, the DeVargas Hotel "was the hotel in the capital." As Judge Chavez stated, "It was a first class hotel with a wonderful dining room - waitresses in uniform and bellhops." In the spacious lobby there were men in top hats and coats and women in full length dresses, he recalled.

New Mexico's capital complex one block to the south and New Mexico's appellate courthouses were situated to make the DeVargas Hotel a natural gathering place in the 1930's and 1940's. Its location about a block from the Santa Fe River and a block from the Santa Fe Plaza make it a community crossroads. Perhaps the most active area in the hotel was in the bar and lobby where probably as many unofficial political caucuses were held as were official ones down the street at the State of New Mexico Capital Complex. In those days the only other hotel in downtown Santa Fe was La Fonda, which was owned and operated by railroad magnate Fred Harvey. The La Fonda was said to be a favorite of tourists and artists many of whom were driven in from the railroad station at Lamy. However, working people, New Mexicans who visited the State Capital, politicians and local people gathered at the DeVargas.

newspaper columnist and Pulitzer Prize winner Ernie Pyle in his book Home Country noted the contrast between the hotels in the thirties:

> You could go there any time of the day and see a few artists in the bar or an Indian that some white woman loved, or a goateed nobleman from Austria, or a maharaja from India or a New York broker, or an archeologist or some local light in overalls and cowboy boots. You never met anybody anywhere except at the La Fonda. You never took anybody to lunch anywhere else. I could not see how some of the struggling geniuses afforded it. I stayed at the DeVargas.

Nevertheless, as Judge Chavez stated, anyone wanting to meet almost any high level politician would find him at the DeVargas Hotel bar. At one time or another one could see every governor of New Mexico from James F. Hinkle, who was the Chief Executive in 1923-24 to Clyde Tingley, who was governor from 1935 to 1938. Also, the bar was well known for a place to receive election results and World Series baseball results before such news was reported anywhere else.

In 1947 the hotel was sold to Mr. and Mrs. Pat Vigil of Santa Fe and Mr. and Mrs. David Armijo of Albuquerque. Both were members of well established old New Mexico families who were involved in business and ranching. Following World War II, the hotel went through a number of changes, including a succession of restaurants and retail tenants. Throughout, the hotel remained and the Vigil family lived and raised their children in the hotel. Today, Celine Vigil still resides in the hotel.

Over the years the DeVargas Hotel has served the community of Santa Fe and the State of New Mexico well. The building and its many occupants have had high and low points as the history of Santa Fe unfolded in and around it for nearly a century. Its significance to Santa Fe, New Mexico, its people and its history is extremely important and worthwhile to preserve.

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The owners of the hotel wish to preserve this building and give their guests an experience of staying in a part of Santa Fe that has existed for a very long time.

The changes asked for are minor and for the most part involve either elements not seen by the public or changes to the garden wall, not the facades which are publicly visible and give this building its character. The changes requested only allow the hotel functions to continue.

The Restaurant has been unsuccessful for many years. The changes allow the restaurant to open to the patio directly. The patio is also cut off from the street, it is a mystery to most people on the street to find that there is a dining patio behind this solid wall. We would like to visually open this patio to the street and make this area a part of the Santa Fe walking or driving experience. The garden wall which we would like to open was added to the building. We do not know the date of this addition but on one end where the wall meets the building, there is a gap and on the other the end the wall does not line up with the building.

The stone surround on the east side is to remain. The owners would like to turn this closed door into a nicho for a sculpture of St. Francis. The sculpture would be made to fit the space, we request a stucco background to show off this sculpture.

The stucco and trim colors will remain as they are. All City of Santa Fe Building regulations are to be met.

Before the Historic Design Review Board
City of Santa Fe
Case No._____

The Applicant, Heritage Hotels ("Heritage"), hereby requests and exception to Section 14-5.2D.5.a.ii. SFCC 1987. Specifically, Section 14-5.2D.5.a.ii. provides as follows:

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

. . .

(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.

Heritage's application request approval for the creation of openings where they do not presently exist: (1) Converting one window to a door behind the southern wall on the south east facade of the hotel; (2) Converting two windows to doors on the western facade of the building in restaurant court yard, (3) creating two openings on each side of the gate on the courtyard wall on the north side facing Water Street, (4) creating an opening in the western courtyard wall north of the existing courtyard door, and (5) closing the door opening on the western courtyard wall.

Heritage hereby submits the following information in support of the granting of the exception and in response to the exception criteria:

(i) **Character of the streetscape.**

The character of the streetscape in each instance will not be altered or damaged. Only the openings in the courtyard wall will visible; all of the doorway openings will not be visible from the street. The openings that are visible are minor in comparison to the height and length of the courtyard wall. The openings will provide views into the courtyard, which will enhance the streetscape, rather than detract from it.

(ii) **Prevent a hardship to the applicant or an injury to the public welfare.**

Heritage's purchase of the St. Francis Hotel for the purpose of enhancing and updating the hotel. The circulation patterns within the hotel insofar as the restaurant is concerned are in need of better access, as the current access passes through an unsightly work station for the restaurant, which detracts from the enjoyment of the hotel by its patrons. The proposed door on the southern facade will allow for the creation of an outdoor space accessible from a new conference room, which is being created as part of the renovations. Outdoor access is necessary to make the outdoor area accessible and usable, and without the door the outdoor space cannot be accessed or used. Overall, the

minor exterior modifications will allow the hotel to be updated and enhanced, which in turn will increase the hotel's financial viability.

(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.**

This criteria seems to have not application to a commercial property, as a hotel does not provide opportunities for people to reside in the Historic District.

(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;**

The condition and configuration of the building is not the doing of Heritage. There are no other courtyards in this particular streetscape, and it is a unique condition of this property in this streetscape. As such, the courtyard condition is peculiar to this property.

(v) **Are due to special conditions and circumstances which are not a result of the actions of the applicant.**

Heritage has done nothing to the property that created the conditions which Heritage now seeks to change.

(vi) **Provide the least negative impact with respect to the purpose of this section as set forth in §14-5.2(A)(1).**

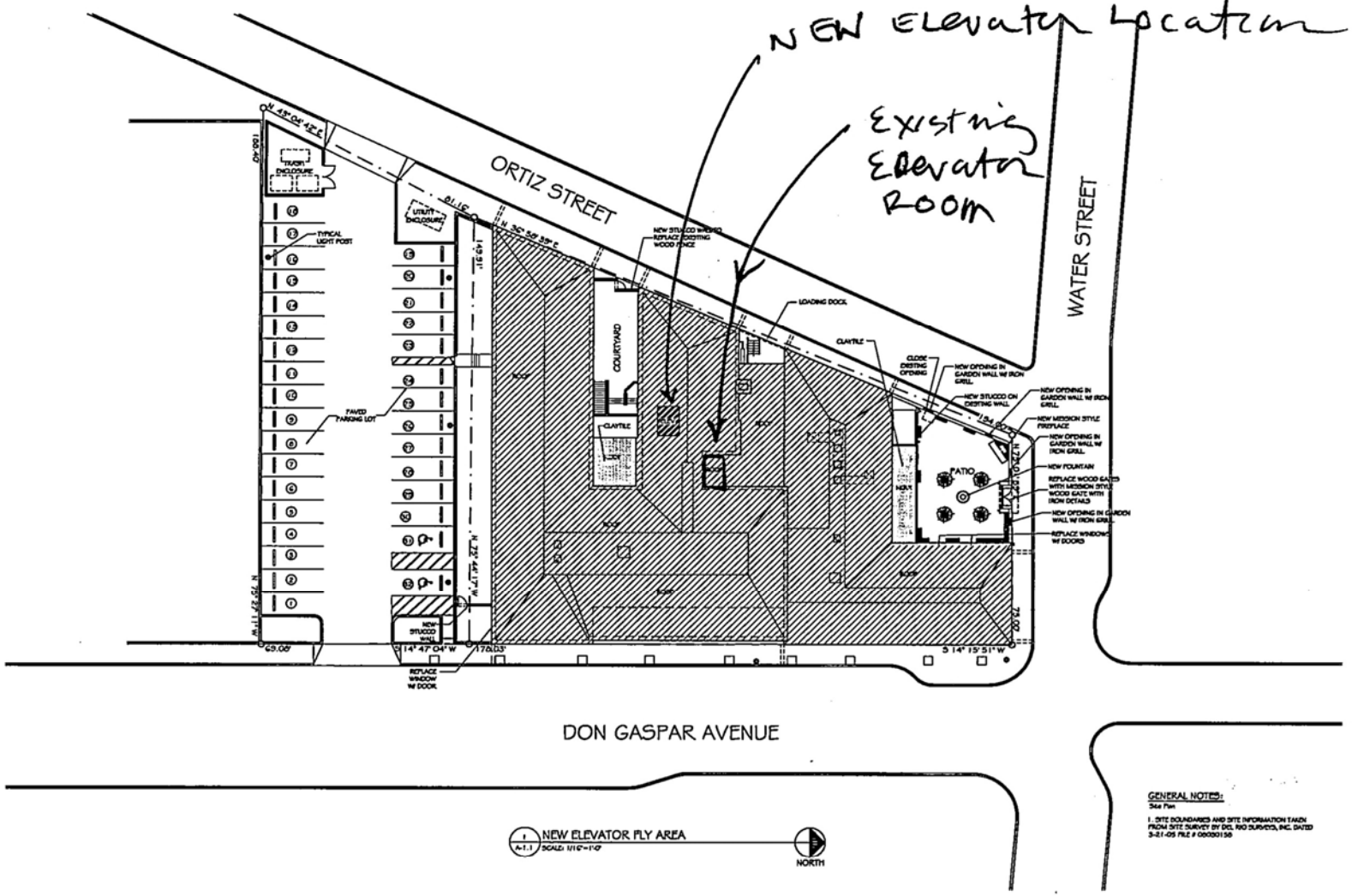
The exterior changes which are the subject of this request are minimal and provide very little impact, and the impact provided is positive in nature. The policy of the Historic Ordinance is set forth in § 14-5.2(A)(1) as follows:

> 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.

The requested modifications to the exterior structure will allow for and enhance the existence and preservation of this historic structure by improving its visibility to the public and accessibility by its patrons.

Heritage, for these reasons, respectfully requests that the Board recommend approval of the exceptions requested above.



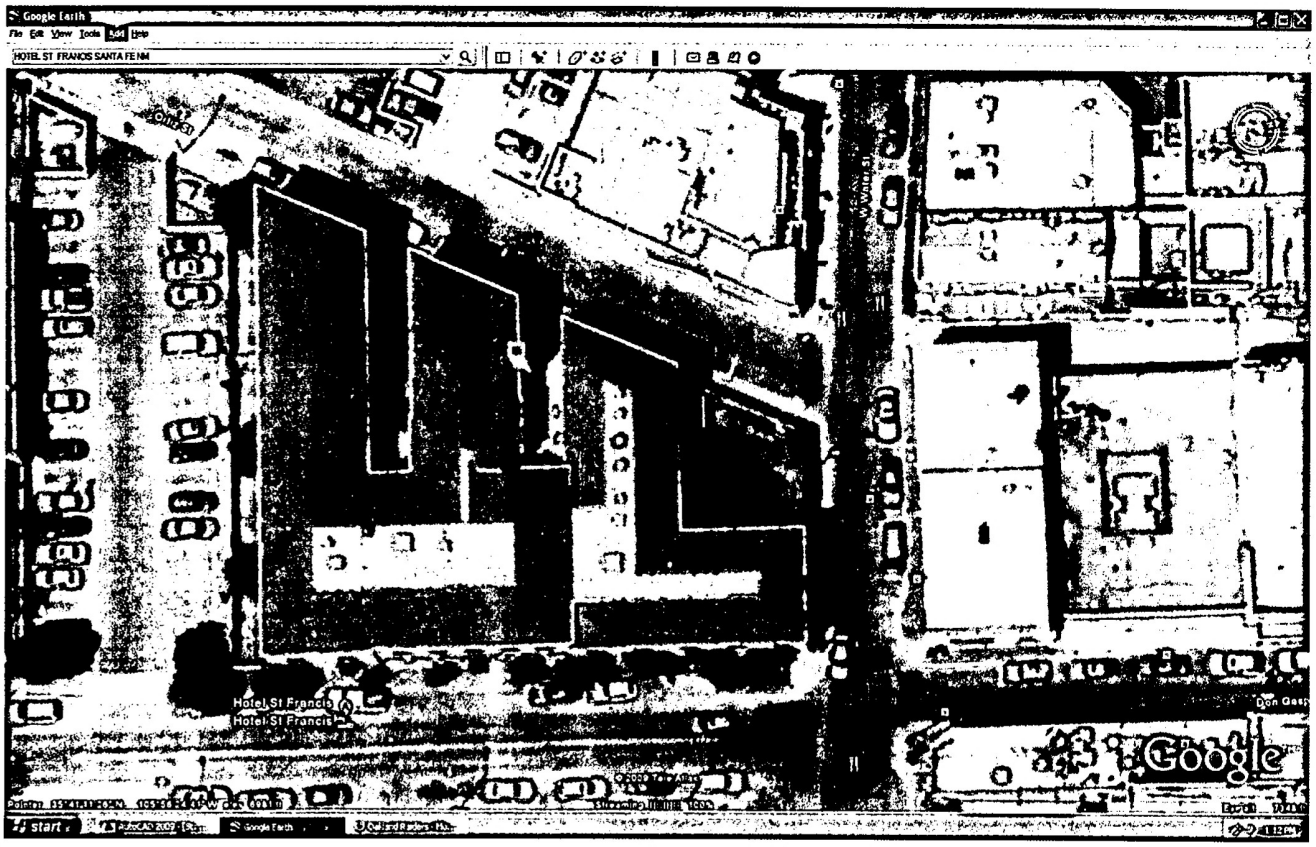
MARTINEZ ARCHITECTURE STUDIO PC

HOTEL ST. FRANCIS
210 DON GASPAR AVENUE
SANTA FE, NM

DECEMBER 12, 2008

NEW ELEVATOR FLY AREA

SET #
ST. FRANCIS - 0805

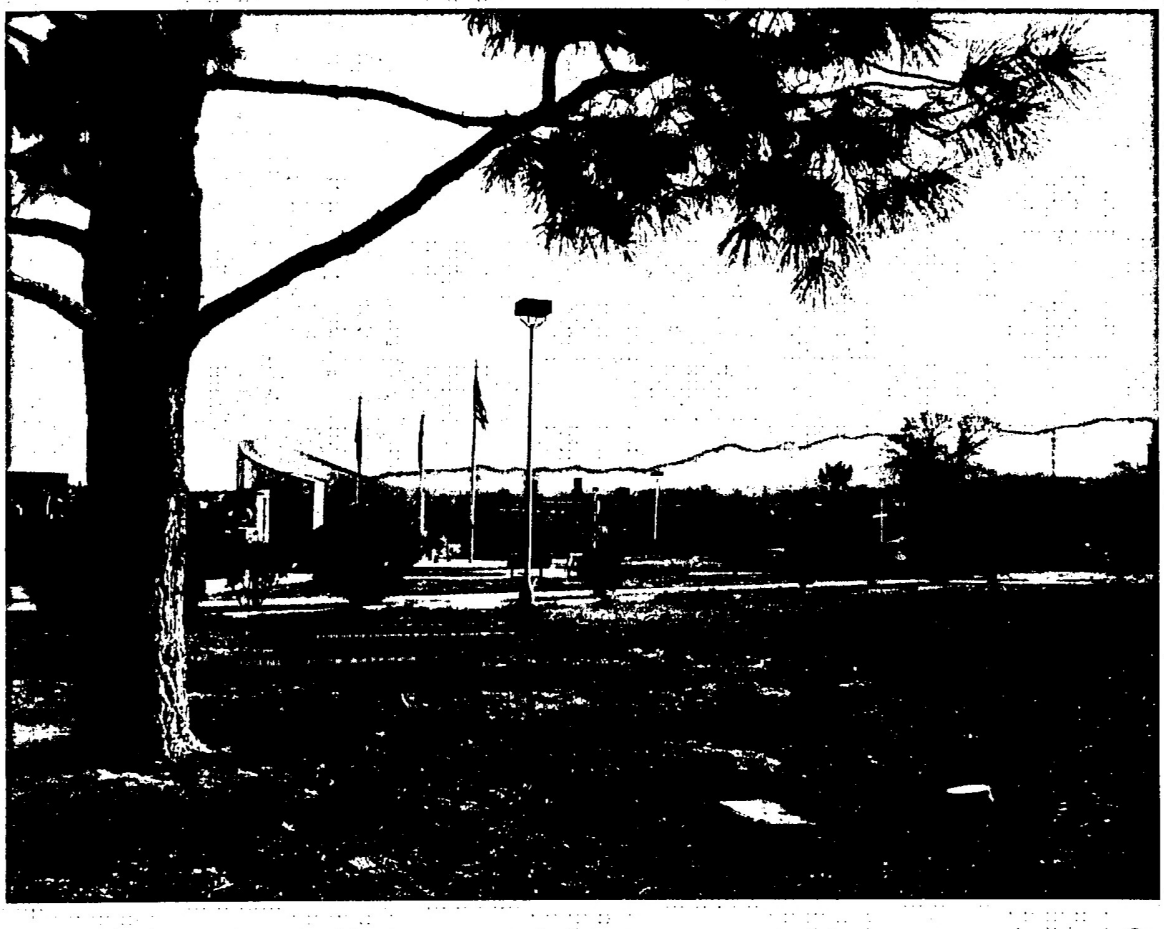


ROOF OF HOTEL ST. FRANCIS

NORTH

The existing room at the top of the old elevator is visible at the center of the roof. This room stands above the roof and is entered from the light colored walkway on the roof to the south of the room. You can also see the existing chimney from the boiler in the basement. The new elevator shaft is marked.

Hotel St. Francis
210 Don Gaspar



ST FRANCIS HOTEL IN MIDDLE GROUND

View of Roof of the Hotel St. Francis showing existing room on top of old elevator and chimney from boiler in basement. Top of new elevator shaft would not be visible in this view. The shaft would be behind the roof that shows.

City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Isaac J. Pino, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Bernie Beenhouwer, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Carlos A. Gallegos, Dist. 3
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

Case #H 92-38 Meeting Date March 23, 1992

Project Address 210 Don Gaspar District Core

Agent _____ Address _____ Phone _____

Owner Robert Packard/Don Fortel Address 210 Don Gaspar c/o On Water Phone 982-8787

PUBLICLY VISIBLE FACADES: (X) NORTH (X) SOUTH (X) EAST (X) WEST

HISTORICAL SIGNIFICANCE: NUMBER 317 AREA NO. 1 AGE c. 1921-30

(X) SIGNIFICANT ( ) CONTRIBUTING ( ) NON-CONTRIBUTING

(X) SURVEY SHEET ATTACHED ( ) SURVEY SHEET NOT AVAILABLE ( ) NOT SURVEYED

APPROVAL REQUIREMENTS: ( ) NEW CONSTRUCTION (X) EXTERIOR RENOVATION

( ) DEMOLITION ( ) BASAL SQUARE FOOTAGE _____

PROPOSAL: New door, entry way on Water Street at restaurant entrance.

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on _____, acted on the above referenced case. The decision of the Board was to ( ) approve, ( ) conditionally approve, ( ) table, ( ) deny your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows:

For further information please call 984-6657.

Sincerely,

Mary Grzeskowiak
Urban Design Review Specialist

NOTE: HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST. (SFCC 1987, SECTION 7-1.6)



FACING N.E. CORNER OF HOTEL ST. FRANCIS, ON THE CORNER OF WATER ST. AND DON GASPAR. ADDITIONAL SIGNAGE TO AWNING OVER THE DOOR, WILL BE A WOODEN, ROUTED SIGN ABOVE THE EXISTING HOTEL ST. FRANCIS SIGN. THE DIMENSIONS WILL BE 3'x4' x 2 3/4", AND WE INTEND TO USE THE EXISTING LIGHT FIXTURES FOR BOTH SIGNS.



FACING IN THE CORNER WHERE THE RESTAURANT EXISTS NOW. WOODEN SIGNAGE ABOVE EXISTING HOTEL SIGN AND PAINTING ON THE FAR WEST AWNING IN 8" LETTERS OUR NAME AND ADDRESS



(1)

ON WATER STREET FACING EXISTING DOOR, THE DOOR FACING NORTH. PROPOSED SIGNAGE IS PAINTING IN 8" LETTERS, OUR NAME AND ADDRESS ON THE BOTTOM FOOT OF THE AWNING IN WHITE LETTERS. POSSIBLE ILLUMINATION FROM WITHIN THE AWNING IN ORDER TO PREVENT ADDITIONAL EXTERNAL LIGHT FIXTURES

City of Santa Fe, New Mexico

memo

DATE: March 23, 1992

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Urban Design Review Specialist

CASE #H- 92-38 ADDRESS 210 DON GASPAR

REFERENCE ATTACHMENTS (Chronologically):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ Case Synopsis	_X_ Proposal Letter
_X_ District Guidelines	_X_ Vicinity Map
_X_ State Historical Survey Sheet	_X_ Site Plan/Floor Plan
____ Minutes of _____	_X_ Photographs
____ Other_____	_X_ Elevations
	____ Other_____
	_____

STAFF RECOMMENDATIONS:

The enclosed proposal, which focuses on the West door/window bay on the buildings N. (Water St. elevation) facade, includes removing the existing door and window and recessing the entry way to 6 ft. The existing transom lights will be retained and a new header installed to support them. The new door and window will be divided lights and wood work will be painted white. In addition, the existing knee wall will be retained and be built out (into the recess) for use as a planter.

Since this work is occurring on a secondary facade, and is held back away from the primary corner of Don Gaspar and Water Street, it will not impact the historic status of the building. In addition, this area will continue to read as a void, as it currently does in its store front configuration. Staff recommends approval.

1. CORE HISTORIC DISTRICT

(Section 14-70.9, SFCC 1987; pgs. 1636 - 1638)

The Board reviews publicly visible projects, such as new construction, additions, renovations, remodeling, and demolitions of roofed structures.

Staff reviews not publicly visible roofed structures, as mentioned above. Staff also reviews signs and miscellaneous structures (including walls/fences, non-roofed structures, repainting and stucco colors), that are publicly visible or not.

Buildings are required to be designed in the "Santa Fe Style", defined as including both the Pueblo Spanish and Territorial vernaculars. Briefly, the design regulations state that no glass panes may be greater than 30 inches in any dimension (except under portals), that doors and windows can constitute no more than 40 percent of any facade, and that no window or door can be closer than three (3) feet to the outside edge of any facade. A building's massing, color and proportion must be characteristic of adobe construction, even if made in frame/stucco or block/stucco. Pitch roofs are allowed, but must meet certain tests; ask for Resolution 88 for specifics.

14-70.9 Standards; Downtown and Eastside.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space

under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by recreation of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of

the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

building threatened?	surveyed	county	ID no.
yes	date 12/15/84 by HMW	SANTA FE	051610317

field map	number	UTM reference	easting	northing
SFHD # 1	317	zone 12 13		

location description

210 DON GASPAR

SW CORNER @ WATER.

city/town
SANTA FE

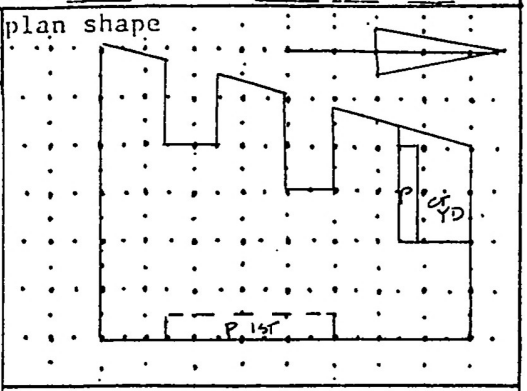
land ~~grant~~/reservation

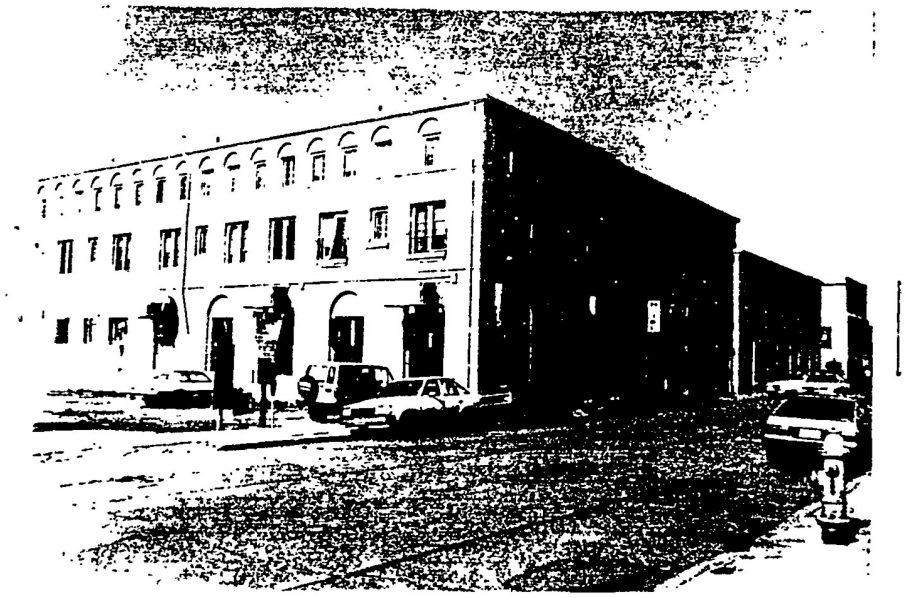
building name
DE VARGAS HOTEL.

legal description
tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 19	11	HPB

plan shape





date of construction
1921.30 estimate ___ actual

source
SANB.

use
present residential
other HOTEL
historic residential
other HOTEL

condition
✓ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
✓ minor ___ moderate ___ major
describe:

style
MISSION REV.

foundation material
CONC.

wall material/surface
BRK / STUCCO

architectural features
INSPIRED RES. NV FOR PLAN. ; CONC EAVE.

3 HORIZ TIER BLDG: 1ST & 3RD HAVE SEMI CIRC ARCHES W/ REC. WDWS IN THEM, 2ND HAS STRAIGHT LINTELS.

3RD FLR: 4/4 WD. CASM'T WDWS ; 2ND 3/3 WD CASM'TS ; FRONT & PART OF SIDES W/ SMALL WDW HOOD W/ WI OMIT.

1ST FLR: 4/4 WD CASM'TS ; EXCEPT 3 STORE FRONTS @ N END: SGL LT SGL LIGHT DOORS W/ LOWER SGL DISPLAYS W/ SGL TRANSOMS,

comments ONE WDW HAS A LEADED GLASS TRANSOM.
2 REAR LIGHTWELLS / LOADING & SERVICE AREAS. 2 SETS OF DBL DOORS W/ SGL LIGHTS @ REAR.

OWNER'S APT: NW CORNER OF BLDG, 6/1, 10/1 D.H.

WD WDWS, OVERLOOKS CTYD ON N W/ FRAME PORCH.

surroundings
COMM

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
✓ eligible ___ of ___ none
interest

if eligible, why? PRIMARY; TYPE, INTEG.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ✓ yes

COMMENTS:

~~PRELIMINARY~~

DR. DIAZ HAD SANITORIUM IN N WING OF BLDG FACING WATER.
W.G. SARGENT TOOK THIS OVER IN 1925 & BUILT 3 S PORTION &
REMODELING DIAZ'S BLDG.
THE BLDG HAS A CLASSICAL/RENAISSANCE FEEL IN ITS 3 TIER
HIERARCHY & SEMI CIRC ARCHES, BUT QUALIFIES AS MISSION REV.
AS SEMI-CIRC ARCHES DEFINE THIS STYLE AS WELL.
A SCHEME SIMILAR TO THIS WAS PUBLISHED AROUND 1911 IN THE
NEW MEXICAN, WITH A NEW LUXURY HOTEL IDEA FIRST SURFACED.
EVENTUALLY LA FONDA WAS BUILT AS THE LUXURY HOTEL, IN SPANISH
& THIS FOLLOWED 5 YRS LATER, IT WOULD SEEM RECYCLING THE
EARLIER SCHEME.
EXC. INTEG, GOOD CONDITION.
INT. LOBBY ALTERED.

PLANNED TAX ACT PROJECT IN 1985.

3/3/92

TO WHOM IT MAY CONCERN;

OUR PROPOSED ALTERATIONS WILL TAKE PLACE IN WHAT IS NOW THE HOTEL ST. FRANCIS, FORMALLY THE DE VARGAS HOTEL. THE ORIGINAL BUILDING ERRECTED IN THE 1880's, A MAJORITY OF THE EDIFICE WAS DESTROYED BY FIRE RIGHT AROUND THE TURN OF THE CENTURY. WHAT WAS LEFT OF THE BUILDING IS ESSENTIALLY WHERE THE RESTAURANT EXISTS NOW. AFTER IT WAS RECONSTRUCTED IN THE FIRST PART OF THE CENTURY, IT WENT FROM BEING A MAJOR MEETING PLACE FOR POLITICIANS DURING THE DEPRESSION AND THE FORTIES TO BEING A RUN DOWN TENAMENT HOTEL IN THE SIXTIES AND SEVENTIES. IT WAS VIRTUALLY GUTTED AND COMPLETELY REMODELED IN THE MID-EIGHTIES. FROM THE EARLY 70's TO THE EARLY 80's ON THE SOUTH END OF THE HOTEL A RESTAURANT OPERATED, WHEN THE HOTEL ST. FRANCIS REOPENED, IT MOVED THE RESTAURANT OPERATION TO THE NORTH SIDE OF THE BUILDING WHICH WAS FORMALLY FRANCISCO'S.

WHAT WE PROPOSE TO DO WITH THE EXISTING DOORWAY ON WATER STREET IS REMOVE AN EXISTING DOOR AND WINDOW, LEAVE THE LEADED GLASS TRANSOM AND RECESS THE NEW ENTRY WAY. A HEADER WILL BE PUT IN PLACE TO SUPPORT THE TRANSOM. AFTER THE TRANSOM IS REINFORCED, THE NEW FRAMING FOR A SINGLE, FRENCH STYLE DOOR AND ADDITIONAL MATCHING WINDOW WILL BE RECESSED INTO THE BUILDING WITH AMPLE SPACE PROVIDED FOR HANDICAP ACCESS. THE NEW FRENCH

DOOR AND MATCHING GLAZING WILL PAINTED WHITE.

THE FLOORING ON THE OUTSIDE OF THE DOOR, FACING THE STREET, WILL BE DONE IN HALF-INCH PAVERS TO PRESERVE THE CONTINUITY OF THE SIDEWALK.

IN THE CEILING OUTSIDE, THERE WILL BE TWO RECESSED CAN LIGHTS IN DRY WALL. THE ENTIRE EXTERNAL ENTRY WAY WILL BE PLASTERED TO MATCH THE REST OF THE EXTERNAL OF THE HOTEL.

WHERE THE EXISTING DOOR IS NOW, THERES A SMALL MORTAR WALL WHICH SUPPORTS THE WINDOW. AFTER THE DOOR AND WINDOW ARE REMOVED THIS WALL WILL REMAIN AND BE TURNED INTO A FLOWER BOX FEATURE.

signage: mg already consulted with applicant/ no variance request.

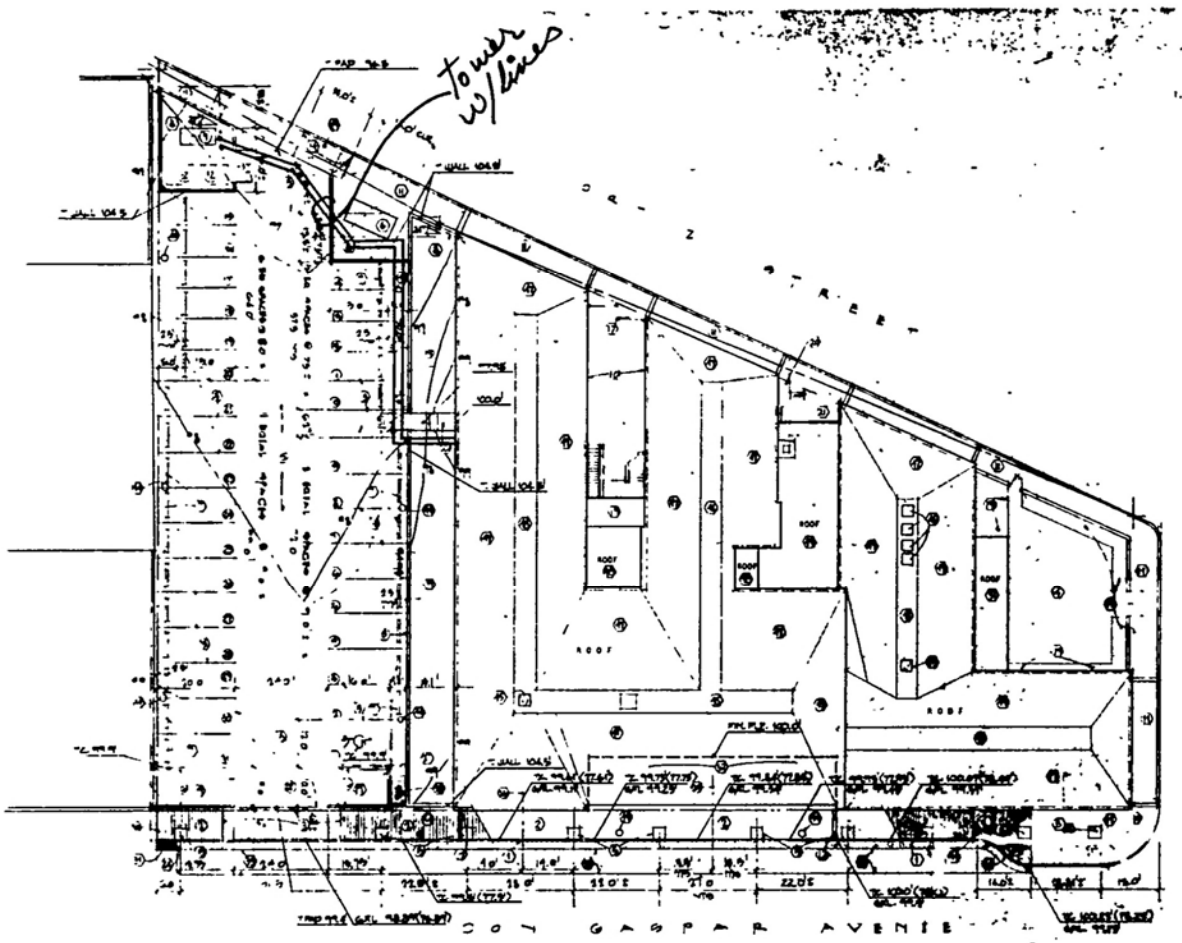
FOR THE SIGNAGE FEATURES WE PROPOSE TO PAINT THE NAME AND ADDRESS ON THE BOTTOM EIGHT-INCH PERIMETER OF THE AWNING DIRECTLY ABOVE THE NEW DOOR. LIGHTING ON THE INSIDE OF THE AWNING WILL PROVIDE AN ADEQUATE ILLUMINATION TO SHOW THE SIGNAGE DURING EVENING HOURS. ADDITIONAL SIGNAGE WILL BE PLACED ABOVE THE HOTEL ST. FRANCIS SIGN ON THE CORNER OF WATER AND DON BASPAR. LIGHTING WILL BE PROVIDED BY THE EXISTING FIXTURES USED BY THE HOTEL. THE SIGN WILL BE MADE OF WOOD, THE DIMENSIONS WILL BE 3 FEET x 4 FEET x 2 3/4 INCHES.

THANK YOU FOR YOUR CONSIDERATION.

SINCERELY,

ROBERT PACKARD

OWNER, ON WATER



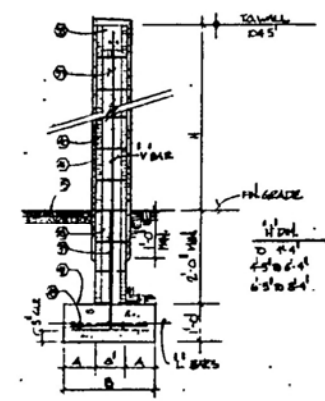
SITE/ROOF PLAN

GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS. ELEVATIONS NOTED WITHIN PARENTHESIS () WERE PROVIDED BY LEEDSHILL/HERKENHOFF ENGINEERS TO COORDINATE CURB AND GUTTER WORK WITH CITY OF SANTA FE STREET IMPROVEMENTS PROJECT.

KEYED NOTES

1. REMOVE CONCRETE CURB AND GUTTER AND REPLACE
2. REMOVE CONCRETE SIDEWALK AND REPLACE WITH BRICK PAVING SET ON SAND BED
3. NEW CONCRETE DRIVE PAD AND LAYDOWN CURB
4. BRICK PAVING - SEE FLOOR PLAN
5. 36" X 36" CAST IRON TREE GRATE
6. CONCRETE TRANSFORMER PAD - SEE ELECTRICAL
7. CONCRETE PARKING BUMPERS
8. MASONRY WALL - SEE 1/A1
9. COOLING TOWER - SEE MECHANICAL
10. CONCRETE SLAB
11. NEW SIDEWALK CURB AND GUTTER ETC THIS AREA BY CITY
12. SIDEWALK DRAIN WITH STEEL COVER
13. 4" WIDE PAINTED STRIPES
14. HANDICAPPED SYMBOL - PAINTED
15. ASPHALTIC CONCRETE PAVING
16. CONCRETE CURB
17. WOOD FENCE WITH GATE
18. GROUT ALL CELLS SOLID BELOW GRADE
19. LANDSCAPING - SEE A02
20. GAS METER
21. LOADING DOCK
22. CONCRETE WALK AND STEPS
23. BRICK PAVED HANDICAPPED WALK SLOPE = 1/24 ±
24. LIMIT OF REMOVAL OF EXISTING CURB AND GUTTER/ NEW CURB AND GUTTER
25. CENTERLINE OF FRONT DOORS
26. LOCATE TREE GRATE WITH NORTH EDGE 15' SOUTH OF WATER STREET CURB
27. DEPRESS CURB AND HANDICAPPED RAMP TO BE FLUSH WITH ASPHALT CONCRETE PAVING
28. DIMENSION TO EXISTING BUILDING CORNER
29. REMOVE AND RELOCATE EXISTING LIGHT POLE
30. BRICK PAVING FLUSHES OUT WITH EXISTING SIDEWALK
31. DROP INLET
32. TRASH BINS
33. WATER METERING PIT PER CITY AND SANGRE DE CRISTO WATER COMPANY STANDARDS
34. REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND REPLACE WITH NEW LAYDOWN CURB AND DRIVE PAD
35. REPLACE PAVEMENT THIS AREA FROM EDGE OF CURB AND GUTTER TO FIRST PAVEMENT JOINT IN STREET
36. 10' RADIUS REVERSE CURVE
37. WOOD GATED
38. BOND BEAM, GROUT SOLID WITH CONTINUOUS
39. 2'-0" MIN LAP SPLICE, DOWELS TO MATCH "V" BARS, ALTERNATE MOORS, GROUT CELLS SOLID
40. 8" C.M.U.
41. PORTLAND CEMENT PLASTER
42. CONCRETE FOOTING 4000PSI CONCRETE
43. #3 BAR AT 36"O.C. TRANS.
44. LIGHT STANDARD. COORDINATE LOCATION WITH CITY AND P.N.M.
45. NEW ROOF HATCH
46. EXHAUST FANS, SEE MECHANICAL
47. REPAIR/REPLACE DAMAGED ASPHALT SHINGLE ROOFING
48. REMOVE EXISTING ROOFING AND REPLACE WITH NEW BUILT-UP ROOF. PROVIDE NEW FLASHING (PAINTED) AT JUNCTURE WITH SLOPED ROOF
49. NEW BUILT-UP ROOF
50. REPAIR/REPLACE DAMAGED STRIPPED METAL ROOF
51. WOOD GATE, SEE 6/A2
52. NEW COLORED CONCRETE SLAB OVER COMPACTED FILL. SCORE SLAB 12" O.C. EACH WAY.

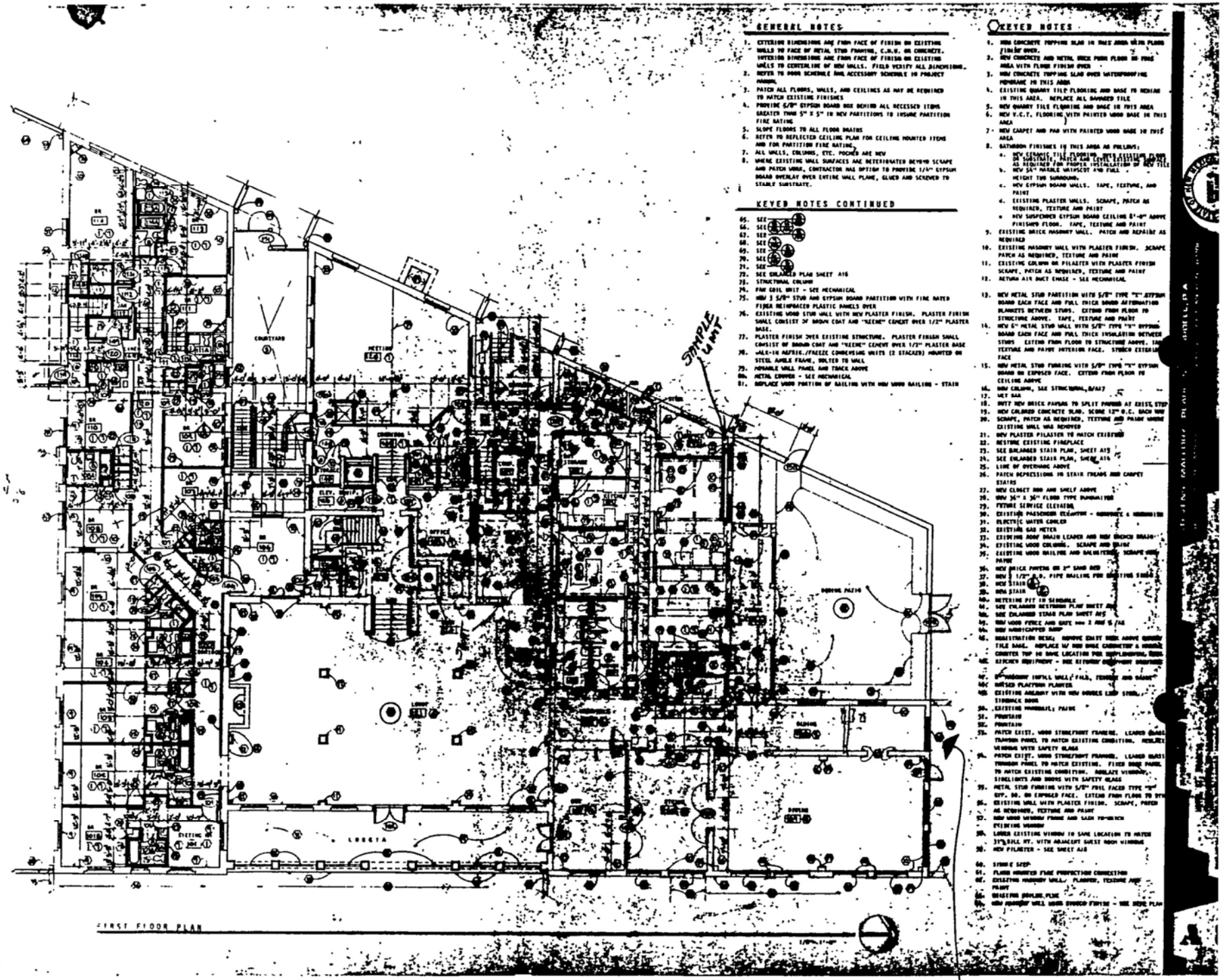


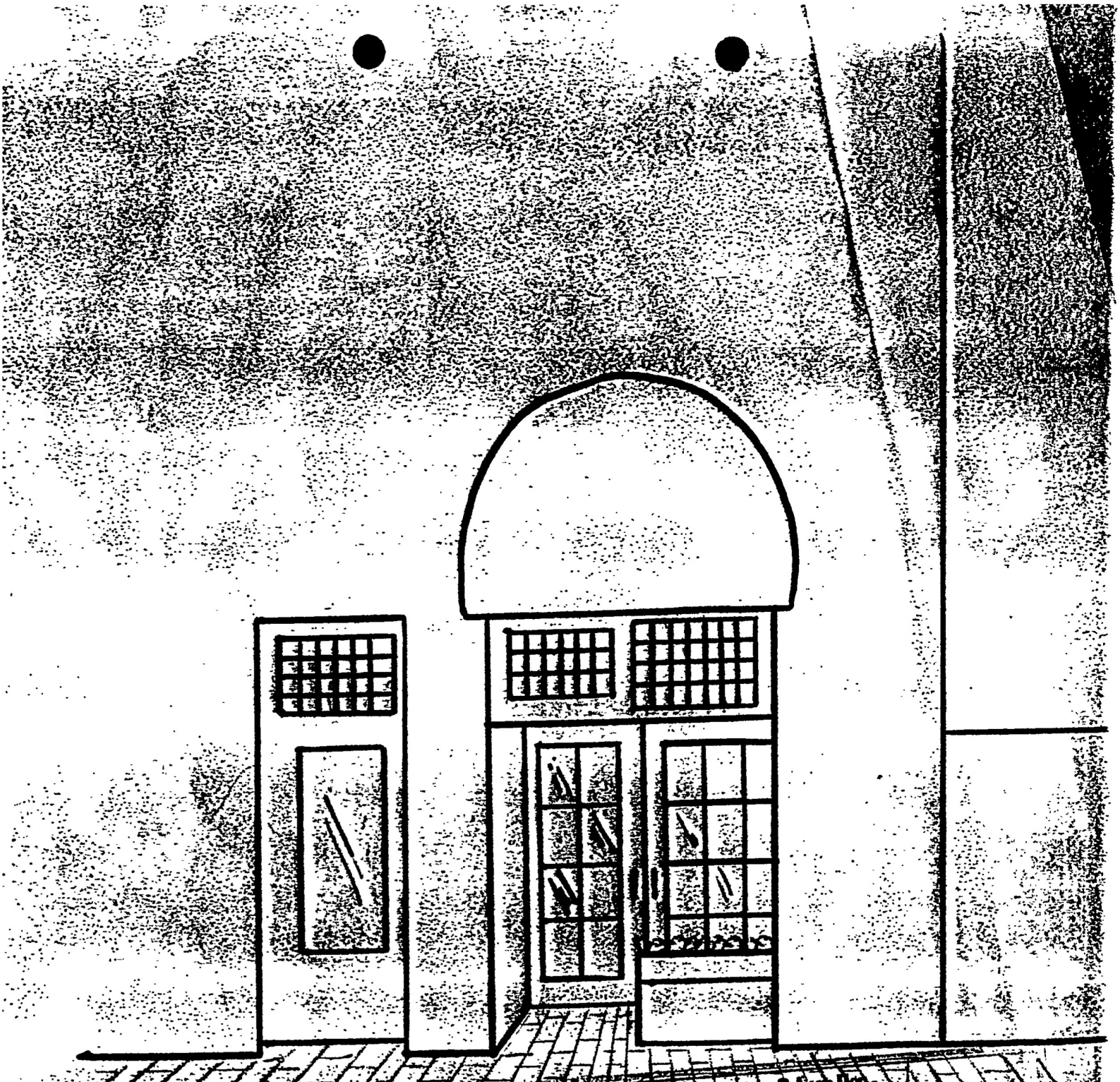
'H' DIM.	'A' DIM.	'B' DIM.	'V' BARS	'L' BARS
0 4'-4"	8"	2'-0"	#4@48"	2-#5
4'-5" to 6'-4"	10"	2'-4"	#5@40"	2-#5
6'-5" to 8'-4"	12"	3'-0"	#5@24"	3-#5

1 GARDEN WALL

STEVENS MALLORY PEARL & CASTRELL, P.A.
ARCHITECTS
NEW MEXICO 87108

DATE
DRAWN
HOTEL ST. FRANCIS
(REMODELING OF DEMOLISHED HOTEL)
"LAS DOS GASPAR AVENUE"

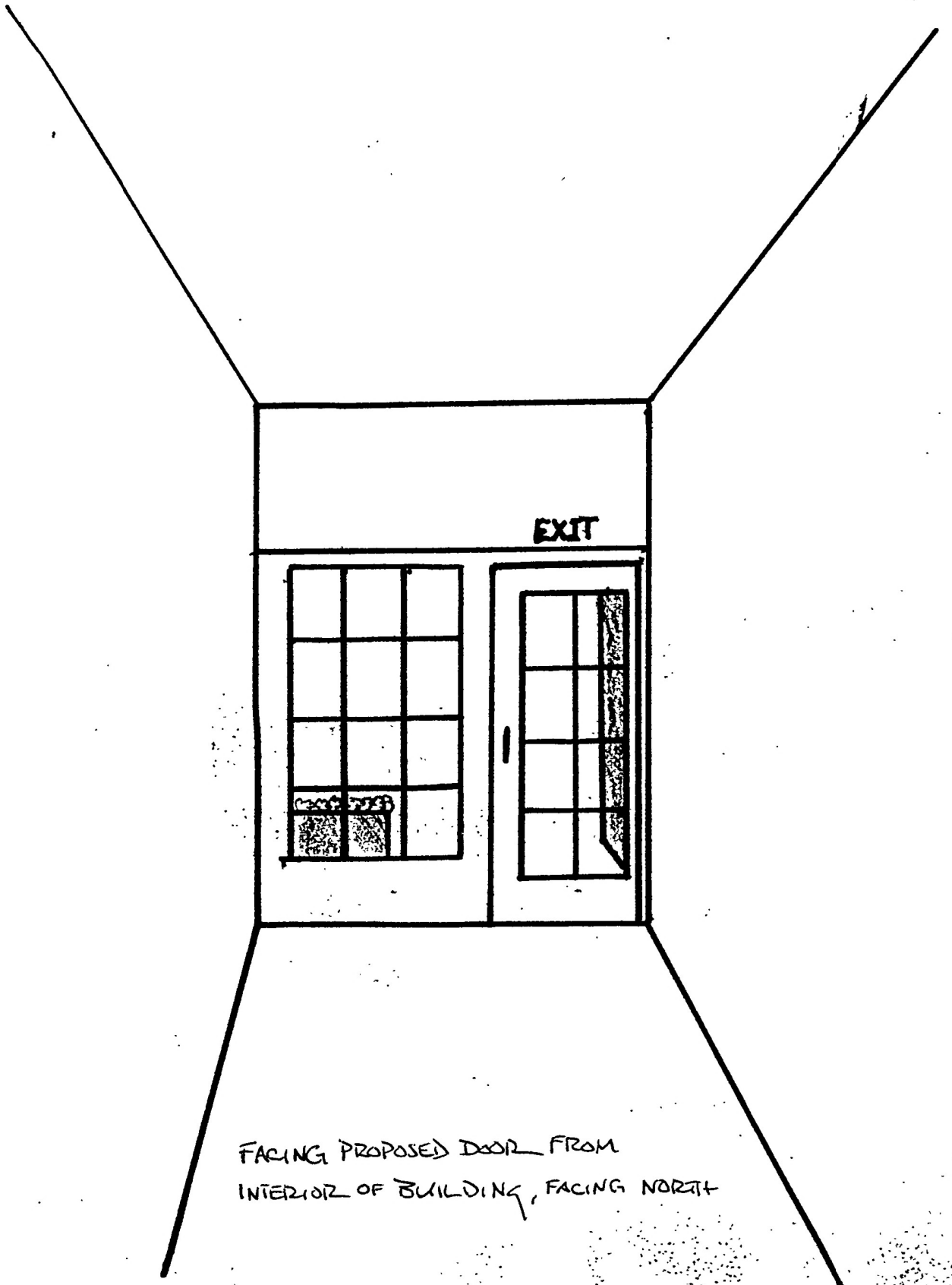

GENERAL NOTES
1. EXTERIOR DIMENSIONS ARE FROM FACE OF FINISH ON EXISTING WALLS TO FACE OF METAL STUD FRAMING, C.M.U. OR CONCRETE. INTERIOR DIMENSIONS ARE FROM FACE OF FINISH ON EXISTING WALLS TO CENTERLINE OF NEW WALLS. FIELD VERIFY ALL DIMENSIONS.
2. REFER TO DOOR SCHEDULE AND ACCESSORY SCHEDULE IN PROJECT MANUAL.
3. PATCH ALL FLOORS, WALLS, AND CEILINGS AS MAY BE REQUIRED TO MATCH EXISTING FINISHES
4. PROVIDE 5/8" GYPSUM BOARD BOX BEHIND ALL RECESSED ITEMS GREATER THAN 5" X 5" IN NEW PARTITIONS TO INSURE PARTITION FIRE RATING
5. SLOPE FLOORS TO ALL FLOOR DRAINS
6. REFER TO REFLECTED CEILING PLAN FOR CEILING MOUNTED ITEMS AND FOR PARTITION FIRE RATING.
7. ALL WALLS, COLUMNS, ETC. MISCHED ARE NEW
8. WHERE EXISTING WALL SURFACES ARE DETERIORATED BEYOND SCRAPE AND PATCH WORK, CONTRACTOR HAS OPTION TO PROVIDE 1/4" GYPSUM BOARD OVERLAY OVER ENTIRE WALL PLANE, GLUED AND SCREWED TO STABLE SUBSTRATE.
KEYED NOTES CONTINUED
65. SEE
66. SEE
67. SEE
68. SEE
69. SEE
70. SEE
71. SEE
72. SEE ENLARGED PLAN SHEET A16
73. STRUCTURAL COLUMN
74. FAN COIL UNIT - SEE MECHANICAL
75. NEW 3 5/8" STUD AND GYPSUM BOARD PARTITION WITH FIRE RATED FIBER REINFORCED PLASTIC PANELS OVER
76. EXISTING WOOD STUD WALL WITH NEW PLASTER FINISH. PLASTER FINISH SHALL CONSIST OF BROWN COAT AND "KEENE" CEMENT OVER 1/2" PLASTER BASE.
77. PLASTER FINISH OVER EXISTING STRUCTURE. PLASTER FINISH SHALL CONSIST OF BROWN COAT AND "KEENE" CEMENT OVER 1/2" PLASTER BASE
78. WALL-IN REFRIG./FREEZE CONDENSING UNITS (2 STACKED) MOUNTED ON STEEL ANGLE FRAME, BOLTED TO WALL
79. MOVABLE WALL PANEL AND TRACK ABOVE
80. METAL CANOPY - SEE MECHANICAL
81. REPLACE WOOD PORTION OF RAILING WITH NEW WOOD RAILING - STAIN
KEYED NOTES
1. NEW CONCRETE TOPPING SLAB IN THIS AREA MEET FLOOR FINISH GRADE.
2. NEW CONCRETE AND METAL DECK FROM FLOOR IN THIS AREA WITH FLOOR FINISH OVER
3. NEW CONCRETE TOPPING SLAB OVER WATERPROOFING MEMBRANE IN THIS AREA
4. EXISTING QUARRY TILE FLOORING AND BASE TO REMAIN IN THIS AREA. REPLACE ALL DAMAGED TILE
5. NEW QUARRY TILE FLOORING AND BASE IN THIS AREA
6. NEW V.C.T. FLOORING WITH PAINTED WOOD BASE IN THIS AREA
7. NEW CARPET AND PAD WITH PAINTED WOOD BASE IN THIS AREA
8. BATHROOM FINISHES IN THIS AREA AS FOLLOWS:
a. NEW CERAMIC TILE FLOORING WITH CERAMIC TILE BASE AS REQUIRED FOR PROPER INSTALLATION OF NEW TILE
b. NEW 54" MARBLE WAINSCOT AND FULL HEIGHT TUB SURROUND.
c. NEW GYPSUM BOARD WALLS. TAPE, TEXTURE, AND PAINT
d. EXISTING PLASTER WALLS. SCRAPE, PATCH AS REQUIRED, TEXTURE AND PAINT
e. NEW SUSPENDED GYPSUM BOARD CEILING 8'-0" ABOVE FINISHED FLOOR. TAPE, TEXTURE AND PAINT
9. EXISTING BRICK MASONRY WALL. PATCH AND REPAIRE AS REQUIRED
10. EXISTING MASONRY WALL WITH PLASTER FINISH. SCRAPE PATCH AS REQUIRED, TEXTURE AND PAINT
11. EXISTING COLUMN OR PILASTER WITH PLASTER FINISH SCRAPE, PATCH AS REQUIRED, TEXTURE AND PAINT
12. RETURN AIR DUCT CHASE - SEE MECHANICAL
13. NEW METAL STUD PARTITION WITH 5/8" TYPE "X" GYPSUM BOARD EACH FACE AND FULL THICK SOUND ATTENUATION BLANKETS BETWEEN STUDS. EXTEND FROM FLOOR TO STRUCTURE ABOVE. TAPE, TEXTURE AND PAINT
14. NEW 6" METAL STUD WALL WITH 5/8" TYPE "X" GYPSUM BOARD EACH FACE AND FULL THICK INSULATION BETWEEN STUDS. EXTEND FLOOR TO STRUCTURE ABOVE. TAPE, TEXTURE AND PAINT INTERIOR FACE. STUCCO EXTERIOR FACE
15. NEW METAL STUD FURRING WITH 5/8" TYPE "X" GYPSUM BOARD ON EXPOSED FACE. EXTEND FROM FLOOR TO CEILING ABOVE
16. NEW COLUMN, SEE STRUCTURAL, 8/A17
17. WET BAR
18. INFT NEW BRICK PAVERS TO SPLIT PAVERS AT EXIST. STEP
19. NEW COLORED CONCRETE SLAB. SCORE 12" O.C. EACH WAY
20. SCRAPE, PATCH AS REQUIRED, TEXTURE AND PAINT WHERE EXISTING WALL WAS REMOVED
21. NEW PLASTER PILASTER TO MATCH EXISTING
22. RESTORE EXISTING FIREPLACE
23. SEE ENLARGED STAIR PLAN, SHEET A15
24. SEE ENLARGED STAIR PLAN, SHEET A16
25. LINE OF OVERHANG ABOVE
26. PATCH DEPRESSIONS IN STAIR TREADS AND CARPET STAIRS
27. NEW CLOSET DOOR AND SHELF ABOVE
28. NEW 36" X 36" FLOOR TYPE DUMBWAITER
29. FIXTURE SERVICE ELEVATOR
30. EXISTING PASSENGER ELEVATOR - REMOVE & REPLACE
31. ELECTRIC WATER COOLER
32. EXISTING GAS METER
33. EXISTING ROOF DRAIN LEADER AND NEW SPLASH BLOCK
34. EXISTING WOOD COLUMNS. SCRAPE AND PAINT
35. EXISTING WOOD RAILING AND BALUSTERS. SCRAPE AND PAINT
36. NEW BRICK PAVERS ON 2" SAND BED
37. NEW 1 1/2" O.D. PIPE RAILING FOR EXISTING STAIR
38. NEW STAIR
39. NEW STAIR
40. METERING PIT IN SIDEWALK
41. SEE ENLARGED RESTROOM PLAN SHEET A15
42. SEE ENLARGED STAIR PLAN SHEET A15
43. NEW WOOD FENCE AND GATE see 2 A16 & 7A6
44. NEW HANDICAPPED RAMP
45. RECEPTION DESK; REMOVE EXIST DESK ABOVE QUARRY TILE BASE. REPLACE W/ NEW DESK CONNECTED & FINISH COUNTER TOP TO SAME LOCATION FOR DISPLACED, EQUIPMENT
46. KITCHEN EQUIPMENT - SEE KITCHEN EQUIPMENT DRAWINGS
47. 8" MASONRY INFILL WALL; FACE, TEXTURE AND PAINT
48. RAISED PLANTER PLANTER
49. EXISTING ARCHWAY WITH NEW DOUBLE LEAF STEEL SWINGING DOORS
50. EXISTING HANDRAIL; PAINT
51. FOUNTAIN
52. FOUNTAIN
53. PATCH EXIST. WOOD STOREFRONT FRAMING. LEAVE GLASS TRANSOM PANEL TO MATCH EXISTING CONDITION. REPLACE WINDOWS WITH SAFETY GLASS
54. PATCH EXIST. WOOD STOREFRONT FRAMING. LEAVE GLASS TRANSOM PANEL TO MATCH EXISTING. FIXED SIDE PANEL TO MATCH EXISTING CONDITION. REPLACE WINDOWS, STOREFRONTS AND DOORS WITH SAFETY GLASS
55. METAL STUD FURRING WITH 5/8" FOIL FACED TYPE "X" GYP. BD. ON EXPOSED FACE. EXTEND FROM FLOOR TO STR
56. EXISTING WALL WITH PLASTER FINISH. SCRAPE, PATCH AS REQUIRED, TEXTURE AND PAINT
57. NEW WOOD WINDOW FRAME AND SASH TO MATCH EXISTING WINDOW
58. LOWER EXISTING WINDOW TO SAME LOCATION TO MATCH 3'0" SILL HT. WITH ADJACENT SAFETY GLASS WINDOWS
59. NEW PILASTER - SEE SHEET A18
60. STOVE STEP
61. FLUSH MOUNTED FIRE PROTECTION CONNECTION
62. EXISTING MASONRY WALL; PLASTER, TEXTURE AND PAINT
63. SEATING SCHEME
64. NEW MASONRY WALL WITH STUCCO FINISH - SEE SITE PLAN
SIMPLE LIMIT
COURTYARD
MEETING
OFFICE
LOBBY
DINING
LOGGIA
EXISTING
FIRST FLOOR PLAN
* subject doorway



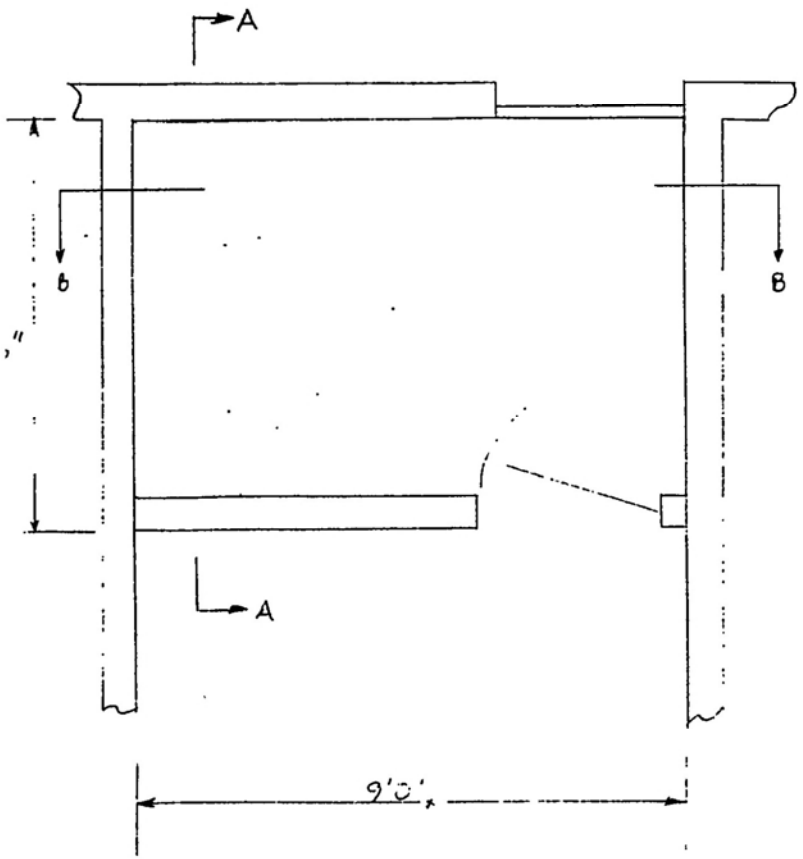
Planning & Cam Dev.

	Remarks
Historic Design Review	
Landscape Review	Condition of the fenestration of the door & window be made to match the existing fenestration
Escarpment Arch. Review	
Approval	
Conditional Approval	
Reject	
Name	Date 3-23-92

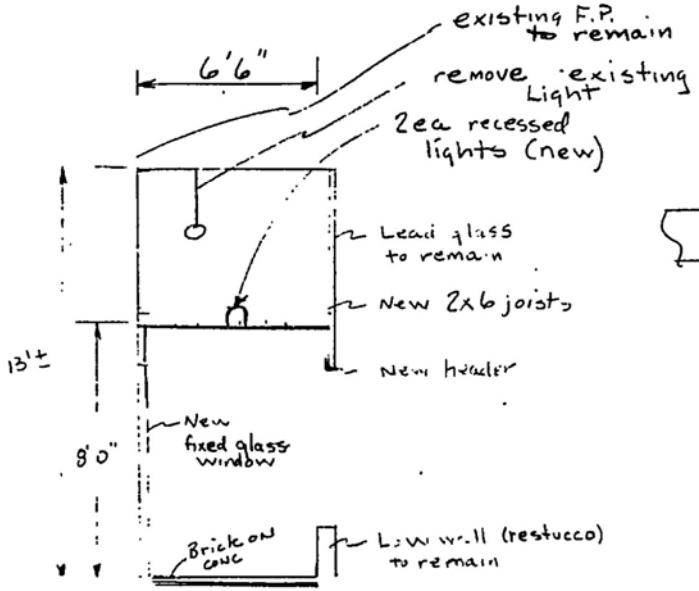
FACING PROPOSED DOOR FROM THE OUTSIDE OF THE BUILDING, FACING ~~SOUTH~~ NORTH ON WATER ST.



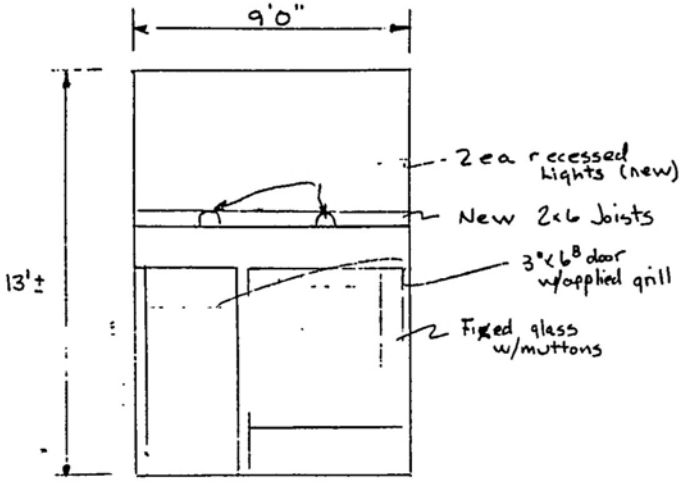
FACING PROPOSED DOOR FROM INTERIOR OF BUILDING, FACING NORTH



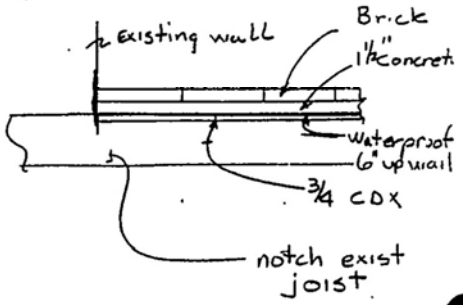
PLAN
scale ½" = 1'0"



Sec A-A
scale ¼" = 1'0"



Sec B-B
¼" = 1'0"



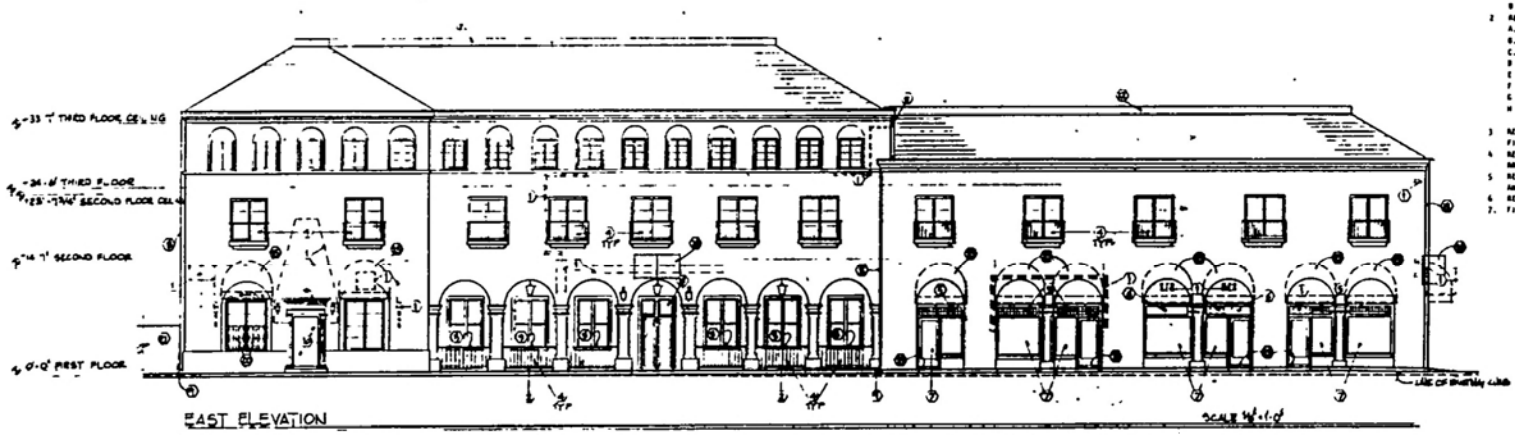
Floor Detail
No Scale

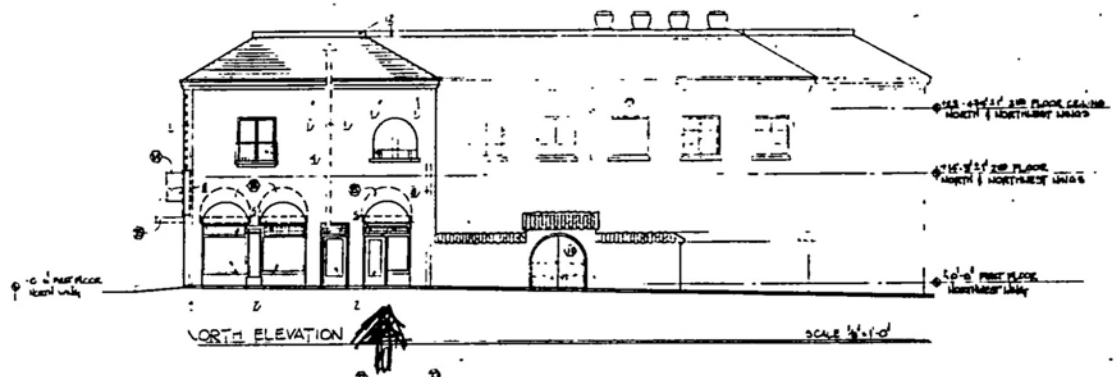
Notes

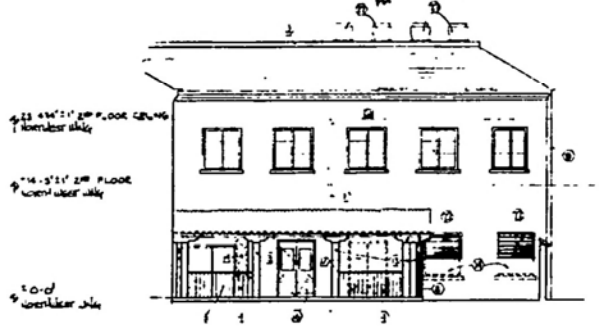
1) Slope floor to drain
2) Stucco walls
3) Electrical
   a) add heater if possible
   b) add 2ea recessed lights
   c) add J-Box + fixture allow for outside light
   d) add exit light if reqd
4) Hardware
   a) Lever passage
   b) closure
   c) dead bolt

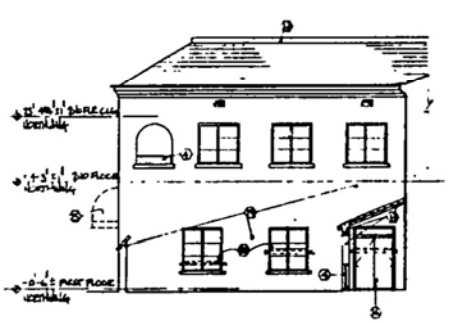
FRANCISCO'S REST
@ ST. FRANCIS HOTEL

FLT 3/2/92







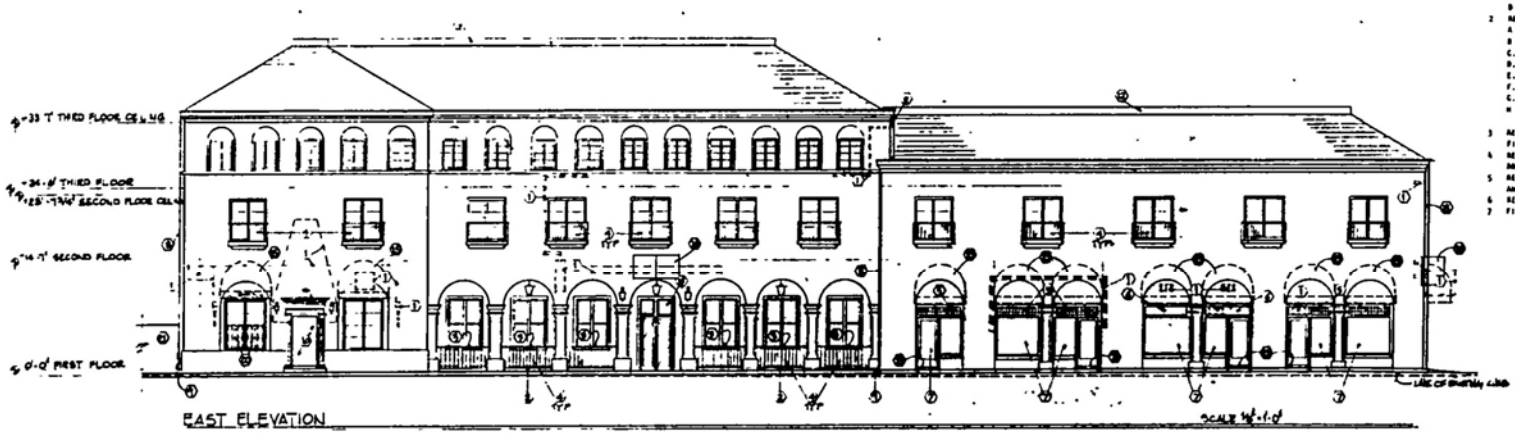


GENERAL NOTES

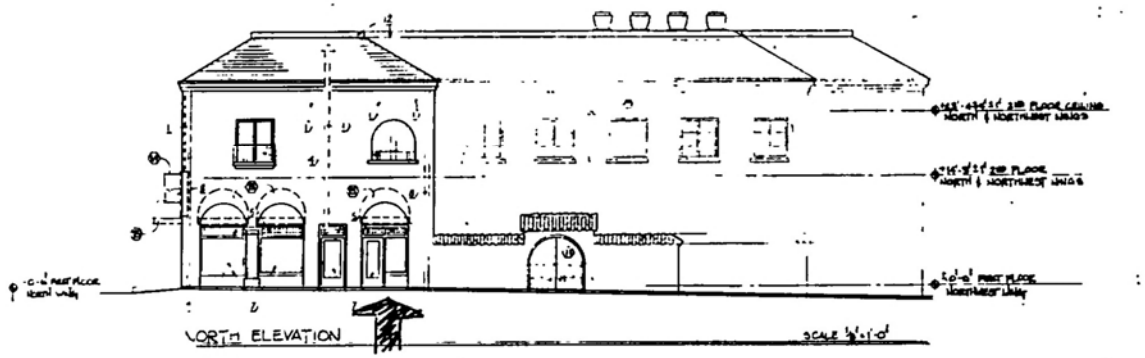
1. REPAIR STUCCO SURFACES:
   - A. REMOVE DAMAGED AREAS TO STRUCTURE
   - B. WATERBLAST ALL SURFACES
   - C. PATCH DAMAGED AREAS INCLUDING ALL CRACKS
   - D. PAINT ALL SURFACES
2. REPAIR ALL EXISTING WINDOWS
   - A. REPAIR/REPLACE WOOD DRIP SHOES.
   - B. REPLACE ALL BROKEN OR MISSING GLASS LIGHTS WITH GLASS TO MATCH EXIST
   - C. REMOVE ALL GLAZING AND REGLAZE WITH EXISTING GLASS
   - D. RECAULK PERIMETER OF ALL FRAMES
   - E. REPLACE MISSING HARDWARE
   - F. REMOVE SCREENS AND ASSOCIATED HARDWARE
   - G. REFINISH WINDOWS AND FRAMES AS SPECIFIED
   - H. REPAIR EXISTING SASH AND FRAMES. SCRAPE LOOSE PAINT, FILL CRACKS, INSTALL PUTCHNER, SAND, FILL AND REFINISH AS SPECIFIED
3. REPAIR EXISTING DOORS AND/OR FRAMES TO REMAIN SCRAPE LOOSE PAINT, FILL CRACKS, INSTALL PUTCHNER, SAND, FILL AND REFINISH
4. REPAIR ROOF LEAKS AND REPLACE DAMAGED ASPHALT SHINGLES OR STANDING METAL ROOFING, AND REPAIR FLASHINGS
5. REPAIR/RECONSTRUCT CAST STONE WINDOW SILLS, AND COLUMN/PILASTER AND CAPITALS
6. REPAIR SHEET METAL CORNICE/GUTTER TO BE WATERTIGHT. CLEAN
7. FIELD VERIFY ALL ELEVATIONS

KEYED NOTES

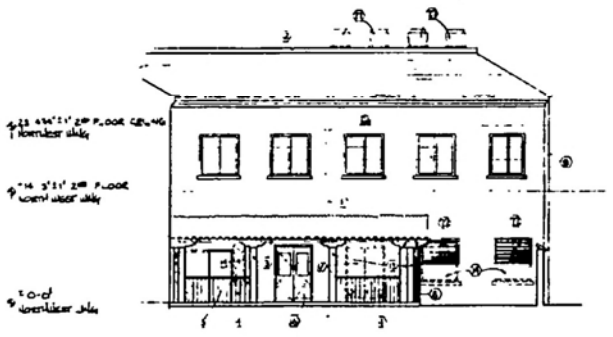
1. REMOVE SIGN, MECHANICAL UNIT, CANOPY, CONDUIT, DUCT, PIPING, LOUVER, ATTACHMENT, LIGHT FIXTURE, OR OTHER APPURTENANCE, PATCH TRIM, WALL FINISH, ETC TO MATCH EXISTING
2. REMOVE CONCRETE TOPPING SLAB. INSTALL NEW COLORED CONCRETE SLAB OVER COMPACTED FILL SCORE SLAB 12" O.C. EACH WAY
3. REPLACE WOOD PORTION OF RAILING. REPLACE WITH NEW WOOD RAILING - STAIN
4. REPAIR, REMOVE AND REFINISH RAILING
5. REPAIR LEADED GLASS TRANSOM
6. REMOVE EXISTING TRANSOM PANEL AND REPLACE WITH LEADED GLASS TO MATCH EXISTING
7. REPAIR EXISTING STOREFRONT FRAMING OR REPLACE WITH NEW FRAMING AND FIXED OR OPERABLE DOOR PANELS (WHERE INDICATED), TO MATCH EXISTING. REGLAZE WINDOWS SIDELIGHTS AND DOORS WITH SAFETY GLASS
8. REPAIR SHEET METAL DOWNSPOUT AND REFINISH
9. INSTALL SIDEWALK DRAIN WITH STEEL PLATE COVER AND BRICK
10. REPAIR AND REFINISH EXISTING DOOR AND FRAME AS FIXED PANEL
11. REPAIR AND REFINISH EXISTING WOOD GATES
12. REPAIR SHEETMETAL FACIA AND REFINISH
13. REPAIR AND REFINISH EXISTING WOOD FRAMING
14. REMOVE EXISTING WINDOW, BLOCK UP OPENING WITH METAL STUDS AND SHEATHING AND STUCCO
15. REMOVE EXISTING DOUBLE DOORS & MASONRY WALL TO INSTALL NEW DOOR AND FRAME BLOCK UP REMAINDER OF OPENING WITH METAL STUDS AND SHEATHING AND STUCCO
16. REMOVE EXISTING WINDOW AND MASONRY BELOW INSTALL NEW DOORS AND FRAMES
17. REMOVE EXISTING DOUBLE DOORS BLOCK UP OPENING WITH METAL STUDS, SHEATHING AND STUCCO
18. REMOVE STORM VESTIBULE AND INSTALL NEW DOORS AND FRAMES
19. REMOVE EXISTING VINES FROM WALLS FOR WALL REFINISHING, LEAVE ROOT STRUCTURE
20. REMOVE SHUTTERS AND REHABILITATE WINDOW BEHIND
21. NEW MASONRY WALL WITH STUCCO FINISH - SEE SITE PLAN.
22. NEW METAL LOUVER - SEE MECHANICAL
23. REMOVE PORTION OF EXISTING DOOR AND FRAME BELOW TOP OF NEW CURB NEW CONCRETE CURB WITH 1-#5 DOWEL INTO EXISTING MASONRY CURB WIDTH TO MATCH EXISTING MASONRY CURB HEIGHT 8" ABOVE NEW SIDEWALK SLOPED TO DRAIN SEAL COLD JOINT BETWEEN EXISTING CONSTRUCTION AND NEW CURB. CAULK JOINT BETWEEN DOOR AND TOP OF CURB
24. NEW BUILDING SIGN THIS LOCATION
25. NEW AWNING OVER EXISTING WINDOW OPENING
26. REMOVE EXISTING WINDOW AND MASONRY BELOW INSTALL NEW OR RELOCATED WINDOW AND FRAME
27. NEW EXHAUST FAN - SEE MECHANICAL - PAINT



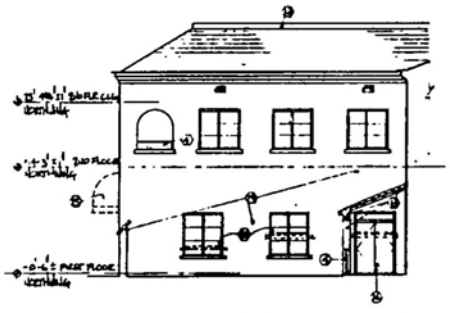
EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION (BEHIND GARDEN WALL)



WEST ELEVATION (BEHIND GARDEN WALL)

GENERAL NOTES

1. REPAIR STUCCO SURFACES:
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   - C. PATCH DAMAGED AREAS INCLUDING ALL CRACKS
   - D PAINT ALL SURFACES
2. REPAIR ALL EXISTING WINDOWS
   - A REPAIR/REPLACE WOOD DRIP SHOES.
   - B REPLACE ALL BROKEN OR MISSING GLASS LIGHTS WITH GLASS TO MATCH EXISTING
   - C. REMOVE ALL GLAZING AND REGLAZE WITH EXISTING GLASS
   - D. RECAULK PERIMETER OF ALL FRAMES
   - E. REPLACE MISSING HARDWARE
   - F. REMOVE SCREENS AND ASSOCIATED HARDWARE
   - G. REFINISH WINDOWS AND FRAMES AS SPECIFIED
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4. REPAIR ROOF LEAKS AND REPLACE DAMAGED ASPHALT SHINGLES OR STAMPED METAL ROOFING, AND REPAIR FLASHINGS
5. REPAIR/RECONSTRUCT CAST STONE WINDOW SILLS, AND COLUMN/PILASTER BASES AND CAPITALS
6. REPAIR SHEET METAL CORNICE/GUTTER TO BE WATERTIGHT. CLEAN [redacted] ON
7. FIELD VERIFY ALL ELEVATIONS

KEYED NOTES

1. REMOVE SIGN, MECHANICAL UNIT, CANOPY, CONDUIT, DUCT, PIPING, LOUVER, ATTACHMENT, LIGHT FIXTURE, OR OTHER APPURTENANCE, PATCH TRIM, WALL FINISH, ETC TO MATCH EXISTING
2. REMOVE CONCRETE TOPPING SLAB. INSTALL NEW COLORED CONCRETE SLAB OVER COMPACTED FILL. SCORE SLAB 12" O.C. EACH WAY
3. REPLACE WOOD PORTION OF RAILING REPLACE WITH NEW WOOD RAILING - STAIN
4. REPAIR, REVERSE AND REFINISH RAILING
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24. NEW BUILDING SIGN THIS LOCATION
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27. NEW EXHAUST FAN - SEE MECHANICAL - PAINT

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board**

VIA: **Heather Lamboy, Planning & Land Use Department Director** HLL
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Paul A. Duran, Senior Planner, Historic Preservation Division PAD**

2026-011794-HDRB. 726 & 728 Galisteo St. Don Gaspar Area Historic District. Significant. Michael Mizell, agent for Richard Brenner, owner, requests approval for window replacement, re-stucco, and repair parapet and brick coping.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Sample motions:

a. Approve or deny Case #2026-011794 to allow these alterations to 726 and 728 Galisteo

Street.

b. Approve or deny Case #2026-011794 to allow these alterations to 726 and 728 Galisteo Street subject to conditions.

Should the Board deny the applicant's 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 726 and 728 Galisteo Street is listed as significant to the Don Gaspar Area Historic District. The main structure was built in 1930 in the Territorial architectural design style and comprises of 1,274 sq. ft. of roofed area. The structure was given significant status as identified in the 1982 New Mexico Historic Building Inventory form. The structure is prominently situated on the corner of Galisteo Street and Sena Street and speaks to the architectural vocabulary of the streetscape. The Historic District Review Board (Board) has requested that all significant structures in the historic districts come before the Board for any proposed alterations and the applicant has done so.

The applicant is requesting to replace the current windows on the structure in kind with double-hung windows. The applicant has contracted an architectural historian for a window assessment, and the summary of the assessment has recorded that all the windows on the subject property are not historic. These window openings are historic and will not be altered or modified in any way.

There are no previous case files in the Historic Preservation Division database for 726 and 728 Galisteo Street.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Install new double-hung windows in like and kind.
2) Re-stucco structure in La Habra cementitious stucco color "Colonial White".
3) Repair and repoint brick parapet where necessary.
4) Replace rear gutter and downspout.



Figure 1. 726 and 728 Galisteo Street overview photo.

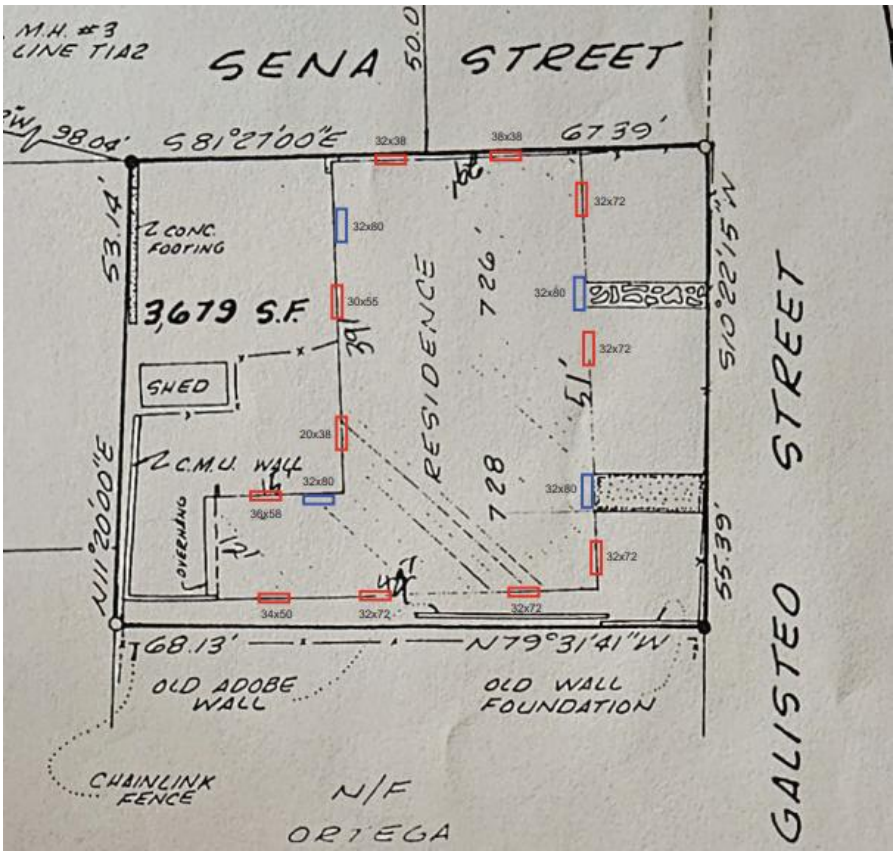


Figure 2. 726 and 728 Galisteo Street proposed window schedule.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(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).

(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.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever 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, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) 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, *greenhouses*, garden rooms, 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 by the following methods:

(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 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.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(e) *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, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. 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 the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction 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, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITION:

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 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 726-728 Galisteo

ID NUMBER: 051600394

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H2064

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:
c.1900 ____ ESTIMATE ____ by 1912 ACTUAL

SOURCE(S) King's Map Block 121 Lot 11

BUILDING DATA

ARCHITECTURAL STYLE: Terr. Territorial / Rev.

USE:

HISTORIC: (residential)

OTHER apartments

PRESENT: (residential)

OTHER ____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

____ YES X NO

WHAT TYPE?

IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:

X MINOR ____ MODERATE

____ MAJOR possible addition on NW corner - indicated by map & different window

EXPLAIN:

OVERALL CONDITION:

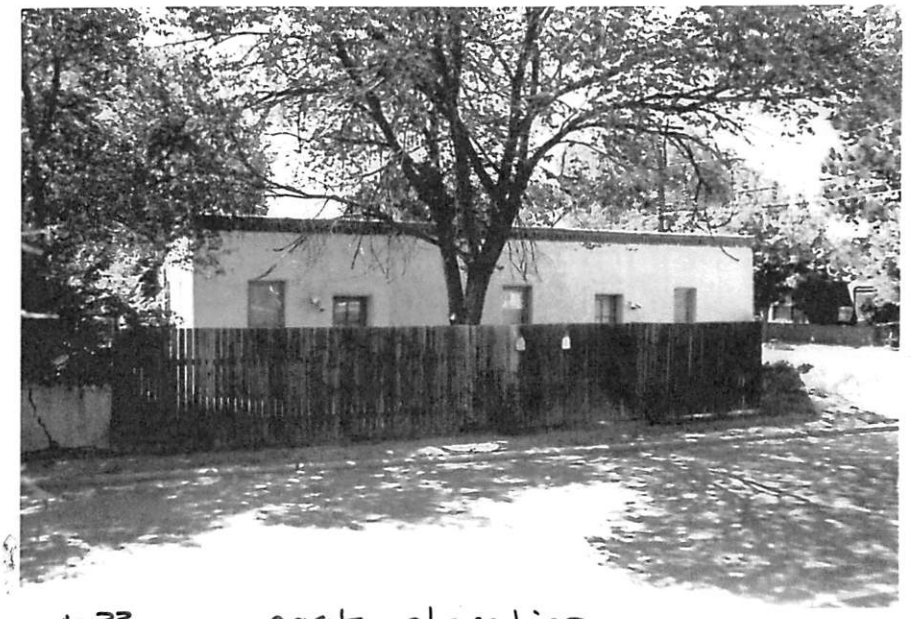
____ EXCELLENT X GOOD

____ FAIR ____ DETERIORATED

BUILDING THREATENED?

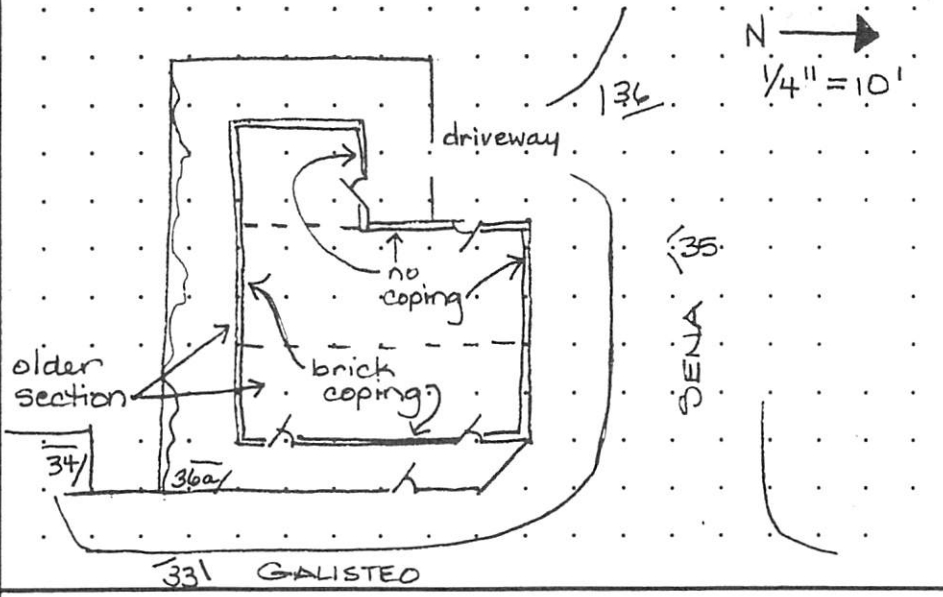
____ YES X NO

PHOTO



#33 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ____ NO ____ ELIGIBLE

X CONTRIBUTING ____ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ____ NO ____ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ____ CONTRIBUTING ____ NON-CONTRIBUTING

LOCAL LANDMARK ____ YES X NO

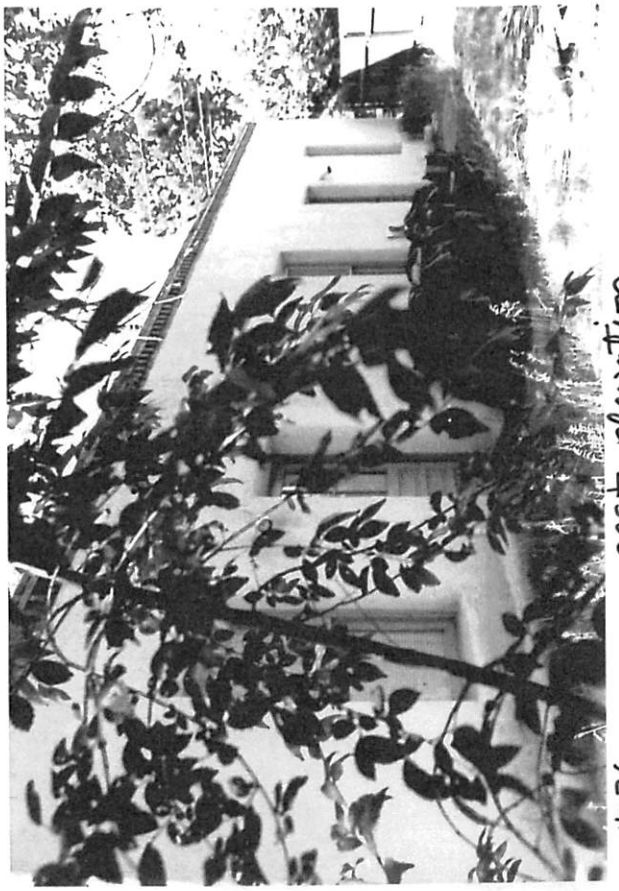
SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB5 NEG # 33 TO 36a

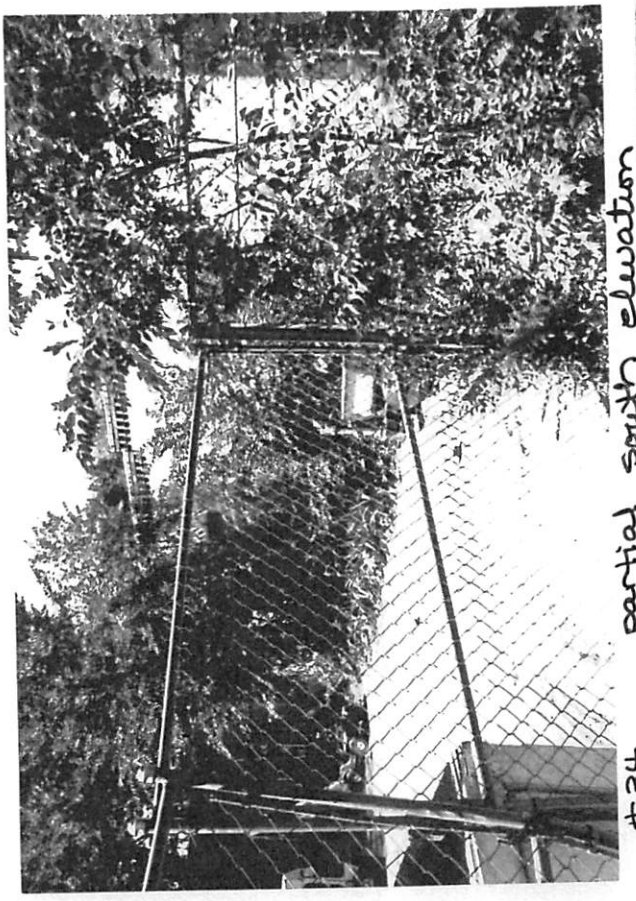
ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat roof with coping - 4 courses of brick w/ one as dentils; no coping on west
BUILDING WALLS	cream stucco over adobe
FOUNDATIONS	not visible
DOORS	wood panel with 4 upper lights
WINDOWS	1/1 wood DHWs, paired 1/1 DHWs on east section; west section 8-light wood csmt, 6/6 wood DHW
PORCHES OR PORTALES	
BALCONIES	
COURTYARDS	
FENCES/WALLS	wood fence on east, also across back of driveway on west; chain link on south obscures house.
ARCH. DETAILS	
OTHER	Now oriented away from street to driveway on west. Garage that appears on 1948 Sanborn now gone.
COMMENTS	The NW corner may have been added since 1948 - could not confirm.

ADDITIONAL PHOTOGRAPHS



#36a east elevation



#34 partial south elevation

IDENTIFICATION

ADDRESS

726 - 728 Galisteo

ID NUMBER: 0516 00394

SANTA FE ID NUMBER: H2064

SURVEYED/RESEARCHED

DATE 8/93 BY DB



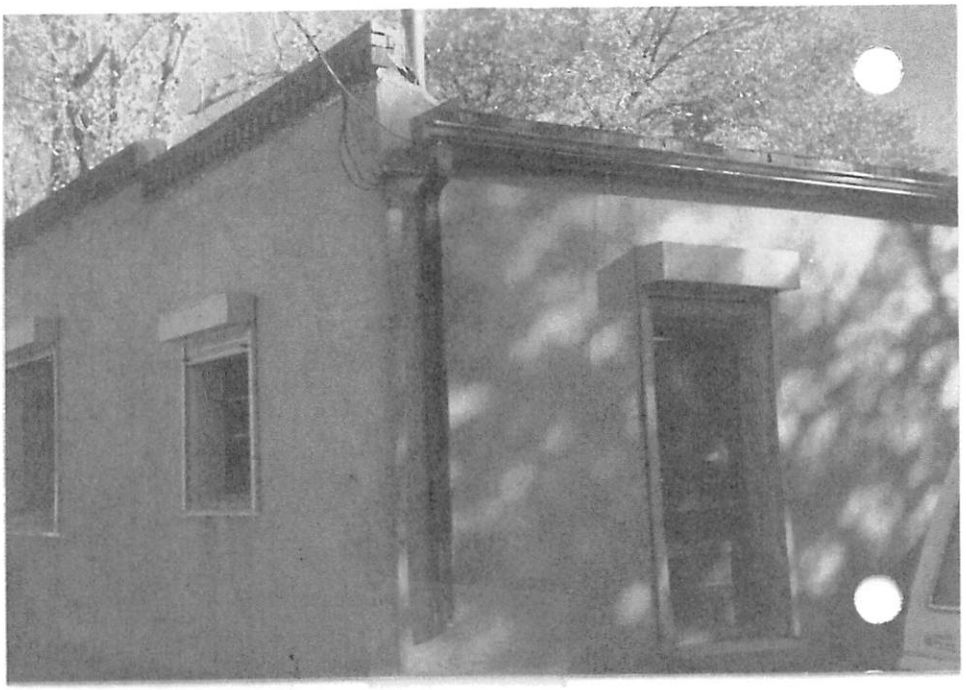
#36 west elevation, N end

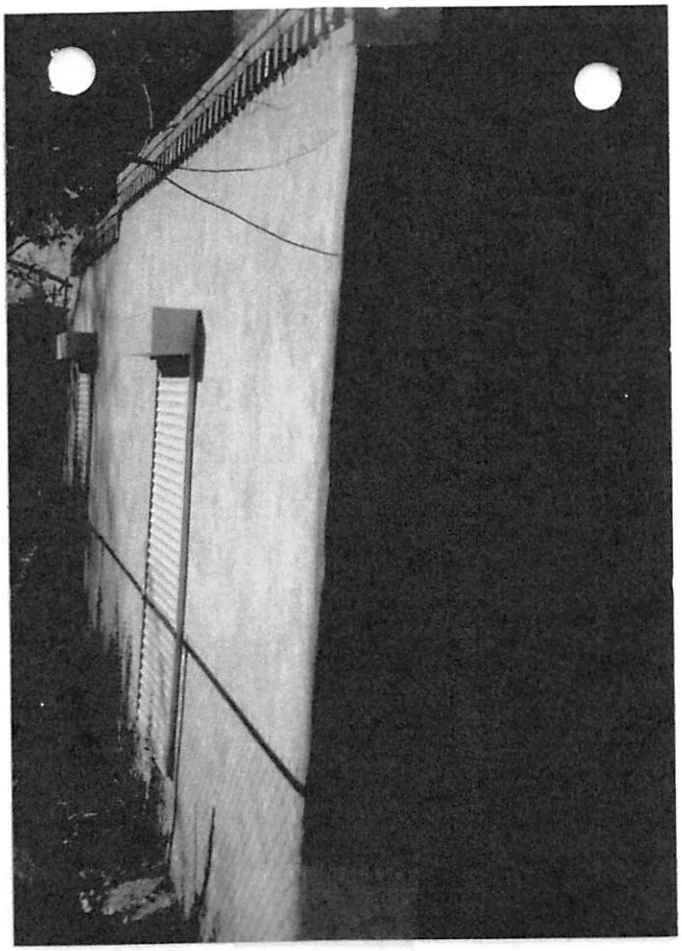


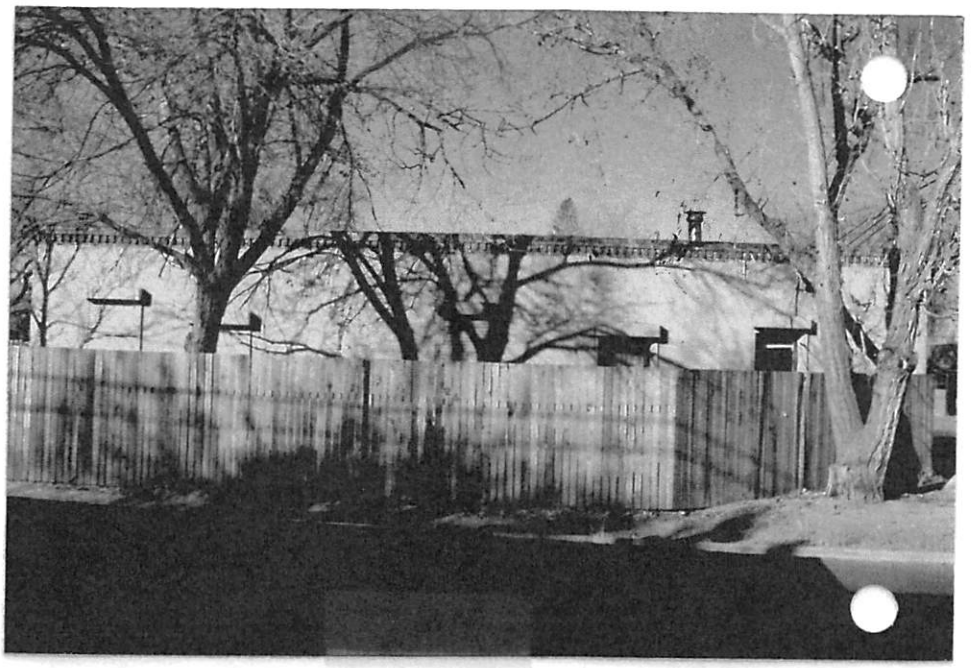
#35 north elevation

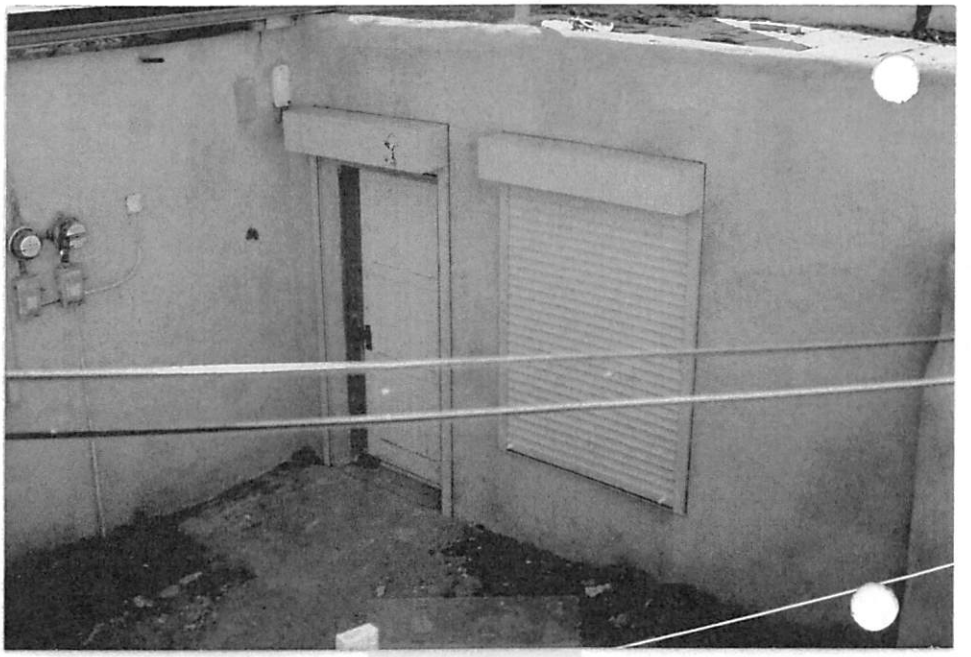
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

H-89-43
726-728 Galisteo











ADDRESS: 726-728 Galisteo **HIST. SURVEY #:** 394

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

STATE OF NEW MEXICO
OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

GARREY CARRUTHERS
GOVERNOR

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-8320

HELMUTH J. NAUMER
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

December 15, 1989

Mr. Richard Brenner
P.O. Box 9146
Santa Fe, New Mexico 87504

RE: 726-728 Galisteo SR#891

Dear Mr. Brenner:

This letter is a reminder that the Form B, Part 2 of the Application for State Income Tax Credit for work executed in 1989 as part of the previously approved Form B, Part I for the above-cited project must be submitted to the Division along with final photographs, all receipts, invoices and other cost documentation no later than January 25, 1990.

It is necessary that the cost documentation include only that work which has been approved by the Cultural Properties Review Committee as eligible expenditures, and that all other unapproved or ineligible expenditures which you may incur during the project be excluded from the documentation that you submit to the Division.

Please be advised that the maximum duration of the approved project is twenty-four months from the date of approval. A new application must be submitted for work planned that will be completed after the twenty-four month period.

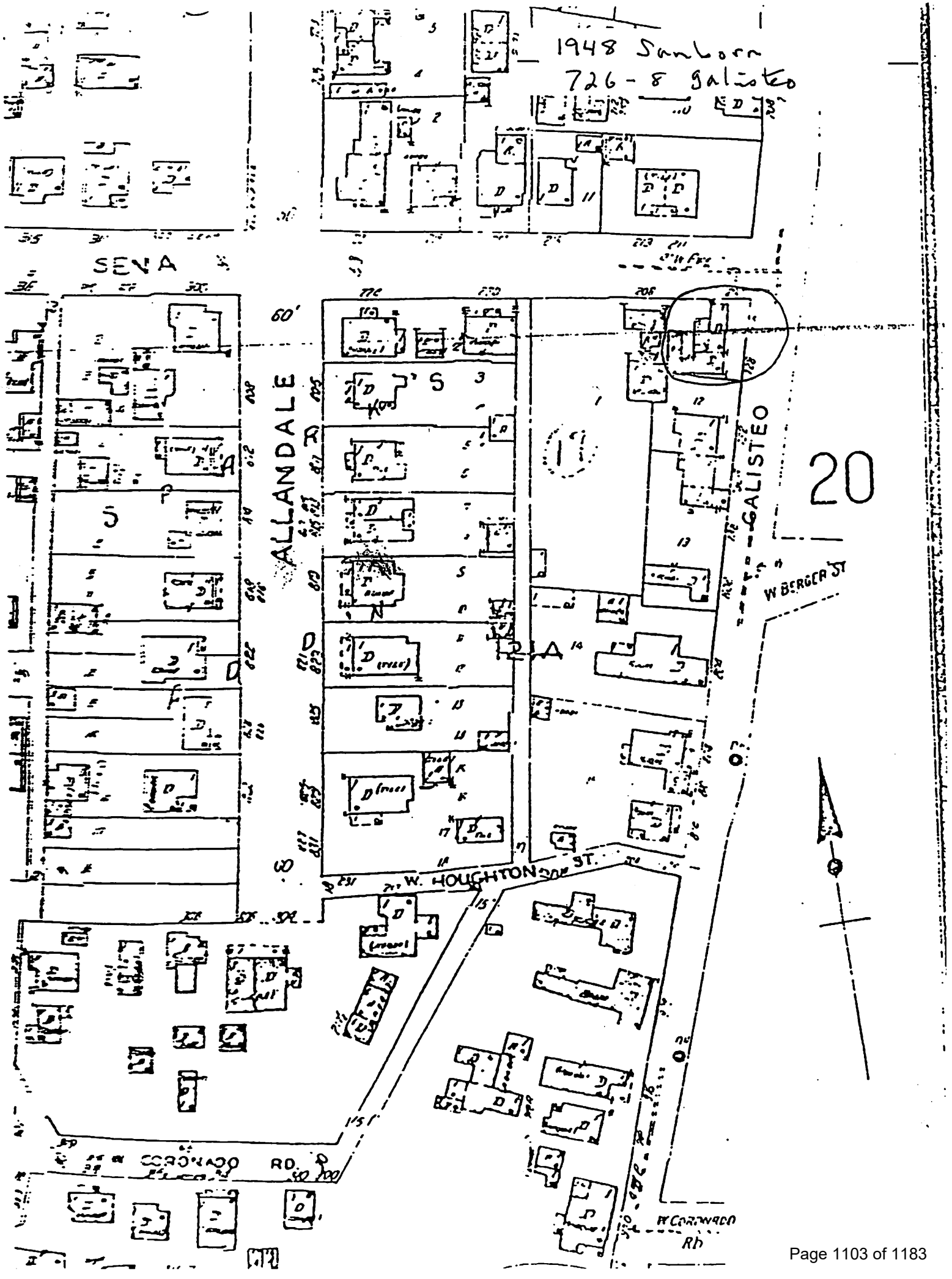
If you should have any questions, please do not hesitate to contact this office.

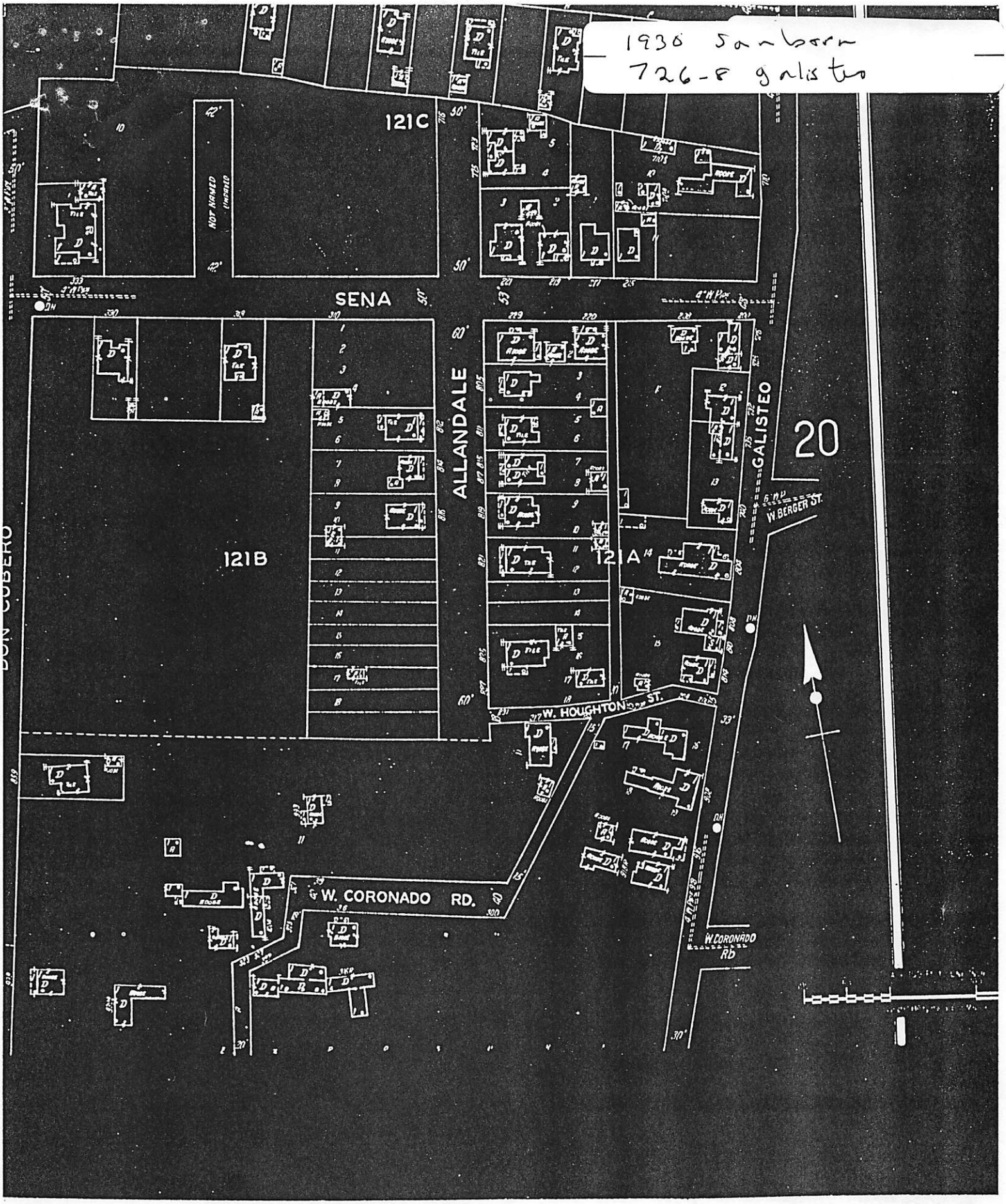
Sincerely,

Thomas W. Merlan
State Historic Preservation Officer

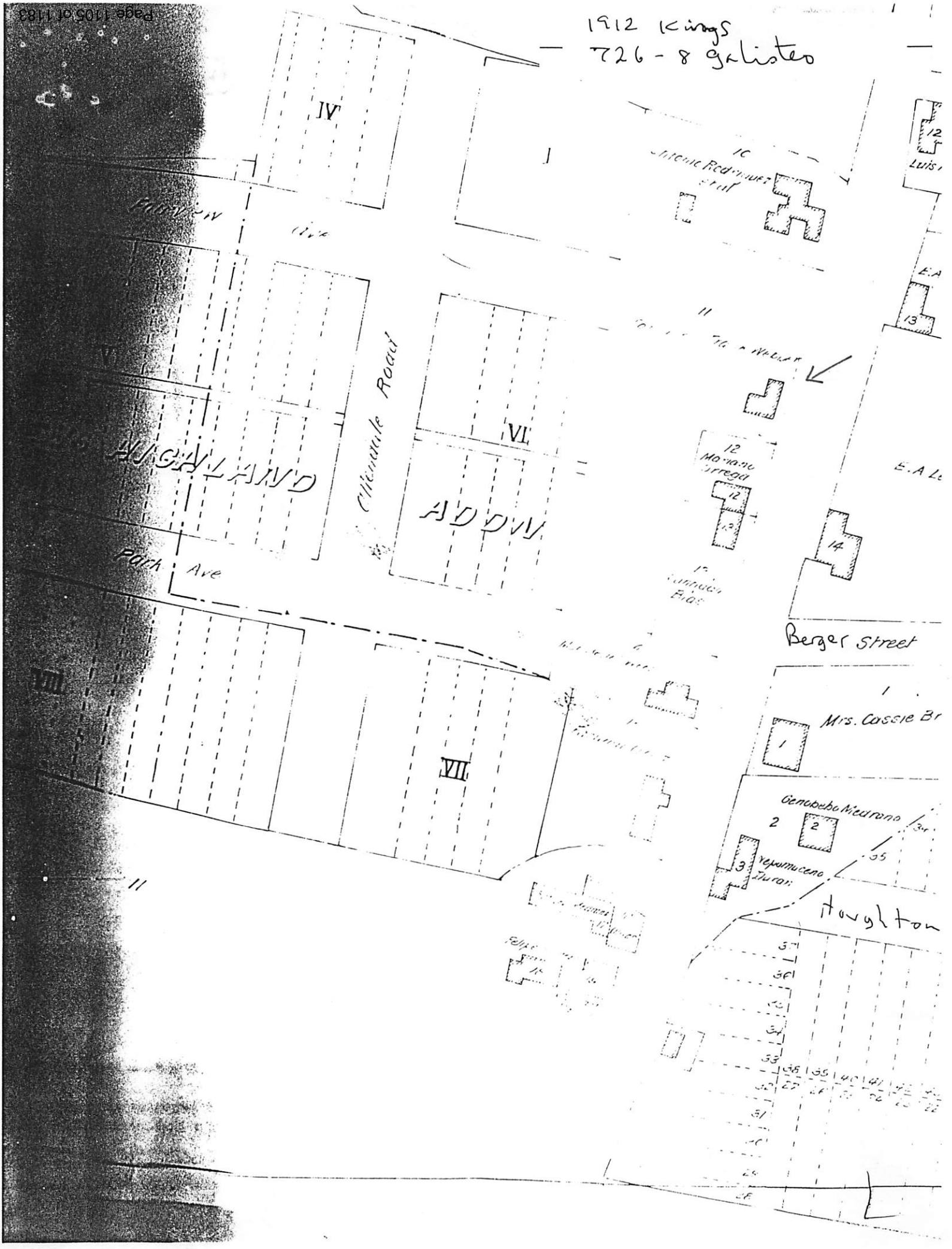
TWM/RP

Enclosure


1948 Sanborn
726-8 Galisteo
SENA
ALLANDALE
GALISTEO
W BERGER ST
W. HOUGHTON ST.
CORONADO RD.
W CORONADO
Rh
20


1930 Sanborn
726-F Galisteo
121C
SENA
ALLANDALE
GALISTEO
20
121B
121A
W. BERGER ST.
W. HOUGHTON ST.
W. CORONADO RD.
W. CORONADO Rd
DON CUBERO

1912 Kings
726-8 Galisteo



NEW MEXICO HISTORIC BUILDING INVENTORY FORM

Photo 48

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600 H2064
field map number Don Gaspar Neighborhood 394		UTM reference zone 12 (13)	easting 414620 northing 3949380

location description: 726-728 Galisteo

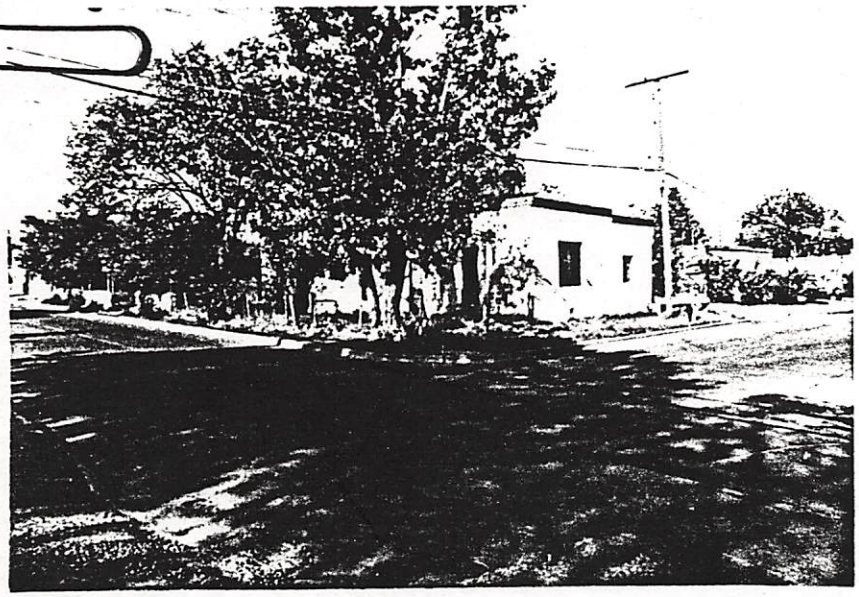
city/town: Santa Fe

land grant/reservation:

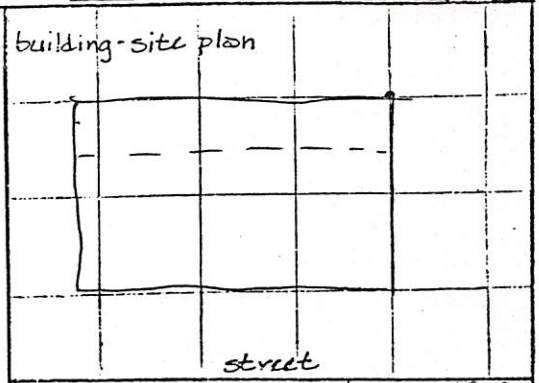
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 13 | negative nos. 31 | loc. of neg. City of Santa Fe



building-site plan



date of construction before 1912
1920 estimate 1928-36 actual

source: Kings map, Sanborn, cd

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Territorial | foundation material: N/V | wall material/surface: adobe/stucco

architectural features:
rear section lower
brick coping
wd/d/fr 1-1

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant ☆ contributing
___ supporting ___ intrusive

comments:
adobe fence
street trees
1936 ca - Grimco 3 apts rear; 728 - Nelson
1928 - 726 - Dominguez Mrs Maria WH
South half 1912 Kings map - formerly
Frank Webber; north half - 1968 Sanborn - UDAAF

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Richard Brenner
PO Box 9146
Santa Fe, NM 87504

AUGUST 10, 2025

Amanda Romero

Historic Senior Planner

Land Use Department

City of Santa Fe(505) 955-6610

Dear Amanda,

Attached, please find HPD-01 required materials for our pre-application at 726-728 Galisteo.

History

726-728 Galisteo, located in the Don Gaspar Historical District, is a 1700sf , one story 2 unit residential building, built prior to 1912. The property is an example of Territorial vernacular architecture constructed of thick adobe walls with recessed windows and brick coping. According to City of Santa Fe "Don Gaspar Architectural Historic Survey, 1983", the house belonged to Frank Webber in 1912 and to Mrs. Maria Dominquez in 1928. The house is rectangular with a basic floor plan incorporating two living units, approximately the same size. The 2nd living unit was added to the original house sometime between 1930 and 1940.

The last known repairs to building were done in 1990, covering a similar scope to the proposed: Exterior stucco repairs and recolor, brick parapet repairs, window repairs, gutter and downspout repairs. Additional repairs done at that time were upgrading interior finishes and fixtures.

Proposed Work

Owner proposes to remove as needed loose or unstable color coat and re-color exterior of building using El Rey Stucco in Colonial White.

Owner proposes to replace unrepairable exterior double hung, clear windows with new like/kind double hung clear windows. Windows are not original and replaced sometime in late 80's/early 90's.

Owner proposes to repair and repoint brick parapet, as necessary.

Owner proposes to replace rear gutters and downspout.

Building Statistics

Square footage of building is 1700 Sq. ft, roofed as built up T&G.

Height of building is 11’10” Single Level.

Exterior walls: Adobe/stucco

Foundation: concrete

Windows: Wood frame with a painted finish, single pane (to be replaced)

Doors: Wood, non-original.

The eastern Galisteo side has a solid wood fence running the length of the property with a single middle gate. The west side of the property has a CMU/stucco wall for half the property. South side of the property has a solid wood fence running the length of the property, with no gate.

Mizell

Synchro PM, on behalf of 726-728 Galisteo

RPA & Associates, LLC.

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com



TO Rick Brenner
726 Galisteo Street
Santa Fe, NM 87505
(505) 231-2008

JOB	DATE
726 GALISTEO STREET, SANTA FE, NM 87505	10/24/2025

LOCATION	DESCRIPTION
EAST	
DR #3	30” x 80” LH INSWING DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD
G	28” x 70” DOUBLE HUNG 1/1 ALL WOOD
NORTH	
H	58” x 58” TWIN DOUBLE HUNG 1/1 (2-27”) ALL WOOD
I	33” x 38” TWIN INSWING CASEMENT 2W4H (2-16”) BARN SASHES
WEST	
DR #4	30” x 80” RH INSWING DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD
J	28” x 54” DOUBLE HUNG 1/1 ALL WOOD
K	20” x 39” LH OUTSWING CASEMENT 2W3H ALL WOOD

In closing, my professional opinion is as follows:

Door #3 and Door #4 are non-historic.

Window G is non-historic (sash, exterior casing and sill). The jamb is historic. Giving this situation, the existing jamb would be destroyed fitting a new sill. The existing sill is buried below in the stucco and would need to be removed to prevent further water damage. During this process, the side jamb would be destroyed as well.

Window H, I, J and are non-historic. The sashes have been modified to fit the frame opening (not original sashes). For these units, it would be better for the structure to replace the windows with clad/wood or wood/wood, simulated divided lite windows, to meet current historic codes.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

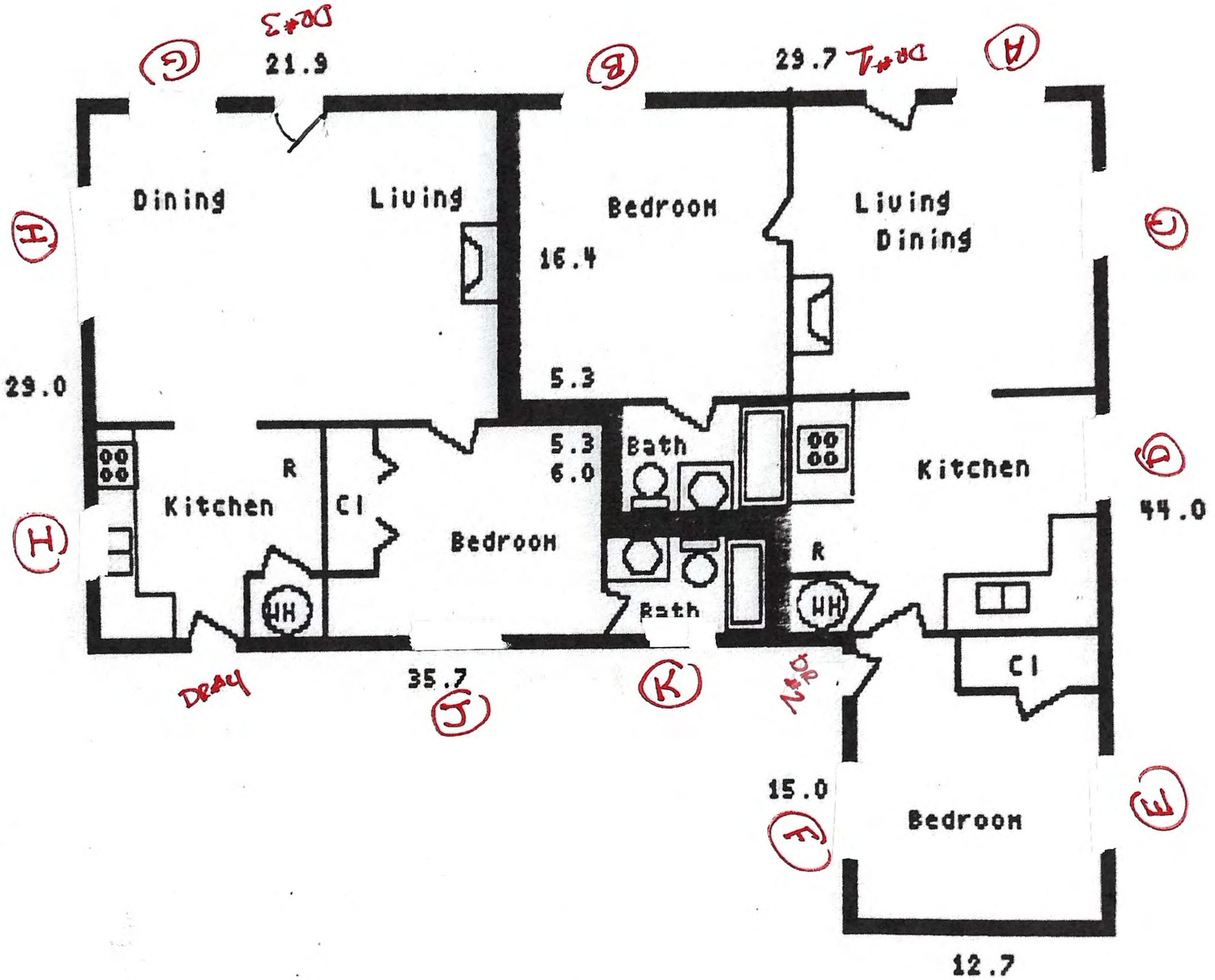
RPA & ASSOCIATES, LLC| WINDOW & DOOR CONDITION AND INTEGRITY CODES

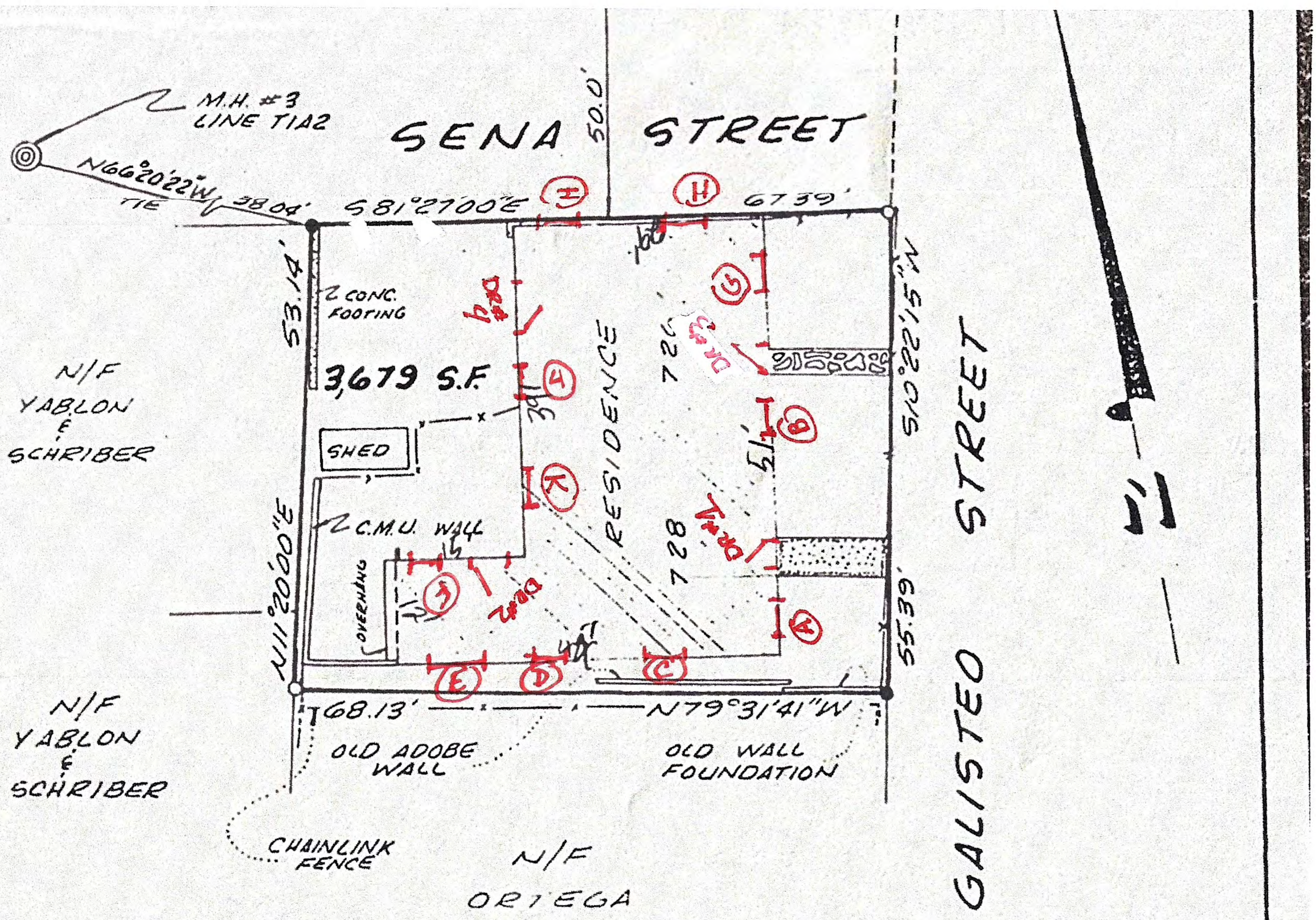
CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
DR #3	30" x 80" RH INSWING DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD	S	**NON-HISTORIC** – SIMPSON (1989)
G	28" x 70" DOUBLE HUNG 1/1 ALL WOOD	F	**HISTORIC** – JAMBS ONLY NON-HISTORIC – EXTERIOR CASING, BENDED BRICK MOULD (1985), SASHES – NO DIVIDED LITE, MECHANICAL NAILS IN THE SASHES
NORTH			
H	58" x 58" TWIN DOUBLE HUNG 1/1 (2-27") ALL WOOD	F	**NON-HISTORIC** – BOTTOM SASHES: PIECES ADDED TO THE BOTTOM RAIL OF BOTTOM SASHES TO FIT OPENING
I	33" x 38" TWIN INSWING CASEMENT (2-16") 2W4H	F	**NON-HISTORIC** – BARN SASHES: SASHES CONTAIN PIECES THAT ARE ADDED, THEY ARE NOT FROM THE ORIGINAL UNITS (1989)
WEST			
DR #4	30" x 80" RH INSWING DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD	S	**NON-HISTORIC** – SIMPSON (1989)
J	28" x 54" DOUBLE HUNG 1/1 ALL WOOD	F	**NON-HISTORIC** – SASHES: PIECES ADDED TO SASHES TO FIT THE ORIGINAL OPENING
K	20" x 39" LH OUTSWING CASEMENT 2W3H ALL WOOD	F	**NON-HISTORIC** – SASHES: PIECES ADDED TO SIDES AND BOTTOMS TO MAKE THE SASHES FIT THE OPENING (1989)

NOTES:


G
21.9
B
29.7
A
Dining
Living
Bedroom
Living
Dining
H
16.4
C
29.0
5.3
5.3
6.0
Bath
Kitchen
D
R
Kitchen
Cl
44.0
H
Bedroom
R
HH
HH
Bath
Cl
35.7
J
K
15.0
F
Bedroom
E
12.7



MERIDIAN IS BASED ON PLAT OF SURVEY FOR H. STEVEN YABLON AND MICHAEL SCHRIBER BY ME DATED NOVEMBER 30, 1981, JOB NUMBER LS-81-123.

CERTIFICATE:
This is to certify that I am a Registered Professional Surveyor, that the following map was prepared from field notes of an actual survey made by me or under my direction and that the same is true and correct to the best of my knowledge and belief.

MORRIS A. APODACA
NEW MEXICO
5300
REGISTERED PROFESSIONAL SURVEYOR

MORRIS A. APODACA / N.M.R.L.S. #5300

PLAT OF SURVEY FOR

726 Galisteo
East Elevation
Door #3

726 Galisteo
East Elevation
Window
G

726 Galisteo
North
Elevation
Window
H

726 Galisteo
North Elevation
Window
I

726 Galisteo
West Elevation
Door #4

726
Galisteo
West
Elevation
Window
J

726 Galisteo
West
Elevation
Window
K

726
Galisteo
North
Elevation

726 Galisteo
East Elevation

726 Galisteo
West Elevation

726 Galisteo
West
Elevation

RPA & Associates, LLC.

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TO Rick Brenner
728 Galisteo Street
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JOB	DATE
728 GALISTEO STREET, SANTA FE, NM 87505	10/24/2025

LOCATION	DESCRIPTION
EAST	
A	28” x 70” DOUBLE HUNG 1/1 ALL WOOD
DR #1	30” x 80” RH DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD
B	28” x 70” DOUBLE HUNG 1/1 ALL WOOD
SOUTH	
C	28” x 70” DOUBLE HUNG 1/1 ALL WOOD
D	28” x 70” DOUBLE HUNG 1/1 ALL WOOD
E	34” x 50” DOUBLE HUNG WITH VINYL LINER 6/6 WEATHERSHIELD (1988)
NORTH	
DR #2	32” x 80” RH DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD
F	34” x 50” DOUBLE HUNG WITH VINYL LINER 6/6 WEATHERSHIELD (1988)

In closing, my professional opinion is as follows:

Door #1 and Door #2 are non-historic.

Window E and F are non-historic.

Windows A, B, C and D are non-historic (sashes, exterior casings and the sills). The jambs are historic. Giving this situation, the existing jambs would be destroyed fitting a new sill. The existing sills are buried below in the stucco and would need to be removed to prevent further water damage. During this process, the side jamb would be destroyed as well.

It would be better to replace these units to the current historic code with clad/wood or wood/wood, simulated divided lite windows.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

RPA & ASSOCIATES, LLC| WINDOW & DOOR CONDITION AND INTEGRITY CODES

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F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
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U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
EAST			
A	28" x 70" DOUBLE HUNG 1/1 ALL WOOD	U	**HISTORIC** – JAMBS ONLY NON-HISTORIC – EXTERIOR CASING, BENDED BRICK MOULD (1985), SASHES – NO DIVIDED LITE, MECHANICAL NAILS IN THE SASHES
DR #1	30" x 80" RH INSWING DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD	S	**NON-HISTORIC** – SIMPSON (1989)
B	28" x 70" DOUBLE HUNG 1/1 ALL WOOD		**HISTORIC** – JAMBS ONLY NON-HISTORIC – EXTERIOR CASING, BENDED BRICK MOULD (1985), SASHES – NO DIVIDED LITE, MECHANICAL NAILS IN THE SASHES
SOUTH			
C	28" x 70" DOUBLE HUNG 1/1 ALL WOOD	U	**HISTORIC** – JAMBS ONLY NON-HISTORIC – EXTERIOR CASING, BENDED BRICK MOULD (1985), SASHES – NO DIVIDED LITE, MECHANICAL NAILS IN THE SASHES
D	28" x 70" DOUBLE HUNG 1/1 ALL WOOD	U	**HISTORIC** – JAMBS ONLY NON-HISTORIC – EXTERIOR CASING, BENDED BRICK MOULD (1985), SASHES – NO DIVIDED LITE, MECHANICAL NAILS IN THE SASHES

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
SOUTH			
E	34" x 50" DOUBLE HUNG WITH VINYL LINER 6/6 3W2H/3W2H	F	**NON-HISTORIC** – WEATHERSHIELD (1989)
NORTH			
DR #2	32" x 80" RH DOOR 2W2H/3-HORIZONTAL PANELS ALL WOOD	S	**NON-HISTORIC** – SIMPSON (1989)
F	34" x 50" DOUBLE HUNG WITH VINYL LINER 6/6 3W2H/3W2H	F	**NON-HISTORIC** – WEATHERSHIELD (1989)

NOTES:

728 Galisteo
East Elevation
Window
A

728 Galisteo
East Elevation
Door #1

728 Galisteo
East
Elevation
Window B

728 Galisteo
South Elevation
Window
C

728 Galisteo
South Elevation
Window
D

728 Galisteo
South Elevation
Window
E

728 Gallsteo
North Elevation
Door
#2

728 Galisteo
North Elevation
Window
F

728/726 Galisteo
East Elevation

728 Galisteo
East Elevation

728 Galisteo
North Elevation

728 Galisteo
NorthWest
Elevation

728 Galisteo
South Elevation

Typical nail gun nails in corner of sash

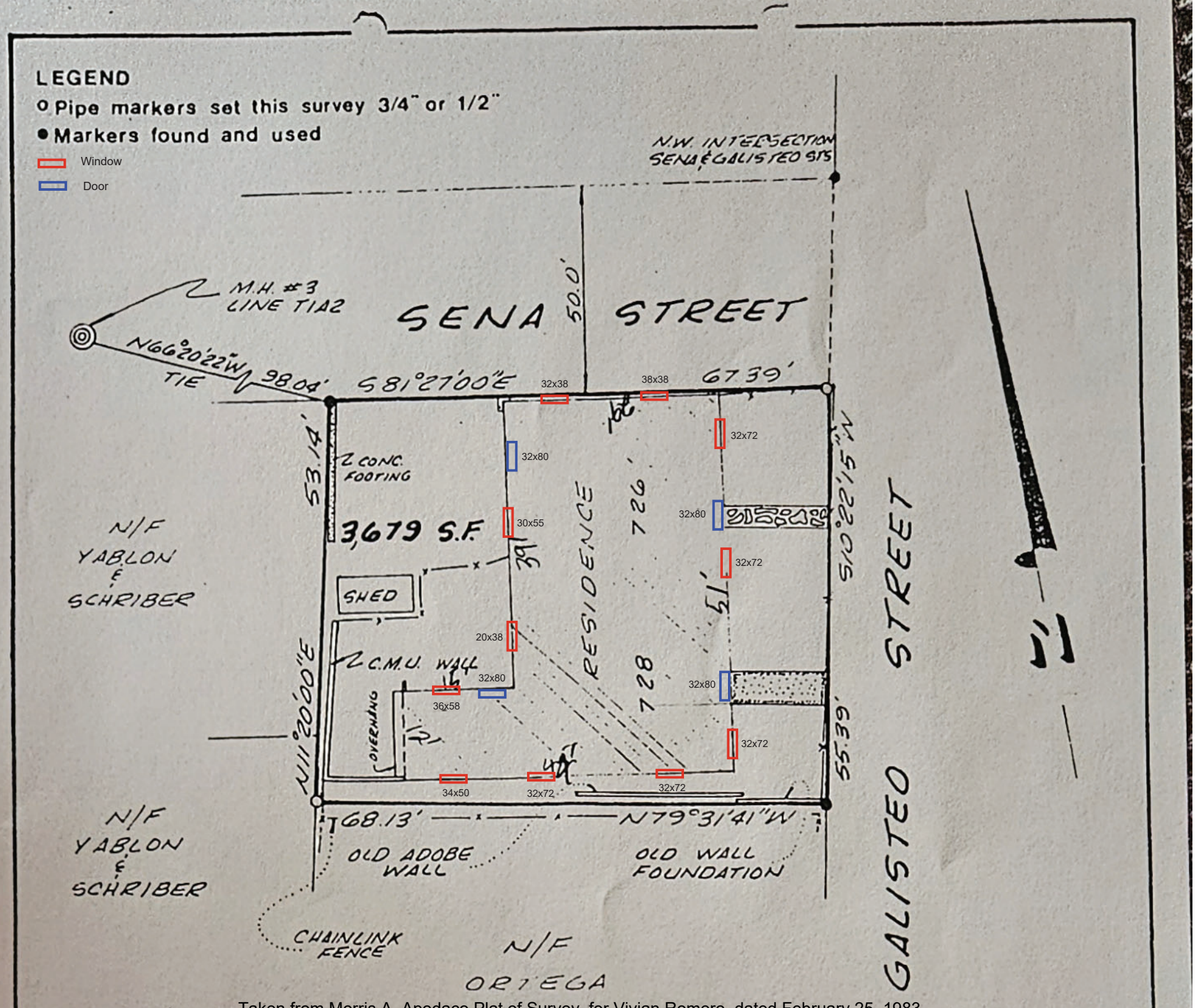


Typical of sills buried in the stucco showing stains of water penetration

Added bottom rail
to fit opening on
window H

726 Galisteo
Bottom rails of Window I
Have been added on to
make the sashes fit the
opening

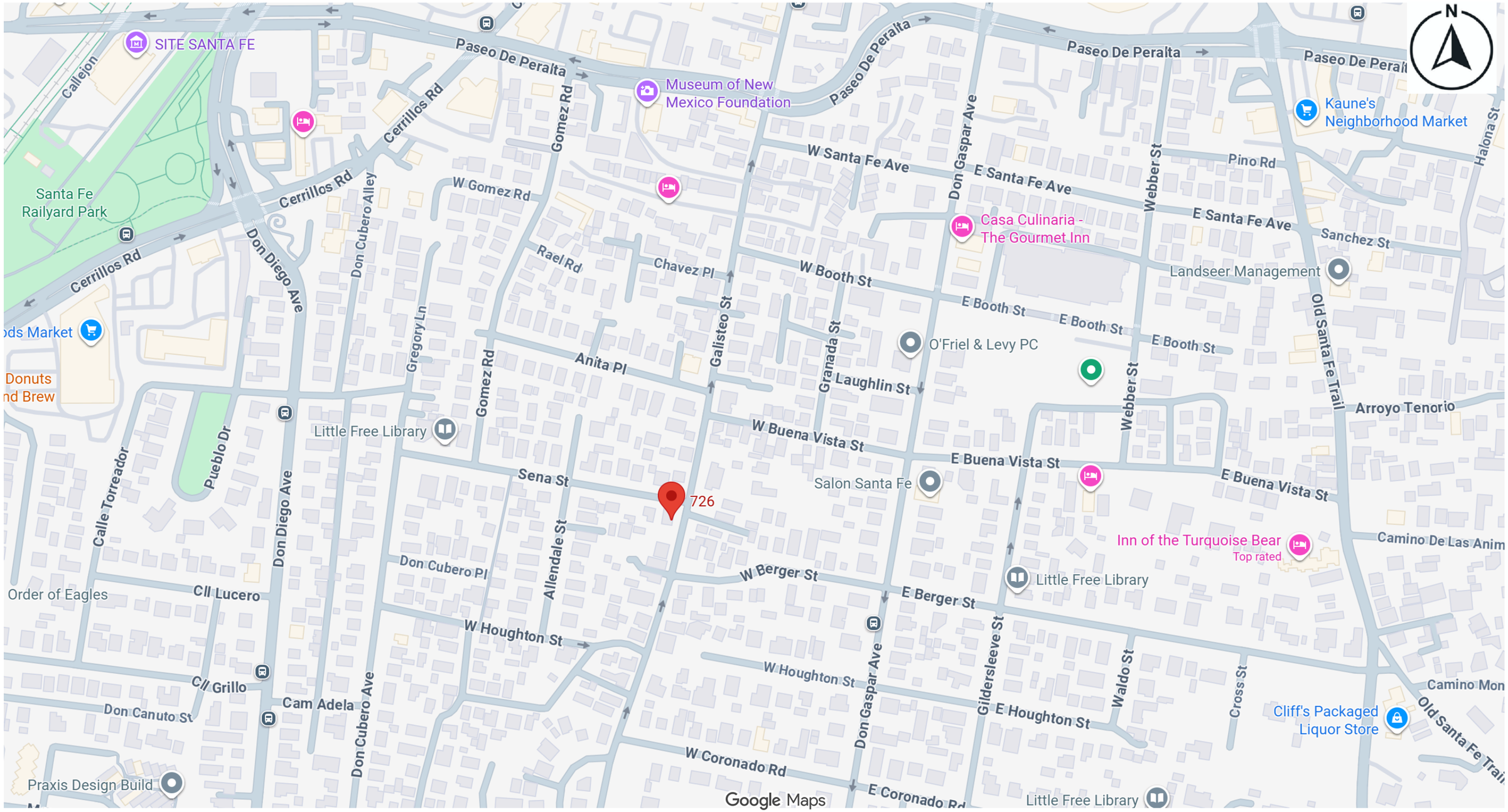

Typical of the DH windows 1/1 sashes are not the original joinery. The original were mortise and tenon joint and these are butt joints



Taken from Morris A. Apodaco Plat of Survey for Vivian Romero, dated February 25, 1983

Google Maps

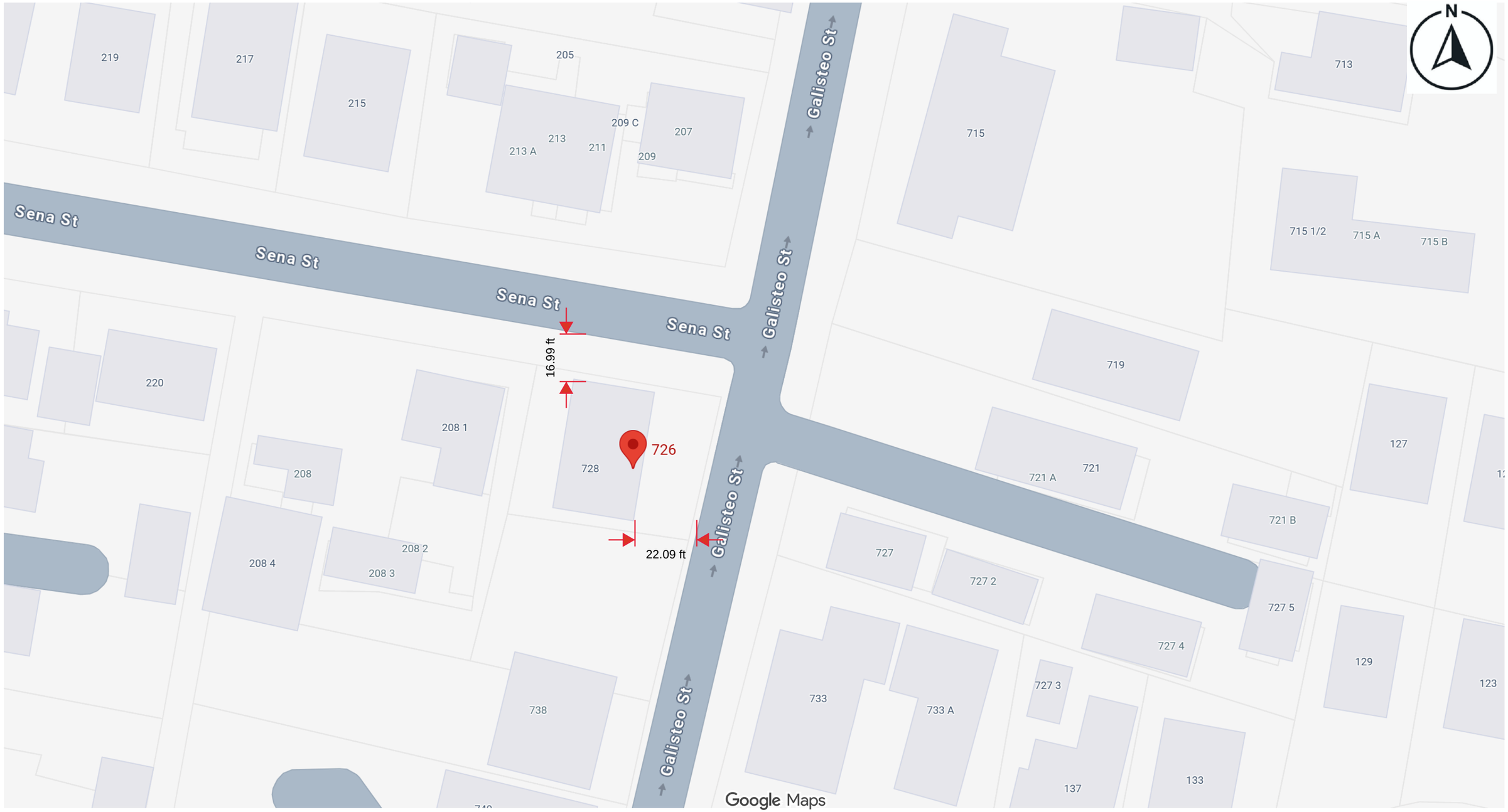
726 Galisteo St



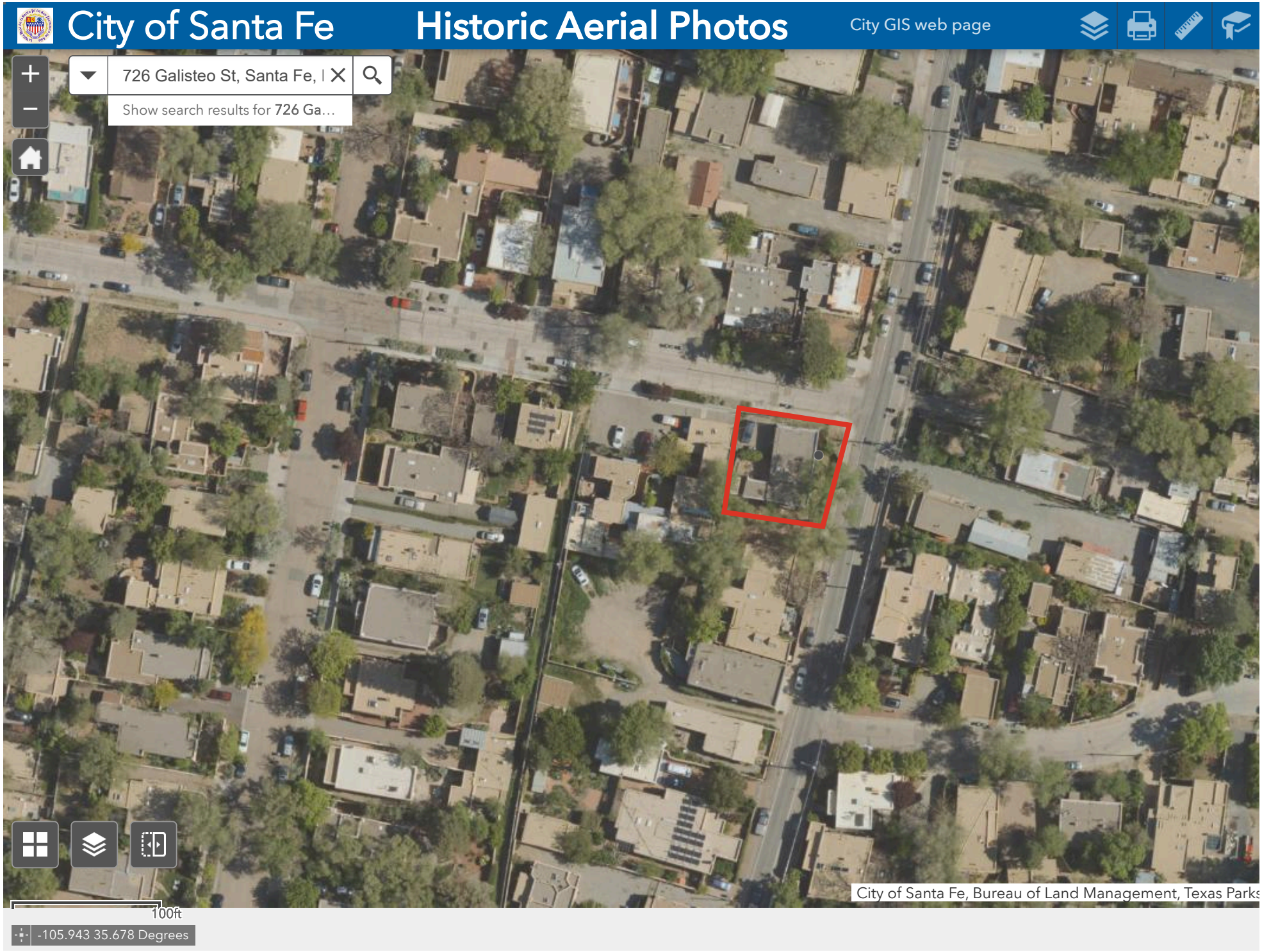
Map data ©2025 200 ft

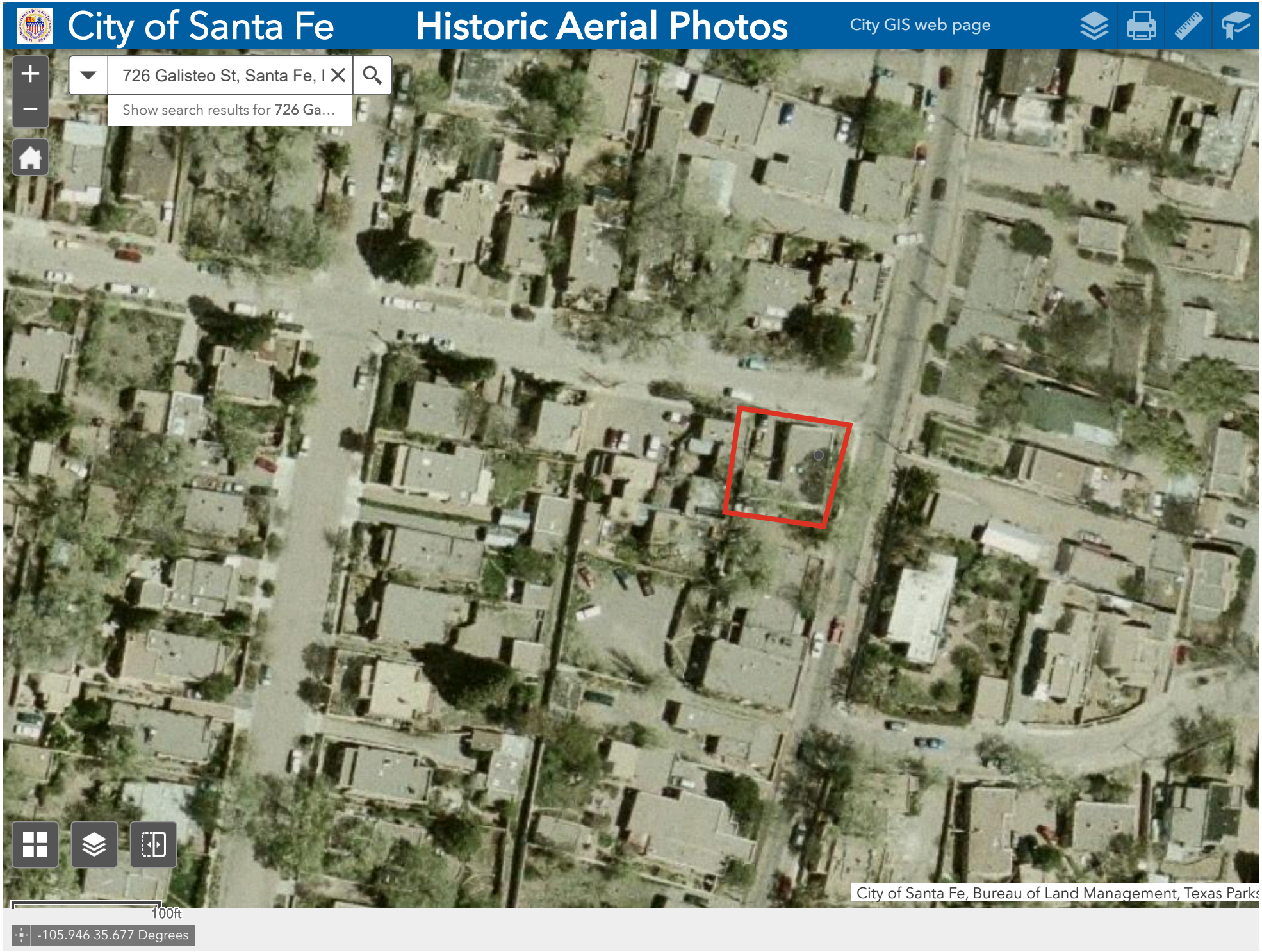
Google Maps

726 Galisteo St



Map data ©2025 Google 20 ft


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
100ft
-105.943 35.678 Degrees


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
100ft
-105.946 35.677 Degrees


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
100ft
-105.945 35.678 Degrees


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
300ft
-105.943 35.677 Degrees


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
300ft
-105.941 35.677 Degrees


City of Santa Fe
Historic Aerial Photos
City GIS web page
726 Galisteo St, Santa Fe,
Show search results for 726 Ga...
City of Santa Fe, Bureau of Land Management, Texas Parks
600ft
-105.944 35.677 Degrees

City of Santa Fe, New Mexico

memo

DATE: **January 27, 2026**

TO: **Historic Districts Review Board Members**

VIA: **Heather Lamboy, Planning & Land Use Department Director** HLL
Maggie Moore, Assistant Land Use Director ***MRM***
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division** *LJM*

2025-011231-HDRB, 330 Gormley Ln., Downtown & Eastside Historic District, non-contributing, Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144 sq. ft. pergola to a height of 9'-0" and a 248 sq. ft. portal to a height of 15'-4" where the maximum allowable height is 17'-5", and three pedestrian gates ranging from 5'-10" to 6'-0" where the maximum allowable height is 6'-0" that were constructed without a permit.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project with the condition that the pergola be relocated to meet the required setbacks 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:

One motion will be required in this case. One motion is required to approve or deny the application.

a. In case 2025-011231-HDRB, for address, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape for the property is defined as the entire length of Gormley Lane between Canyon Road and Acequia Madre. Gormley Lane is a narrow dirt road with houses constructed to the street. There are only a few fences lining the street, and these consist of wood planks, wire, coyote, and yard walls at homes that are set further back from the road. The houses face the road and are all in medium brown colors with white or brown trim. Wood elements are in natural colors. There is a single commercial property at the corner of Canyon Road, which was previously Gormley's store and now houses the Nuart Gallery of Contemporary Fine Art. The buildings along Gormley Lane are a variety of heights, with both single-story and two-story buildings.


Figure 2: Street View of Residence

Site Description:
The single-family residence at 330 Gormley is listed as non-contributing to the Downtown and Eastside Historic District due to its age. The residence was constructed in 1989 on 0.18 acres in a Spanish Pueblo Revival style. The property is lined with 6'-0" high coyote fencing on the north, south, and west sides of the property. The driveway and parking areas are located at the front of the residence on the east side of the property. There is a low yard wall that separates the parking areas by creating a courtyard between the garage and house.

In March of 2023, a Stop Work Order was issued (Red Tag) for the construction of a pergola on the northwest corner of the property. At that time, Ramon Sarason, an HPD Senior Planner, was assigned the case. Mr. Sarason proceeded with the case and was working with the applicant to obtain revised drawings until his resignation in May 2024. The case was reassigned to Lani McCulley in June of 2024. When Ms. McCulley did the research and site visit on the property, it was discovered that the back portal constructed after 2019 was not approved, as well as the new pedestrian gates on the coyote fences. In order to bring the property into full compliance, Ms. McCulley worked with the applicant to include all aspects of the work done without approval forward for retroactive approval in this case. Outside of the delays due to staffing issues, there have been further delays due to communication issues, travel, deadlines, and document submittals. The Stewart Compound Condominium Association reached out through their attorneys, Krupnik and Speas, LLC, in August of 2025, to find out where the city was in the process with this red-tagged property.



Figure 3: Aerial in 2024 with the portal and Aerial in 2019, lacking the portal

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued for this property.

HDRB:
In an approval issued in 1989, the residence was approved for construction. However, the case file is not on file in the Historic Preservation Division.

ADMINISTRATIVE:
In case 2021-004417-ADMIN, the residence was approved to be stuccoed in "Madera".

PERMITS:
There is a 1996 permit for walls and fences, a 2021 permit for a re-roof with canale replacement, and a 2003 mechanical permit, which do not have historic approvals associated with them.

APPLICANT'S REQUEST:
The applicant requests retroactive approval of the following:

1) Construct a 144 sq. ft. pergola on the northwest corner of the lot. The pergola is constructed of wood beams with an open roof in a natural color. The pergola will have no stain or paint. The pergola is currently located within the required building setback and must be relocated to meet the setback requirements.
2) Construct a 248 sq. ft. portal on the southwest corner of the residence. The portal's roof slopes to the south of the property and holds 6" low-profile canales. The portal is white.
3) Install exterior lighting on the portal.

4) Install solid wood pedestrian gates ranging in height from 5'-10" to 6'-0" in the 6'-0" high latilla fence on the north and south of the residence and one interior property fence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(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 that are *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 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. *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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

Date Submitted: 8-1-23

Property Owner of Record: Elizabeth Geier

Applicant/Agent Name: Armando Gonzalez

Contact Person Phone Number: 505501-9377

Site Address: 330 Complex Lane

Proposed Construction Description:

TOTAL ROOF AREA: 423 sqft

Zoning District: LCD

Overlay: ☐ Escarpment _____
☐ Flood Zone
☐ Other: _____

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☐ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

Lot Coverage : _____%
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: 5' Minimum: 5'
Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Armando Gonzalez [☐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.

Armando Gonzalez 8-1-23
SIGNATURE **DATE**

2023-007544-PAR

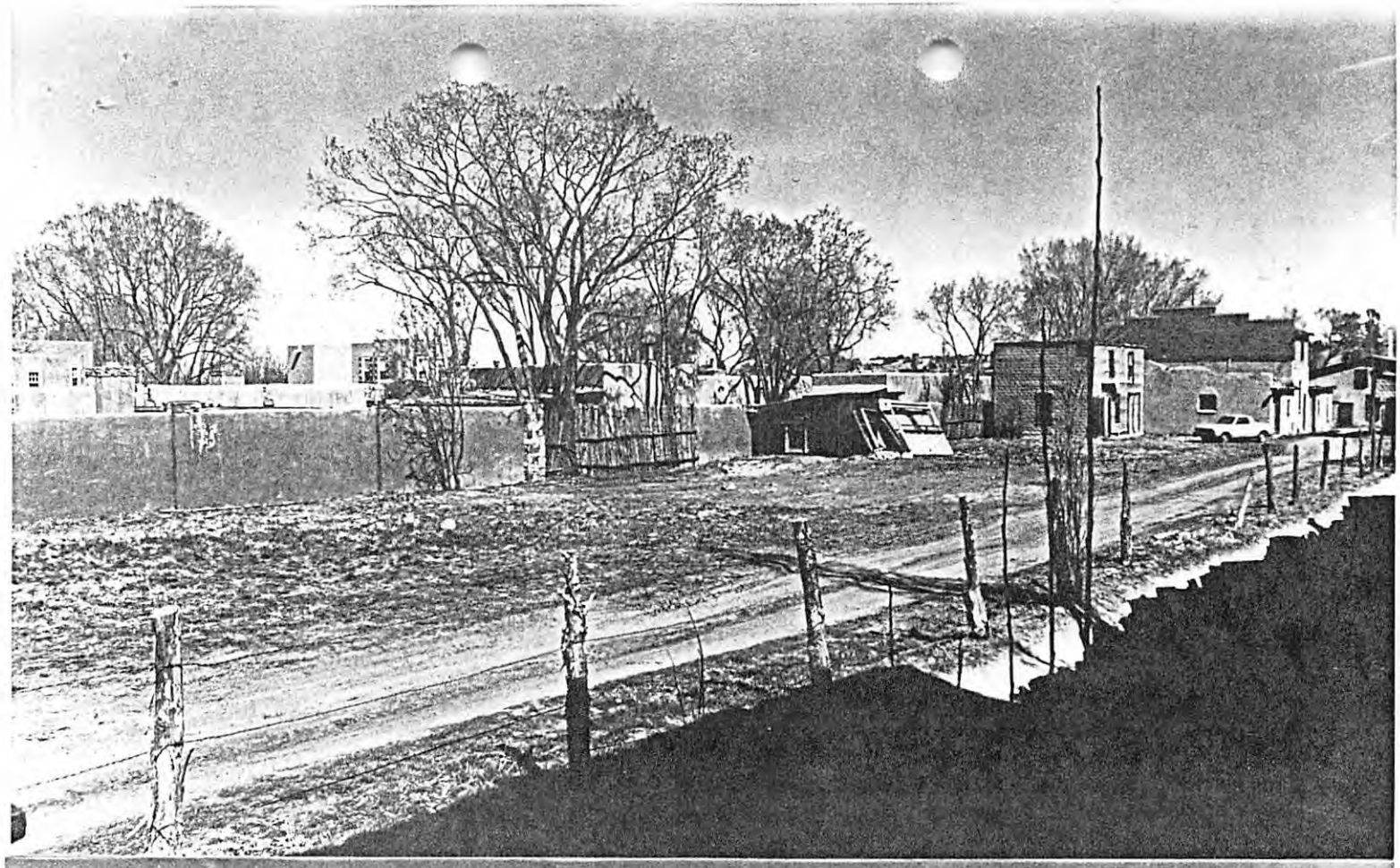
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

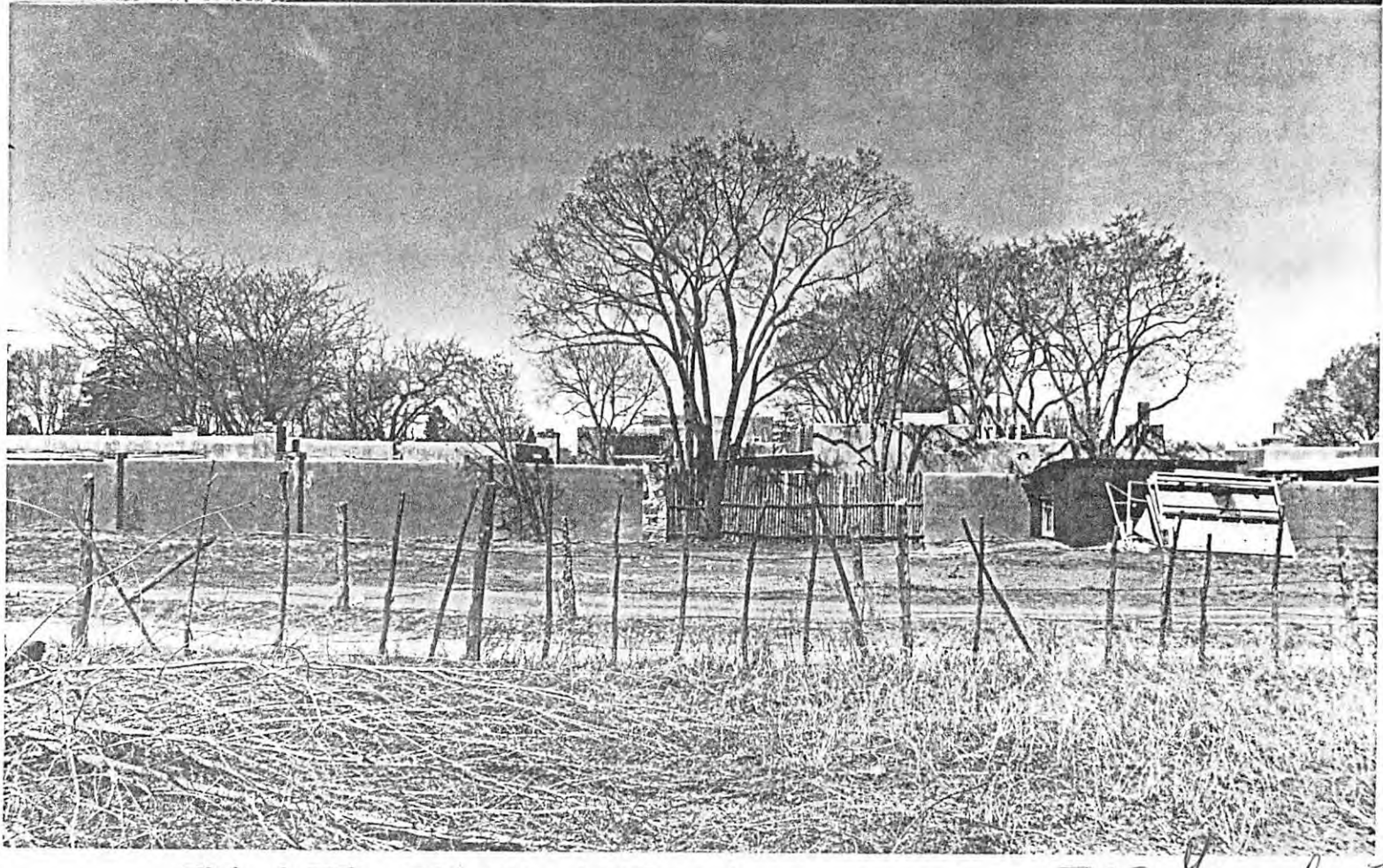
Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 11/6/23

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020





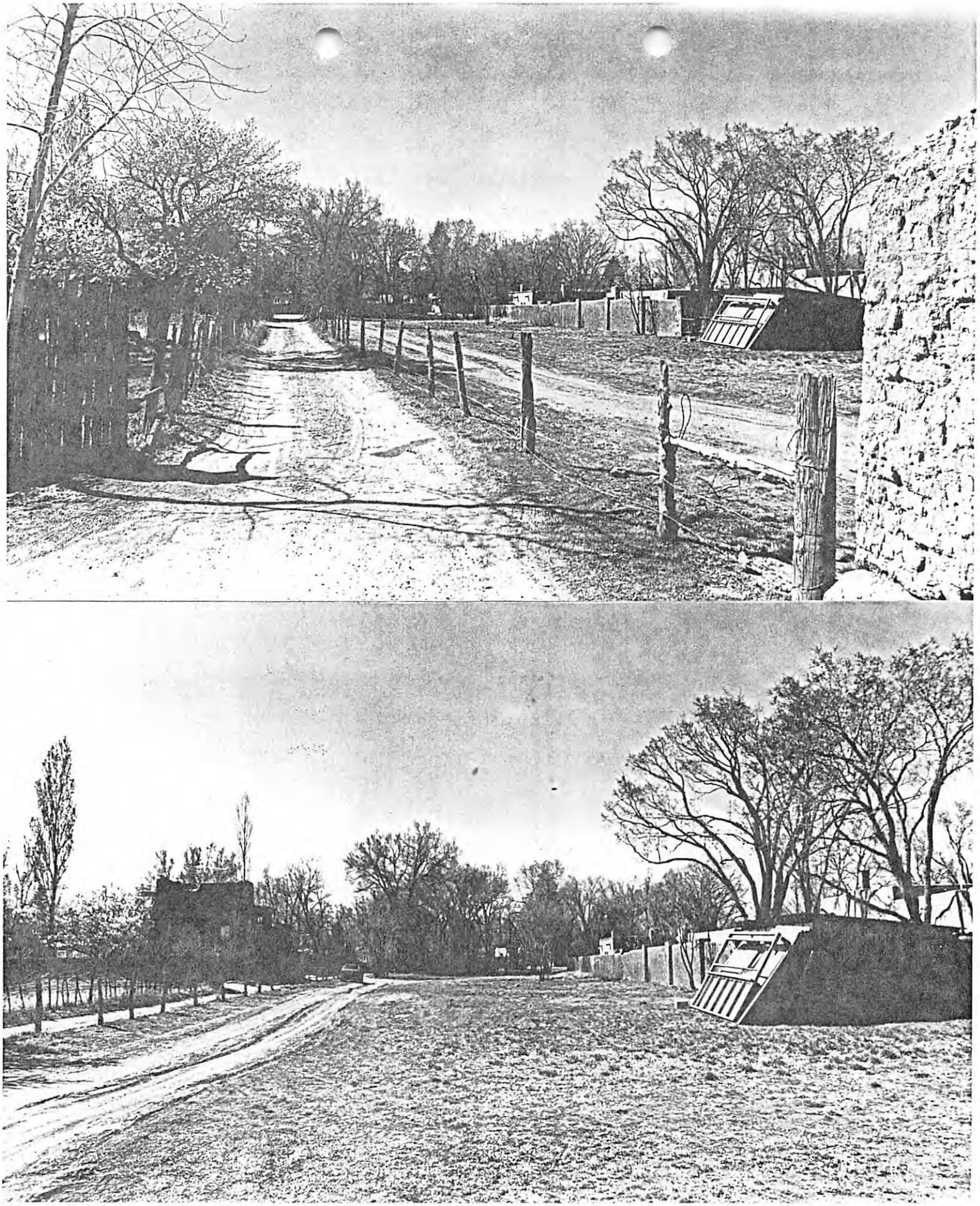
EAST ELEVATION
ON GORMLEY FRONTAGE

330 Gormley Ln





SOUTH ELEVATION
FROM ACEQUIA MADRE



NORTH ELEVATON
FROM GORMLEY ACCESS 160' OFF
CANYON ROAD

Lynn M. Krupnik*†
lynn@krupniklaw.com
Adrianne A. Speas*†
adrianne@krupniklaw.com
Eric J. Boyd*†
eric@krupniklaw.com
Timothy J. Krupnik*†
tim@krupniklaw.com

KRUPNIK & SPEAS,LLC
community association law

August 1, 2025

Via E-mail Only (ljmcculley@santafenm.gov; kpsmith@santafenm.gov)

Lani J. McCulley, Planner Senior
City of Santa Fe

Kevin P. Smith, Inspector
City of Santa Fe

Re: Land Development Code Violation at 330 Gormley Ln

Dear Ms. McCulley and Mr. Smith:

This law firm represents the Stewart Compound Condominium Association (the "Association"). I am writing this letter on behalf of the Association in hopes that some progress may be made on the red tag matter on the property located at 330 Gormley Ln.

The Association understands that you and your departments may be understaffed and overworked. In addition, the Association appreciates the work that the City has done to date in inspecting and red tagging the property.

The Association asks that the City take the next step of enforcement regarding this property. The Association submitted a complaint in accordance with Section 14-11.3 of the City of Santa Fe Ordinance. My understanding is that a Notice of Violation was sent to the owner of 330 Gormley Lane. However, only, "the governing body, city attorney, enforcement officer, or other proper city official may institute appropriate actions or proceedings to prevent, restrain, correct, or abate such violation or to mandate compliance" with City Ordinance.[1]

As you know, the City has been aware of the violations on this property for over two years and, unfortunately, the matter has not been resolved. The Association respectfully asks that the City take the next step for enforcement in this matter. Please note that the Association is also sending a letter to the owner of 330 Gormley Lane to ask her to comply with local ordinances as well. The Association hopes that the City escalating enforcement, along with the Association's own letter to the owner will encourage the owner to remedy her violations.

Thank you in advance for your assistance in this matter.

Sincerely,

Timothy J. Krupnik

[1] *See* Section 14-11.4

February 23, 2024

330 Gormley Lane

Proposal Letter

Free standing structure/Pergola
8”X18” for a total 144 sqft
12” Sonotube footings set 2’ deep and 2” above finish grade
Finish height from finish grade set to be 8’ to bottom and 9’ high on top
Located north west on the back yard of property

Material list;

1. 7 Post 12”x8”x8’ Reclaimed Oak Wood beams
2. 4 top beams 2@ 10”x10”x18’ front and back uppers
3. -2 top side beams @10”x10”x8’
4. Typical 12” sonotube concrete fill footings set below frost line
5. Open roof/no roof
6. No Paint or Stain

Existing work done prior

Gates/Latilla fence total of 3

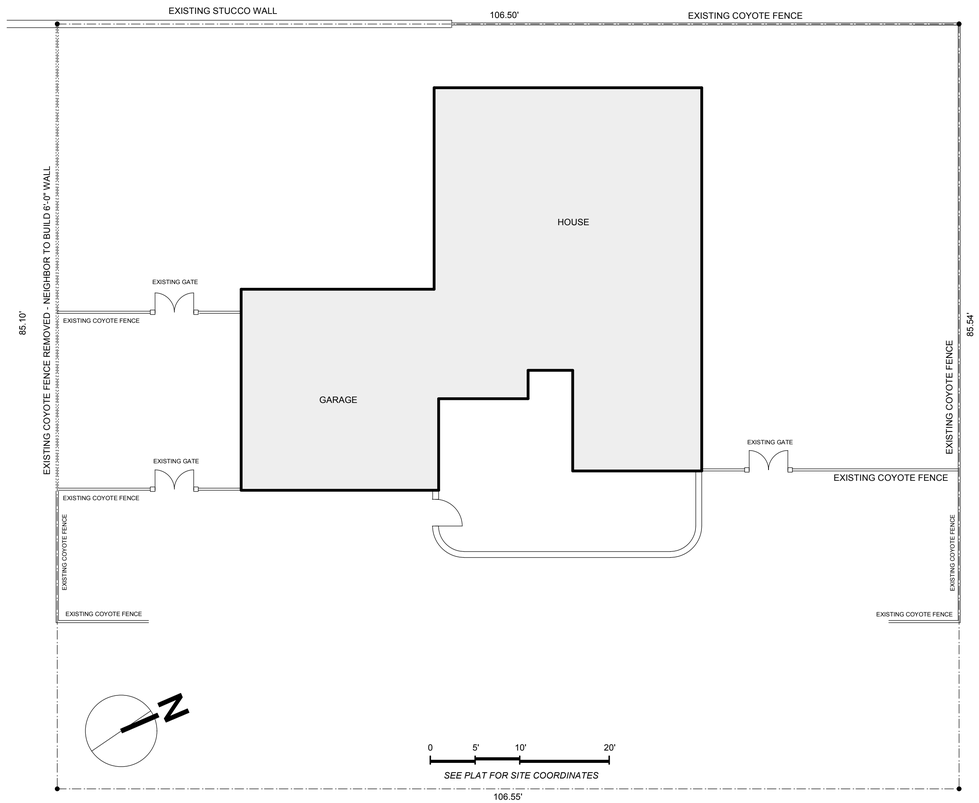
Gates and latilla fence located on the east side(front) of property
Gates dimension 4’-4”wide x 6’ tall
Old/reclaimed 1x6” rough sawn boards gate face
Gates are attached to 6”x6” post 6’ and one corbel @6”tall on top of post
Added 4 metal post to reinforced fallen latillas boards, straighten and re wired (kept existing latillas)
Gates Have no paint or Stain

Existing Portal

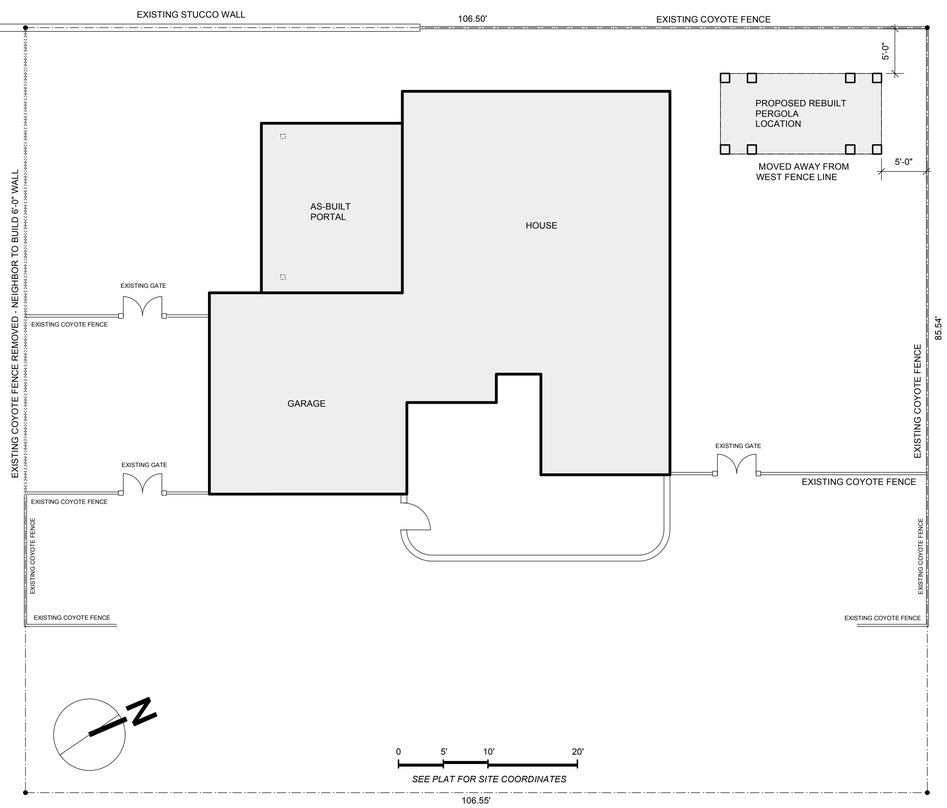
Portal Dimensions roofed 15’-4’’x 18’ Total 273.6 Sqft

1. Has a torchdown roof (similar to existing Roof
2. Portal is a slope portal facing south side of property with 6” low profile canales
3. Consist of 2) 8x8”post 7.5’ tall 1) carrier beam 8x8 beam 18’ long
4. Ceiling joist/beams are 4”x8”x16”
5. Decking appears to be 1x6”
6. Portal has antique white paint
7. Post footings are 8” concrete filled sonotubes

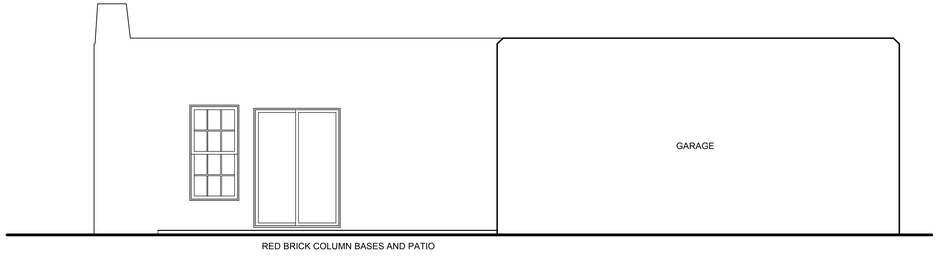
*NO Further work other than structured is desired or planed in near future
Everything else is existing no plans on any landscape/ hardscape change



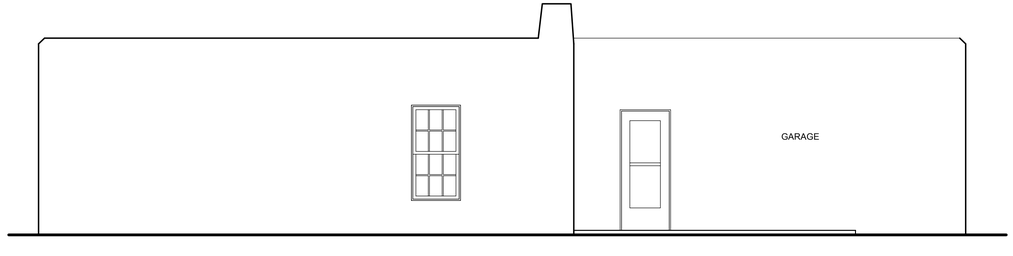
EXISTING SITE PLAN
1/8" = 1'-0"



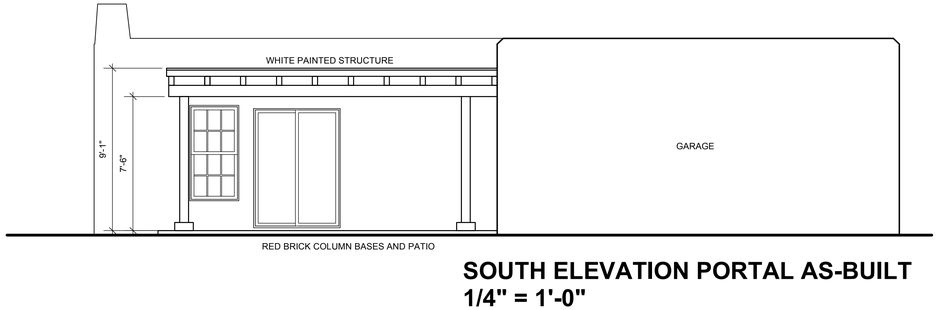
PROPOSED SITE PLAN
1/8" = 1'-0"



SOUTH ELEVATION EXISTING
1/4" = 1'-0"



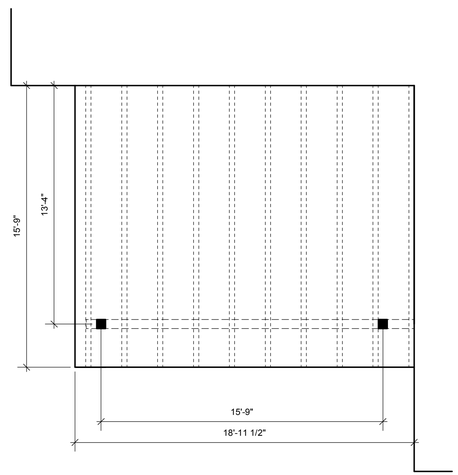
WEST ELEVATION EXISTING
1/4" = 1'-0"



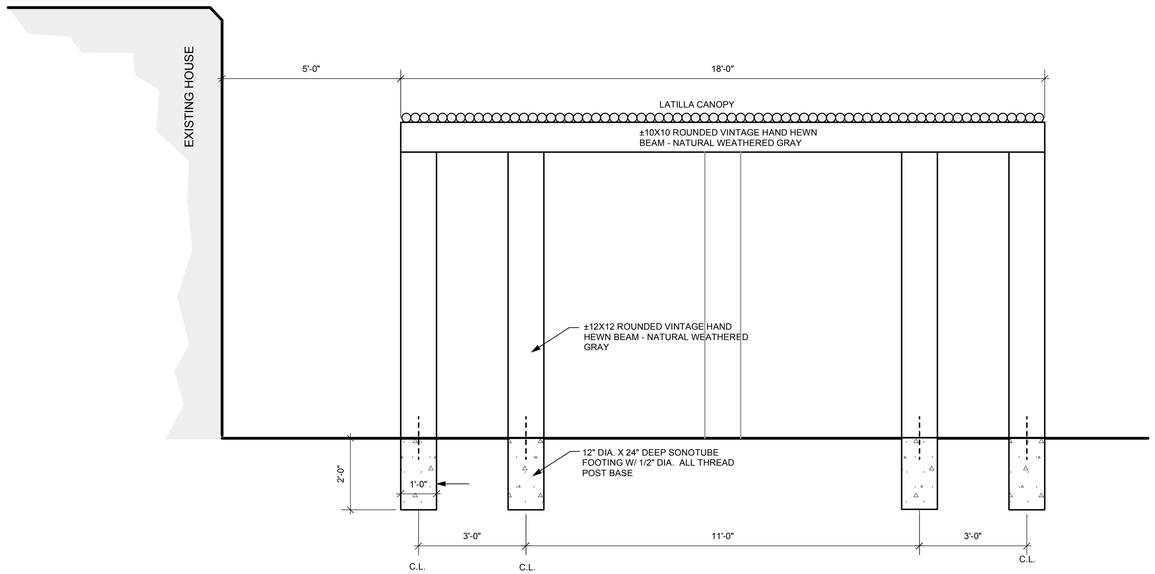
SOUTH ELEVATION PORTAL AS-BUILT
1/4" = 1'-0"



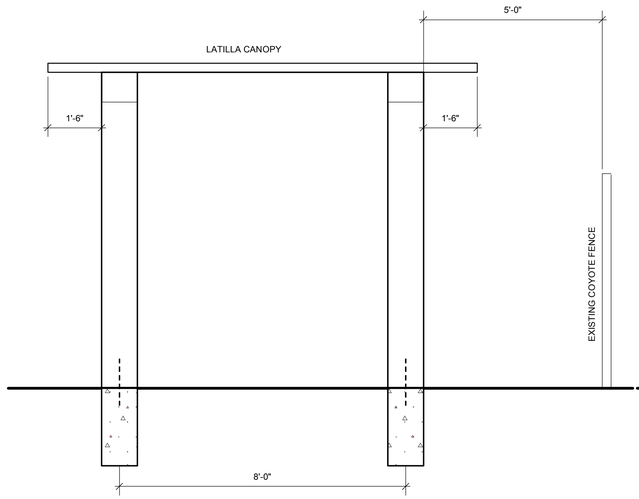
WEST ELEVATION PORTAL AS-BUILT
1/4" = 1'-0"



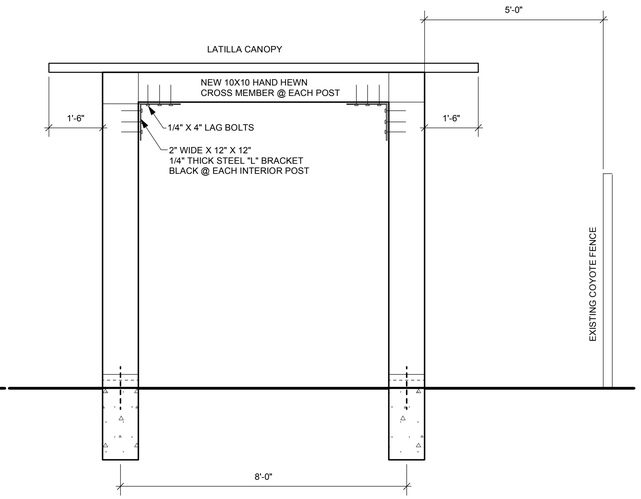
PORTAL FLOOR PLAN AS-BUILT
1/4" = 1'-0"



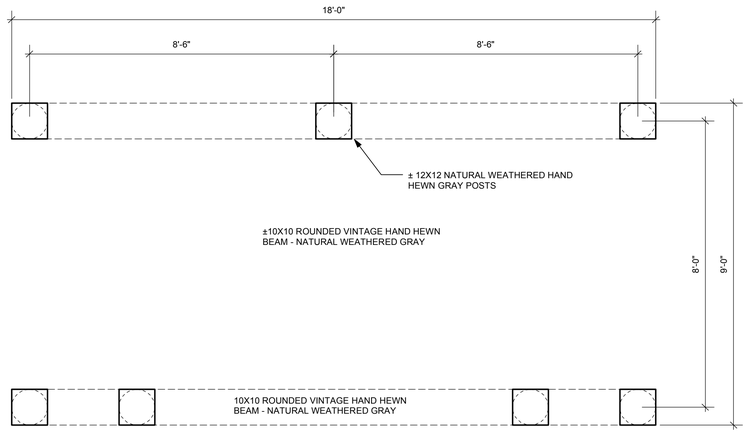
AS-BUILT PERGOLA SIDE ELEVATION - NO CHANGES
1/2" = 1'-0"



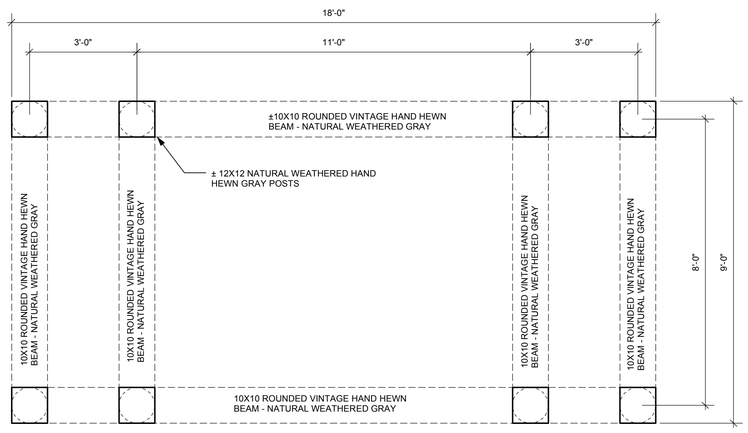
AS-BUILT PERGOLA END ELEVATION
1/2" = 1'-0"



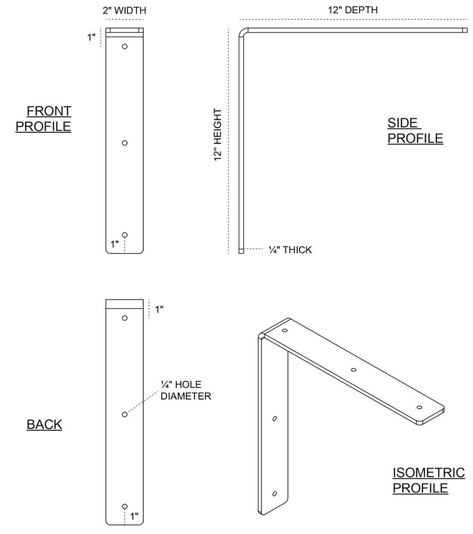
PROPOSED PERGOLA END ELEVATION
1/2" = 1'-0"



PERGOLA AS-BUILT PLAN
1/2" = 1'-0"



PERGOLA PROPOSED PLAN
1/2" = 1'-0"

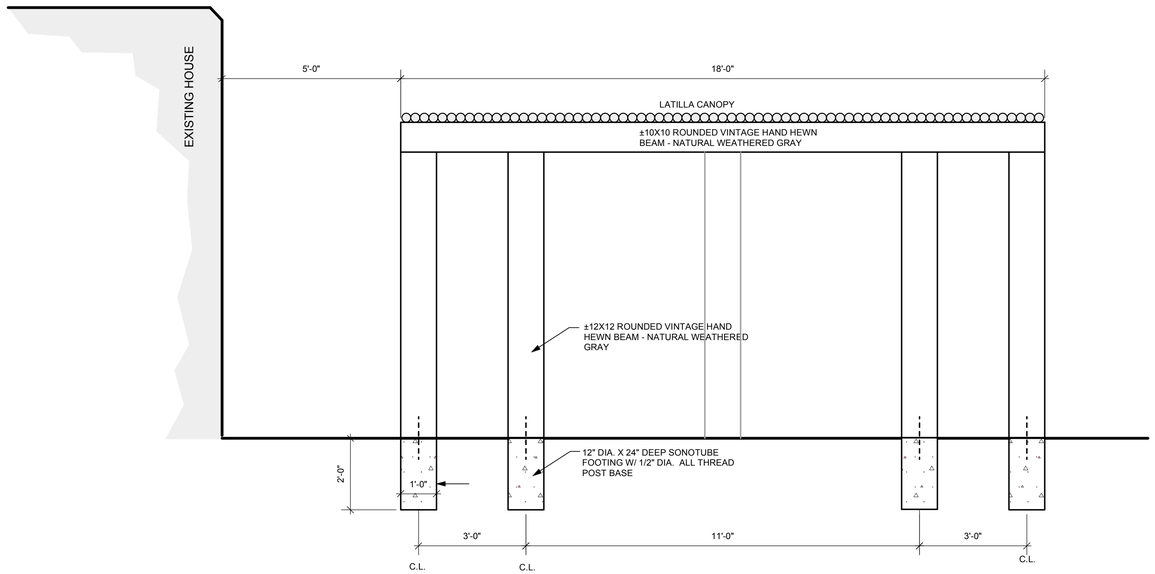


STEEL BRACKET BY HAMILTON OR SIMPSON OR EQUIVELANT



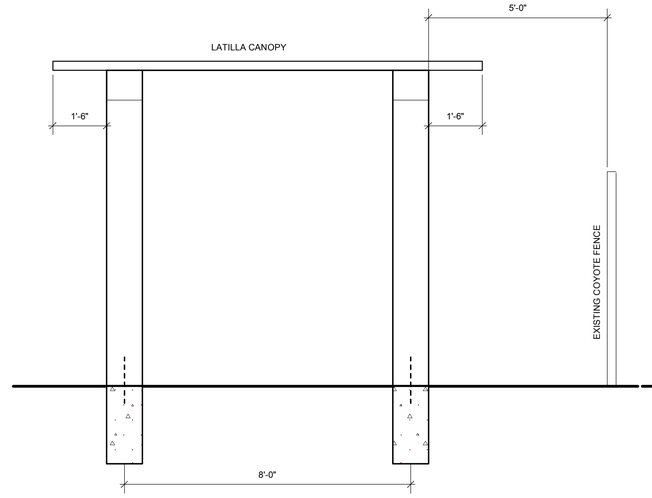
0 5' 10' 20'

AS-BUILTS - EXISTING PERGOLA TO BE DISASSEMBLED AND REBUILT WITH EXTRA SUPPORT / STABILIZATION IN NEW LOCATION

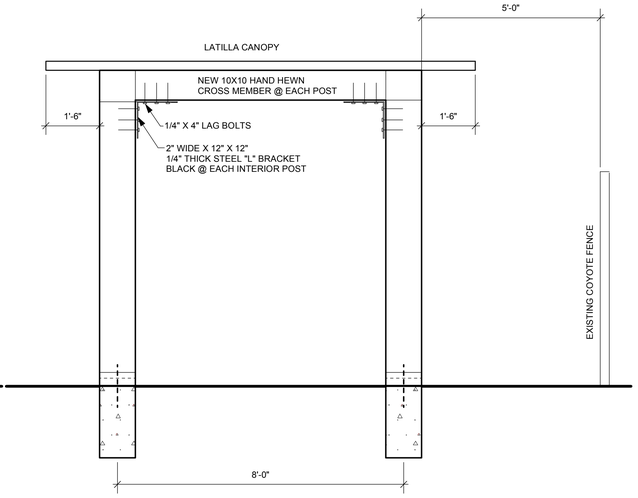


AS-BUILT PERGOLA SIDE ELEVATION - NO CHANGES
1/2" = 1'-0"

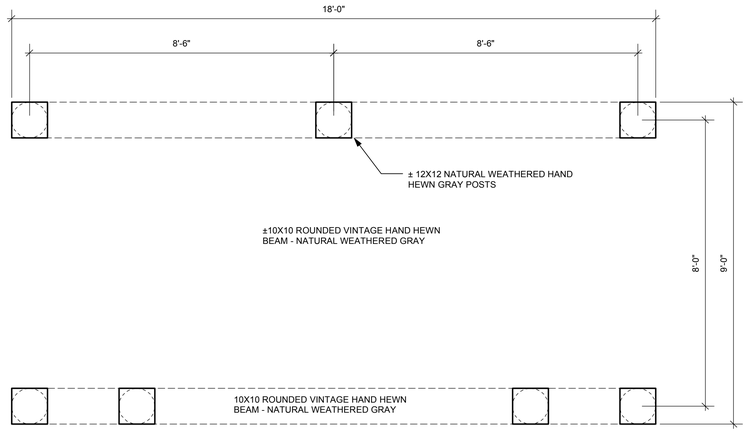
GRADE



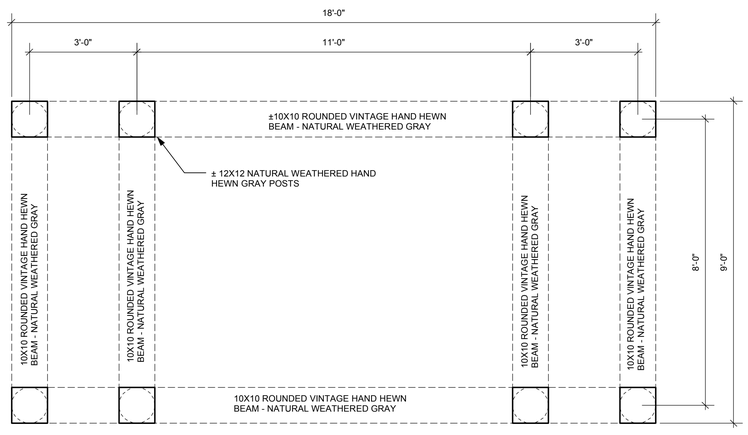
AS-BUILT PERGOLA END ELEVATION
1/2" = 1'-0"



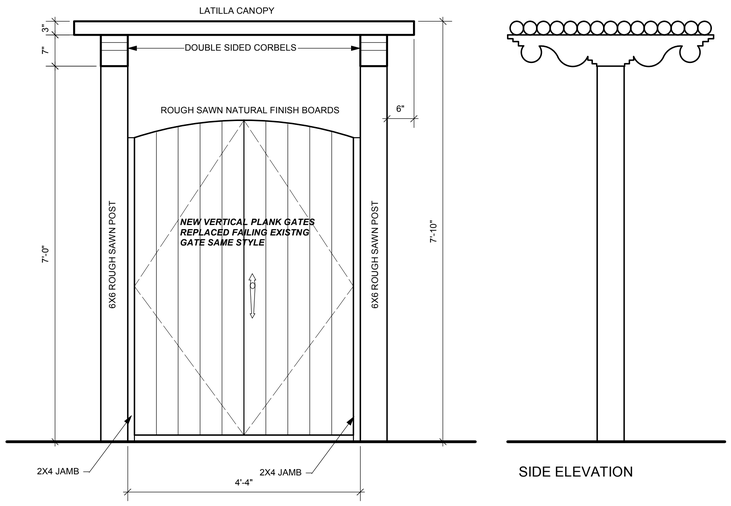
PROPOSED PERGOLA END ELEVATION
1/2" = 1'-0"



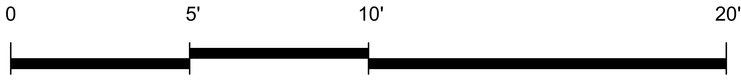
PERGOLA AS-BUILT PLAN
1/2" = 1'-0"



PERGOLA PROPOSED PLAN
1/2" = 1'-0"



AS-BUILT GATES (3 IDENTICAL IN DIFFERENT LOCATIONS) IN EXISTING COYOTE FENCE
3/4" = 1'-0"



AS-BUILTS - EXISTING PERGOLA TO BE DISASSEMBLED AND REBUILT WITH EXTRA SUPPORT / STABILIZATION IN NEW LOCATION


767 ACEQUIA MADRE 6
330 GORMLEY LN
GORMLEY LN
767 ACEQUIA MADRE 5
340 GORMLEY LN A
801 ACEQUIA MADRE C



AS-BUILT PORTAL



AS-BUILT PERGOLA



AS-BUILT GATES

Proposed Pergola/Shade structure 330 Gormley Lane

Material List as follows:

Reclaimed old Wood Oak beams
12”x12”x8’ Round Post
10”x10”x18’ Carrier wood Beams
10”x10”x8’ Ceiling wood Beams @2’OC
2-3” Latillas to provide shade Wood Oak
Typical 2’ Deep Concrete Fill anchor Sonotubes





