Agenda

Regular Meeting Amended Agenda of the Historic Districts Review Board
May 12, 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
   a. March 10, 2026
5. Approval of Findings/Conclusions
   a. 2025-010666-HDRB. Shelby Street Foot Bridge, Status Review (July 8, 2025)
   b. 2025-010683-HDRB. Shelby Foot Bridge, Demolition (July 8, 2025)
   c. 2025-010684-HDRB. Shelby Street Foot Bridge, Reconstruction (July 8, 2025)
   d. 2025-010697-HDRB. 401 E. Palace, Status (July 8, 2025)
6. Matters from the Public
7. Staff Communications

a. 2026 Heritage Preservation Awards

8. Old Business

9. New Business

a. 2026-012282-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sides, owners, requests a status review and primary façade designation, if applicable. (Lani McCulley, LJMcCulley@santafenm.gov)

b. 2026-012287-HDRB. 510 Jose St., Westside-Guadalupe Historic District, contributing, Courtenay Mathey, agent for Joseph Ortiz and Anne Hanika, owners, requests a status review and primary façade designation, if applicable. (Lani McCulley)

c. 2026-012283-HDRB. 519 E. Palace Ave., Downtown & Eastside Historic District, contributing, Marc Naktin, agent for John Hurt, owner, proposes to demolish a steel carport, relocate a shed, and construct a 440 sq. ft. addition to a height of 11'-6" where the maximum allowable height is 16'-2" and yard walls with a gate to the maximum allowable height of 6'-0". (Lani McCulley)

d. 2026-0012285-HDRB. 619 W. Alameda St., Westside-Guadalupe Historic District, contributing, Dura Build Construction, agent for Max Scott, owner, proposes a change to the approved design to include constructing a 230 sq. ft. addition to a height of 11'-6". (Lani McCulley) (Postponed)

e. 2026-012284-HDRB. 1062 Camino San Acacio, Downtown & Eastside Historic District, contributing, Gabriel Brown, agent/owner, proposes to replace windows and doors and install exterior insulation on the contributing structure, construct a 3,440 sq. ft. freestanding residence to a height of 20'9" where the maximum allowable is 16'-9", a 733 sq. ft. guesthouse with pitched roof where a pitch is allowed and construct 6' high fencing, and a 4' high yard wall. There is a request for additional height due to slope per section 14-4.6(F)(2)(II)(f). (Lani McCulley) (Postponed)

f. 2025-011550-HDRB. 539 Garcia St. Downtown & Eastside Historic District. contributing. Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10". A 206 sq. ft. portal to a height of 10'-3". Replace windows and doors on the residence; convert the garage to a casita by replacing the garage door with a window, installing a new window, and reroofing and stuccoing both buildings. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade. (Lani McCulley)

g. 2026-012286-HDRB. 532 Calle Corvo, Downtown & Eastside Historic District. contributing, John A. Padilla, agent for Susan McShane Salomone, owner, proposes to construct a 391 sq. ft. freestanding casita and a 132 sq. ft. pergola to the maximum allowable height of 14’-0”, convert the garage to a casita by replacing windows and doors, and construct a 6’-0” high yard wall with a pedestrian gate. An exception is requested to section 14-4.6(E)(4)(I) for replacing a historic door. (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. May 26, 2026 5:00PM
    Location:
    Main Library
    Community Room
    145 Washington Ave.
    Santa Fe, NM 87501

13. Adjourn

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

Regular Meeting of the Historic Districts Review Board
March 10, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=pFygawZb1vI

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:37 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano

Others Present
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician
Ms. Maggie Moore, Planning and Land Use Assistant Director

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

2. **Approval of Agenda**
Mr. Moquino noted that cases 2026-011825-HDRB, 619 West Alameda Street, and 2026-011886-HDRB, 521 Calle Corvo, have been postponed.

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

3. **Approval of Minutes**
   a. December 9, 2025
   b. January 13, 2026
   c. January 27, 2026
   d. February 10, 2026

Member Bienvenu moved to defer approval of all noted sets of minutes to the next regularly scheduled meeting. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

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

There were no findings and conclusions to approve.

5. **Matters from the Public**

Rajah Bose noted that his case, 2026-011886-HDRB at 521 Calle Corvo, was postponed for the second time because he was not instructed to change the date on his sign. Representing the architectural community of Santa Fe, he requested that the city appoint an architect to the Board so it can follow the same code that is enforced on others. He suggested that Board members speak with the mayor regarding this issue, as Heather Lamboy has been doing.

Stefanie Beninato, P.O. Box 1601, Santa Fe, expressed agreement with the need for an architect on the Board and noted that a business owner has again placed two signs at Old Santa Fe Trail rather than in front of their own businesses.

6. **Staff Communications**
   a. **2026 Santa Fe Heritage Preservation Awards:** The deadline for nominations has been extended to March 14, 2026. On March 13, 2026, the Board will receive a list of completed projects that have received their final inspections. Chair Rios encouraged Board members to consider all historic districts when submitting nominations.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

7. **Old Business**

a. **Request for Reconsideration:**
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 reconsideration of the January 27, 2026, status review with primary façade(s) designation.

Mr. Moquino presented the case and the staff recommendation. Staff requested reconsideration of the Board's decision to status a portion of the building as significant and the other as contributing. Based on the code, status designation may be significant, contributing, or non-contributing. There is no provision in the code that permits portions of one building to have more than one status.

Member Bienvenu requested clarification as to exactly what the process would be. To have a motion to consider reconsideration and to be placed on a future agenda. The background is for the purpose of deciding whether or not we should reconsider, not the outcome of reconsideration would be.

Mr. Ruybalid noted that the applicant need not be involved in the decision to reconsider the previous Board action, as the request came from the Land Use Director, and that Robert's Rules of Order states that a Member who previously voted in the majority must make the motion for reconsideration.

Board Action:
Member Bienvenu moved in case 2026-011792-HDRB at 924 Paseo de Peralta that the Board's decision to assign two different statuses to the building where the code provides only one status for an entire building and designation be reconsidered during the meeting scheduled for March 24, 2026, for the reasons outlined in the staff report. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

8. **New Business**

a. **2026-011960-HDRB, 411 Camino Don Miguel, Downtown & Eastside Historic District, non-contributing.** John A. Padilla, agent for Peter Quintana, owner, requests demolition of the existing 2,280 square-foot residential structure.

Mr. Moquino presented the case and staff recommendation. Staff recommended approval of the demolition request and found that the application complies with Section 14-2.1(G)(3)(IV) Demolition Criteria.

John A. Padilla, the applicant, P.O. Box 2986, Santa Fe, was sworn in. He referred the Board to the historic cultural properties inventory (HCPI) report, which includes photographs of the building's interior. The deterioration extends to the roof and

foundation, and attempts to save it would be extremely costly. The owner wishes to build a new structure that would complement the Downtown and Eastside Historic District.

Public Comment:
Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that previous discussions regarding the building seemed to indicate that parts of the structure would be preserved.

Mr. Padilla responded that the application is for demolition.

Board Action:
Member Biedscheid moved in case 2026-011960-HDRB at 411 Camino Don Miguel to approve the application as submitted and recommended by staff, noting that the criteria for demolition have been met, as documented in the staff report, and that the Board's previous action determined that this property does not contribute to the streetscape. Member unknown of second. The motion passed with the Board voting unanimously (5-0).

b. **2026-011871-HDRB, 118 Camino Santiago, Downtown & Eastside Historic District, non-contributing.** Amy Diaz and Eric Hewit, owners, request a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be upgraded to contributing with the north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) as primary, and that the northwest, south, and east property lines' retaining walls be designated as non-contributing, per Section 14-4.6(C) Designation of Significant, Contributing, or Non-contributing Status Within Historic Districts.

Member Biedscheid requested staff's feedback regarding the lower retaining walls that protect the yard, noting that they appear to be characteristic of the compound.
Ms. McCulley responded that the walls in question are made of concrete masonry unit (CMU) blocks, while walls that are given status are typically stone.

Owner name inaudible, was sworn in. He expressed agreement with the staff recommendation.

Member Cherry noted that John Murphey's report recommending a non-contributing status was written in 2018, and structures built in 1973 are now eligible for status. He noted that there may have been a previous case in which CMU walls were designated as contributing. He recommended that façades R10, R11, and R12 be designated as primary rather than the carport.

Member Biedscheid noted that the carport is characteristic of its time period and suggested designating a portion of it as a primary façade.

Public Comment:
Ms. Beninato, previously sworn in, suggested via teleconference that the lower walls be designated as contributing and expressed agreement with Member Cherry regarding the primary façades.

Board Action:
Member Degnan moved in case 2026-011871-HDRB at 118 Camino Santiago to approve the request for façade designation as recommended by staff. The motion died for lack of a second.

Member Cherry moved in case 2026-011871-HDRB at 118 Camino Santiago to designate the structure as contributing, with the primary façades being R1, R2, R3, R10, R11, and R12, including the outer line of the carport, excluding R4 and R5, and including the north, northeast street-side yard walls. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

c. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, non-contributing.** Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14 feet eight inches, where the maximum allowable height is 18 feet nine inches, and for a four-foot-seven-inch-tall by 20-foot-long metal vehicular gate. An exception is requested to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Mr. Moquino presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards have not been met and recommended denial of the existing metal gate. Otherwise, staff recommended approval of the proposed 1,640-square-foot new construction to a height of 14 feet eight inches, as well as the other elements of the application that do not require an exception, as they comply with Sections 14-4.6(E) General Design Standards for All Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Member Cherry inquired whether the requested approval was for the gate only, or the gate and the wall. Mr. Moquino responded that it was for both.

Member Bienvenu inquired whether the residence was contributing or non-contributing. Mr. Moquino responded that it is non-contributing, and there is no record of it receiving a status. Member Bienvenu noted that it was built before 1944 and should receive a status. If the building is designated as contributing, it could affect the Board's decision regarding the wall, as it is attached to the garage.

Member Cherry inquired whether a status review was required prior to the approval of the freestanding structure and whether the Board could assign a status during the current meeting. Mr. Ruybalid responded that doing so would complicate matters, but the Board can deny a portion of the application until a status review occurs, after which the applicant can initiate a new case for the denied items. It would be simplest to postpone the case until a status review has occurred.

Chair Rios noted that the unattached building would not be affected by the status review, but the wall and gate would.

Member Bienvenu clarified that he does not believe a status review is required at this time and that he does not wish to inconvenience the applicant. The freestanding structure and gate can be addressed without a status review.

Member Degnan suggested that the case be postponed until a status review occurs.

Member Aguilar Medrano inquired regarding the calculated wall height for the street. Mr. Moquino responded that he is unsure, as the case was handled by Paul Duran, who is absent.

Member Biedscheid noted that all three matters could be decided without knowing the status of the structure.

Chair Rios suggested voting on the building and the gate and postponing the wall.

Mr. Moquino noted that the original administrative approval was for a coyote fence and a coyote gate, not for the existing wall and gate.

Christopher Purvis, the applicant, 518 Old Santa Fe Trail, was sworn in. Mr. Purvis comments are inaudible.

Chair Rios invited the applicant to speak regarding the unattached building. Mr. Purvis described the building and showed slides of the elevations. He noted that he had a gate option available as well.

Chair Rios inquired regarding the porch. Mr. Purvis responded that there are square posts supporting a beam, covered with stucco.

Member Bienvenu inquired whether the new building would be similar to the existing home. Mr. Purvis responded that it would be similar, but the windows would not be steel, and the corners would have a two-inch radius. It will be painted in a buckskin color, similar to the house.

Member Degnan inquired regarding the bullnose radius on the existing home. Mr. Purvis responded that he was unsure, but it is greater than that of the proposed building.

Public Comment:
Elizabeth West, Sena Street, Santa Fe, was sworn in. She noted that the new building design looks good and that the wall fits in with the surrounding area, but the gate is unfortunately attached to the wall.

Ms. Beninato, previously sworn in, suggested via teleconference that the home be given a status before any decision is taken and that the bullnose corners have a radius of at least three inches.

Mr. Ruybalid inquired whether staff would be able to issue a permit for the freestanding building if the gate decision was postponed. Ms. Moore responded that this is possible.

Member Bienvenu inquired regarding the usual bullnose radius for the district. Mr. Moquino responded that it is three inches.

Member Biedscheid noted that the staff report does not address the wall, and the information included was for a coyote fence. Mr. Moquino responded that permits had been issued for a vehicle gate with coyote posts, not for the existing wall.

Chair Rios acknowledged that the wall and gate were added by previous owners.

Member Aguilar Medrano inquired regarding the approved height for the coyote fence. Mr. Moquino responded that he is unsure but can research the matter.

Member Biedscheid noted that the notice does not mention the wall and inquired whether the Board should be discussing it. Mr. Purvis added that Mr. Duran had not informed him of any issues, and he only recently learned that there is an issue with the gate. The owner also had no previous knowledge of the issues but may be willing to ensure the wall is not touching the garage. Mr. Ruybalid responded that the wall would need to be noticed and included in an agenda.

Member Bienvenu suggested that, if the applicant wishes to keep a gate and a wall, a new design be submitted for Board approval. There may be a way to salvage the gate.

Chair Rios noted that the house should first be given a status, as the appropriate wall height will need to be determined.

Member Biedscheid inquired whether the applicant was willing to submit a separate gate application at a later date. Mr. Purvis responded that he was.

Board Action:

Member Bienvenu moved in case 2026-011831-HDRB at 1489 Upper Canyon Road to approve the application for construction of a new residence, on condition that the corners of the structure have a minimum radius of three inches. Member Biedscheid seconded. The motion passed (3-2) with members Bienvenu, Biedscheid and Cherry in favor of and members Aguilar Medrano and Degnan against.

Member Biedscheid moved in case 2026-011831-HDRB at 1489 Upper Canyon Road to postpone the portion of the application related to the gate and to request that the applicant return with an alternate gate design, as well as a wall proposal. Member Degnan seconded. The motion passed (5-0).

Upon the applicant's request, the Board clarified that the proposal can be heard at the March 24, 2026, meeting.

d. **2026-011903-HDRB, 911 Roybal Street, Westside-Guadalupe Historic District.** JayJay Shapiro, Agent, for Claudia Quan, owner, proposes to construct a 2,102-square-foot mixed-use structure, to a height of 24 feet, where the maximum allowable height is 14 feet one inch. An exception is requested to Section 14-5.2(D) to exceed the allowable height.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application does comply with Sections 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(I) Westside-Guadalupe Historic District Design Standards. Staff found that the exception criteria have been met and recommended approval of the height of 24 feet, where the maximum allowable height is 14 feet one inch. An exception is requested to Section 14-5.2(D) to exceed the allowable height. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for All Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Chair Rios inquired whether there are other two-story structures in the area, and, if so, their heights. Ms. Romero responded that there are, and she is unsure of their heights. She showed images of nearby two-story properties provided by the applicant.

Member Cherry inquired how the acceptable height for the lot was calculated. Ms. Romero noted that the maximum height calculation is included in the packet, but it may not have included taller buildings approved with an exception.

Claudia Quan, the owner, 655 West San Francisco Street; Adalucia Quan, 655 West San Francisco Street; and JayJay Shapiro, the applicant, were sworn in. Mr. Shapiro stated that the original concept has not changed. The ground floor is proposed to be Dr. Claudia

Quan's dental practice, and the upper floor will be a living space, where Ms. Adalucia Quan can live and care for Dr. Quan's children while she is working.

Member Aguilar Medrano suggested that the two leftmost windows on the south elevation and the two windows on the right on the west elevation be aligned.

Member Bienvenu expressed opposition to the project, noting that it is large for the streetscape, and the height to go from an allowable height of 14 feet to 24 feet doubling the height of what is allowed. That the design is quasi-contemporary, specific standards must be met in a historic district, and the exception criteria have not been met. A previous request was approved against staff's recommendation that the exception have not been met.

Chair Rios inquired regarding the interior ceiling heights. Mr. Shapiro responded that the bottom floor has a ceiling height of nine feet, and the second floor has a ceiling height of eight or nine feet, with a relief on all elevations. A wall of approximately 10 feet separates the building from the residential area.

Member Biedscheid noted that she was on the Board when the project was previously approved, and that the Board concluded that this portion of the historic district is part of a commercial corridor. Per the Board's suggestion, the applicant rotated the building to improve the view from the streetscape.

Member Cherry noted that the lot was zoned C-4, which allows a height of 24 feet, and inquired whether the historic district crosses St. Francis Drive. Mr. Moquino responded that the district extends across St. Francis Drive to the west by one structure.

Ms. Quan, the owner's mother, stated that she and her husband had given the land to their daughter nine years earlier, and that it was Dr. Quan's dream to build her dental practice there. There are few dentists in the area. The project, including the second floor, was previously approved. She noted that the lot has been vacant for nine years, and her family wished to build an attractive building on it, which will be well maintained and not abandoned at night. She noted that some nearby buildings appear to be at least 24 feet high.

Public Comment:
Alicia Searle, 111 South St. Francis Drive, Santa Fe, was sworn in. She identified herself as the immediate neighbor to the north of the subject property and noted that her house was small, and the proposed 24-foot building would end up being her wall.

Ms. West, previously sworn in, noted both appreciation for the proposed use and a need to protect residential areas.

Eric Ytuarte, 2081 Calle Contento, Santa Fe, was sworn in. He identified himself as the individual who installed the site poles and noted that the home directly east of the property is two stories. The proposed building will be 12 feet from the wall separating it from 111 South St. Francis Drive rather than right up against it, and the wall is already taller than Ms. Searle's home. He noted that the adjacent two-story building is perhaps one foot shorter than the proposed building, but the structure on Ambrosia Street is taller. The apartment complex is approximately the same height. Approximately 95% of the buildings on St. Francis Drive are commercial rather than residential. The applicant has already made concessions to appease the Board, and the project is within the C-4 zoning requirements.

Ms. Beninato, previously sworn in, noted via teleconference that, while the project is in a C-4 zoning district, it still has a historic district overlay and that the approved two-story buildings have partial second stories.

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she noted that the application process is confusing, in that applications are re-reviewed by the Board after a staff review has already occurred, rendering the staff review apparently pointless. She expressed approval of the project, noting that it is a good example of a small business owned by a longstanding family that can contribute to the neighborhood in a commercial-facing district. She noted that the Board still lacks an architect.

Board Action:
Member Biedscheid moved in case 2026-011903-HDRB at 911 Roybal Street to approve the application as submitted, noting that the exception criteria have been met, as documented in the staff report, and that the design was previously approved by the Board, that the site is part of a historic district that is dominated by a commercial transition corridor along St. Francis Drive, and that the mixed use is in keeping with the current streetscape. The motion died for lack of a second.

Member Bienvenu moved in case 2026-011903-HDRB at 911 Roybal Street to deny the project on the basis that the exception criteria for the additional height have not been satisfied, specifically that the height as proposed would damage the character of the district, which is historical and residential, and is not necessary in order to prevent a hardship to the applicant or injury to the public welfare that could be addressed by other means, does not contribute to the heterogenous character, and is not due to special circumstances particular to the land. Member Degnan seconded. The motion passed (3-2) with Chair Rios, members Bienvenu and Degnan in favor of and members Biedscheid and Cherry against.

Member Aguilar Medrano abstained, and Chair Rios cast the tie-breaking vote. Chair Rios suggested that the applicant reapply with a design for a lower building.

e. **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-square-foot freestanding carport to a height of 10 feet, where the maximum allowable is 14 feet.

Ms. McCulley presented the case and staff recommendation, noting that the case fell under the old code. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(E) Downtown and Eastside Design Standards.

Efrain Cuna, the applicant, 4618 Inspiration Drive, Albuquerque, was sworn in. He noted that there is an existing carport, and the new owner would like additional shade for his vehicle.

Chair Rios requested confirmation that the carport was located to the rear of the property. Mr. Cuna responded that it was.

Public Comment:
There was no public comment.
Board Action:

Member Aguilar Medrano moved in case 2026-011770-HDRB at 302 Camino Cerrito to approve the application as consistent with staff's recommendation. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

f. **2026-011825-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, contributing.** Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, and re-roof the existing residence and construct a 1,786-square-foot freestanding residence to a height of 20 feet three inches, where the maximum allowable is 14 feet 10 inches, and construct three-foot-four-inch and six-foot-high yard walls. An exception is requested to Section 14-4.6(F)(2) for exceeding the maximum allowable height of the residence.

This case was postponed.

g. **2026-011886-HDRB, 521 Calle Corvo. Downtown & Eastside Historic District, contributing.** Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, requests approval for a 675-square-foot addition to a height of 15 feet three inches, where the maximum allowable height is 16 feet four inches, and for window, door, and portal replacements. Exceptions are requested to Sections 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening

shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

This case was postponed.

h. **2026-011972-HDRB, 669 Garcia Street, Downtown & Eastside Historic District, non-contributing.** Jeffrey Seres, agent for Christine TenEyck and Gary Deaver Owners, LLC, proposes to construct a five-foot yard wall and pedestrian and vehicular gates, and to demolish a portion of a stone retaining wall. An exception is requested to Section 14-4.6 (F)(2)(II)(c) for a five-foot yard wall, where four feet two inches is permitted.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application does comply with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Jeffrey Seres, the applicant, 122 Lorenzo Road, Santa Fe, was sworn in. He expressed agreement with the staff recommendation and noted that the proposed wall is five feet, the gate is six feet, and the pilasters are six feet nine inches.

Chair Rios inquired regarding the length of the wall and whether it would sit 15 feet back from the street. Mr. Seres responded that it extends from property line to property line on the north and south sides but curves to avoid existing trees, and it would sit 15 feet back from the street.

Christine TenEyck, owner, 2506 Bridle Path, Austin, Texas, was sworn in. She noted that she and her husband would like to build a wall because the neighborhood is busy and there is a loading area across from their driveway that is frequented by trucks.

Public Comment:
Ms. Beninato, previously sworn in, suggested via teleconference that the Board require the wall to be lower.

Member Aguilar Medrano noted that the exception criteria have not been met. While staff noted that the existing vegetation would remain in place, this relates to the setback rather than the height. Hardship to the applicant was not proven, as the conditions of the neighborhood are not new.

Board Action:
Member Aguilar Medrano moved in case 2026-011972-HDRB at 669 Garcia Street to deny the application, finding that the exception criteria have not been met and that the

permitted height of four feet two inches should be maintained. Member Degnan seconded. The motion passed (3-2) with members Aguilar Medrano, Cherry and Degnan in favor and members Bienvenu and Biedscheid against..

9. **Discussion Items**

There were no discussion items.

10. **Matters from the Board**

Member Biedscheid requested an update regarding the appointment of an architect to the Board, noting that an architect's opinion would have been helpful regarding two-story buildings and that the current Board is imbalanced. Ms. McCulley responded that Ms. Lamboy has been working on the issue but is away for the week.

Member Cherry noted that in case 2026-011886-HDRB at 521 Calle Corvo, which was postponed, the application requested approval for the replacement of all windows, but no window assessment was provided. He suggested that the applicant provide one, as it will likely be required for the case. He noted inconsistencies in the staff report for case 2026-011831-HDRB at 1489 Upper Canyon Road and suggested that including a modern HCPI would help the Board while relieving the pressure on staff.

11. **Next Meeting**

The next meeting date is March 24, 2026.

12. **Adjournment**

Member Aguilar Medrano moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 8:37 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

_____ _____

Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2025-10666-HDRB
Address – Shelby Street Footbridge (100 block East Alameda Street)
Agent's Name – Wonderstone Consulting LLC
Owner/Applicant's Name – City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board" or "HDRB") for hearing on July 8, 2025.

BACKGROUND

The Shelby Street Footbridge is on the south side of East Alameda Street at the base of Shelby Street. The footbridge is in the Downtown and Eastside Historic District but has no designated status. It is located above the stone-lined channel constructed by the Civilian Conservation Corps in the 1930s. The area is part of the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables and a walking path. The City developed this parkway for the visual enhancement of the nature of the site.

The Shelby Street Footbridge is one of two footbridges that cross the Santa Fe River within the park. Eight public vehicular bridges and several private vehicular bridges also cross the park. The Santa Fe River State Park and Don Gaspar Street bridges are on the National Register of Historic Places, and the National Register registration form classifies the 1928 Delgado Street Bridge as contributing. All of the other bridges are considered non-contributing according to the National Register. The HDRB designated statuses for the DeFouri Street Bridge in 2013 (contributing), the Delgado Street Bridge (significant), the Grant Avenue Bridge (significant), and the Don Gaspar Street Bridge (significant) in 2014. The other footbridge, the Brothers Lane Footbridge, came before the HDRB in 2003, subject to a City project which proposed to reconstruct the bridge and widen it by two feet. The HDRB required the Brothers Lane Bridge to be reconstructed of wood, consistently with the original bridge.

The Shelby Street Footbridge was built in 1968, most likely as a replacement for a timber bridge built in the 1930s as part of the Civilian Conservation Corps project. The 1968 bridge is built of concrete slabs with timber and stone abutments, concrete girders, and a steel pipe railing. An additional concrete beam was placed between the girders for added support at an unknown date. The exterior of the girders is embedded with sandstone blocks set into a concrete bed, which gives the footbridge an appearance of rock construction in an arch. The entrance to the bridge is bordered on each side by low sandstone parapets about 12" in height, and the metal railing is embedded in square masonry end posts at about 18" in height. The entrance on the north of the bridge has curved stone walls up to four feet high flanking the approach to the bridge.

The National Register of Historic Places registration form from 2008 shows the footbridge as non-contributing to the area because it was outside of the period of significance for

the nomination of the Santa Fe River Channel in the 1940s. The footbridge also did not stylistically fit with the design aesthetic of the era. In 2008, the footbridge would have been 40 years old, so it would not have qualified for contributing status due to age. The footbridge is now 56 years old and qualifies for status review. The bridges along the park establish and maintain the character of the park. The Applicant requests status designation of the Shelby Street Footbridge. Staff recommended contributing status for the Shelby Street Footbridge.

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

River Park stone-lined channel still holds its historic character, remaining in its original condition along that block of East Alameda Street, and the bridges along the park establish and maintain the character of the park, which is designed for pedestrian use.

11. 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 designates the Shelby Street Footbridge as a contributing structure.

IT IS SO ORDERED ON THIS 12th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10683-HDRB
Address – Shelby Street Footbridge (100 block East Alameda Street)
Agent's Name – Wonderstone LLC
Owner/Applicant's Name – City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board" or "HDRB") for hearing on July 8, 2025.

BACKGROUND

The Shelby Street Footbridge is located on the south side of East Alameda Street at the base of Shelby Street. The HDRB has given the footbridge contributing status to the Downtown and Eastside Historic District; see Case # 2025-10683-HDRB. It is located above the stone-lined channel constructed by the Civilian Conservation Corps in the 1930s. The area is part of the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path.

The Shelby Street Footbridge was constructed in 1968, most likely as a replacement for a timber bridge that was constructed in the 1930s as part of the Civilian Conservation Corps project. The 1968 bridge is constructed of concrete slabs with timber and stone abutments, concrete girders, and a steel pipe railing. An additional concrete beam was placed between the girders for added support at an unknown date. The exterior of the girders is embedded with sandstone blocks set into a concrete bed, which gives the footbridge an appearance of rock construction in an arch.

The bridge is directly on the river embankment, supported by large timber blocks (abutments and girders). This forces the bridge to rely heavily on soil and timber for stability. The river flow fluctuations have made alterations to the river channel where the bridge sits, and according to the 2025 Historic Cultural Properties Inventory, the U.S. Army Corps of Engineers was going to remove the bridge in the 1970s due to its inability to handle to flow of the river. Due to damage to the bridge, from poor construction methods and frequent flooding, the footbridge has been closed since 2022. There are holes in the walkway of the bridge.

According to an evaluation issued by Wilson & Company, the presence of brown efflorescence near the hole is an indication that the reinforcement in the top flange is rusting, losing its strength, and providing less capacity to support the travel way. Wilson & Company's report further shows there is damage to the double-tee beam, which is a load-bearing structure of reinforced concrete. Wilson's summary reads:

> "From the evaluation, it can be determined that the bridge is both structurally deficient with its excessive damage and functionally obsolete. The existing travel way is less than 4'0" wide, which would be too narrow to meet the Americans

with Disabilities Act (ADA) requirements. Given the information from the evaluation presented herein, it is recommended that this bridge be demolished and replaced with a new structure."

The City Building Official and Inspections Division Manager, Bobby Padilla, also found the overall condition of the structure to be unsafe and in very poor condition.

The Applicant proposes to demolish the Shelby Street Footbridge, with the objective of building a new bridge. Given the deteriorated condition of the bridge, the Staff recommends demolition of the bridge with the condition that the reconstruction of the bridge matches the existing bridge in appearance and reuses the existing stones of the bridge.

FINDINGS OF FACT

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

1. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria for SFCC Section 14-5.2(D)(1)(a) for demolition of a contributing structure had been met; therefore, Staff recommended approval of the application with the condition that the reconstruction of the bridge simulates the appearance of the existing bridge and reuses the stones of the existing bridge, as the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; 14-5.2(E), Downtown and Eastside Design Standards; and 14-3.14, Demolition of Historic or Landmark Structure.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).

Exception Request:

6. Staff determined that the demolition of this structure will jeopardize its contributing status, contrary to SFCC Section 14-5.2(D)(1), and that approval of the demolition request would require an exception according to SFCC Section 14-5.2(C)(5)(b).
7. The Applicant requested this exception in the application.
8. To obtain an exception, the Applicant must conclusively demonstrate that the following exception criteria in SFCC Section 14-5.2(C)(5)(b) have been met: (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.

9. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all three exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the present condition of the bridge detracts from the character of the district, and replacement of the bridge in a similar design would remedy this;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds permitting the demolition is required to prevent a hardship to the Applicant or an injury to the public welfare because the condition of the bridge is poor, replacement is required for the safety of the community and pedestrians in the City park; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that the proposed demolition will strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because the reconstruction of the bridge to a functioning condition will allow residents, including disabled residents, to make full use of the City park.
10. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.

Demolition Criteria:

11. Under SFCC Sections 14-2.6(C), 14-3.14 and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
12. Pursuant to SFCC Section 14-3.14(C), the Staff provided to the Board information on a structure, the pedestrian bridge on the 100 block of East Alameda Street at the base of Shelby Street, under consideration for demolition.
13. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historic importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and stability of the structure:
    a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is of historic significance.
    b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is an essential part of a unique street section, and that this street section will be reestablished by a proposed structure with a similar appearance.
    c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is unsafe and unusable, with a failing T-beam, holes in the structure, and other deteriorated components; it is also inaccessible to the disabled.

14. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.

15. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that the criteria under SFCC Section 14-3.14(G)(1) support the demolition of this structure.

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 exception requested in the application.
3. The Board approves the application to demolish the footbridge on the 100 block of East Alameda Street at the base of Shelby Street.

IT IS SO ORDERED ON THIS 12th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10684-HDRB
Address –Shelby Street Footbridge (100 block of East Alameda Street)
Agent's Name – Wonderstone LLC
Owner/Applicant's Name – City of Santa Fe

THIS MATTER came before the Historic Districts Review Board ("Board" or "HDRB") for hearing on July 8, 2025.

BACKGROUND

The Shelby Street Footbridge is located on the south side of East Alameda Street at the base of Shelby Street. The footbridge is contributing to the Downtown and Eastside Historic District. It is located above the stone-lined channel constructed by the Civilian Conservation Corps in the 1930s. The area is part of the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables and a walking path. This parkway was developed for the visual enhancement of the nature of the site.

The footbridge was constructed in 1968 of concrete slabs with timber and stone abutments, concrete girders, and a steel pipe railing. An additional concrete beam was placed between the girders for added support at an unknown date. The exterior of the girders is embedded with sandstone blocks, which gives the footbridge an appearance of rock construction in an arch form. The entrance to the bridge is bordered on each side by low sandstone parapets about 12 inches high, and the metal railing is embedded in square masonry end posts at about 18 inches high. The entrance on the north of the bridge has curved stone walls up to four feet high flanking the approach to the bridge. These walls connect to the masonry end posts. The south entrance has had stones removed to accommodate the widening of the pedestrian path.

Due to damage to the bridge from poor construction methods, frequent flooding and deterioration, the footbridge has been closed since 2022. There are holes in the walkway of the bridge. The presence of brown efflorescence near the hole is an indication that the reinforcement in the top flange is rusting, losing its strength, and providing less capacity to support the travel way. Consulting engineers reported there is damage to the double-tee beam, which is a load-bearing structure of reinforced concrete, and due to this and other decay the bridge is both structurally deficient and functionally obsolete. The existing travel way is less than 4 feet wide, which is too narrow to meet Americans with Disabilities Act (ADA) requirements. The City Building Official, Bobby Padilla, also found the overall condition of the structure to be unsafe and in very poor condition.

The HDRB gave this pedestrian bridge a "contributing" historic status in Case # 2025-10666-HDRB, and approved its demolition in Case # 2025-10683-HDRB. Both cases were heard earlier in the hearing on July 8, 2025. The Applicant then proposed the following:

1) Construct a replacement footbridge for the Shelby Street Footbridge. The new bridge will be brought up higher to the bank of the river and will be extended from 37'3" long to 42 feet long. It also will be widened from 4 feet wide to 6 feet.

   The first proposed design is metal with no stone façades and a concrete approach. The railing height would be raised from 18 inches to 3'10". The pilasters or end caps would be constructed of CMU and stucco, and it would have a concrete deck and painted metal rails. An exception is requested to Santa Fe City Code Section 14-5.2(D)(5)(b), which requires, for significant, contributing and landmark structures, that new materials match the material being replaced in composition, design, color, texture and other visual qualities.

   A second, alternative design is offered, in the same dimensions, but with a stone façade, brick approach, stone pilasters and end caps, and a brick deck.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria had not been met by the first design option and recommended denial of the exception to SFCC Section 14-5.2(D)(5)(b) for failure to match the existing material in composition, design, color, texture and other visual qualities. However, the Staff recommended approval of design option 2, which emulates the existing bridge and complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4) and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. SFCC Section 14-5.2(D)(5)(b) reads, in part: "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."

9. The Applicant proposes to construct the bridge in a design (design option 1) that does not match the material being replaced in composition, design, color, texture, and other visual qualities.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(b) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has not conclusively demonstrated that all exception criteria have been met:
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would damage the character of the district because the 1968 bridge appears to be built of traditional and historic materials, and the new bridge is inconsistent with that appearance;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is not required to prevent a hardship to the Applicant or an injury to the public welfare, because there is no evidence a hardship is solved by creating a footbridge with a modern appearance; and
    c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would not strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts, because other design options emulate the historic footbridge and solve the unavailability of pedestrian access.
13. The Board finds that the Applicant has failed to conclusively demonstrate that all of the exception criteria have been met with respect to the first design option.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
15. Design option 2, a prefabricated pedestrian bridge with a rock facing, stone pilasters and end caps, a brick approach and brick deck, is consistent with the historic design of the footbridge and the design standards of the Downtown and Eastside Historic District.
16. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
17. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board denies the exception requested in the application for construction of the footbridge in design option 1.
3. The Board approves the project in design option 2, with the rock façade as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The final plans will correspond as closely as possible with the existing bridge;
    b. That no artificial stone facades will be used;
    c. That the stone of the existing bridge be reused where possible;
    d. That the pattern of the replacement rock match as closely as possible the existing rock, and that it be laid as closely as possible with the same pattern and points in between and texture as the existing;
    e. That the Applicant and its contractors will, as much as possible, avoid damage or removal of the rocks that line the river channel;
    f. The new dimensions of the 6-foot width, the 42-inch-high railing, and additional length are approved to meet the Americans with Disabilities Act requirements and proportional balance of the bridge;
    g. The final design drawings showing that these conditions have been met shall be submitted to the Staff for approval; and
    h. If the Staff is uncertain about the final design it shall be presented to the HDRB for approval

IT IS SO ORDERED ON THIS 12th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Garlyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

Case # 2025-10697-HDRB
Address – 401 E. Palace Ave.
Agent's Name – Andrew Lyons Design LLC
Owner/Applicant's Name – Abrams Development LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on July 8, 2025.

BACKGROUND

The property at 401 E. Palace Ave. is on the northeast corner of Palace Avenue and Martinez Street. Martinez Street is lined with Spanish Pueblo Style homes with higher yard walls and coyote fences. The current building on the site is the second residence in this location; the site was previously occupied by a two-story residence built by Romulo Martinez, likely the eponym of Martinez Street. Some of the yard walls on the site date back to when the property was owned by Martinez. That building was demolished in 1937 when the current building was built.

The present single-family residence at this address is listed as contributing to the Downtown and Eastside Historic District. The 1,927-square-foot, one-story residence was built in 1937 in the Territorial Revival Style for Thomas and Lida White. The building is constructed of hollow clay tile, which is likely pentile. The roof is flat and capped with shiner-laid bricks creating a brick coping. The south façade, which fronts East Palace Avenue, has a portal on the western corner of the building. The portal contains a flagstone floor and a 28-inch-high pony wall topped with brick coping. The residential structure has stucco that is characterized by wide, plate-like fragments separated by raised ridges referred to as "alligatored" in the HCPI. The stucco is painted white.

The accessory structure, listed as contributing, is a single-vehicle garage located in the northeast corner of the property. The 300-square-foot structure was built, similarly to the residence, with the capped brick coping and white stucco, however, the stucco on the accessory structure is smooth. The wood tilt-up vehicle door is located on the west elevation. The pedestrian door is on the south elevation. The north and east elevations are plain walls with no fenestrations.

The yard walls are a combination of retaining and perimeter walls surrounding the property, and have no historic designation. The four sections of yard walls are constructed of cobblestones and limestone. While they were constructed over time, all of the walls were in place by 1973. The oldest and most prominent section of the wall is along East Palace Avenue. The limestone wall is capped with high-fire glazed ceramic tiles and ranges in height from 17.5 inches to 36.5 inches. Posts are constructed of cobblestones as well. The Martinez Street wall section is cobblestone with a short section of limestone. The wall is capped with a cementitious

coping finished with a pebbled aggregate surface and ranges in height from 32.5 to 44.5 inches. This portion of the wall was also constructed before 1937. The north section along the alley is the shortest segment and consists of cobblestone and ranges in height from 36 to 63 inches. The east property line wall is the longest section and is constructed of cobblestones. It houses a fireplace with a short chimney that rises several feet above the wall. The wall ranges in height from 37 to 55 inches.

Lida T. Brasher White was an educator who taught at Catron School, where she was also the principal. She obtained the permit to construct the residence at 401 E. Palace Ave., and she resided in the home until 1967. The house was then sold to Dr. George C. Abrams, an orthodontist. Mr. Abrams repurposed the residence for his practice and remained in the building until his retirement in 2007. Afterward, tenant improvements removed the dentistry features of the residence. Currently, the floor plan remains unaltered, and the residence is unoccupied. There are no previous cases for the residence on file in the Historic Preservation Division. The only permit on file is for mechanical/gas in 1997.

The Applicant requests the following:

1) Status review with primary façade designation, if applicable, for the main structure.
2) Status review with primary façade designation, if applicable, for the accessory structure.
3) Status review of the yard walls.

The residence remains untouched from its original historic design, which is unique with distinctive characteristics and method of construction and retains a high level of historic integrity. The garage remains untouched from its original historic design, which is unique with distinctive characteristics and method of construction and retains a high level of historic integrity. The yard walls are historic, help to define the streetscape character, and contribute to the architectural character of the house and the streetscape.

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. City Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended that the historic status of the residential structure be upgraded to significant, the accessory structure (garage) be upgraded to significant, and the yard walls be designated as contributing, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a "contributing structure" is "a structure, located in a Historic District, approximately 50 years old or older that helps to establish and maintain the character of that Historic District. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District."
10. Under SFCC Section 14-12.1, the definition of a "significant structure" is a "structure located in a Historic District that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A *structure* may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."
11. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the residential structure meets the definition of a "contributing structure." The Board finds distinctive architectural design qualities in the Territorial styling, "alligatored" stucco, wood sash windows with shallow pedimented heads, and shiner-laid brick coping. The Board also finds that the structure has historic integrity.
12. The Board finds that the south and west façades are the primary elevations of the structure with the features that define the character of the structure's architecture.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the accessory (garage) structure meets the definition of a "contributing structure," having the same design qualities as those of the residence. The Board also finds that the structure has historic integrity.
14. The Board finds that the south and west façades are the primary elevations of the garage structure with the features that define the character of the structure's architecture.
15. 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 yard walls meet the definition of "contributing structures," as recommended by the Staff. The Board finds distinctive

architectural design qualities in the cobblestone and pebbled aggregate surfaces, glazed ceramic tile topping, cobblestone posts, and outdoor fireplace with chimney that is integrated into the wall. The Board also finds that these structures have historic integrity.

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

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the residential structure's contributing status.
4. The Board designates the following elevations of the residence as the primary façades: south and west.
5. The Board maintains the accessory (garage) structure's contributing status.
6. The Board designates the following elevations of the garage structure as the primary façades: south and west.
7. The Board designates all property perimeter yard walls as contributing structures.

IT IS SO ORDERED ON THIS 12th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

CELEBRATE PRESERVATION MONTH

2026 SANTA FE HERITAGE PRESERVATION AWARDS

CEREMONY & RECEPTION

Join us for the 54th year of the Santa Fe Heritage Preservation Awards. Connect with Santa Fe's architecture and history community and recognize the commitment of award recipients to Santa Fe's unique style, history, and cultural heritage.

Thursday, May 21 at 5:30 PM

Ceremony: San Miguel Chapel, 401 Old Santa Fe Trail
Post-Awards Reception: HSFF's El Zaguán, 545 Canyon Rd

historicsantafe.org/2026-preservation-awards

OLD SANTA FE ASSOCIATION

THE HISTORIC SANTA FE FOUNDATION

Photos from 2025 Heritage Preservation Awards by Eric Cosineau

City of Santa Fe, New Mexico

memo

DATE: May 12, 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

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

2026-012282-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing, Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sides, owners, requests a status review and primary façade designation, if applicable.

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:** [2026 HCPI]

STAFF RECOMMENDATION:

Staff finds that the planter/deck stone walls directly in front of the residence are not a type of structure that should be assigned a historic status due to age. It is a defining feature of the residence's relationship with Cerro Gordo Road; the applicant may consider retaining the walls as part of any future renovation.

The staff recommends the historic status of the structure be maintained as contributing and the south and east elevations be designated as the primary façades (facades 1, 2, and 3 including the portal, and facade 4), and the retaining walls be designated as non-contributing per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, retain/designate the main residence as contributing and designate facades (south 1, 2, 3, including/excluding the portal, east (4), north (5), east (6), including/excluding the portal) as primary façade(s).
b. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the main residence to non-contributing.
c. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, designate the retaining walls as contributing/non-contributing.
d. In case 2025-012282-HDRB, for 1295 Cerro Gordo Road, downgrade/designate the planter as contributing/non-contributing.

Figure 1: Property Location

BACKGROUND & SUMMARY:

Site Description:
The adobe 1930s Librado and Plácida Ortiz House is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated for the property. The residence expresses a vernacular Pueblo Revival style, with exposed vigas at the façade and rounded parapets.

The residence started as two connected rooms, but is now 1,030 sq. ft, excluding the two portals. The south façade features an arched porch entry and wood casement windows and appears to retain its original configuration. There was an addition of two rooms in the 1930s, which created a bump-out at the northeast corner. The garage and attached shed were demolished in 1995. In 1996, the structure was 927 sq. ft. when a room addition was placed on the north elevation, alteration of the west elevation portal, and other changes were made.

Figure 2: Street View of Property showing the retaining walls

Figure 3: Low Planters

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; the lower rockwork is first clearly visible in 1978 aerial imagery.

PREVIOUS CASE SUMMARIES:

ARC:
There is no archaeological clearance issued for the property.

HDRB:
A 115 sq. ft. addition on the north elevation, window replacement, and restucco were approved with the condition that the divided lite casement windows on the west and south were to be restored, and the addition's roof was to be flat under case H-96-024.

The demolition of the garage was approved under case H-95-185.

ADMINISTRATIVE:
No administrative cases are on file.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for a residential structure.
2) Status Review for the low planter/deck stone walls directly in front of the residence.
3) Status Review for the lower retaining walls at the entrance from Cerro Gordo.

The planter/deck stone walls directly in front of the residence are not a type of structure that has been designated in the past. These are not yard walls, but a planter; the staff does not feel that it is appropriate to designate planters even though it does meet the code definition of structure. Therefore, if a status is assigned to the planter, the staff would recommend a non-contributing status.

"STRUCTURE
Anything that is constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, including buildings, mobile homes, walls, fences, swimming pools, spas, tennis courts, signs, flag poles, microwave satellite receiving dishes, TV antennas, and communication devices."

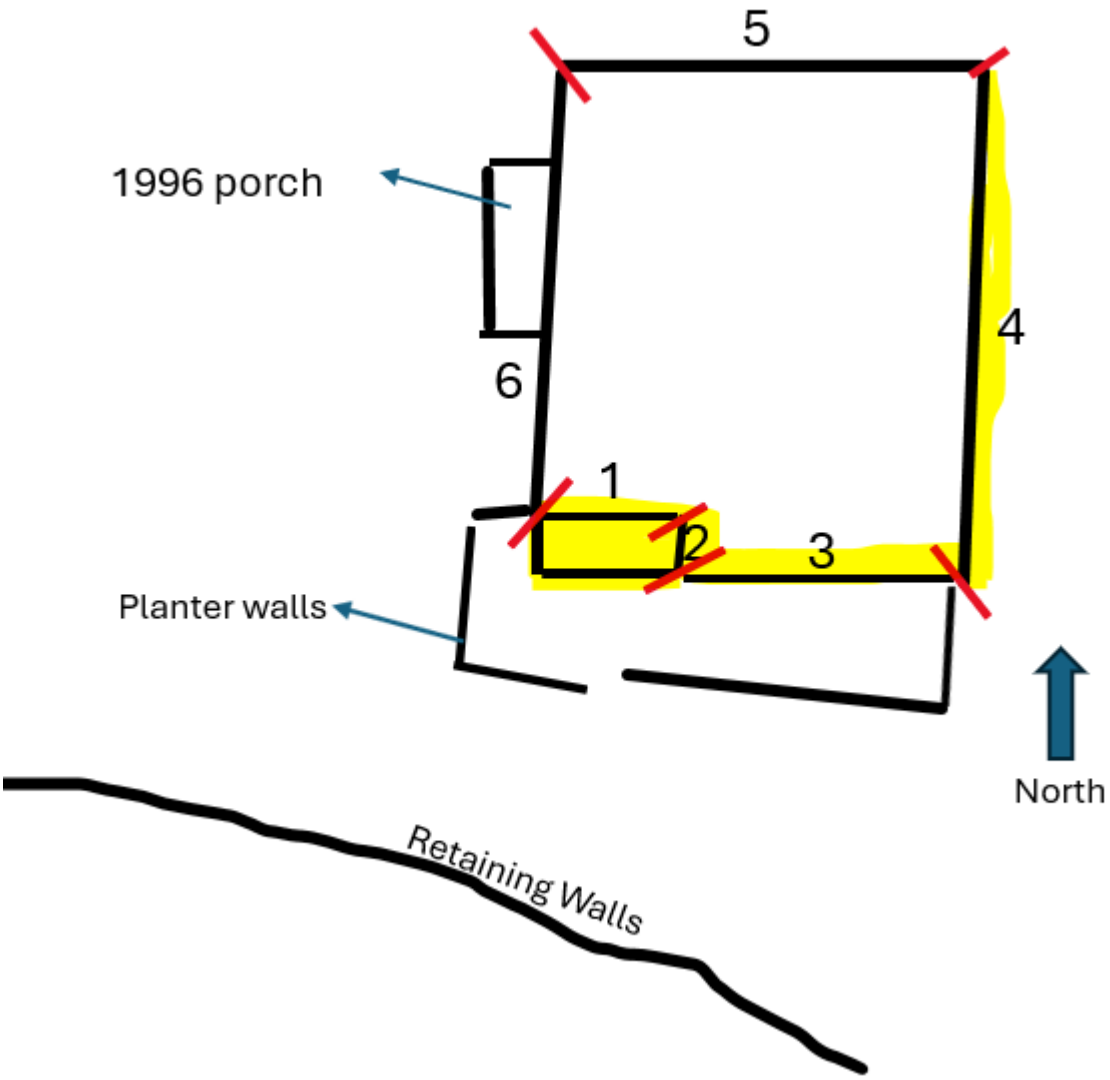


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to

issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, 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. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

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.

CONTRIBUTING STRUCTURE

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.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or 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.

PRIMARY FACADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 facade 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 rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight facade 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.

II. 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 facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible facade shall not exceed forty percent 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 (3) feet from the corner of the facade;
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 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;

e. 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 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.

H1372

building threatened? yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600585
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1295 Cerro Gordo

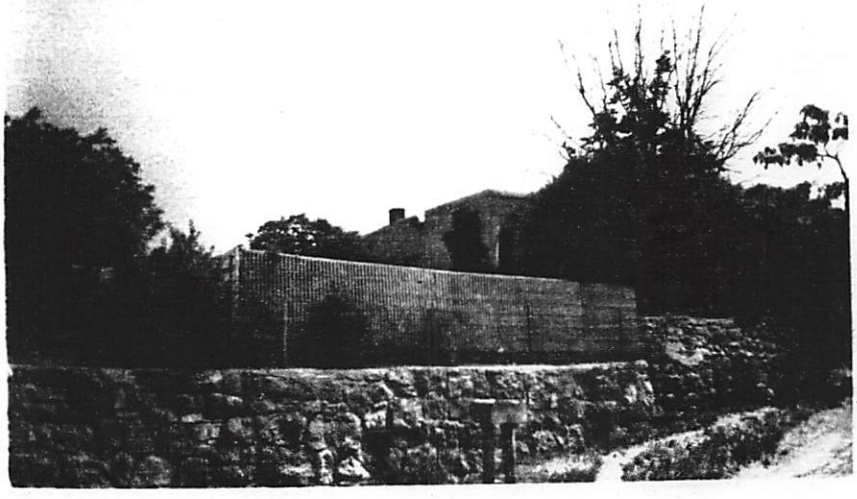
city/town: Santa Fe

land grant/conservation:

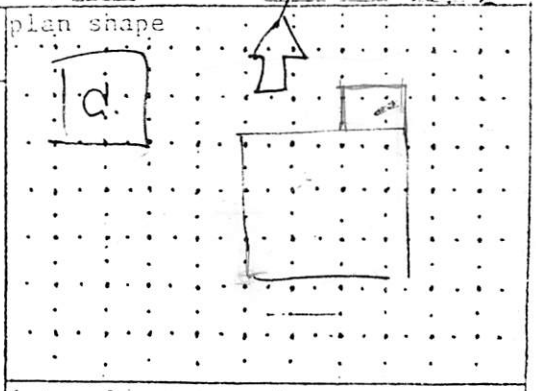
building name:

legal description: tnsp 17 N R 10 E range sec 19 ¼SE ¼SE

film roll by mb no. 26 | negative nos. 33 | loc. of neg. HPB



plan shape:



date of construction: Pre 1928 estimate ____ actual

source: Directory

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: ~~Territorial~~ ~~Pueblo~~ Bungaloid

foundation material: Not vis

wall material/surface: Stucco

architectural features

Window - 6 lite wood casement
Portal - masonry arches
Coping stuccoed over
Sheet metal cornice
Masonry chimney
Garage - pueblo revival
stone

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

associated buildings? X yes
what type? Garage

if inventoried, list ID nos.

see back? ___ yes

comments
wall
hedge
wire fence
fence
log fence
picket fence
stone curb
retaining wall
arcade

streetscape

Terraplen
Architects + Planners, LLC
P.O. Box 1183
Santa Fe, NM 87504 USA
505.986.8625 or 505.988.5013
505.780.2775 Cell

April.13.2026

Ms. Lani McCulley
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo Santa Fe, NM

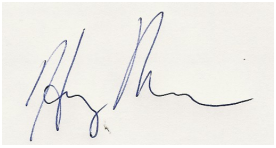
Dear Lani,

We are providing the Historic Cultural Properties Inventory (HCPI) report for the residence at 1295 Cerro Gordo, owned by Anne Pfauth and Thomas /Eric Sikes.

We request a Historic Status review with the Primary Façade Designation(s)

We look forward to your questions and comments, feel free to call.

Respectfully submitted,



Harvey N. Monroe, Jr, AIA

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 10, 2026

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1372
Librado and Plácida Ortiz House	1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	4. County: Santa Fe Parcel # 11916416

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey: March 12, 2026

7. Previous Survey Date(s):
_x_Yes: July 6, 1983, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6834109,-105.9154025

10. Photo Information: Jim Rodman, photographer. Photo 1: View of south (front) elevation. Camera facing northwest.

11. Brief Description of the Property:

Erected in the early 1930s of adobe, the former Librado and Plácida Ortiz House occupies a position on the north side of Cerro Gordo Road, overlooking the Santa Fe River valley. The building, originally constructed as two connected rooms, has an approximate gross square footage of 1,030, excluding two porches. The façade, featuring an arched porch entry and wood casement windows, appears to retain its original configuration. The side elevations have been subject to minor alterations, while the rear (north) elevation received a two-room addition in 1996. The house expresses a vernacular Pueblo Revival form and style, with exposed vigas at the façade and rounded parapets. It is a contributing resource within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: early 1930s (possibly late 1920s)
__Known _x_ Estimated Source: deeds, city directories, and family recollection

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

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

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

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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Current owner: Anne T. Pfauth and Thomas Sike, via Harvey N. Monroe Jr., AIA
Terraplen Architect

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

Current owner: Anne T. Pfauth and Thomas Sike

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-1372
Librado and Plácida Ortiz House	1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 12, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	1
Sash -fixed	Wood	8	3
Sasih-fixed	Wood	6	2
Sash-fixed	Wood	6	1
Hung-Sash	Clad	1/1	1

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-light	Wood	2
Single-Leaf	½-light (9-light)	Wood	1

12. Chimneys _x_, two, short stuccoed stacks inside behind parapet

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: c.1930s; addition of two rooms to two-room core; family memory
#2 Date: Pre-1960; creation of bump-out at the northeast corner; aerial photograph
#3 Date: 1995; demolition of garage and attached shed; family memory, HDRB records, and aerial photographs
#4 Date: 1996; north elevation addition; alteration of west elevation porch; other changes; HDRB records and physical 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: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

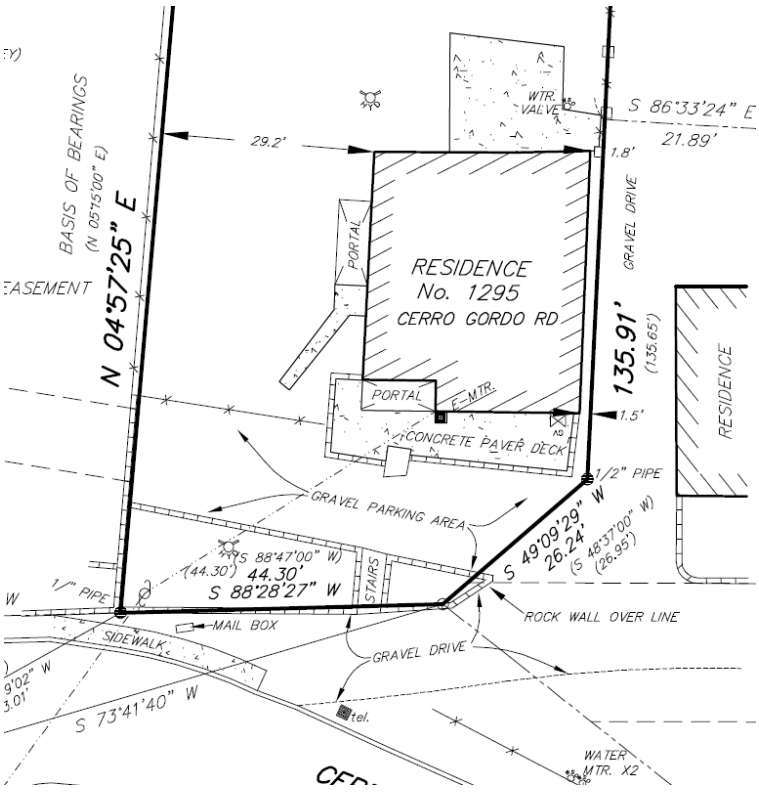
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2026 survey plat. Courtesy of Del Rio Surveys, Inc.



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Architectural Description Continued

Setting

The property occupies an elevated lot above the road, defined by a substantial terraced retaining wall constructed of irregular fieldstone (Photo 2). A central concrete stair ascends from the street to a small landing and entry sequence. The 0.235-acre site is informally landscaped with gravel ground cover, scattered shrubs, and mature trees, including a mature character-giving juniper near the front of the building. In addition to the stone retaining walls, the site includes modern board fencing.

South (Front) Elevation

The south (front) elevation occupies an elevated, terrace-like setting overlooking the Santa Fe River valley, an area historically associated with agriculture and with the family who constructed the house. The façade reflects two early phases of construction, comprising the original two-room core and a subsequent expansion (Photo 3). While the exact sequence is not fully clear, the east portion appears to represent the earlier construction.

An arched porch was added shortly thereafter in conjunction with the expansion to the west, which introduced two additional rooms. Differences in the diameter of the exposed viga ends along the façade indicate these phases. The later section is approached by a short run of concrete steps leading to the porch (Photo 3). Three arches define this space and shelter the primary entry, which contains a nine-light wood door.

To the east, the earlier portion of the façade is fenestrated by a grouped set of eight-light wood fixed sash windows within a continuous opening (Photo 4). These are set close to the wall plane and framed by simple wood casings.

West Elevation

The west elevation contains a secondary historic entry, which provided access to a small apartment during World War II. The façade includes a window with two six-light non-operable sash, now obscured by ivy (Photo 4). The entry is approached by concrete

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steps leading to a small landing, sheltered by a non-historic shallow shed-roof canopy supported by square wood posts. Behind a security grille is a half-light over panel wood door of unknown vintage.

A photograph from a 1987 appraisal indicates that this entry was then of a different configuration, appearing semi-enclosed and incorporating a window (Fig. 6). Two metal *canales* of older vintage pierce the parapet, and a small stuccoed chimney stack rises above the roofline.

North Elevation

The north elevation opens onto a patio and represents the most altered façade of the house (Photo 6). A 1987 appraisal photograph indicates that it historically contained a small number of wood casement windows and a bumped-out section at the northeast corner, used as a laundry room (Fig. 6).

In 1996, the then-owner received approval from the Historic Design Review Board to construct a two-room addition, extending the building approximately six feet north to align with the wall plane of the earlier projection. The addition is fenestrated with a door and a small casement window. The earlier extension retains its original six-light sash.

East Elevation

This elevation has minimal fenestration, consisting of a single opening fitted with a clad one-over-one hung sash window (Photos 7 & 8). A line of *contrapared* is visible at the base of the wall. As with the other elevations, the parapet is thickened. Several vents and pipes rise above the roofline. A low stuccoed chimney stack is also present on this elevation and has been fitted with a modern stove flue.

Interior

The interior was not examined as part of the site visit. However, a review of earlier drawings indicates that circulation and room configuration were altered as part of the 1996 renovation (Fig. 5).

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Historical Overview

Neighborhood Context

Cerro Gordo ("fat hill") and the related road historically fall within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, then governor and captain-general of New Mexico. Lucero petitioned for land outside the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified measure of land) of corn."[1] Upon taking possession in October 1732, however, Lucero found the grant considerably smaller than he had requested. By the late 19th century, the former Lucero grant had been settled and subdivided into cultivated. Parcels immediately north of the river were laid out in a relatively regular pattern, mostly as rectangular fields. Those north of future Cerro Gordo Road were larger and irregular in shape.

Ownership of the subject property is apparent on the 1917 Hydrographic Survey map. At that time, the area—still not formally subdivided—formed part of a five-acre irrigated parcel held by Ramoncita Armijo, Ramon Armijo, and Florencio Armijo (Fig. 1). These family holdings were irrigated by the Acequia Cerro Gordo, an approximately two-mile-long ditch that diverted from the mother ditch near the old reservoir. Known as Ditch No. 2,[2] the acequia followed a sinuous course along the north side of the Santa Fe River, conforming to the land's natural contours. Its alignment, in turn, influenced the course of Cerro Gordo Road.

By the mid-20th century, land on both sides of Cerro Gordo Road, paralleling Armijo Lane, came under the ownership of Abundio Armijo, Sr., a farmer and rancher and a founding member of La Unión Protectiva.[3]

[1]U.S. Court of Private Land Claims, Santa Fe District, "Jose Antonio Lucero Grant," 1896-1898, https://nmdigital.unm.edu/digital/collection/catron/id/21015.
[2] State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, no pagination.
[3] Abundio Armijo Dies at 95," *Santa Fe New Mexican*, October 20, 1970, 1.

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Librado and Plácida Ortiz

At some point, likely in the late 1920s, a young farmer named Librado Ortiz settled on the subject property. Born in Cañada de los Álamos in 1899 to George and Trinidad Ortiz, he grew up on the outskirts of Santa Fe. [4] He married Plácida Armijo, daughter of Abundio Armijo, Sr., who had been raised on a nearby property.

By 1928, as indicated in a Santa Fe city directory, the couple was living on Cerro Gordo, which at that time had no formal street addresses. The household consisted of Librado, Plácida, and their only child, Alfredo Jean.[5]

Two years later, the 1930 federal census recorded the family on Upper Palace Avenue, another name then used for Cerro Gordo Road.[6] Librado was listed as the house's owner, valued at $200. He was employed as a carpenter, working for Fred Grill, a German immigrant who had established a carpentry and contracting business on East Water Street in the 1920s. The family lived near Plácida's father and among neighbors bearing the Lucero and Gonzales surnames. Later city directories identified the property by its current address.

An unrecorded deed dated February 4, 1931, shows that Plácida's parents conveyed the subject property to their daughter.[7] Written in Spanish, it describes "una porción de tierra" (a portion of land), that was part of Abundio and María Rivera de Armijo's larger holding, which measured "setecientas setenta y dos (772) centavos," using an older Spanish–Mexican system of land measurement. The deed does not mention a house, which is not unusual for property descriptions of this type and period.

The description, employing traditional terminology and measurement, reflects the continued subdivision of a larger family landholding using informal boundaries and access routes rather than surveyed lots. A 1935 aerial photograph indicates that a

[4] "Librado Ortiz," *Santa Fe New Mexican*, February 9, 1988, 4.
[5] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1928* (El Paso: Hudspeth Directory Company, 1928), 133
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 6B; Enumeration District: 0014; FHL microfilm: 2341134.
[7] Documento garantizado, Abundio Armijo y María Rivera de Armijo a Plácida Armijo de Ortiz, 4 de febrero de 1931. Document is in possession of current homeowner.

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building was present on the site by the mid-1930s (Fig. 2). The 1940 census recorded a similar household and neighborhood composition as before the Great Depression.

A Family Tragedy

After graduating from high school in 1944, Alfredo Ortiz enlisted in the Navy. He was assigned to the USS Goodhue (APA-107), a Bayfield-class attack transport, and served as a seaman (first class). He was killed during the Battle of Okinawa on April 2, 1945, while the vessel was operating in support of amphibious landings. On that date, the Goodhue came under sustained Japanese aerial attack, including kamikaze strikes targeting the transport fleet off Okinawa; although the ship itself survived, personnel were killed and wounded during these assaults. Alfredo's body was not returned to the United States until 1949, when he was interred with 20 other previously missing servicemen at Santa Fe National Cemetery.[8]

A Shared House

The year following their son's delayed burial, the census recorded Librado and Plácida residing at 1295 Cerro Gordo Road; neither was listed as employed.[9] Also living at the address were Frank and Manuelita Armijo and their two children.

As explained in a 1996 letter by Frank's brother Abundio Armijo, Jr., Frank and Manuelita ("Molly") moved into the house during World War II, likely following Alfredo's death. They created a small apartment with a kitchen and bedroom, the latter located in what is now the living room. Their presence is reflected in the 1949 city directory, which lists the address as 1259 ½ Cerro Gordo Road.[10] They later constructed their own house nearby.

[8] "Bodies of Local War Dead Return," *Santa Fe New Mexican*, March 21, 1949, 7.
[9] U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 10; Enumeration District: 26-19.
[10] 19Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1949* (El Paso: Hudspeth Directory Company, 1949), 371.

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Neighborhood Change

The area remained rural and in agricultural production through beginning of World War II. While Upper Canyon Road—located south of the river—was improved and saw the construction of large Anglo residences, the Cerro Gordo neighborhood remained predominantly Hispanic with a rough, unpaved road. The area now occupied by the Cerro Encantado subdivision functioned historically as a natural stock tank and was used by local children as a baseball field.[11]

During the 1960s, Librado, who had lost his hearing, increasingly withdrew into his own world. He spoke only Spanish and a niece remembered him sitting for hours watching television with the sound off, as he could no longer hear it.[12]

Plácida, whom her nieces and nephews called “Tía Pash,” was a much-loved relative and a familiar presence in the neighborhood. She maintained a small, carefully tended patch of lawn in front of the house; in the rear, she kept a kitchen garden where she raised carrots, peas, and other vegetables, along with huckleberry plants and plum trees.[13] She cooked for an extended circle of family and neighbors, sustaining what was remembered as an always-active kitchen.

The house itself was modestly furnished. Family members recall that it centered around a square, homemade kitchen table accompanied by ladderback chairs painted turquoise. The kitchen retained simple, hand-built cabinetry with glass pulls, and open shelves fashioned from scrap wood consistent with the table's construction.[14]

In 1966, the 1931 conveyance was formalized through a recorded warranty deed, translating the earlier Spanish-language description into a surveyed metes-and-bounds parcel.[15] Based on a 1965 survey by Samuel P. Davalos, the description fixes the

[11] Roberta (Robynn) Glynn Armijo, telephone conversation with John Murphey, March 31, 2026. Armijo was the niece of Librado and Plácida Ortiz and the most recent owner of the house.
[12] Ibid.
[13] Ibid.
[14] Ibid.
[15] Warranty Deed, Abundio and Maria Rivera Armijo to Placida Armijo de Ortiz and Librado Ortiz, recorded March 4, 1966, Book 235, Page 223, Instrument # 290740, Santa Fe County, New Mexico.

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property by measured bearings and distances, references adjoining owners, and establishes a ten-foot driveway providing access from Armijo Lane to Cerro Gordo Road.

Plácida Armijo Ortiz died at St. Vincent Hospital on July 1, 1976, at age 69.[16] Librado, who had been residing in a nursing home, followed her in death twelve years later, passing on February 7, 1988 at age 88.[17]

On August 18, 1988, the co-personal representatives of Librado's estate conveyed all of the estate's interest in certain Santa Fe County real property to his niece, Roberta Glynn Armijo, the second-to-last owner of the house.[18]

Alteration to House and Grounds

According to family history, the house began as a two-room adobe built by Librado Ortiz. This initial construction likely dated to the 1920s and corresponds to the two connected rooms forming the east side of the present house. Shortly thereafter, a dining room and kitchen were added to the west side, creating an arcaded entry porch and expanding the dwelling to a four-room configuration. With only minor modifications, this arrangement persisted through the historic period, as evidenced in a 1978 aerial photograph (Fig. 4).

A 1987 appraisal floor plan drawing depicts an internal layout consisting essentially of four rooms with room-to-room circulation (Fig. 5). In 1995, Roberta Glynn Armijo approached the Historic Design Review Board with a request to remove the deteriorated garage (H-95-185). The following year, the board reviewed a proposal to construct an addition across the façade, incorporating a bathroom and laundry (H-96-024). In preparation for that review, Abundio Armijo, Jr., Plácida's brother, described the evolution of the floor plan over time (Fig. 7).

In addition to the new rooms, the approximately $20,000 project introduced a hallway, altering the internal circulation of the house. Other changes included the removal of a

[16] "Ortiz, Placida A., 69," *Santa Fe New Mexican*, July 02, 1976, B-7.
[17] "Librado Ortiz."
[18] Personal Representative's Deed, Abundio Armijo, Jr., et al. to Roberta Glynn Armijo, recorded September 6, 1988, Book 624, Page 18, Instrument # 658774, Santa Fe County, New Mexico.

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small adobe storage shed, referred to by the family as the *cuartita*, that stood at the northeast corner of the property. A possible cellar near the rear of the house was filled in, and the adjacent acequia was covered and converted into a patio.[19] The Historic Design Review Board awarded Roberta Glynn Armijo a Heritage Preservation Award in 1997 in recognition of the home's sensitive renovation.[20]

More recently, Roberta Glynn Armijo began considering a move out of the house. She had hoped that a family member would purchase it at a discounted price, but those who considered the option found the cost per square foot of renovation prohibitive.[21] With regret, Armijo placed the property on the open market, ending nearly century of family ownership.[22]

Evaluation of Historical Status

The house, at least in its core, dates to the 1930s, with its overall ground plan established well before the 50-year threshold. The most intact and character-defining elevation is the front façade, which retains distinct features including two lines of vigas and a pronounced arched porch opening. The recommendation is to maintain Contributing status and to designate the entire front elevation as the primary façade.

The origin of the stone retaining elements in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; these are recommended as Contributing features. By contrast, the lower rockwork is first clearly visible in 1978 aerial imagery. As such, there is insufficient evidence to confirm that it dates to the period of significance.

[19] Armijo, telephone conversation with John Murphey.
[20] Mary Grzeskowiak, letter to Roberta Glynn Armijo, April 30, 1997.
[21] Armijo, telephone conversation with John Murphey.

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Illustrations

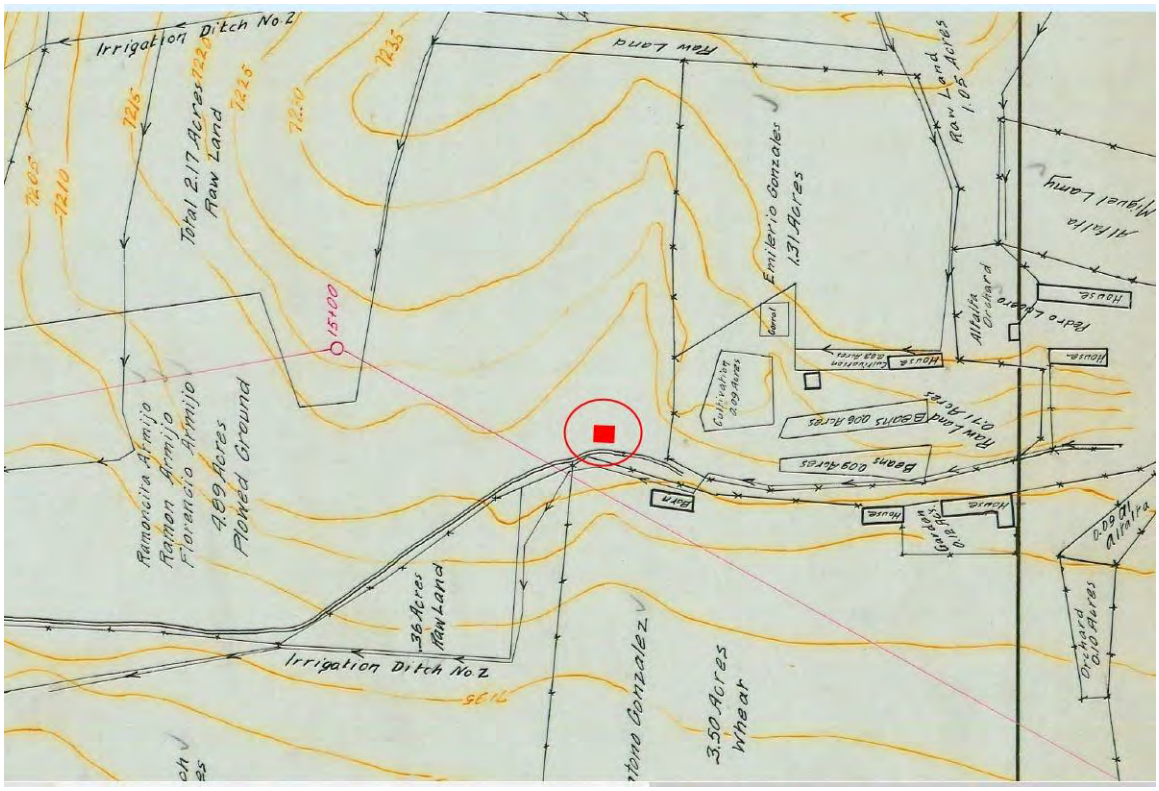

Figure 1: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919). Approximate location of current property circled.

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Figure 2: 1935 aerial photograph. United States Soil Conservation Service, NM 133, Sheet # 1009. Subject house circled.

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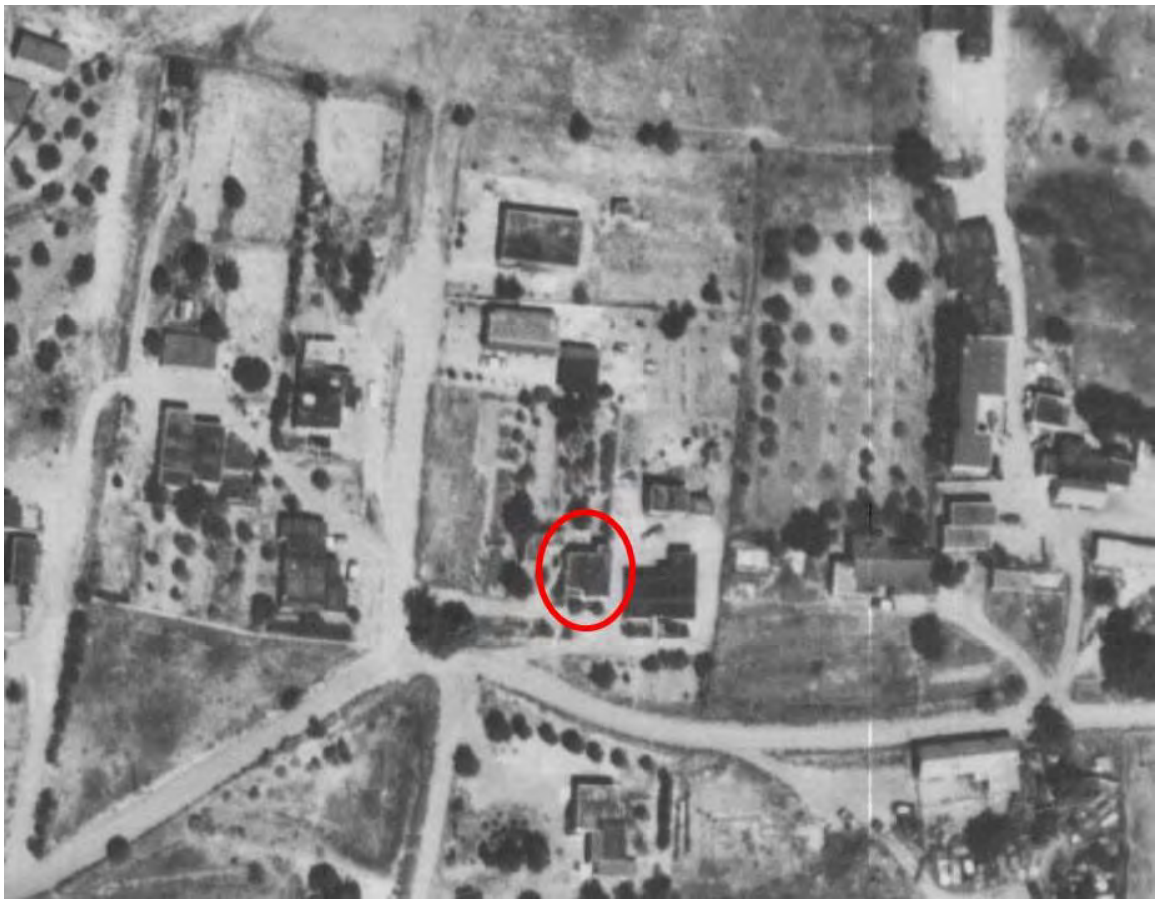

Figure 3: September 25, 1960, aerial photograph. Subject house circled.

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Figure 4: September 11, 1978, aerial photograph.

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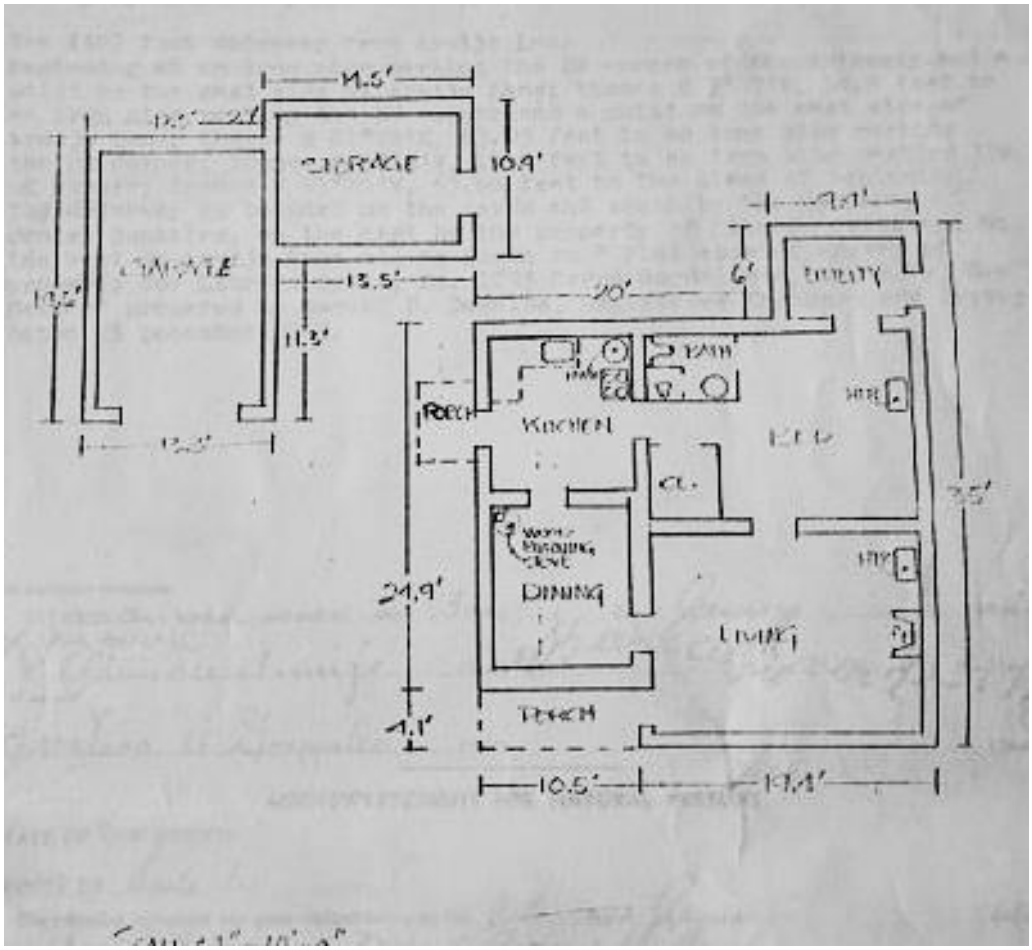

Figure 5: 1987 appraisal floor plan.

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Front of Subject

Rear of Subject

Figure 6: 1987 appraisal photographs.

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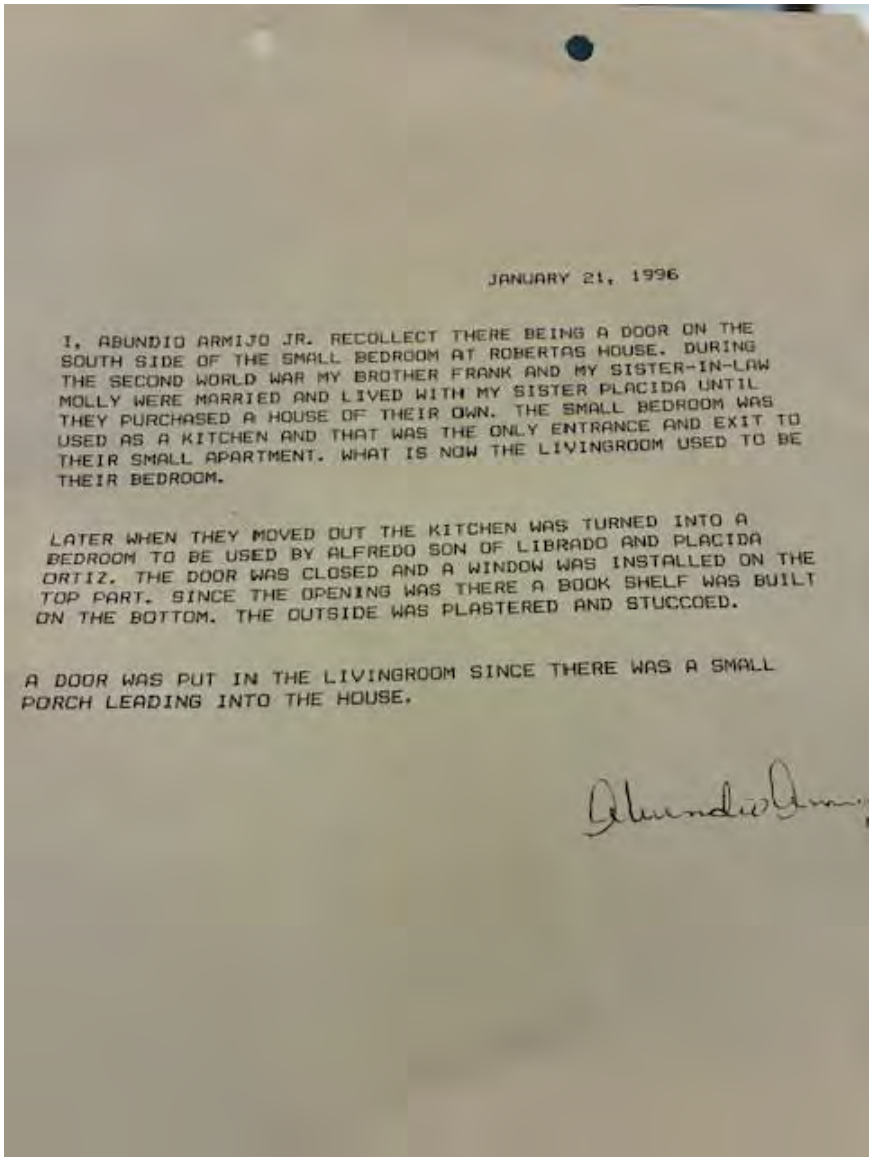

JANUARY 21, 1996

I, ABUNDIO ARMIJO JR. RECOLLECT THERE BEING A DOOR ON THE SOUTH SIDE OF THE SMALL BEDROOM AT ROBERTAS HOUSE. DURING THE SECOND WORLD WAR MY BROTHER FRANK AND MY SISTER-IN-LAW MOLLY WERE MARRIED AND LIVED WITH MY SISTER PLACIDA UNTIL THEY PURCHASED A HOUSE OF THEIR OWN. THE SMALL BEDROOM WAS USED AS A KITCHEN AND THAT WAS THE ONLY ENTRANCE AND EXIT TO THEIR SMALL APARTMENT. WHAT IS NOW THE LIVINGROOM USED TO BE THEIR BEDROOM.

LATER WHEN THEY MOVED OUT THE KITCHEN WAS TURNED INTO A BEDROOM TO BE USED BY ALFREDO SON OF LIBRADO AND PLACIDA ORTIZ. THE DOOR WAS CLOSED AND A WINDOW WAS INSTALLED ON THE TOP PART. SINCE THE OPENING WAS THERE A BOOK SHELF WAS BUILT ON THE BOTTOM. THE OUTSIDE WAS PLASTERED AND STUCCOED.

A DOOR WAS PUT IN THE LIVINGROOM SINCE THERE WAS A SMALL PORCH LEADING INTO THE HOUSE.

Figure 7: January 21, 1996 letter from Abundio Armijo, Jr., explaining the home's earlier floor plan.

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Survey Photographs

(All images taken by Jim Rodman on March 12, 2026).

Photo 2: Setting. Camera facing north.

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Photo 3: South (front) façade. Camera facing north.

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Photo 4: South (front) façade. Window detail. Camera facing northeast.

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Photo 5: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Librado and Plácida Ortiz House	2. Location: 1295 Cerro Gordo Road Downtown and Eastside Historic District — Santa Fe	3. Local Reference Number: Santa Fe ID: H-1372
		4. County: Santa Fe
		5. Date of Survey: March 12, 2026

Photo 6: North elevation, Camera facing southwest.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Photo 7: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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		4. County: Santa Fe
		5. Date of Survey: March 12, 2026

Photo 8: East elevation. Window detail. Camera facing west.

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 . : DEMOLITION OF GARAGE
Project number . . . : 95- 10100186
Case Number . . . . . : H-95-185
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/20/95

PROJECT LOCATION(S) : 1295 Cerro Gordo Road

PROJECT NAMES:

OW- Armijo, Roberta Glynn 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9822742

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on December 12, 1995, 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 . : DEMOLITION OF GARAGE
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PROJECT NAMES:

OW- Armijo, Roberta Glynn 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9822742

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	H1372
YEAR OF CONSTRUCTION	PRE 1928 RES/LATE 40 GARA
PROJECT TYPE (NEW, ADD, ETC.)	DEMOLITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 12 December 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-95-185 ADDRESS 1295 Cerro Gordo Road

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the demolition of a detached garage structure located to the northwest of the existing residence. The garage is in poor shape and the applicant states the cost of repairing the structure is prohibitive.

Staff acknowledges the structure is not an essential part of a unique street section and has no historical importance. Staff recommends approval.

b:sr\hp\95185.hrb

H1372

building threatened? yes	survey date 6-7-83 by MD	county Santa Fe	ID no. 051600585
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13	easting northing

location description: 1295 Cerro Gordo

city/town: Santa Fe

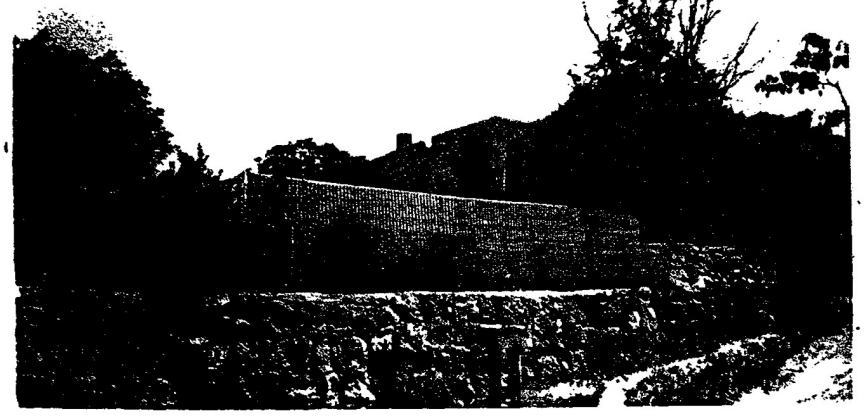
land ownership:

building name:

legal description: tnsp 17 N R range 10 E W sec 19 SE SE

film roll by MD no. 26	negative nos. 33	loc. of negg. HPB

plan shape:



date of construction: Pre 1928 estimate ____ actual

source: Directory

use
present: residential
other: ____
historic: residential
other: ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: Rec

relationship to surroundings
Y similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible X of interest ___ none

if eligible, why?

associated buildings? X yes
what type? Garage

if inventoried, list ID nos.

see back? ___ yes

style: ~~Territorial~~ Bungaloid

foundation material: NOT VIS

wall material/surface: Stucco

architectural features

Windows - 6 lite wood casement
Portal - masonry arches
Coping stuccoed over
Sheet metal gutters
Masonry chimney
Garage - pueblo revival
coursing
wall: stone
fence
windscreen
roof
chimney
other
signs

Streetscape

November 20, 1995

To Whom it May Concern:

I am proposing to demolish my garage as it is no longer a functional structure. After speaking to many of my aunts they reassured me that it is definitely not 50 years old in fact they say it was built in the late 40's early 50's.

The amount money it would take to repair the structure would be phenominal, as is illustrated in the photographs.

Thank you for your consideration in this matter.

Sincerely,

Roberta G. Armijo

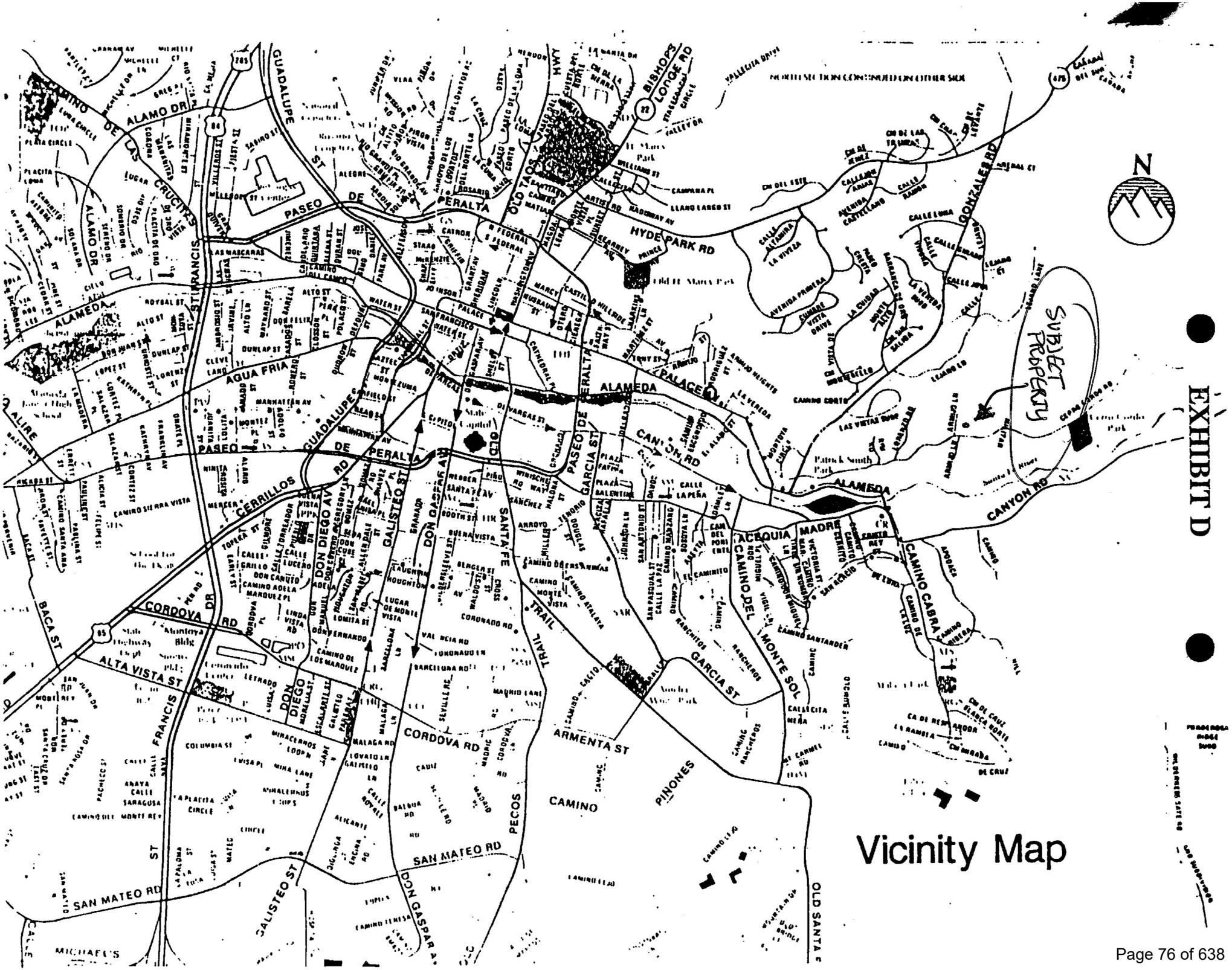
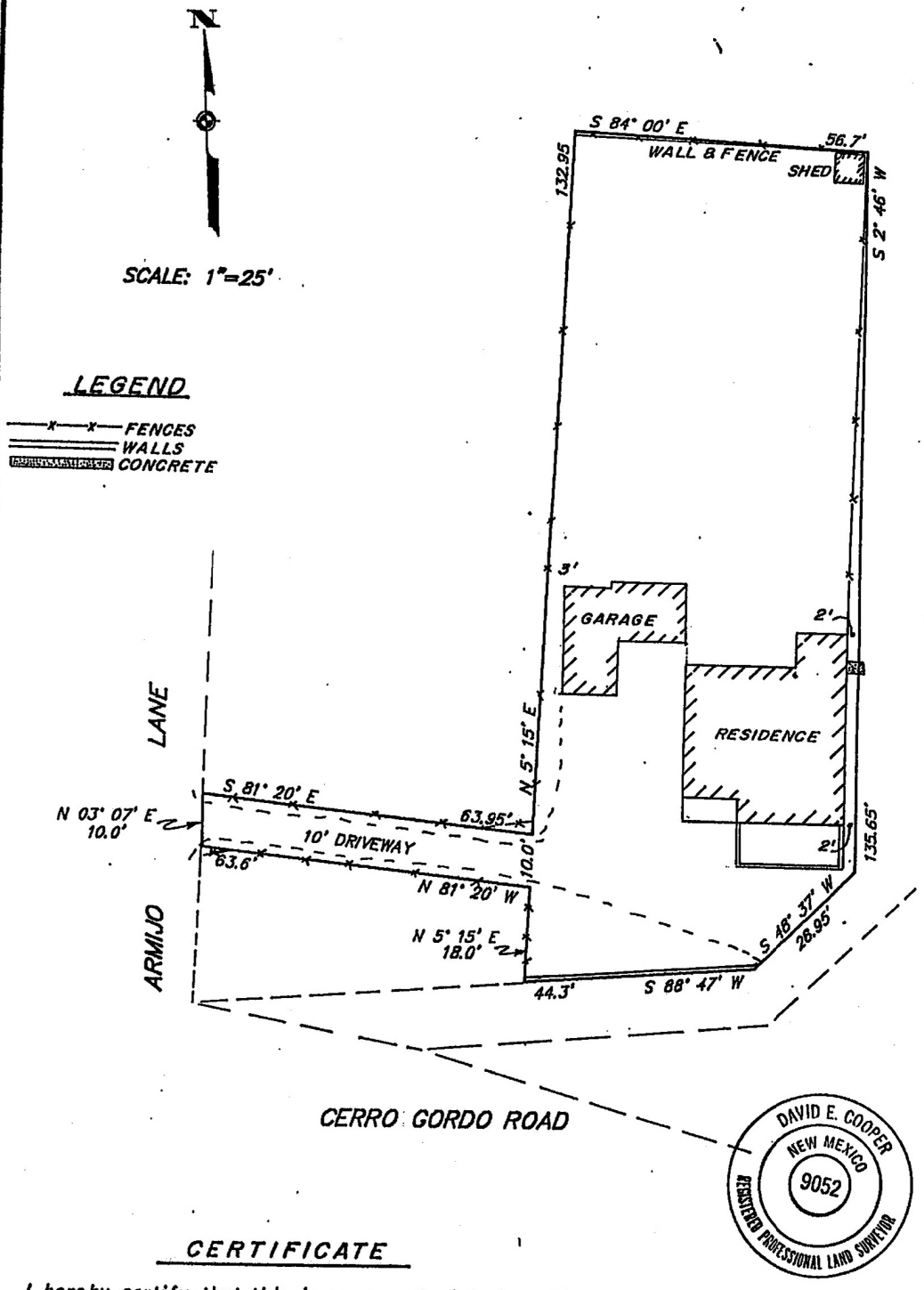


EXHIBIT D
SUBJECT PROPERTY
N
Vicinity Map
GUADALUPE ST
PASEO DE PERALTA
OLD TAOS TRAIL
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
ALAMEDA
PALACE AV
CANYON RD
ACEQUIA MADRE
CAMINO CABRA
CAMINO DEL MONTE SOL
GARCIA ST
PASEO DE PERALTA
CERRILLOS RD
CORDOVA RD
ALTA VISTA ST
SAN MATEO RD
ARMENTA ST
CAMINO PINONES
OLD SANTA FE TRAIL
DON DIEGO AV
DON GASPAR AV
CALISTEO ST
SANTA FE
FRANCIS ST
ALAMO DR
CAMINO DE LAS CRUCITAS
AGUA FRIA
BACA ST
ALIRE
PECOS

IMPROVEMENT SURVEY
FOR
ROBERTA GLYNN ARMIJO

ON A TRACT OF LAND LYING AT 1295 ARMIJO LANE, SANTA FE, NEW MEXICO.



DAVID E. COOPER
NEW MEXICO
9052
REGISTERED PROFESSIONAL LAND SURVEYOR

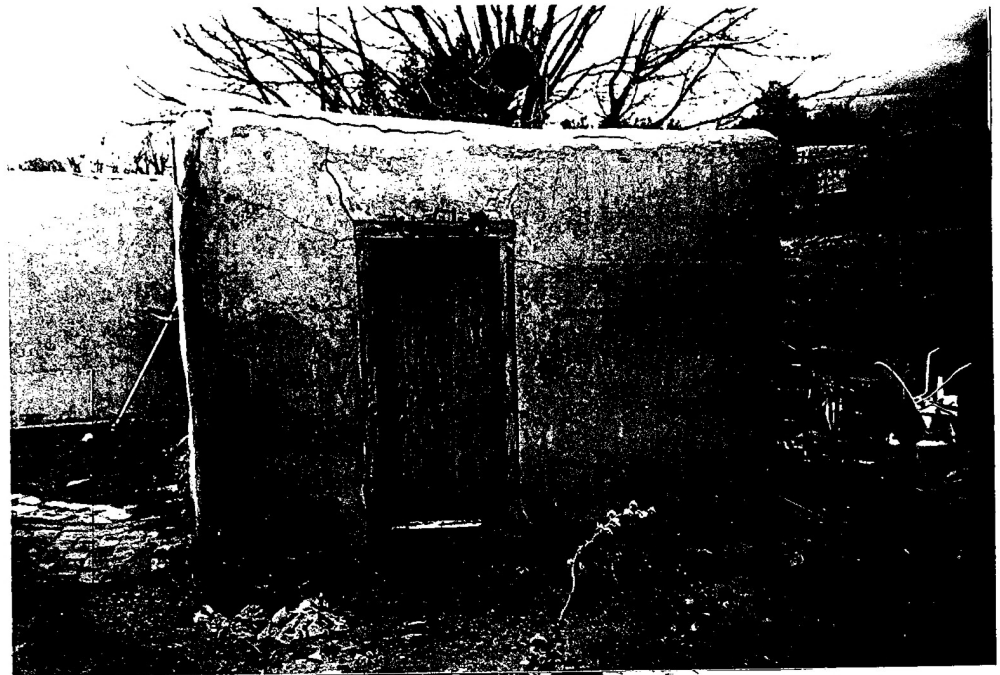
CERTIFICATE

I hereby certify that this improvement plat shows the improvements as located on the premises described and is true and correct to the best of my knowledge and belief.

David E. Cooper N.M.R.L.S. No. 9052

Sierra Land Surveying
P.O. BOX 4674 SANTA FE, NM 87502
8 APACHE RIDGE 983-5932

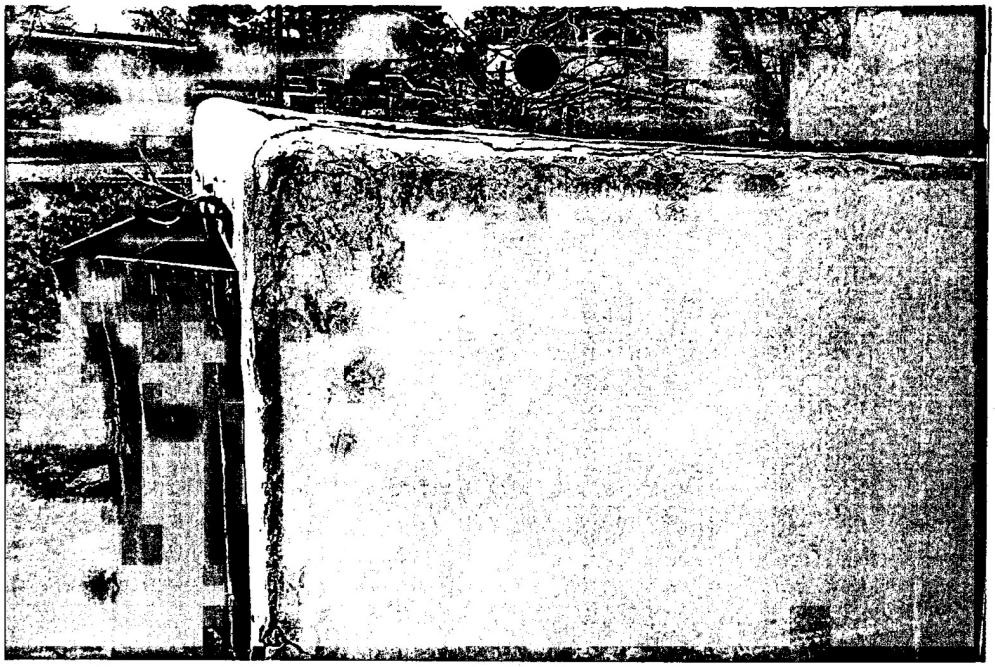
DATE August 29, 1988
PROJECT NO. 15-254-0888



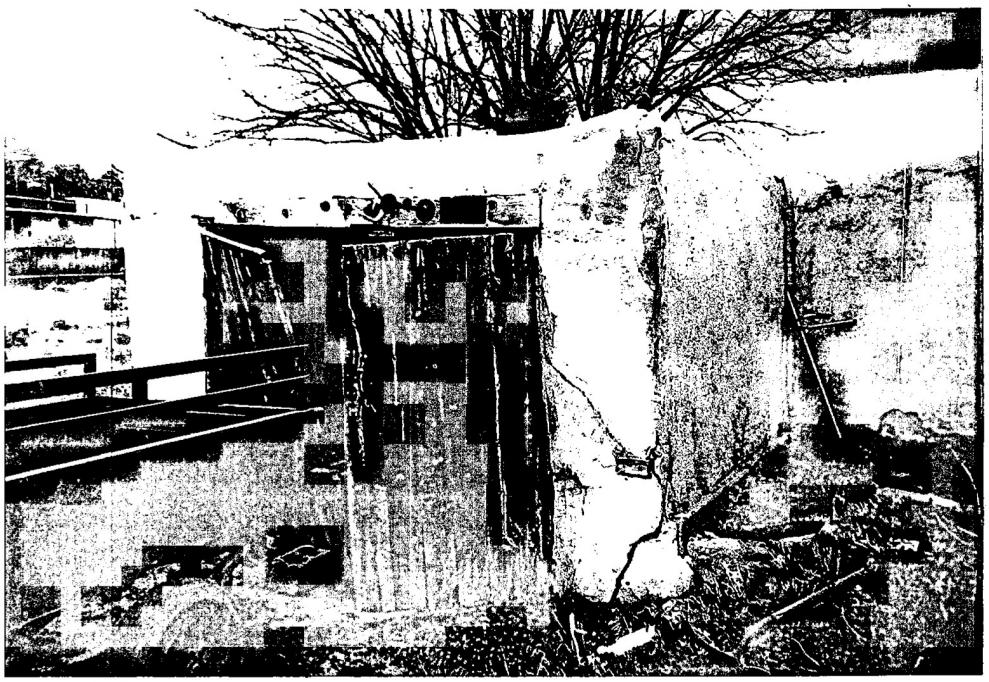
EAST

SOUTHEAST

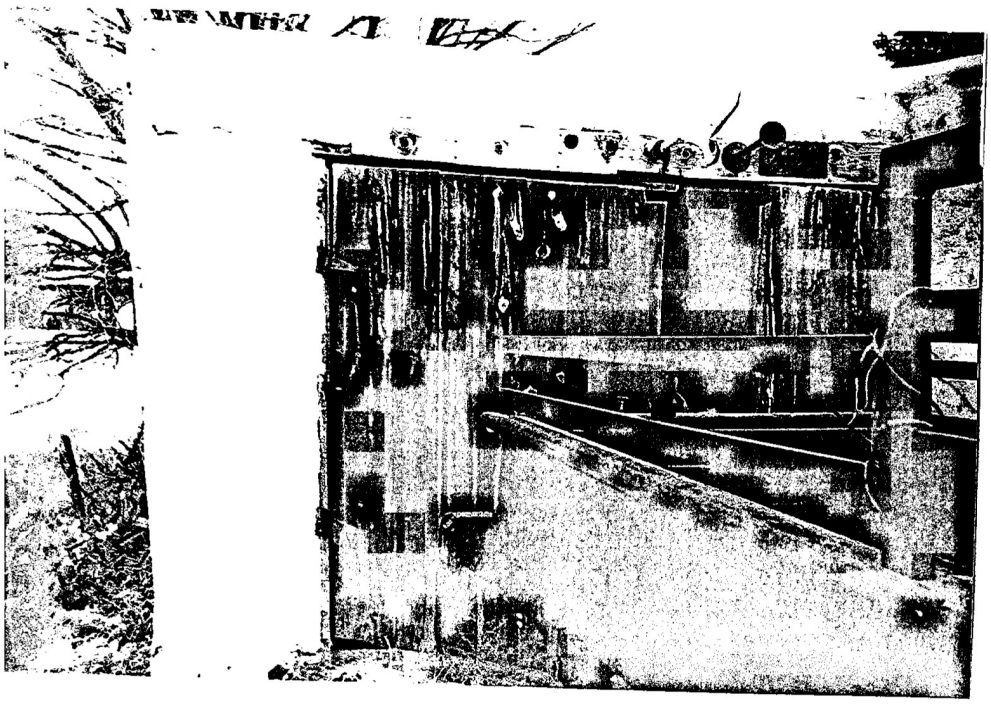
SOUTH



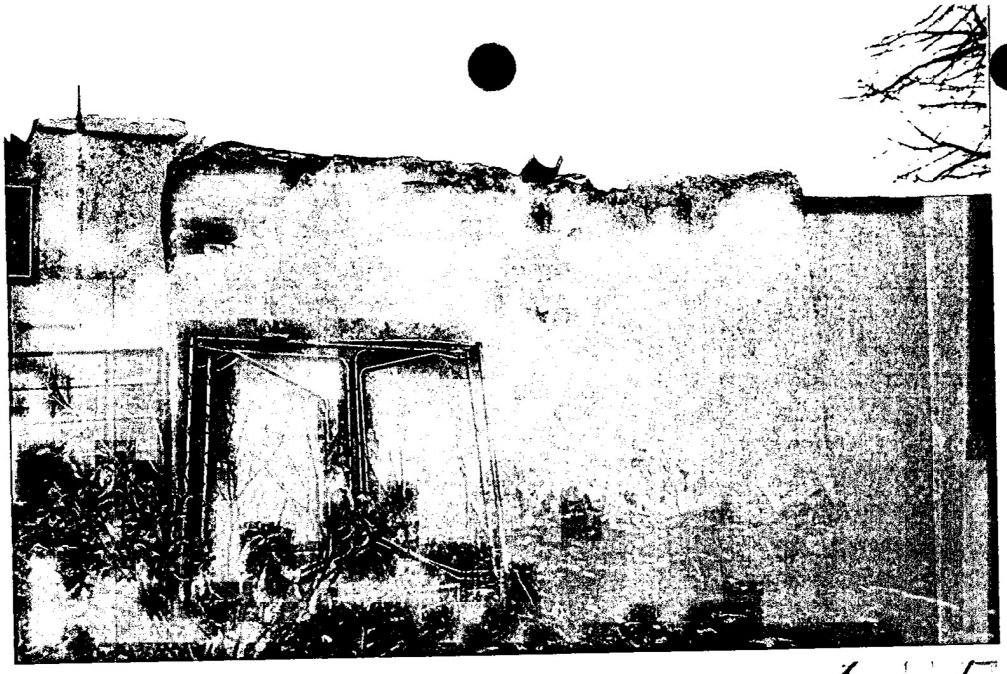
SOUTHEAST



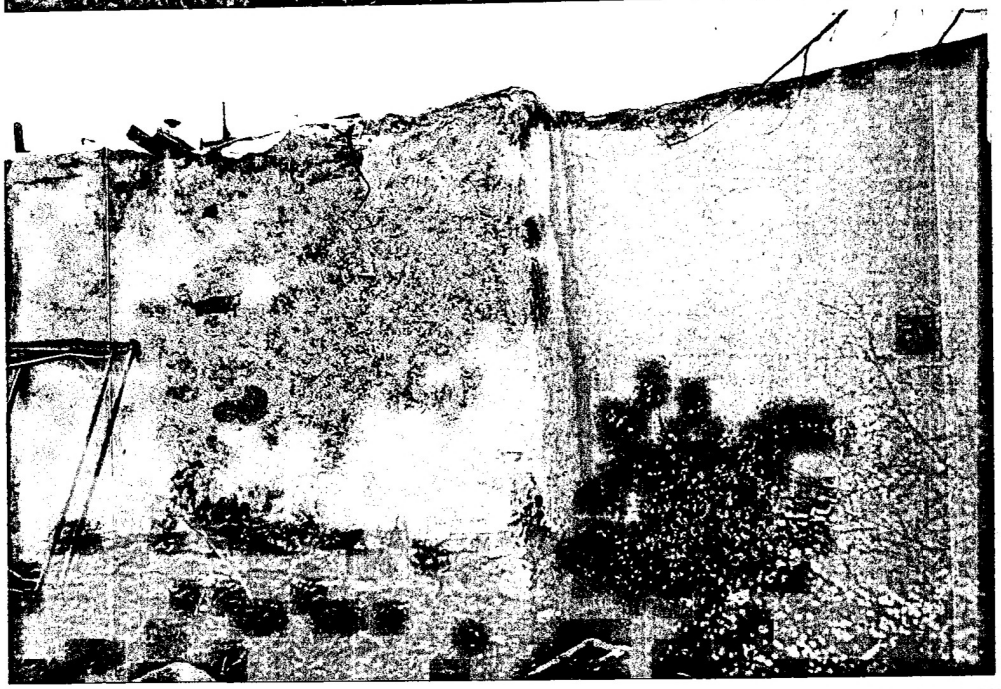
SOUTH

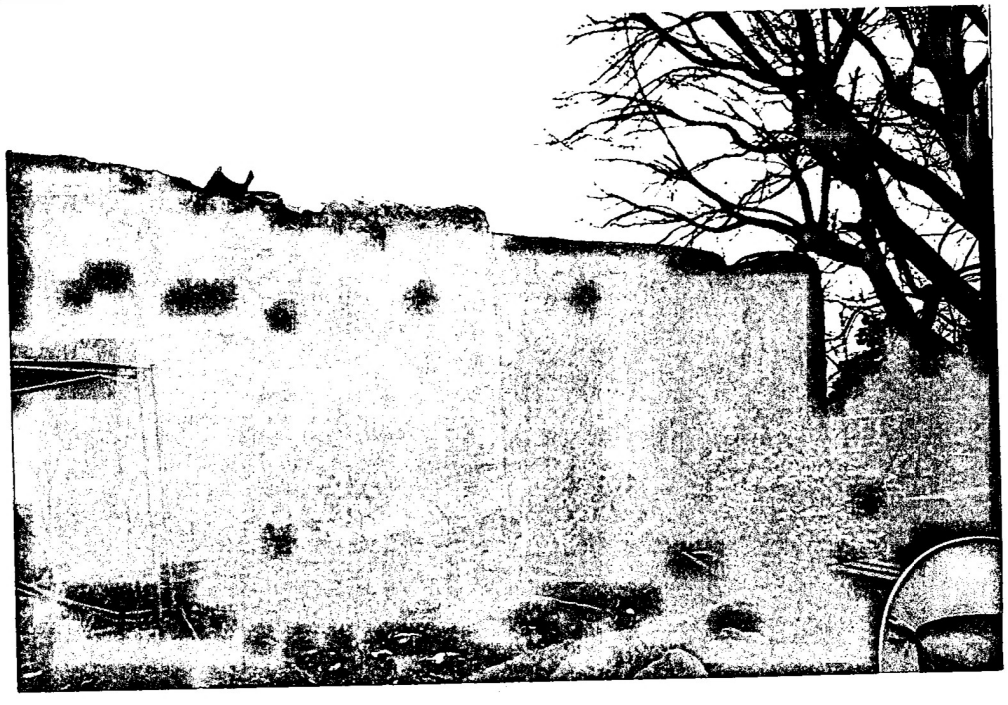


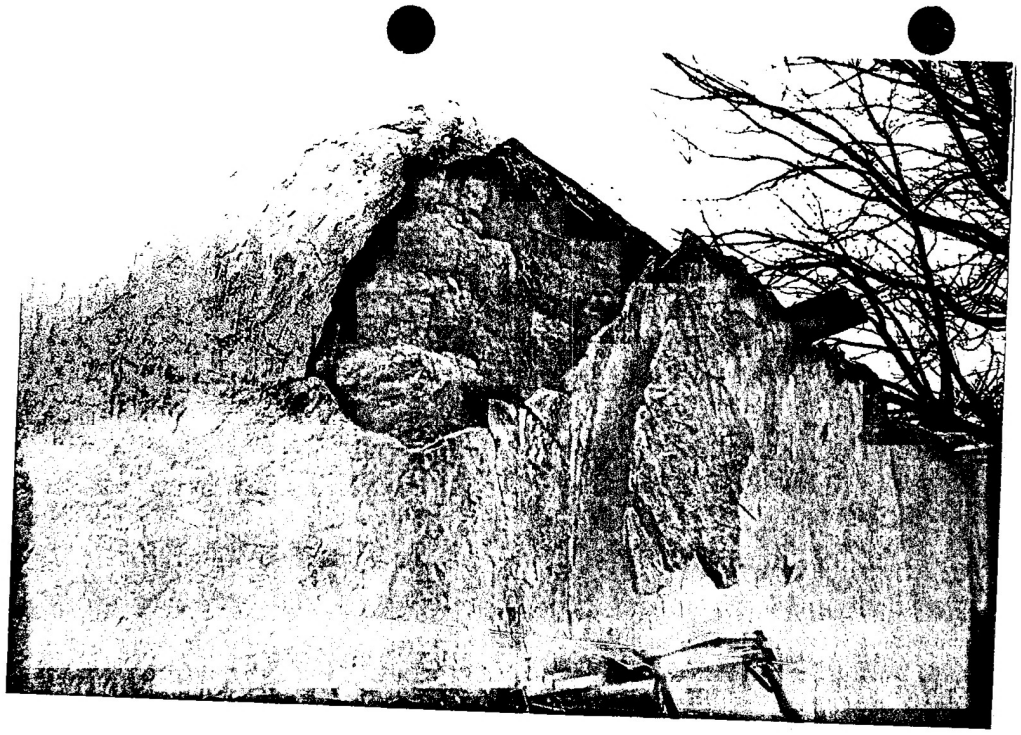
SOUTH



NORTH







NORTH - DETAIL PHOTOS

City of Santa Fe, New Mexico

memo

DATE: December 7, 1995

TO: Mary Grezeskowiak, Acting Planning Team Leader
Heather Pierson, Planner II

FROM: Rudy Gallegos, Inspections and Enforcement Team Leader

Issue

Structural Analysis inspection at 1295 Cerro Gordo.

Summary

In August of this year this inspector conducted an on-site inspection at the above address to determine the overall condition of said building.

Upon inspection this inspector noticed that the exterior structure walls are in such bad shape (walls leaning) to the point to which I feel this adobe structure could collapse at any time.

This structure has a roof that is constructed of vigas and 1" x 10" decking and appears to be in relatively good shape.

The building does not have any plumbing or electrical in it so that the plumbing and or electrical codes are not applicable in this case.

Recommended Action

Recommending razing of this structure.

c:\1295cerro.rfg

City of Santa Fe, New Mexico

memo

DATE: 28 November 1995

TO: Rudy Gallegos, Inspections & Enforcement Team Leader

FROM: Mary Grzeskowiak, Acting Planning Division Director
Heather Pierson, Planner II HP

The owner of 1295 Cerro Gordo Road has requested HDRB review of the proposed demolition of the one-story garage structure at this site. The review of this request has been scheduled for 12/12/95.

In accordance with the Historic Districts Ordinance, (Section 14-70.13D2 SFCC 1987), I am requesting a report from your staff on the state of repair and structural stability of the structure. The structure is located to the northwest of the main residence at 1295 Cerro Gordo Road.

Roberta Armijo is the project contact on this case. If access to the building is required, please call her at 982-2742.

I will need the requested report for distribution to the HDRB by 5:00 p.m. on 11 December 1995.

Call me if you need more information. Thank you.

corr/hlp/h95185.demo

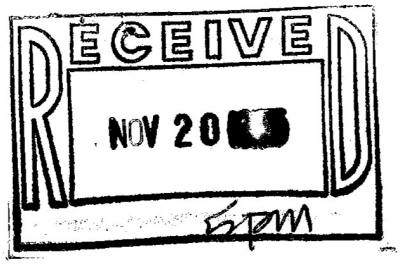


EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (✓)

Project Location: 1295 CERRO GORDO, SANTA FE, NM 87501

Owner: ROBERTA GLYNN ARMIJO Address: 1295 CERRO GORDO, SFNM 87501 Phone: 982-2742

Applicant: ROBERTA GLYNN ARMIJO Address: 1295 CERRO GORDO, SFNM 87501 Phone:

Project Proposal: DEMOLITION OF GARAGE

Public Visibility: North (✓) 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.

Roberta G Armijo
Signature of Applicant or Owner

11/20/95
Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H-95-185 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:

1996 HISTORIC DESIGN REVIEW BOARD SCHEDULE

WED	FRI	TUES	FRI	TUES. *
11:00 AM SUBMITTAL DEADLINE.	REQUEST FOR ADDITIONAL INFORMATION	AGENDA DUE 2:30 P PACKET TO PRINT DUE 12:00 P	PACKET DISTRIBUTION	12:01 PM FIELD TRIP 6:00 PM H-BOARD MEETING
Dec 20, 1995	Dec 29, 1995	Jan 2	Jan 5	Jan 9
Jan 3	Jan 12	Jan 16	Jan 19	Jan 23
Jan 24	Feb 2	Feb 6	Feb 9	Feb 13
Feb 7	Feb 16	Feb 20	Feb 23	Feb 27
Feb 21	Mar 1	Mar 5	Mar 8	Mar 12
Mar 6	Mar 15	Mar 19	Mar 22	Mar 26
Mar 20	Mar 29	Apr 2	Apr 5	Apr 9
Apr 3	Apr 12	Apr 16	Apr 19	Apr 23
Apr 24	May 3	May 7	May 10	May 14
May 8	May 17	May 21	May 24	May 28
May 22	May 31	June 4	June 7	June 11
June 5	June 14	June 18	June 21	June 25
June 19	June 28	July 2	July 5	July 9
July 3	July 12	July 16	July 19	July 23
July 24	Aug 2	Aug 6	Aug 9	Aug 13
Aug 7	Aug 16	Aug 20	Aug 23	Aug 27
Aug 21	Aug 30	Sept 3	Sept 6	Sept 10
Sept 4	Sept 13	Sept 17	Sept 20	Sept 24
Sept 18	Sept 27	Oct 1	Oct 4	Oct 8
Oct 2	Oct 11	Oct 15	Oct 18	Oct 22
Oct 23	Nov 1	Nov 5	Nov 8	Nov 12
Nov 6	Nov 15	Nov 19	Nov 22	Nov 26
Nov 20	Nov 29	Dec 3	Dec 6	Dec 10
Dec 4	Dec 13	Dec 17	Dec 20	Dec 24
Dec 24	Jan 3, 1997	Jan 7, 1997	Jan 10, 1997	Jan 14, 1997

NOTE: Time and date of meeting may be subject to change. Please contact the Planning Division at 984-6808 for confirmation.

* IF A PROJECT IS TABLED BY THE HISTORIC DESIGN REVIEW BOARD AND A BOARD SUBCOMMITTEE IS ASSIGNED TO MEET WITH THE APPLICANT, A REVISED SUBMISSION AND/OR DRAWINGS REFLECTING CHANGES RESULTING FROM THE SUBCOMMITTEE MEETING ARE DUE TO STAFF TWO (2) WORKING DAYS AFTER THE SUBCOMMITTEE MEETING.

96HISREV.PM5 - 10/95

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 N ELE, WINDOW REPLACEMENT, RESTUCCO
Project number . . . : 96- 10100025
Case Number . . . . . : H-96-24
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 01/24/96

PROJECT LOCATION(S) : 1295 Cerro Gordo Road

PROJECT NAMES:

OW- Armijo, Roberta 1295 Cerro Gordo Road
Santa Fe, NM 87501 (505) 9833691

AP- Santa Fe NHS 1310 Monterey
Santa Fe, NM 87501 (505) 9836214

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on February 13, 1996, 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 parapet height of the addition shall be lowered 6".

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

memo

DATE: 13 February 1996

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II HP

CASE #H-96-24 ADDRESS 1295 Cerro Gordo Road

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	_x_ Other Armijo Letters & Color Charts

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for a 115 square-foot addition on the north elevation (rear) of an existing 812 square-foot residence on the subject property. The scope of work includes the addition, rearranging the interior spaces, reopening a historic entry under the portal on the south elevation, closing a non-historic entry in the same area, replacing a window on the east elevation to comply with egress requirements, and closing a door opening on the east elevation. Proposed stucco color will be El Rey *Desert Rose*, trim color is to be *Cool Lagoon*, and clad window color will be *Toffee Crunch*. Replacement and addition windows will be Marvin brand divided-lights. Historic casement windows on the west and south elevations are to be restored. Finally, the shed roof on the closet will be replaced with a flat roof to match the rest of the structure.

Staff acknowledges design standards for the Downtown and Eastside Historic District have been met. Staff also acknowledges the applicant's efforts to comply with preservation standards. The applicant will be restoring historic window units, and Staff commends the applicant's efforts to preserve such historic features (Section 14-70.73E1a 1987 SFCC). The applicant has also provided substantial documentation as to the previous existence of an entryway on the south elevation, therefore, Staff is not concerned with the proposed changes on this elevation (Section 14-

70.73E1b and 14-70.73E2 1987 SFCC). The addition will be placed to the rear of the historic structure, therefore complying with preservation standards as to the placement of additions (Section 14-70.73B4 1987 SFCC). Staff encourages that the addition's parapet be 6 inches lower than that of the historic structure so the addition can be differentiated from the historic structure. Pending resolution of this concern and determination of the appropriateness of the color scheme proposed, Staff recommends approval.

b:sr\hp\9624.hrb

14-70.9 Standards; Downtown and Eastside.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-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 retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

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

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

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

(6) Flat roofs shall have not more than thirty inches (30") overhang.
(Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

Santa Fe
Neighborhood
Housing Services

P.O. Box 8241 1310 Monterey Drive
Santa Fe, New Mexico 87504-8241
505-983-6214

January 23, 1996

Ms. Heather Pierson
Urban Design Review Specialist
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Addition and remodel of home in Eastside Historic District for Roberta Armijo at 1295 Cerro Gordo.

Dear Ms. Pierson

To the best of the owner's knowledge, the original two rooms (living room and bedroom) were built by her uncle, Librado Ortiz, in the late 1920's. The kitchen, dining room and front porch were added in the early thirties. The closet with the shed roof was built in the early fifties.

We propose the following work:

1) A 6'x19' bathroom/laundry addition at the rear of the house and rearrange floor plan.

2) Replace south dining room window with a 36" wood and glass door (originally there was a door here that was removed). Remove existing front door (this was a later addition that was installed when the door to the dining room was removed) and fill-in. **See attached letters.**

3) Rebuild west dining room window and living room window.

4) Replace bedroom window with Marvin or equal metal clad wood double hung window that meets fire egress standard. Color to be brown.

5) Remove existing exterior side door from closet and stucco over.

Santa Fe
Neighborhood
Housing Services
P.O. Box 8241 1310 Monterey Drive
Santa Fe, New Mexico 87504-8241
505-983-6214

6) Remove shed roof section on closet and reroof as flat.

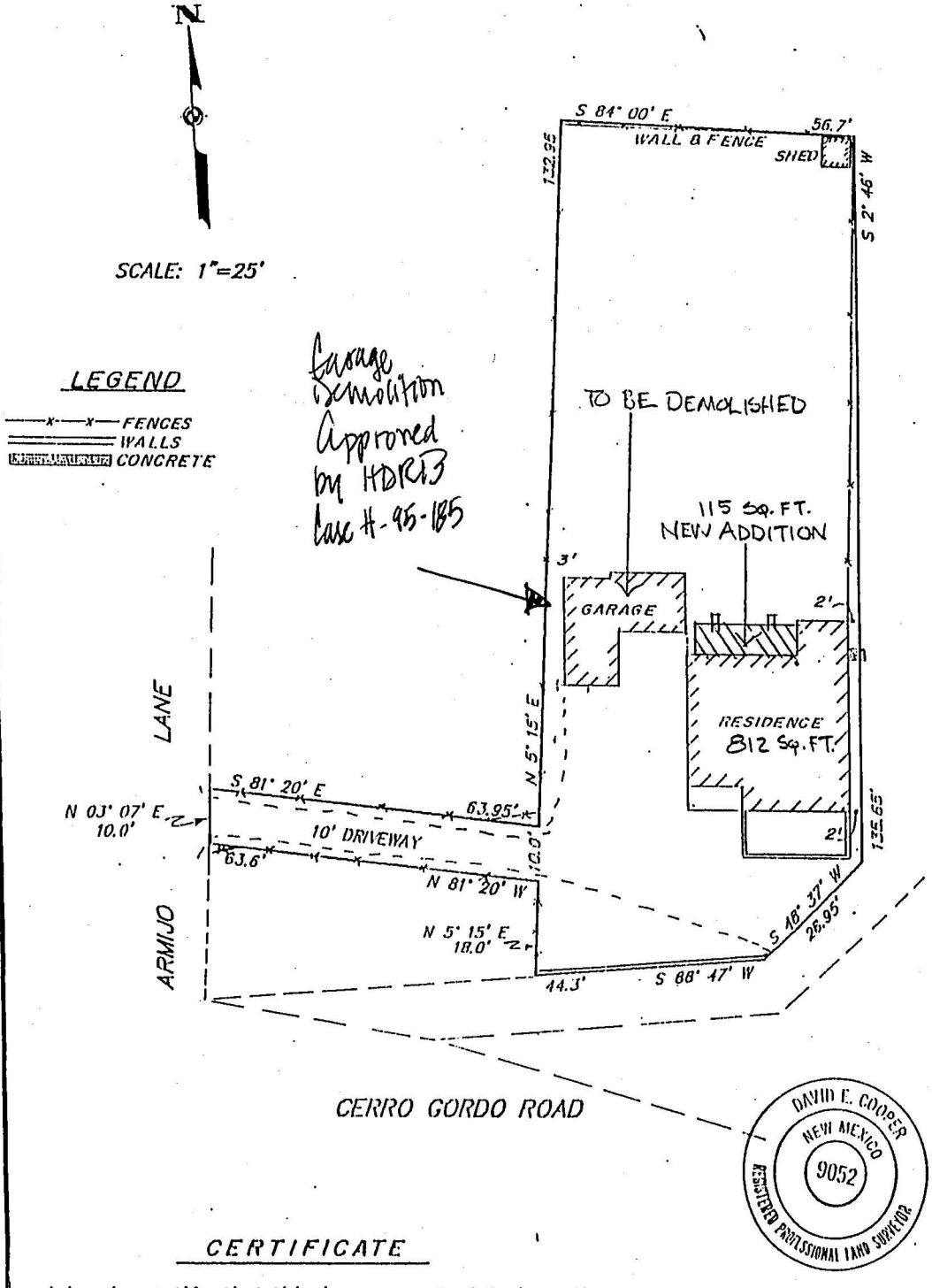
7) Restucco entire house in earthtone color (El Rey "Desert Rose").

Sincerely,

George Goettel
Project Manager

IMPROVEMENT SURVEY
FOR
ROBERTA GLYNN ARMIJO

ON A TRACT OF LAND LYING AT 1295 ARMIJO LANE, SANTA FE, NEW MEXICO.



CERTIFICATE

I hereby certify that this improvement plat shows the improvements as located on the premises described and is true and correct to the best of my knowledge and belief.

David E. Cooper N.M.R.L.S. No. 9052

Sierra Land Surveying

P.O. BOX 4674 SANTA FE, NM 87502

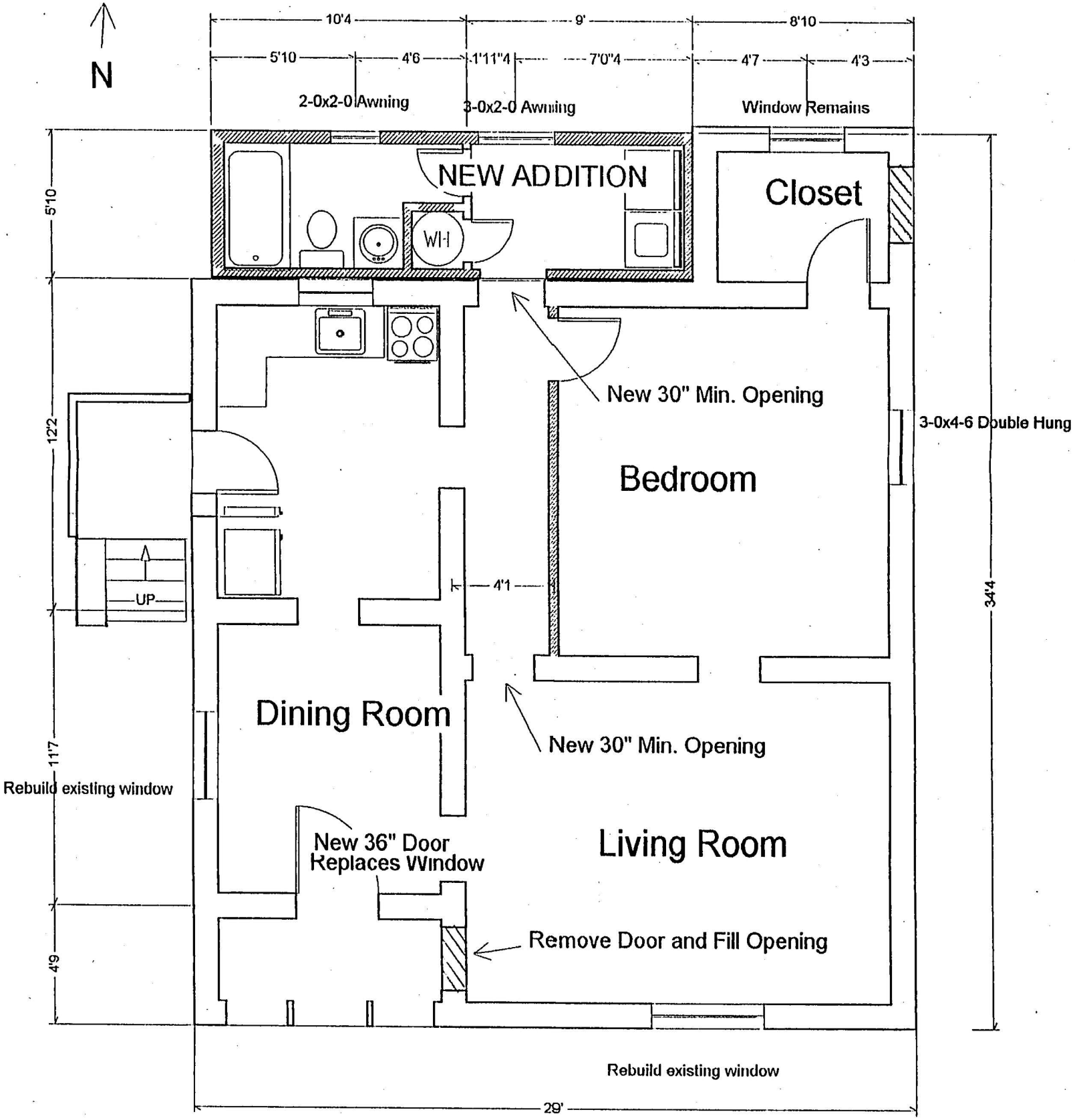
APACHE RIDGE 983-5932

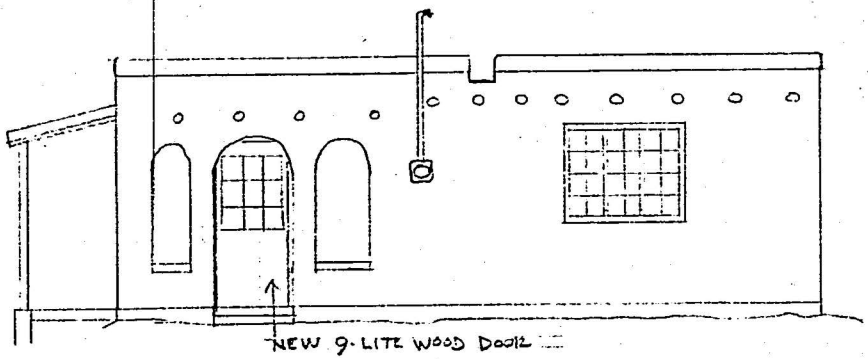
DATE August 29, 1988

PROJECT NO. 15-254-0888

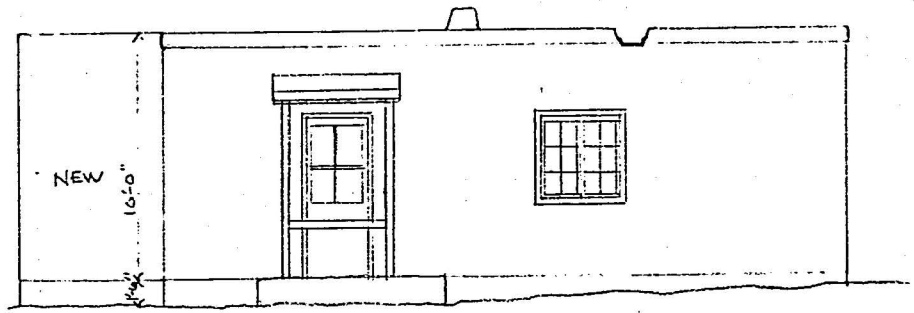
Addition for Roberta Armijo
1295 Cerro Gordo

Floor Plan
1/4"=1'-0"
1/22/96

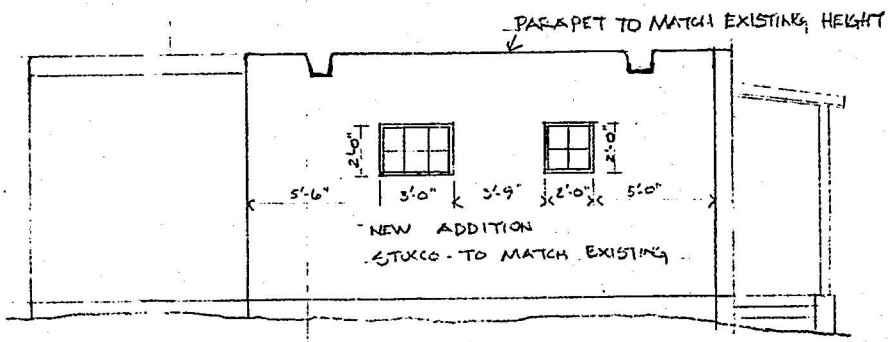




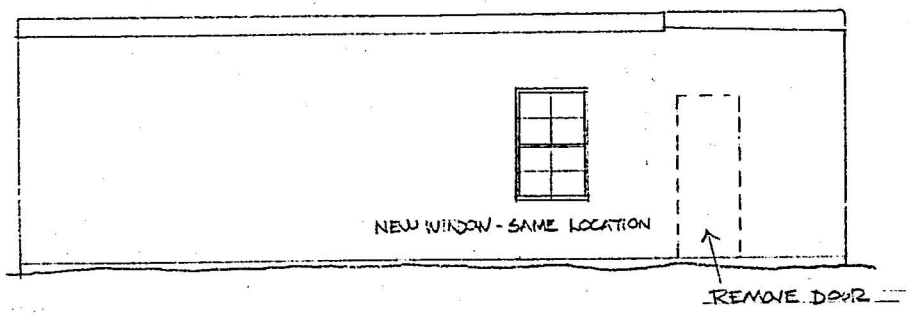
SOUTH 1/4"=1'-0"
VIEW FROM STREET



WEST



NORTH



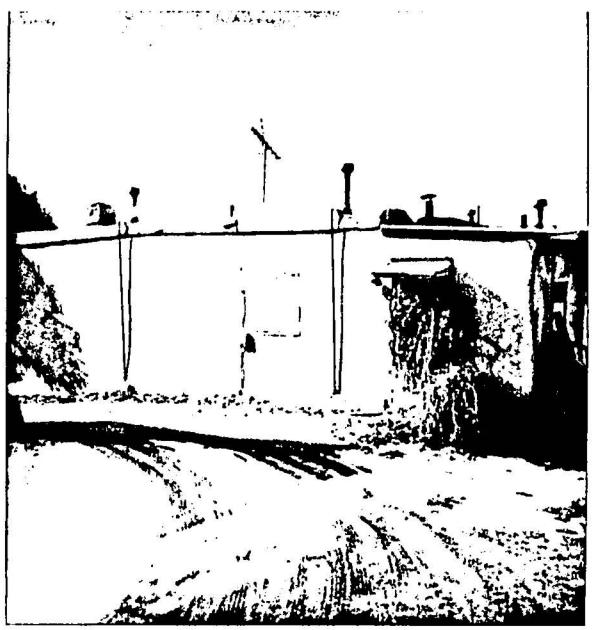
EAST

EXISTING ELEVATIONS (Roberta Armijo--1295 Cerro Gordo)

SOUTH ELEVATION

WEST

NORTH



EAST

January 21, 1996

To Whom It May Concern:

The dining room window was originally a doorway. It was later closed off when it became a bedroom for the Ortiz' son, Alfredo. At that time a doorway was opened in the livingroom and a window and shelves were built.

This is true to the best of my knowledge.

Sincerely, Margarita J. Armijo

Margarita J. Armijo
1299 Cerro Gordo
Santa Fe, New Mexico 87501

JANUARY 21, 1996

I, ABUNDIO ARMIJO JR. RECOLLECT THERE BEING A DOOR ON THE SOUTH SIDE OF THE SMALL BEDROOM AT ROBERTAS HOUSE. DURING THE SECOND WORLD WAR MY BROTHER FRANK AND MY SISTER-IN-LAW MOLLY WERE MARRIED AND LIVED WITH MY SISTER PLACIDA UNTIL THEY PURCHASED A HOUSE OF THEIR OWN. THE SMALL BEDROOM WAS USED AS A KITCHEN AND THAT WAS THE ONLY ENTRANCE AND EXIT TO THEIR SMALL APARTMENT. WHAT IS NOW THE LIVINGROOM USED TO BE THEIR BEDROOM.

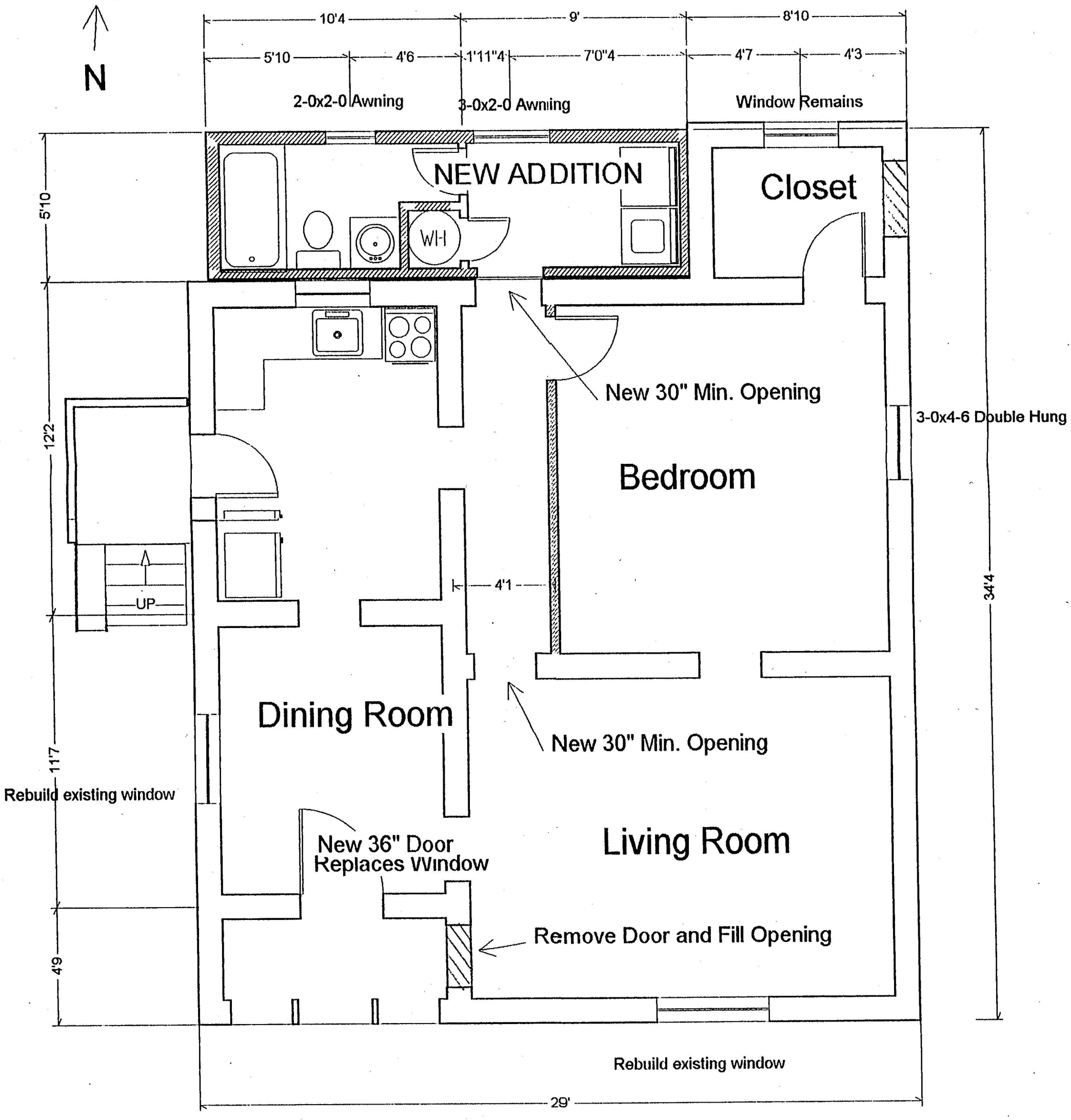
LATER WHEN THEY MOVED OUT THE KITCHEN WAS TURNED INTO A BEDROOM TO BE USED BY ALFREDO SON OF LIBRADO AND PLACIDA ORTIZ. THE DOOR WAS CLOSED AND A WINDOW WAS INSTALLED ON THE TOP PART. SINCE THE OPENING WAS THERE A BOOK SHELF WAS BUILT ON THE BOTTOM. THE OUTSIDE WAS PLASTERED AND STUCCOED.

A DOOR WAS PUT IN THE LIVINGROOM SINCE THERE WAS A SMALL PORCH LEADING INTO THE HOUSE.

Abundio Armijo Jr

Addition for Roberta Armijo
1295 Cerro Gordo

Floor Plan
1/4"=1'-0"
1/22/96



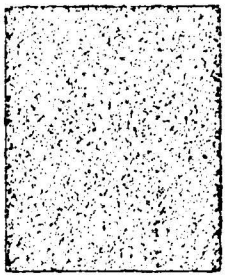
This change supersedes all others
effective 06-95 thru 06-96

El Rey

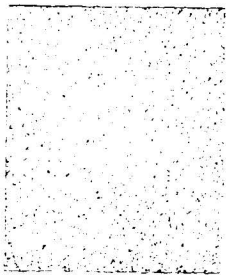
KING OF STUCCOS ®

Stucco
COMPANY INCORPORATED

CAUTION: Stucco Colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions and plant batching. Apply sample of some material to be used on actual substrate for final approval of owner before stuccoing with any stucco.



102 CAMEO



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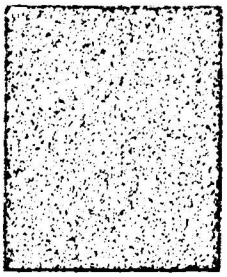
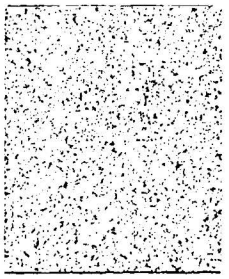
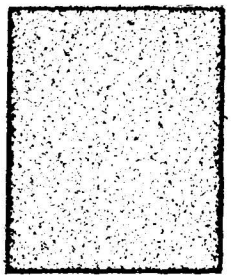


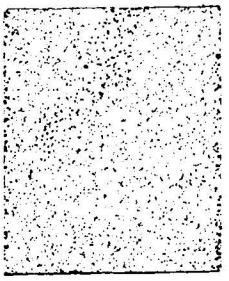
40 PEACH



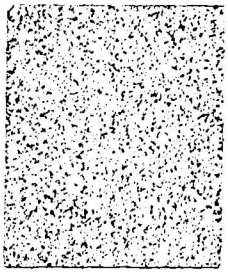
90 CANDLELIGHT



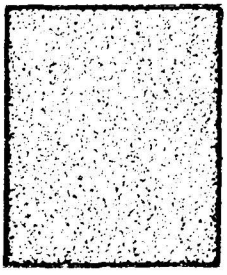
127 HACIENDA



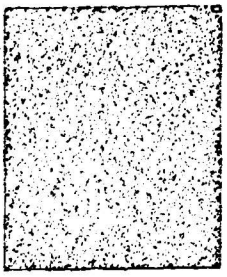
128 CREAM



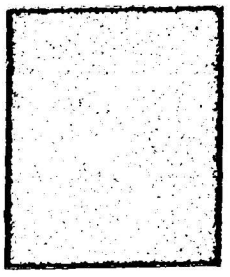
129 IVORY



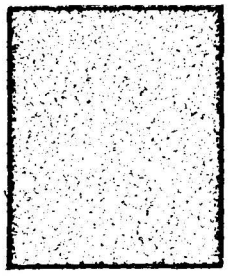
126 DUSK



30 SOAPSTONE



117 FAWN



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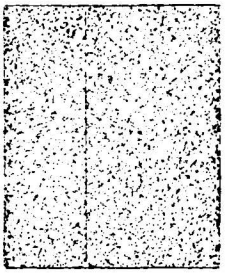

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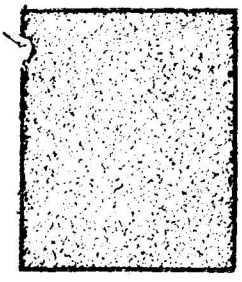
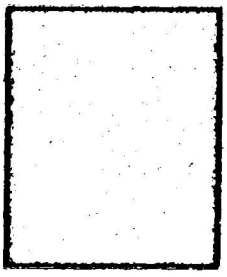
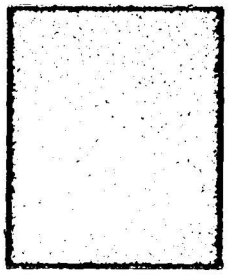


121 SANDALWOOD

122 STRAW



106 BUCKSKIN



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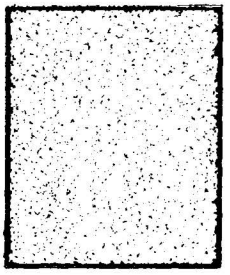

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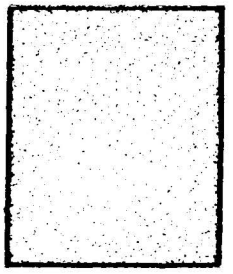

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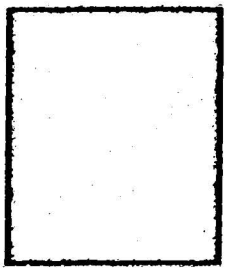

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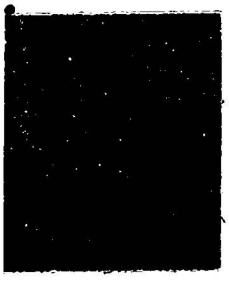

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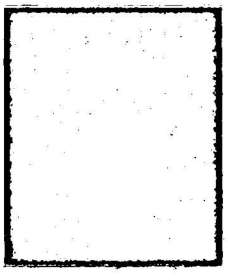

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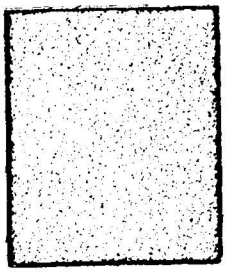

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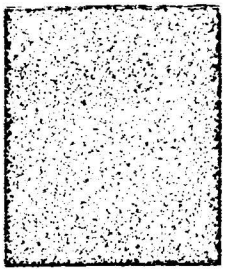

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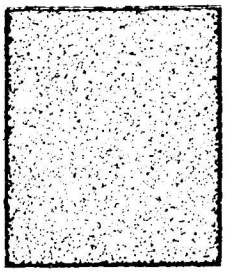

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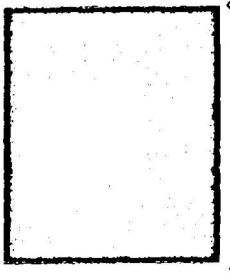
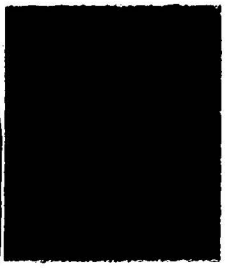
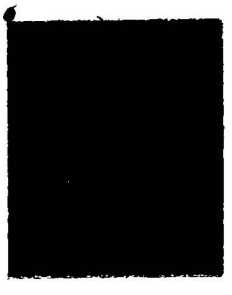


115 COTTONWOOD

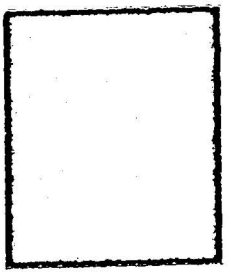
14 DESERT ROSE



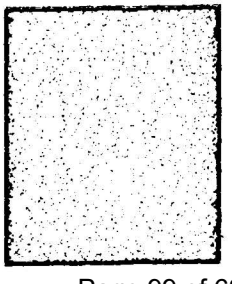
20 SANTA FE BROWN



125 LA LUZ



124 CORAL



113 DOVE GRAY

Why Use Stucco?

Stucco is one of the most universal facing materials. It can be applied to the exterior face of almost any structure. It can be given almost any desired "look" - textured, scored, swirled, stippled, raked, grooved, combed, and countless other deep or shallow surface finishes.

Colored marble chips or other aggregate can be embedded in either white or a colored stucco matrix to produce a "rock dash" or "marblecrete" finish.

Why Specify EL REY For Stucco?

EL REY Stucco is hard, strong, fire-resistant, and weather-tight material that does not deteriorate with age and holds its color well. Because it is a Portland cement product, stucco grows stronger with age and is impervious to termites, rot, and fungus.

New inert, non-fading pigments provide longer life than ever before, and the color goes all the way through the stucco finish coat.

Advantages of Factory Pre-Mix

When you specify stucco, specify a factory-prepared mix. This assures you of color uniformity in every batch and you have the advantage of plasticizing agents added to increase workability. Factory mixes are available in a wide variety of colors. Rigid quality control assures uniformity of color and hue.

SMA

Member of Stucco Manufacturers Association

SSC 6/95 20M

4100½ Broadway S.E.
Albuquerque, N.M. 87105
(505) 873-1180

3219 S. Brennan Industrial Loop
Colorado Springs, CO 80910
(719) 392-9003

Since there are many factors over which the manufacturer has no control, such as measurement of water, proper preparation of walls, etc. there is no warranty for finished work, either expressed or implied. If for any reason the contents are defective, liability is limited to replacement, by the manufacturer, with a like quantity of new material. Manufacturer is not liable for any consequential damages. There is no warranty which extends beyond those stated in this notice.

El Rey

Stucco COMPANY INCORPORATED

OTHER QUALITY PRODUCTS

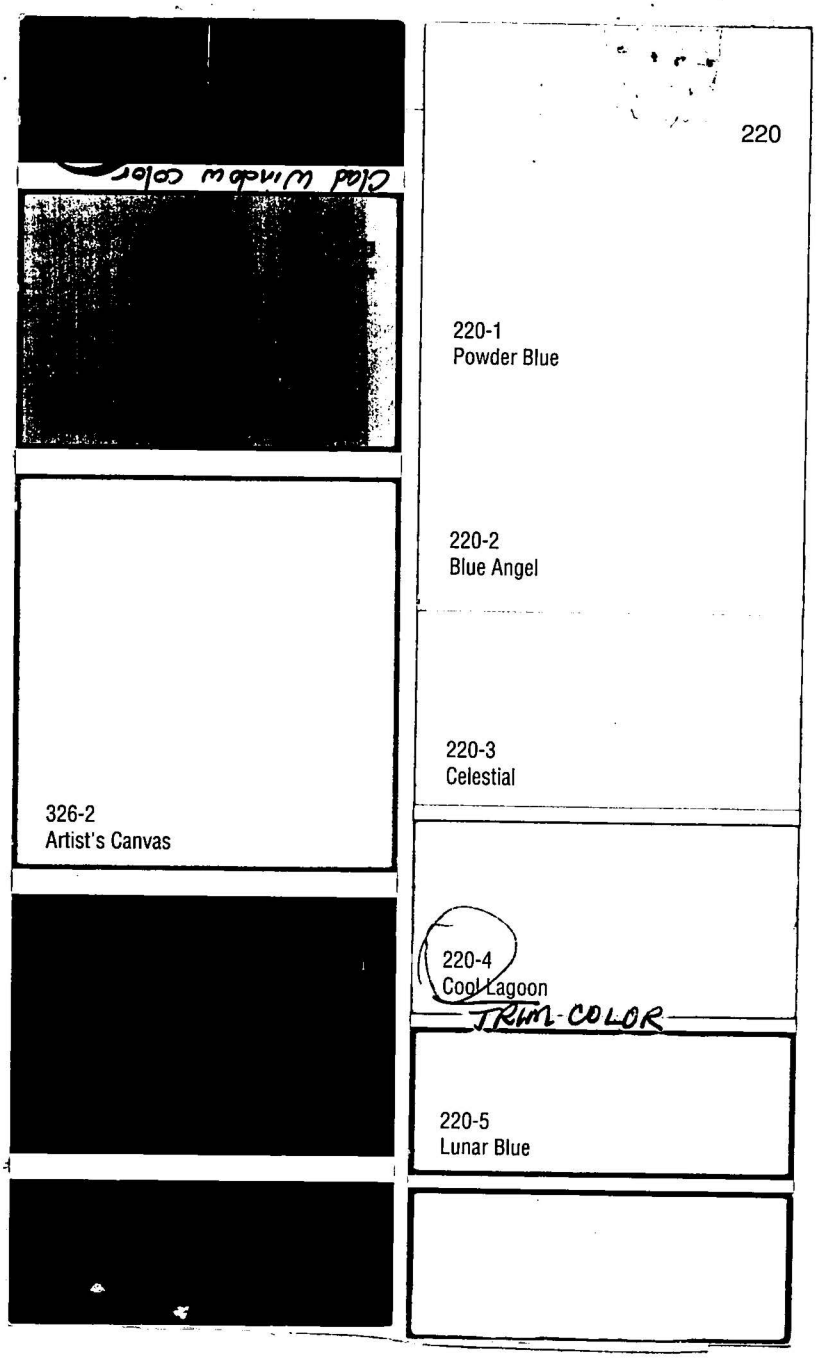
- Fiber Reinforced Thin Coat Stucco Systems *Quickwall® & Plasterglas® Fastwall™*
- Custom Colors
- Exterior Insulation & Finish Systems *Insul-Flex®*
- Synthetic Finishes *Mill Mix™*
- Bonding Agents *"100"* *Perma-Flex®*
- Acrylic Additives *"200"*
- Water Repellents & Sealers *Crown Seal 300®*
- Pool Deck Coating *Super-Deck®*
- Cement Color *Harcros® Pigments*

El Rey

KING OF STUCCOS ®

Stucco COMPANY INCORPORATED

Standard Colors for El Rey Premium Exterior Stucco


Clad window color
220
220-1
Powder Blue
220-2
Blue Angel
220-3
Celestial
326-2
Artist's Canvas
220-4
Cool Lagoon
TRIM-COLOR
220-5
Lunar Blue

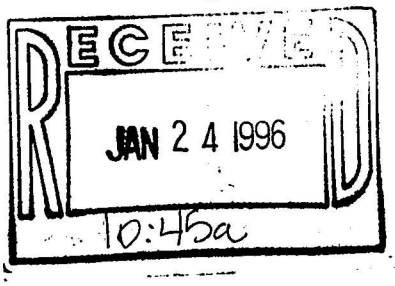


EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval (✓)

Project Location: 1295 CERRO GORDO ROAD

Owner: ROBERTA ARMIJO | Address: 1295 CERRO GORDO | Phone: 983-3691 (W)

Applicant: SANTA FE NHS | Address: 1310 MONTERREY | Phone: 983-6214

Project Proposal: ADDITION AT BACK OF HOUSE, REPLACE WINDOWS, STUCCO

Public Visibility: North ( ) 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.

G. Gold (SFNHS) — Signature of Applicant or Owner

1-22-96 — Date

FOR OFFICIAL USE ONLY

Date Received: | Case Number: H- | 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:

City of Santa Fe, New Mexico

memo

DATE: May 12, 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

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

2026-012287-HDRB. 510 Jose St., Westside-Guadalupe Historic District, non-contributing, Courtenay Mathey, agent for Joseph Ortiz and Anne Hanika, owners, requests a status review and primary façade designation, if applicable.

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: 2026 HCPI

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as non-contributing, per 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Status (for each structure):

a. In case 2026-012287-HDRB, for 510 Jose Street, retain/designate the residence as non-contributing.
b. In case 2026-012287-HDRB, for 510 Jose Street, upgrade/designate the residence as contributing and designate facades (numbers from façade diagram) as primary façade(s).

Figure 1: Property Location

BACKGROUND & SUMMARY:

Figure 2: Streetview of Property

Site Description:
The 1,140 sq. ft. residence located on the corner of Jose and Daniel Streets is listed as non-contributing to the Westside-Guadalupe Historic District. The adobe home was constructed as a 900-sq.-ft. duplex in the late 1930s. The projection on the south was originally constructed as a garage before 1951, with a technique that differs from the original residence. The garage was converted into a heated space along with the replacement of the windows sometime in the early 1980s. A trash enclosure was constructed on the east elevation in 1985 when the building was being utilized as a commercial space.

According to the 2026 Historic Cultural Properties Inventory by John Murphy, "the overall footprint of the building has remained largely unchanged since the 1950s, significant alterations—including the infill of the former garage door with new fenestration, replacement of doors and windows, and apparent modification of two primary entries—have compromised its integrity. As a result, the building no longer conveys its historic function as a residential duplex." For this reason, the staff agrees with Mr. Murphy's assessment that the property should remain a non-contributing property because, while over 50 years in age, the structure does not contribute to the character of the district.

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

HDRB:

There is a notation in the files that an 8'0" wall and signs for the Northside Vet Clinic were approved in December of 1985.

ADMINISTRATIVE:
No administrative cases are on file for the property.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Status Review with primary façade designation, if applicable, for a residential structure.

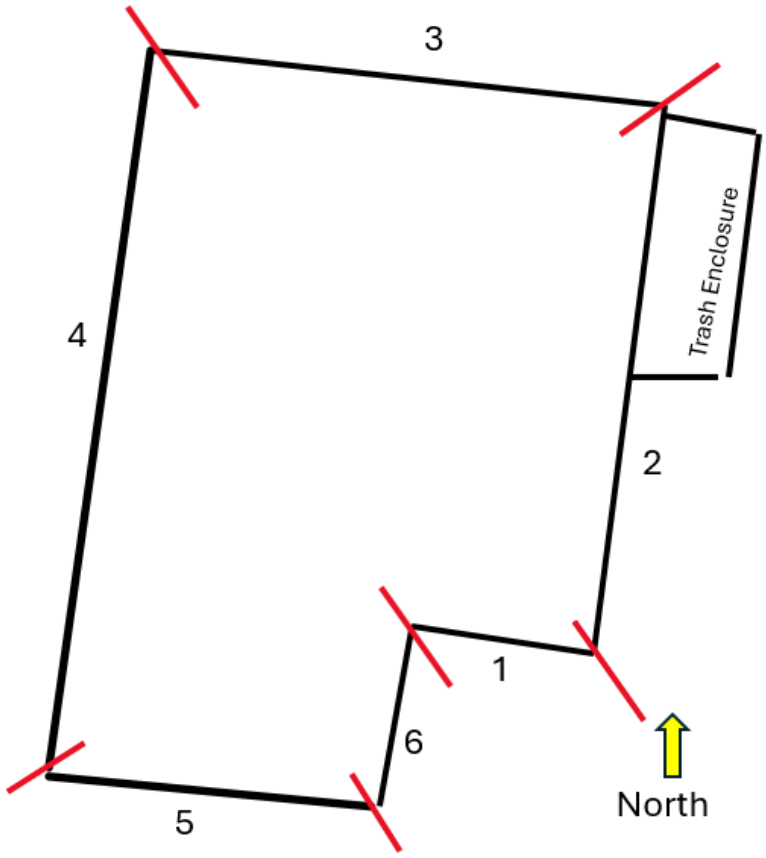


Figure 3: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to

the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or to designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

a. An application for construction or demolition as set forth in Section 14-5.2 as follows:

1. Prior to the application being placed on a board agenda or prior to issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based upon the status of the structure following the determination of status.

2. Prior to action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based upon the status of the structure following the determination of status.

b. Request from the property owner;

c. A request initiated by the city. Staff shall notify the property owner prior to initiating the request.

IV. Notice of HDRB's Review of Status

a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days prior to the HDRB's review of a change in or designation of status.

b. In addition, staff shall send notice, by first-class mail, 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. Staff shall retain an affidavit of mailing.

c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster on the nearest place available to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days prior to the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the

city removing the sign at the applicant's expense. A civil fee of fifty dollars ($50.00) will be charged.

NONCONTRIBUTING STRUCTURE

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.

CONTRIBUTING STRUCTURE

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.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant for its association with events or persons that are important on a local, regional, national, or global level, or 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.

PRIMARY FACADE

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

G. Additional District-Specific Design Standards

5. Westside-Guadalupe Historic District

I. 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 the 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 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 obstructive 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 greenhouses made from enclosed porches or portals 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.

II. Walls; Fences; Solar Collectors: Administration

Applications for the 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 staff shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30, Ord. No. 2020-22

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H24946

building threatened? yes	surveyed date 5/20/85 by HMW	county SANTA FE	ID no. 051613003
field map SFHD #7	number 003	UTM reference zone 12 13 easting	northing

location description

510 JOSE

SW CORNER AT DANIEL

city/town SANTA FE

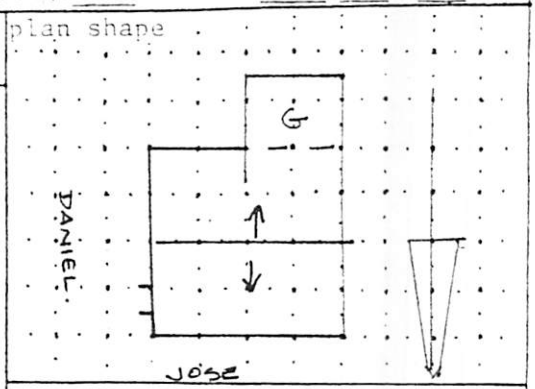
land ~~grant~~/reservation

building name

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

film roll by SF no. SFHD 1	negative nos. 2	loc. of neg. HPB

plan shape



date of construction

1935-40 estimate ___ actual

source SFDIR.

use

present residential

other OFFICE

historic residential

other ___

condition

___ excellent X good

___ fair ___ deteriorating

degree of remodeling

___ minor ___ moderate X major

describe:

MAJOR REMODEL, ALL NEW WDWS.

surroundings

RESIDENTIAL

relationship to surroundings

___ similar X not similar

district potential

___ yes ___ no

significance

___ eligible ___ of interest X none

if eligible, why? N-C. ALTERATIONS.

associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

type

NMUV

foundation material

UNK. (CONC?)

wall material/surface

ADOBE / STUCCO

architectural features

LOW PITCH RF BEHIND STRAIGHT PARAPET W/ SLIGHT BUILDUP AT CENTER.

MAJOR REMODEL: NEW RF W/ SKYLIGHTS, NEW THERMOPANE WD WDWS,

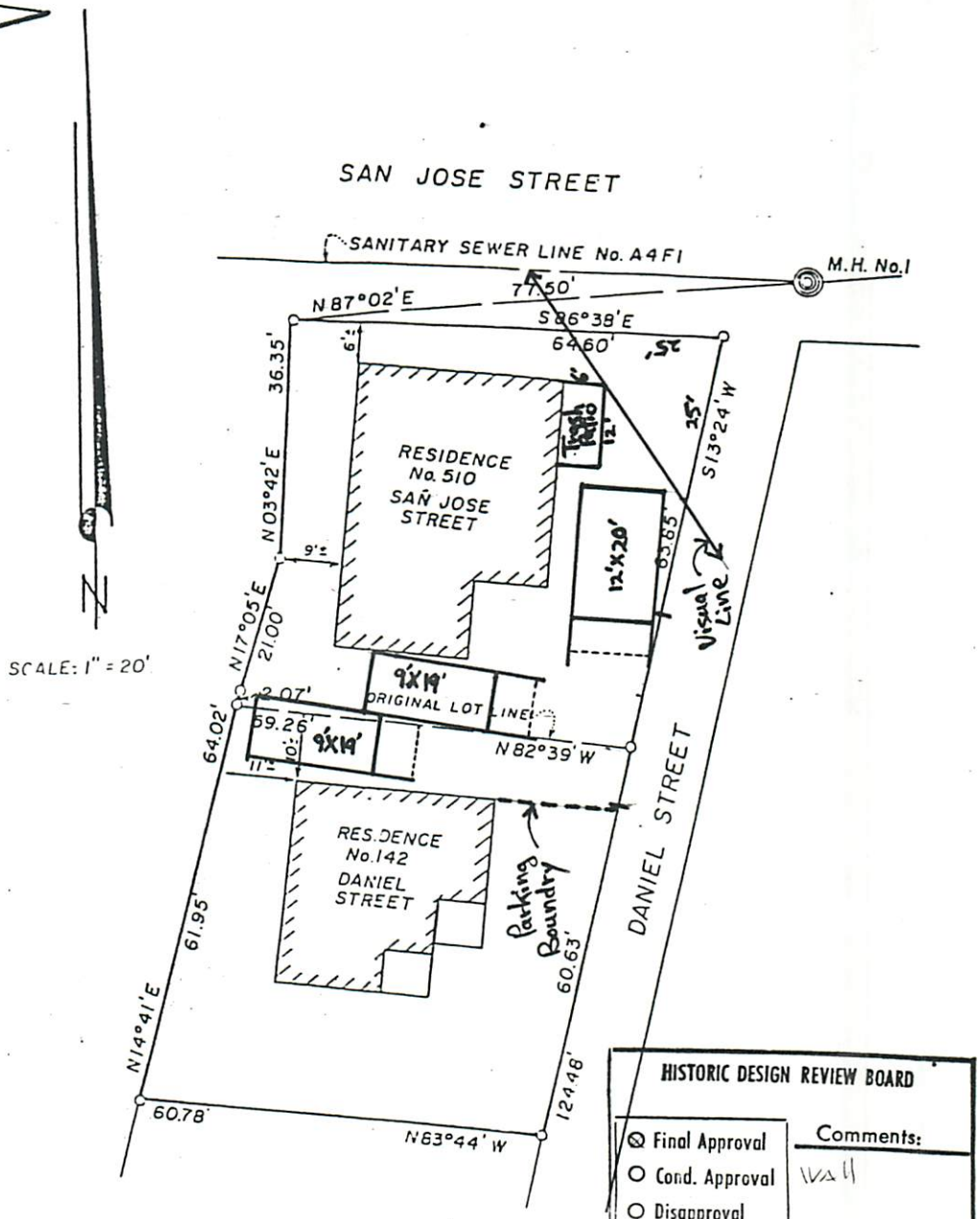
ENCLOSED GARAGE ELL W/ NEW DOOR, WDWS.

FACES ON DANIEL, W/ JOSE ADDRESS.

comments

N-C. ALTERATIONS.

H-85-294
510 JOSE STREET



HISTORIC DESIGN REVIEW BOARD

- ⊗ Final Approval
- ○ Cond. Approval
- ○ Disapproval

Comments: wall

10-16-85 CA

Chairman

I hereby certify that this plat is an accurate delineation of notes of a field survey completed by me on July 13, 1933 and is true and correct to the best of my knowledge and belief.

Cipriano Martinez
N.M.L.S. No. 3995

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF NEW MEXICO
NO. 3995

PLAT OF SURVEY FOR
BARRY K. BERKSON AND
EVELYN M. BERKSON
510 SAN JOSE STREET
& 142 DANIEL STREET
SANTA FE, NEW MEXICO

Mathey Associates
ARCHITECTS
574 W. San Francisco St. Santa Fe, NM 87501

April 13, 2026

Lani McCulley
Santa Fe Historic Preservation Division
City Hall
200 Lincoln Avenue
Santa Fe, New Mexico 87501

Re: 510 Jose St. Historic Status Review

Good morning Ms. McCulley,

We are presenting you with a submission for historic status revew at 510 Jose St. as prepared by our consultant John Murphey.

We request that this case be scheduled for review at the May 2026 hearing.
Please let me know if any additional information or documentation is needed to complete the submittal.

Thanks very much,

Courtenay Mathey

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: April 12, 2026

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

1. Name of property:

Rental Duplex/ Northside Veterinary Clinic

2. Location:

510 Jose Street
Westside-Guadalupe Historic District — Santa Fe

3. Local Reference Number:
Santa Fe ID: H-2496

4. County: Santa Fe
Parcel # 16002067

5. Property Type:
_x Buildings: 1
__ Structures:
__ Site __ Object

6. Date of Survey:
March 12, 2026

7. Previous Survey Date(s):
_x_Yes: May 28, 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6911556,-105.9485924

10. Photo Information: Jim Rodman, photographer. **Photo 1: View of east elevation. Camera facing west.**

11. Brief Description of the Property:

Constructed likely in the late 1930s as a rental duplex, the subject adobe building consists of a roughly 30x30-foot square core with a 12x20-foot rectangular projection along the south elevation, originally constructed as a garage (Photos 1–3). The core block, historically configured as a duplex, is covered by a gently sloping pitched roof draining to the north and south. The building has an overall footprint of approximately 1,158 square feet and is clad in cementitious stucco in a buckskin tone. All fenestration has been replaced, and the building no longer conveys its historic residential character. The property is designated Non-Contributing within the Westside-Guadalupe Historic District.

Continued on Page 5.

12. Who uses the property? Vacant

13. Construction Date:
Date: Late 1930s
_ _Known _x_ Estimated Source: city directories and newspaper accounts

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

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

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

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

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

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

John W. Murphey
Architectural Historian
Architectural History Services
w/ Jim Rodman

For: Joseph M. Oritz and Anne S. Hanika, via Courtenay Mathey, Mathey & Associates

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

Current owner: Joseph M. Oritz and Anne S. Hanika

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 __ 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: H-2496
Rental Duplex/ Northside Veterinary Clinic	510 Jose Street Westside-Guadalupe Historic District — Santa Fe	4. County: Santa Fe
		5. Date of Survey: March 12, 2026

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: __Flat _x_Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None _x_ Low
__ Medium __ Steep
Features: __ Eave:
__ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam ___Metal: V- Crimp: Red Panel
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Casement	Wood	1	5
Casement	Wood	1-1	1
Sliding	Aluminum	1-1	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	6-panel	Wood	2
Single-Leaf	Solid/Flush	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1951; addition of garage; different construction technique.
#2 Date: c1981-1985; assumed replacement of windows and infill of garage door; evidence of conversion to commercial use.
#3 Date: c.1985; construction of trash enclosure and likely other alterations; 1985 HBI survey.

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

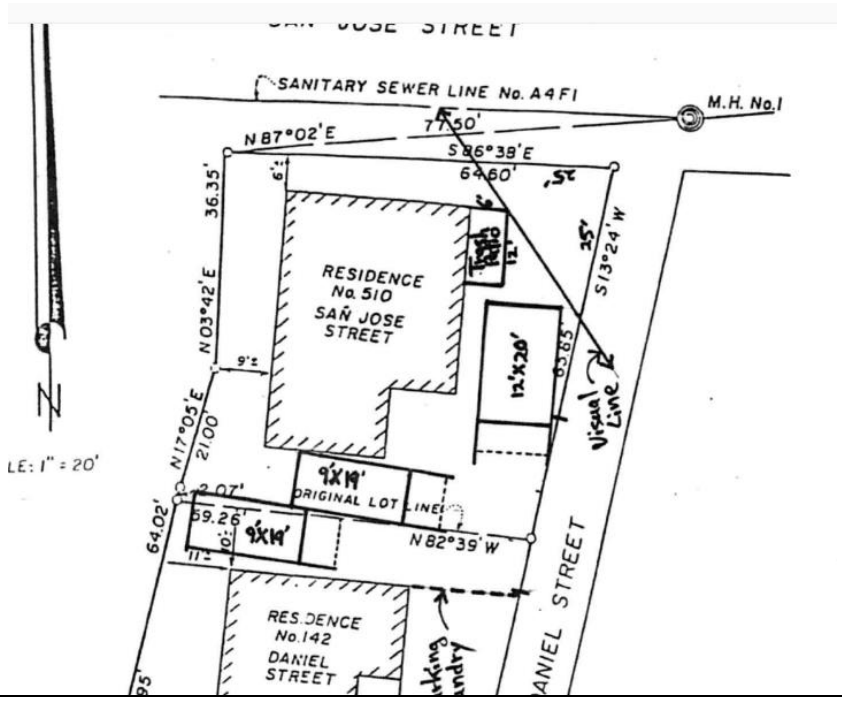
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 1985 survey plat. Courtesy of Cipriano Martiznez.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental Duplex/ Northside Veterinary Clinic**	**2. Location:** **510 Jose Street** **Westside-Guadalupe Historic District — Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2496** **4. County: Santa Fe** **5. Date of Survey: March 12, 2026**

Architectural Description Continued

Setting

Located approximately 100 feet west of North Guadalupe Street, the subject property is surrounded by a mix of residential and commercial buildings, reflecting the area's BCD zoning (Photo 2). The irregularly shaped lot has frontage on both Jose and Daniel Streets, with the latter serving as the primary entrance and orientation.

East (front) Elevation

Facing Daniel Street, the east elevation functions as the primary façade and contains two public entries (Photos 2 & 3). At the south end is the former one-car garage, converted to office space in the 1980s. The original garage door opening contains a frame infill section with a single-light wood outswing casement window and a six-panel wood entry door (Photo 4). This type of casement window appears elsewhere on the building. The south elevation of the former garage contains a small horizontal sliding aluminum window associated with a bathroom (Photo 5).

Turning the corner to the south elevation of the main block is a second entry (Photo 4), which contains a non-historic six-panel wood door. This short section is marked by a metal gutter along the parapet.

Returning to the east elevation, the long façade includes a wood casement window near the south end and a trash enclosure at the north (Photo 6). The enclosure, constructed of stuccoed CMU walls, was under construction at the time of the 1985 survey (Fig. 6). A modern, solid flush door is located behind the enclosure wall (Photo 7).

North Elevation

Facing Jose Street, the north elevation has limited fenestration, consisting of two openings with wood casement windows matching those on the other elevations (Photo 8). Notable are the wide trough canales cut through the parapet. One galvanized metal canal is stamped "Cop-R-Loy," identifying it as a product of Wheeling Corrugated Steel Corporation (Photo 9). The canales appear to have slipped out of position and are reported by the property owner to be draining back into the wall.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Rental Duplex/ Northside Veterinary Clinic**	**2. Location:** **510 Jose Street** **Westside-Guadalupe Historic District — Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2496**
		4. County: Santa Fe
		5. Date of Survey: March 12, 2026

West Elevation

The west elevation, facing what was historically a rear yard, is largely unarticulated. It contains a single window at the south end of the original duplex, fitted with a modern outswing wood casement window (Photo 10).

Historical Overview

In the late 19th century, the land along Jose Street was owned by its probable namesake, José Durán (Fig. 1). José E. Durán, a prominent Santa Fe Trail freighter, held a vast tract extending from Arroyo Mascara north to future West San Francisco Street to the south. The 1912 King's map reaffirms this ownership and indicates the land had become part of Durán's estate following his death in 1907.

Nearly four decades later, Jose Street had been laid out, along with the intersecting Daniel Street. Based on city directories, the subject property was being used as a rental duplex under the roof of the current building. The directories record several households living at the address in 1942, including Gustavo and Marina Romero. Gustavo worked as a deliveryman for Henry Krick & Company, a local distributor of Dr Pepper. Also listed were Isaac and Margaret Martínez. Peter Fleming, an automobile mechanic, was recorded as living in the building in 1942.[1] These renters were followed by José A. Romero, Eloy G. Vigil, Ralph López, Peter Roibal, and many others.

Newspaper accounts and city directories indicate that this pattern of high turnover tenancy continued through the postwar period. An advertisement from 1951 provides a sense of the duplex's arrangement, describing each unit as having two rooms and a bath, with one unit including use of a garage.[2] The listed telephone number traces to a real estate office and does not clarify the property's underlying ownership.[3]

[1] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1942* (El Paso: Hudspeth Directory Company, 1942), 114, 180, 239, and 330.
[2] "28 – Apartments for Rent," *Santa Fe New Mexican*, April 23, 1951, 10.
[3] Based on deeds from the 1970s and names appearing in city directories, it is likely that the property was held by the Romero family, which also owned the lots to the south along Daniel Street.

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Highway Impact

Rosario Street was widened in the late 1950s as a bypass for U.S. Highways 64/84/285. The project, creating the so-called Tesuque Highway bypass, not only broadened the roadway but also altered its curvature.[4] It required the acquisition of private property, including buildings that may have been associated with the subject parcel.

The improvement also prompted the rezoning of frontage lots. Formerly residential parcels in the immediate vicinity were increasingly converted to commercial uses, making nearby properties more attractive for redevelopment. Nearby, the property at what is now 400 North Guadalupe was developed for automobile service uses, first occupied by Polo's El Paso Dixie Service and later by Payne's Shell Service & Radiator; the building is now occupied by Martinizing Dry Cleaning.

The building at 510 Jose Street, however, continued in use as a rental property into the late 1970s, with one long-term tenant, Onofre Lucero, occupying a unit for more than a decade.

Retail Conversion

In 1981, husband and wife Harold ("Hal") and Jean Olafson received a deed to the property from Lloyd and Irene Martinez.[5] Realtors by profession, the Olafsons converted the former duplex into their office, operating as the Olafson Agency. The following year, they sold the property to Barry and Evelyn Berkson, who used it as an income-producing property by leasing it to small businesses.[6]

[4] John W. Murphey, "235 North Guadalupe Street, The Burger Bowl-Bert's Burger Bowl-Taco Fundacion, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2, January 13, 2021, 6-8.
[5] Warranty Deed, Lloyd A. and Irene L. Martinez to Harold S. and Jean Olafson, recorded February 27, 1981, Book 416, Page 539, Instrument # 474387, Santa Fe County, New Mexico.
[6] Warranty Deed, Harold S. and Jean Olafson to Barry K. and Evelyn M. Berkson, recorded April 29, 1982, Book 439, Page 564, Instrument # 495737, Santa Fe County, New Mexico. See also Instrument # 496797.

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Among these tenants was Santa Fe's first computer shop. In the late 1970s, Arthur Rubino established Arinco, The Computer Company, on East Marcy Street, relocating to Jose Street in 1982 and expanding its offerings. A 1982 advertisement shows the business selling Apple-compatible hardware, peripherals, and software at discounted prices, reflecting the growing accessibility of personal computing. In 1984, under Arinco Computer Systems Inc., Rubino acquired five Albuquerque stores and rebranded them as Computer Age. [7] The company continued to operate from 510 Jose Street before later moving its retail operations to DeVargas Mall.

Following Rubino's departure, the five-room office underwent an interior renovation in 1985.[8] The renovation was executed for the building's longest-term commercial tenant, Northside Veterinary Clinic, owned and operated by Stan Heyman, D.V.M. As the sole veterinarian, Heyman ran the practice from the building until the clinic closed in 2019. The current owner, who acquired the property from the Berksons in 1996,[9] is now planning renovations to accommodate new uses.

[7] "Arinco Acquires Computer Stores," *Santa Fe New Mexican*, April 21, 1984, D

[8] "Permits," *Santa Fe New Mexican*, November 19, 1985, C-4.

[9] Warranty Deed, Barry K. and Evelyn M. Berkson to Ann S. Hanika and J. Michael P. Ortiz, recorded March 27, 2007, Instrument # 1476141, Santa Fe County, New Mexico.

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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

While the overall footprint of the building has remained largely unchanged since the 1950s, significant alterations—including the infill of the former garage door with new fenestration, replacement of doors and windows, and apparent modification of two primary entries—have compromised its integrity. As a result, the building no longer conveys its historic function as a residential duplex. For these reasons, it is recommended that the property retain its Non-Contributing status, consistent with the original 1985 survey.

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Illustrations

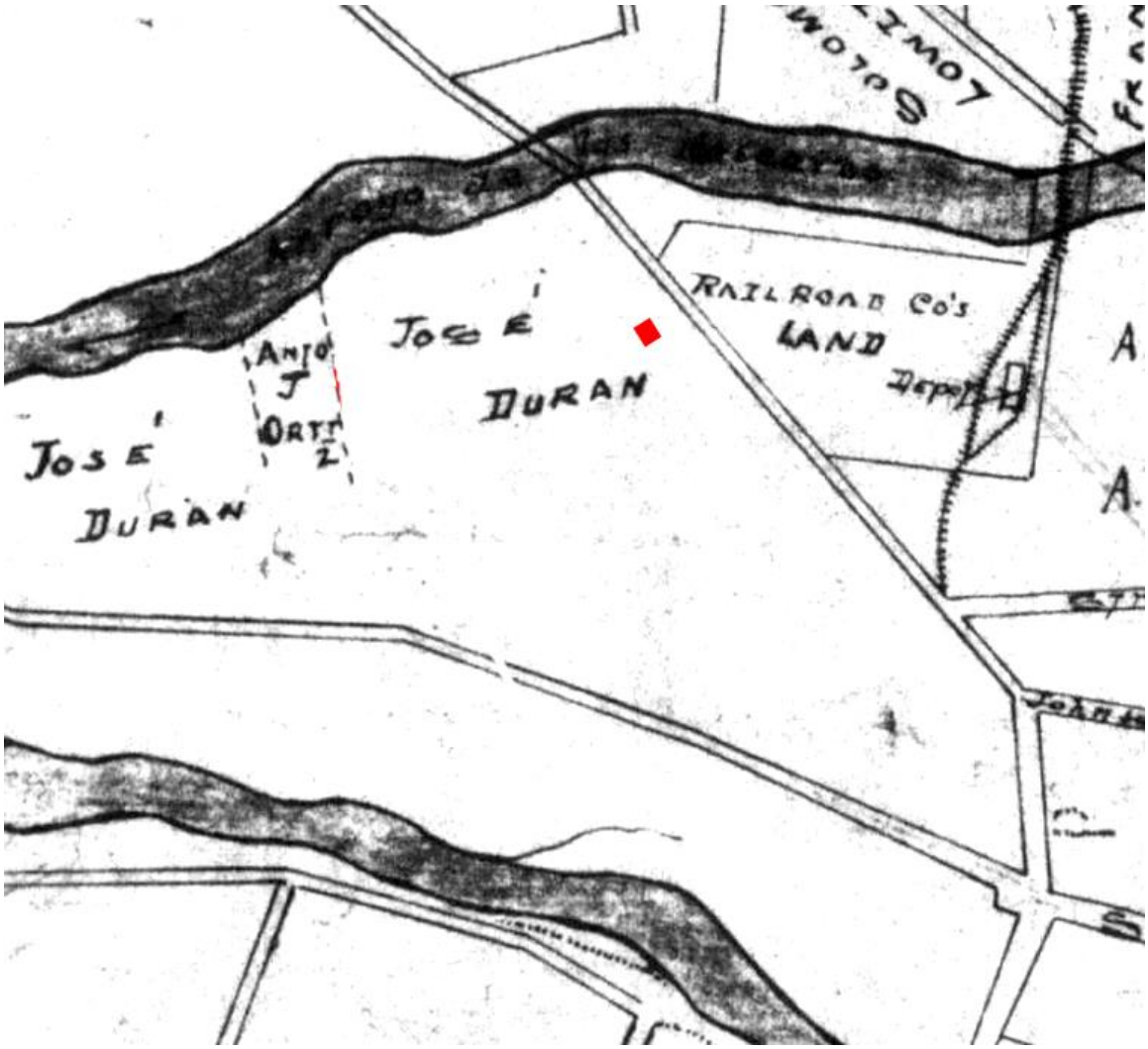

Figure 1: Approximate location of future subject building. William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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Figure 2: October 25, 1948, aerial photograph. Subject building indicated in red.

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Figure 3: November 10, 1958, aerial photograph. Subject building circled.

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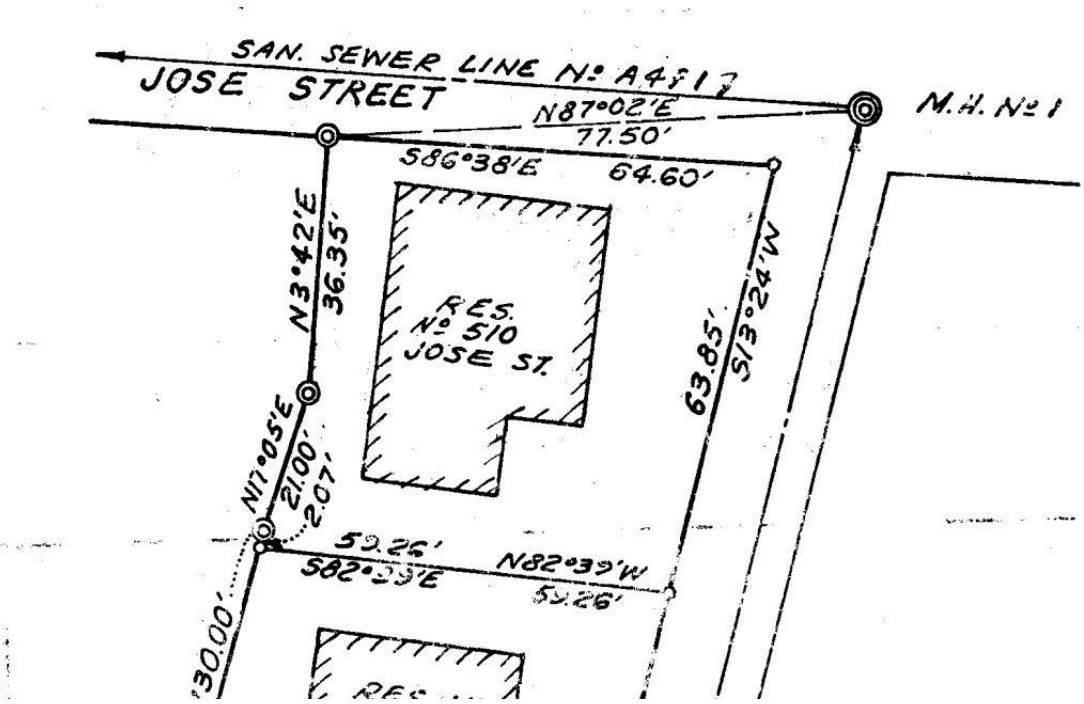

Figure 4: Portion of 1975 survey plat. Cipriano Martinez, creator. Santa Fe County Instrument # 372819.

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Figure 5: September 11, 1978, aerial photograph. Subject building circled.

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Figure 6: May 28, 1985, HBI survey photograph. Harry M. Weiss. Note how building is being worked on, including what appears to be construction of the trash enclosure.

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Survey Photographs

(All images taken by Jim Rodman on March 12, 2026, unless otherwise noted)

Photo 2: Setting and east elevation. Camera facing northwest.

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Photo 3: East elevation. Former garage at left. Camera facing northwest.

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Photo 4: East elevation. Former garage infill fenestration. Camera facing northwest.

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Photo 5: South elevation. Former garage. Camera facing northwest.

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Photo 6: East elevation. Camera facing north.

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Photo 7: East elevation. Trash enclosure. Joey Ortiz, January 20, 2026.

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Photo 8: North elevation. Camera facing southwest.

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Photo 9: North elevation. Camera facing south.

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Photo 10: West elevation, including former garage and residence. Camera facing northeast.

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H24946

building threatened? yes	surveyed date 5/20/85 by HMW	county SANTA FE	ID no. 051613003
field map SFHD #7	number 003	UTM reference zone 12 13 easting	northing

location description

510 JOSE

SW CORNER AT DANIEL

city/town SANTA FE

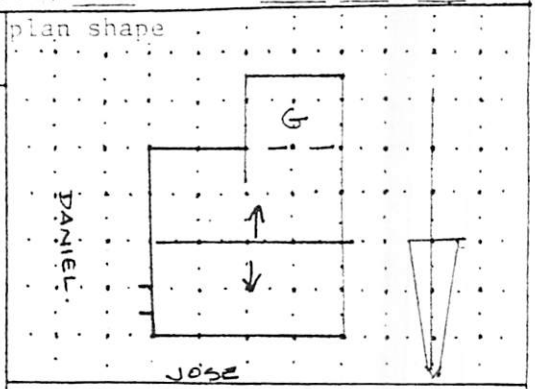
land grant/reservation

building name

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

film roll by SF no. SFHD 1	negative nos. 2	loc. of neg. HPB

plan shape



date of construction

1935-40 estimate ___ actual

source SFDIR.

use

present residential

other OFFICE

historic residential

other ___

condition

___ excellent X good

___ fair ___ deteriorating

type

NMUV

foundation material

UNK. (CONC?)

wall material/surface

ADOBE / STUCCO

degree of remodeling

___ minor ___ moderate X major

describe:

MAJOR REMODEL, ALL NEW WDWS.

architectural features

LOW PITCH RF BEHIND STRAIGHT PARAPET W/ SLIGHT BUILDUP AT CENTER.

MAJOR REMODEL: NEW RF W/ SKYLIGHTS, NEW THERMOPANE WD WDWS,

ENCLOSED GARAGE ELL W/ NEW DOOR, WDWS.

FACES ON DANIEL, W/ JOSE ADDRESS.

surroundings

RESIDENTIAL

relationship to surroundings

___ similar X not similar

district potential

___ yes ___ no

significance

___ eligible ___ of interest X none

if eligible, why? N-C. ALTERATIONS.

comments

N-C. ALTERATIONS.

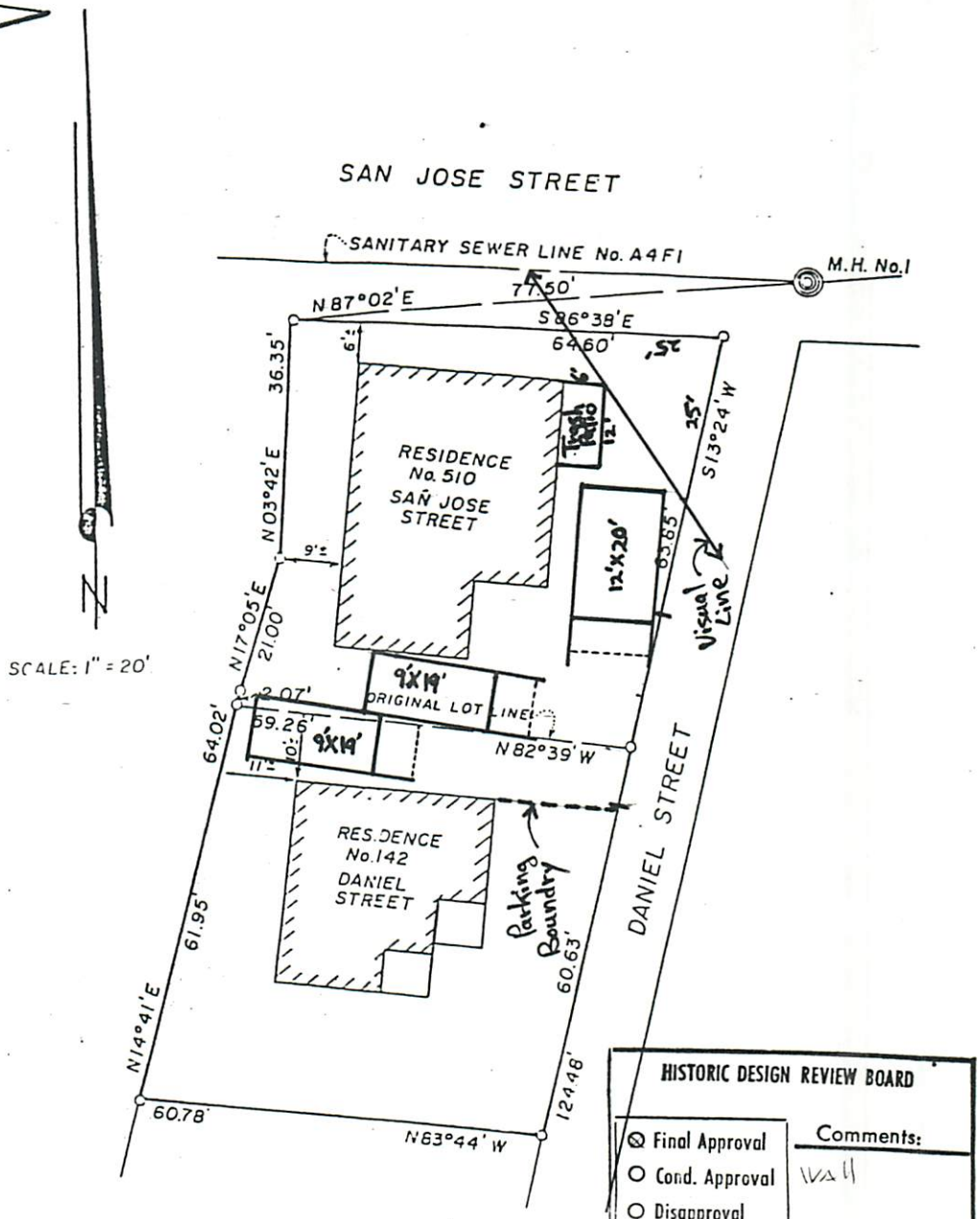
associated buildings? ___ yes

what type?

if inventoried, list ID nos.

see back? ___ yes

H-85-294
510 JOSE STREET



HISTORIC DESIGN REVIEW BOARD

- ⊗ Final Approval
- ○ Cond. Approval
- ○ Disapproval

Comments: wall

10-16-85 CA

Chairman

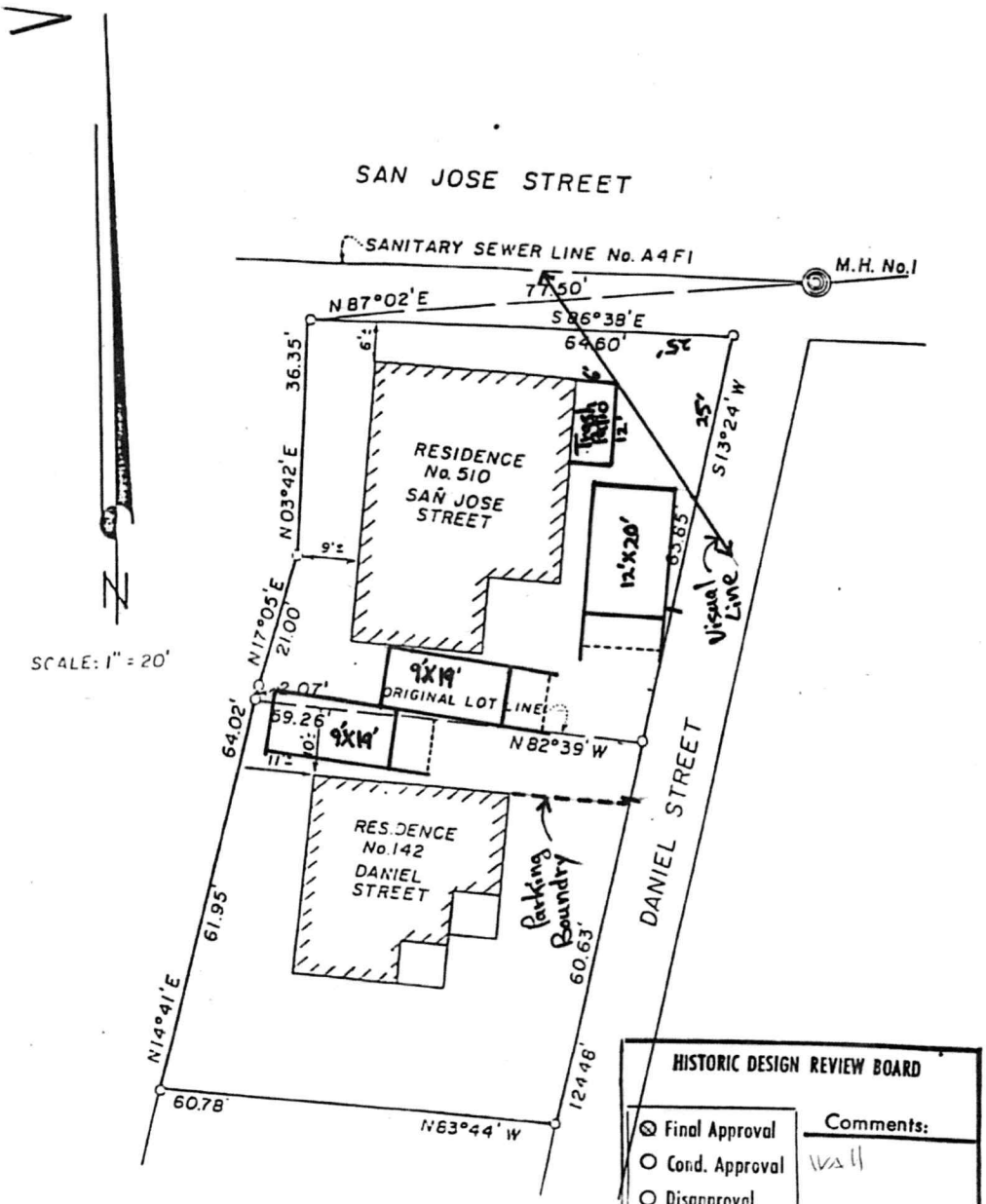
I hereby certify that this plat is an accurate delineation of notes of a field survey completed by me on July 13, 1933 and is true and correct to the best of my knowledge and belief.

Cipriano Martinez
N.M.L.S. No. 3995

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF NEW MEXICO
NO. 3995

PLAT OF SURVEY FOR
BARRY K. BERKSON AND
EVELYN M. BERKSON
510 SAN JOSE STREET
& 142 DANIEL STREET
SANTA FE, NEW MEXICO

H-85-294
510 JOSE STREET



HISTORIC DESIGN REVIEW BOARD

- ⊗ Final Approval
- O Cond. Approval
- O Disapproval

Comments: Wall

10-16-85 CA

Chairman

I hereby certify that this plat is an accurate delineation of notes of a field survey completed by me on July 13, 1983 and is true and correct to the best of my knowledge and belief.

Cyprian Martinez
N.M.L.S. No. 3995

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF NEW MEXICO NO. 3995

PLAT OF SURVEY FOR
BARRY E. BERKSON AND
EVELYN M. BERKSON
510 SAN JOSE STREET
& 142 DANIEL STREET
SANTA FE, NEW MEXICO

City of Santa Fe, New Mexico

memo

DATE: May 12, 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

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

2026-012283-HDRB. 519 E. Palace Ave., Downtown & Eastside Historic District, contributing, Marc Naktin, agent for John Hurt, owner, proposes to demolish a steel carport, relocate a shed, and construct a 440 sq. ft. addition to a height of 11'-6" where the maximum allowable height is 16'-2" and yard walls with a gate to the maximum allowable height of 6'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: previous case files

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 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

a. In case 2026-012283-HDRB, for 519 East Palace Avenue, approve or deny the application as submitted.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). The project does not meet the threshold for archaeological clearance to be required.

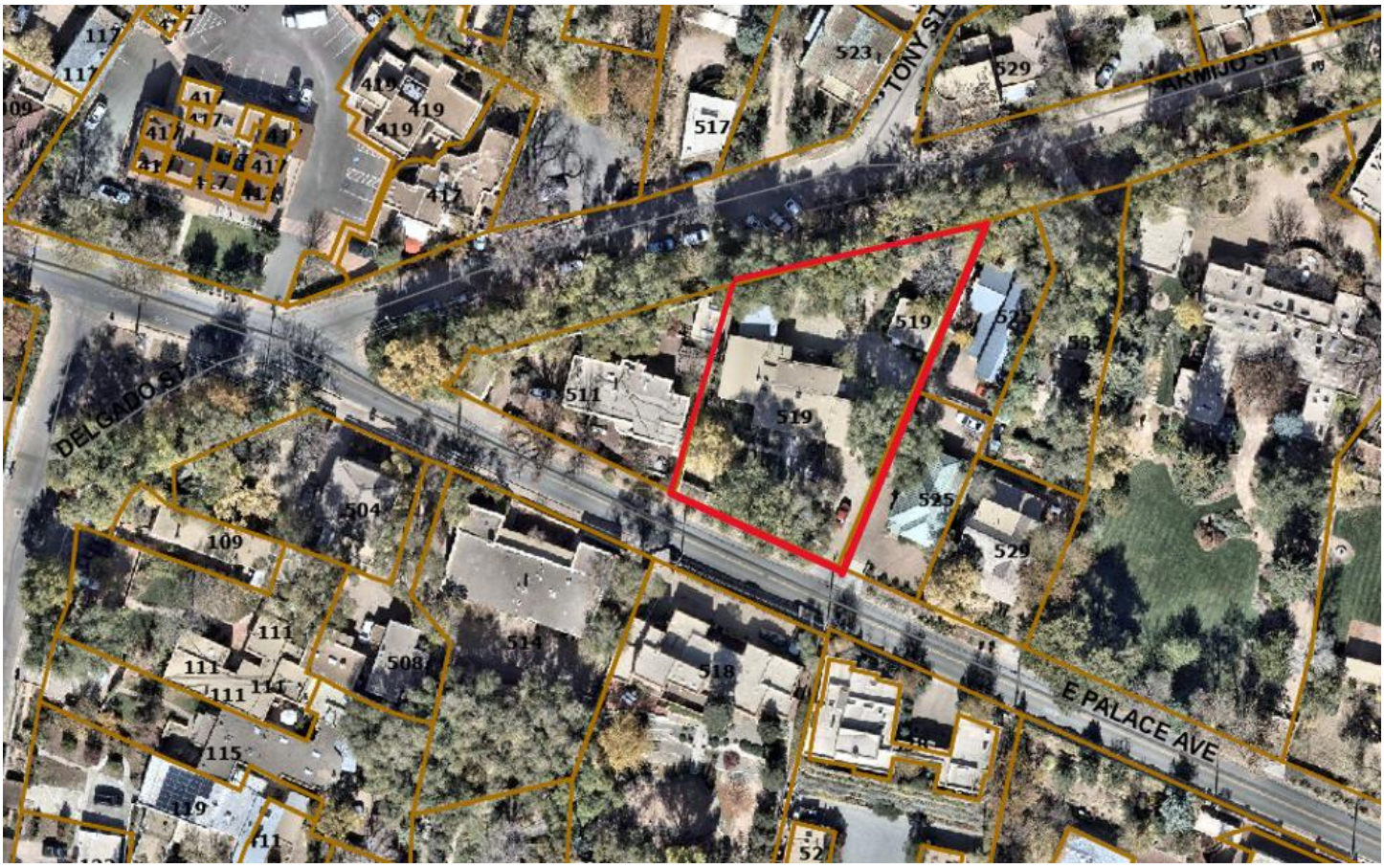


Figure 1: Property Location

BACKGROUND & SUMMARY:
Site Description:
519 East Palace Avenue is a single-family residence that was constructed before 1928 in a vernacular style. During the second world war, the property was converted to a naval recruiting station; remodeling is presumed to have occurred subsequently. Character-defining elements include the front porch with low arches and the shed roof massing on the east side. The property is listed as contributing to the Downtown and Eastside Historic District, and the south, street-facing elevation is considered the primary.

Figure 2: Street View of Property

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

Case H-09-090 requested the removal of a 150 sq. ft. non-historic addition from the northwest corner and construction of a 683 sq. ft. addition in the same location, and non-historic and non-primary façade window replacement.

Case H-03-075 requested construction of a yard wall to the maximum allowable height of 4'-11" on the south property line and a freestanding portal at the west. The portal was denied, but the yard wall was approved.

ADMINISTRATIVE:

On 5/24/2010, the staff approved a roof rafter detail drawing flaw, increasing the height from 6" to 16'-6" from FF.

On 5/12/2010, staff approved an amendment to the HDRB approval to change French glass doors to a single lite window on the west elevation.

On 3/1/2010, staff approved amendments to the HDRB approval, including removing the flat roof on the addition so it is all pitched, adding 3 windows on the east elevation of the addition, changing the clerestory dimension on the north elevation, delete lower window on north elevation of the addition, increase the footprint of the addition, and either remove or relocate the carport to meet underlying zoning requirements.

On 9/1/2009, staff approved painting the windows and doors off-white and the portal ceiling in cornflower blue.

ON 6/17/2003, the staff approved the stucco of the house in cementitious "Adobe".

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolish the steel frame carport on the northwest corner of the lot.
2) Relocate the shed from the northwest corner to the northeast corner.

3) Construct a 440 sq. ft. addition on the northwest corner of the residence in the location of the carport.
4) Construct a 6'-0" high yard wall with pedestrian gates on the west side of the residence.

Figure 3: Existing and Proposed Site Plans

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;
II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

C. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.

a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.

b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable

specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

Ill. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

a.

b. Building additions to 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.

IV. Remodeling to Increase Height

V. Rooftop Equipment

3. Porches and Portals
4. Windows, Doors, and Other Architectural Features
   I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
   II. For all facades of contributing, significant, and landmark structures:
5. Roofs
6. Surface Cleaning
7. Archaeological Resources

   Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries.*

8. Signs
9. Murals
10. Pedestrian-Oriented Areas

G. Additional District-Specific Design Standards

2. **Downtown and Eastside Historic District**

   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.

   I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts.
e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. 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. Facade 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 FORM

H2885

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612122
field map SFHD #2	number 2122	UTM reference zone 12 13	easting northing

location description: 519 E. PALACE AVE.

city/town: SANTA FE

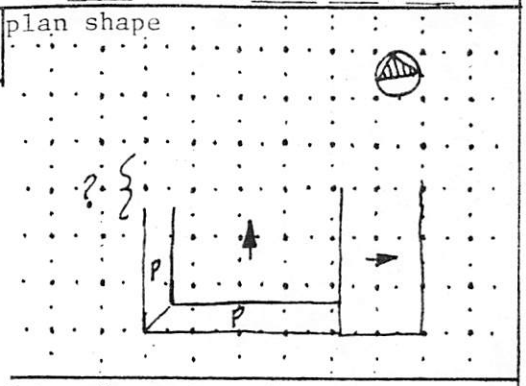
land grant/reservation: ~~land grant/reservation~~

building name:

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

film roll	negative nos.	loc. of neg.
by SL no. 35	13	HPB

519



plan shape

date of construction: Pre '28 estimate ____ actual

source: dir. Pre 1920's

use
present: residential
other:
historic: residential
other: Naval Recruiting Station during War

condition: ___excellent ✓good ___fair ___deteriorating

NMUV

?

wall material/surface: adobe/stucco

degree of remodeling: ✓minor ___moderate ___major
describe: new windows (few)

architectural features: shed rfs w/ extend'd eaves - porch wraps around SW crnr.

surroundings: residential

relationship to surroundings: ✓similar ___not similar

district potential: ___yes ___no

W: 2/2

d: solid w/ lrg single pane, solid, [00] - all w/ Territ surround

significance: ___eligible ✓of interest ___none

if eligible, why? contrib.

comments: -incomplete discription - rude tenants -

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

CITY OF SANTA FE

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 2/27/26	Property Owner of Record John Hurt		
Applicant/Agent Contact Marc Naktin			
Site Address 519 E. Palace Ave			
Suite or Space #	Subdivision Name		
Lot #	Block #	Total Roof Area (square feet) 4135 exist 1838 new	
Lot Coverage %	Lot Size (square feet) 35%		
Proposed Construction Description	Master bath and closet addition, garage, mudroom, office addition, portal addition		
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 historic	Overlay Districts ☐ Escarpment ☐ Flood Plain ✓ Other						
Proposed Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'			
Proposed Height 11'-6	Max Height	Parking Required 2	Provided 4	Bike Parking 0	Provided 0		

Historic Planning Case Manager: Other

If you selected "other," please write in the name of your case manager: Anthony Maestas

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.

marc naktin ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

x Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Joel Cruz-Haber		Date 3/3/2026
Preliminary Zoning Review # 2026-012008- PAR		

PROPOSAL LETTER
519 EAST PALACE AVENUE

The owners of this non-contributing house at 519 East Palace wish to add a master bath and closet addition.

They are proposing this addition on the north side of the house in the backyard.

There are several freestanding structures on the property. There is an existing carport, garden shed, casita with lean-to shed, and a pergola.

The contemporary steel carport will be removed. The freestanding contemporary garden shed will be relocated out of sight to behind the casita.

The master bath and closet addition to the northeast will match the existing "suede" or tinted to try and match due to stucco age. Clad wood window and door will match existing in a "medium brown" color. We are not proposing divided lights because these additions are behind the house facing the backyard.

EXISTING STRUCTURES:

HEATED: 2536 S.F.
PORTAL: 300 S.F.
CASITA HEATED: 530 S.F.
SHED: 60 S.F.
LEAN-TO SHED: 140 S.F.
CARPORT: 445 S.F.
PERGOLA: 124 S.F.
TOTAL ROOFED: 4135 S.F.

PROPOSED ADDITIONS:

HEATED: 440 S.F.
ROOFED: 440 S.F.

NEW TOTALS:

HEATED: 2976 S.F.
ROOFED: 4575 S.F.

PROPERTY: 17000 S.F.

EXISTING LOT COVERAGE: 24.3%
PROPOSED LOT COVERAGE: 26%

STREET VIEW

STREET VIEW

STREET VIEW

FRONT OF HOUSE - ADDITIONS PROPOSED IN REAR - NO CHANGE FROM STREET

GATE OPEN

VIEW DOWN DRIVEWAY TOWARDS EXISTING CASITA

ADDITION WILL BE
BEYOND
TREE
EAST SIDE OF HOUSE

EAST SIDE OF HOUSE

AREA OF MASTER BATH/CLOSET ADDITION
WHERE CURRENT CARPORT 9TO BE REMOVED) EXISTS

AREA OF MASTER BATH/CLOSET ADDITION
WHERE CURRENT CARPORT 9TO BE REMOVED) EXISTS

519 EAST PALACE AVE

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SHED: 60 S.F.
LEAN-TO SHED: 140 S.F.
CARPORT: 445 S.F.
PERGOLA: 124 S.F.
TOTAL ROOFED: 4135 S.F.

PROPOSED ADDITIONS:

HEATED: 440 S.F.
ROOFED: 440 S.F.

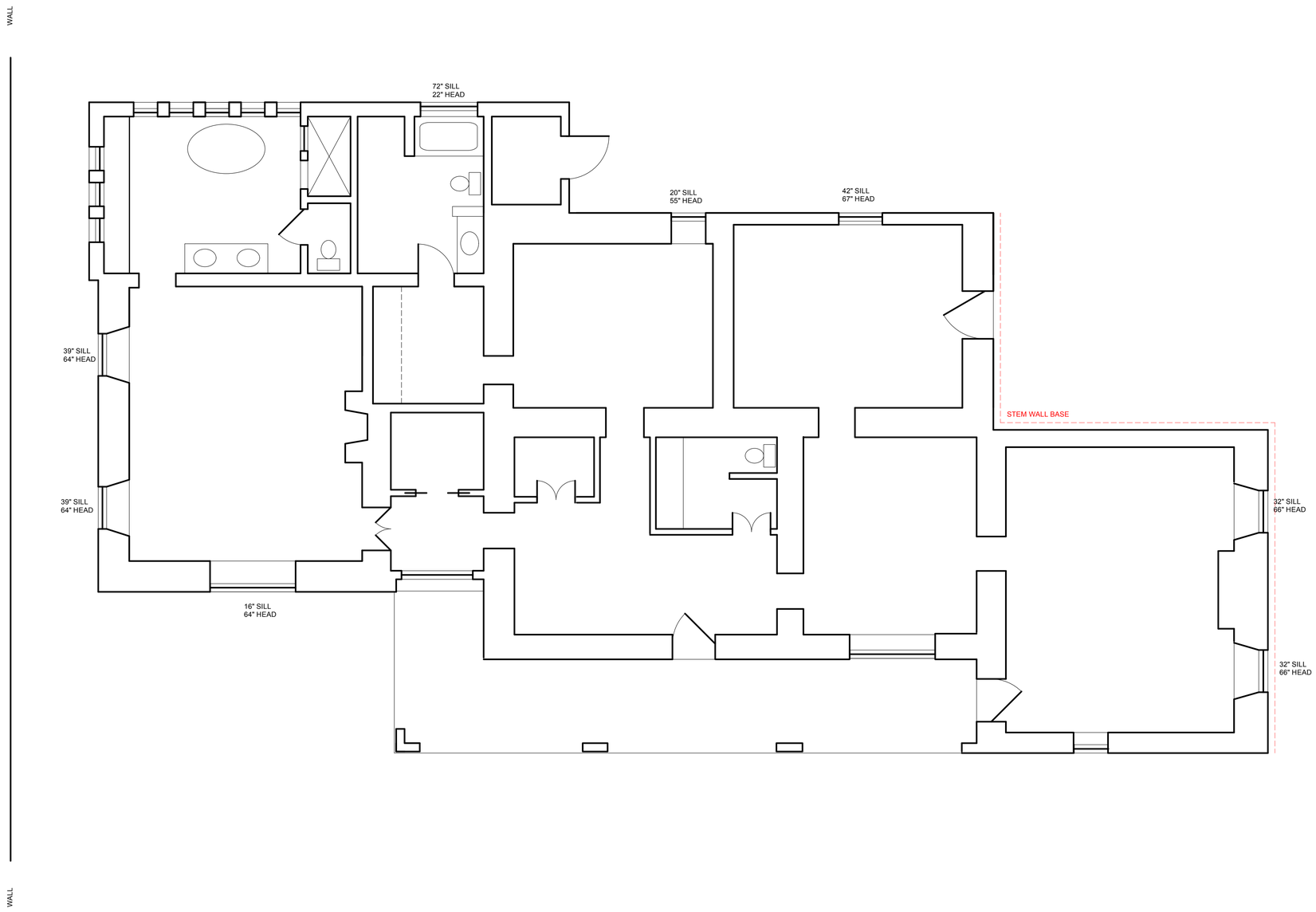
NEW TOTALS:

HEATED: 2976 S.F.
PORTAL: 875 S.F.
ROOFED: 4575 S.F.

PROPERTY: 17000 S.F.

EXISTING LOT COVERAGE: 24.3%
PROPOSED LOT COVERAGE: 26%

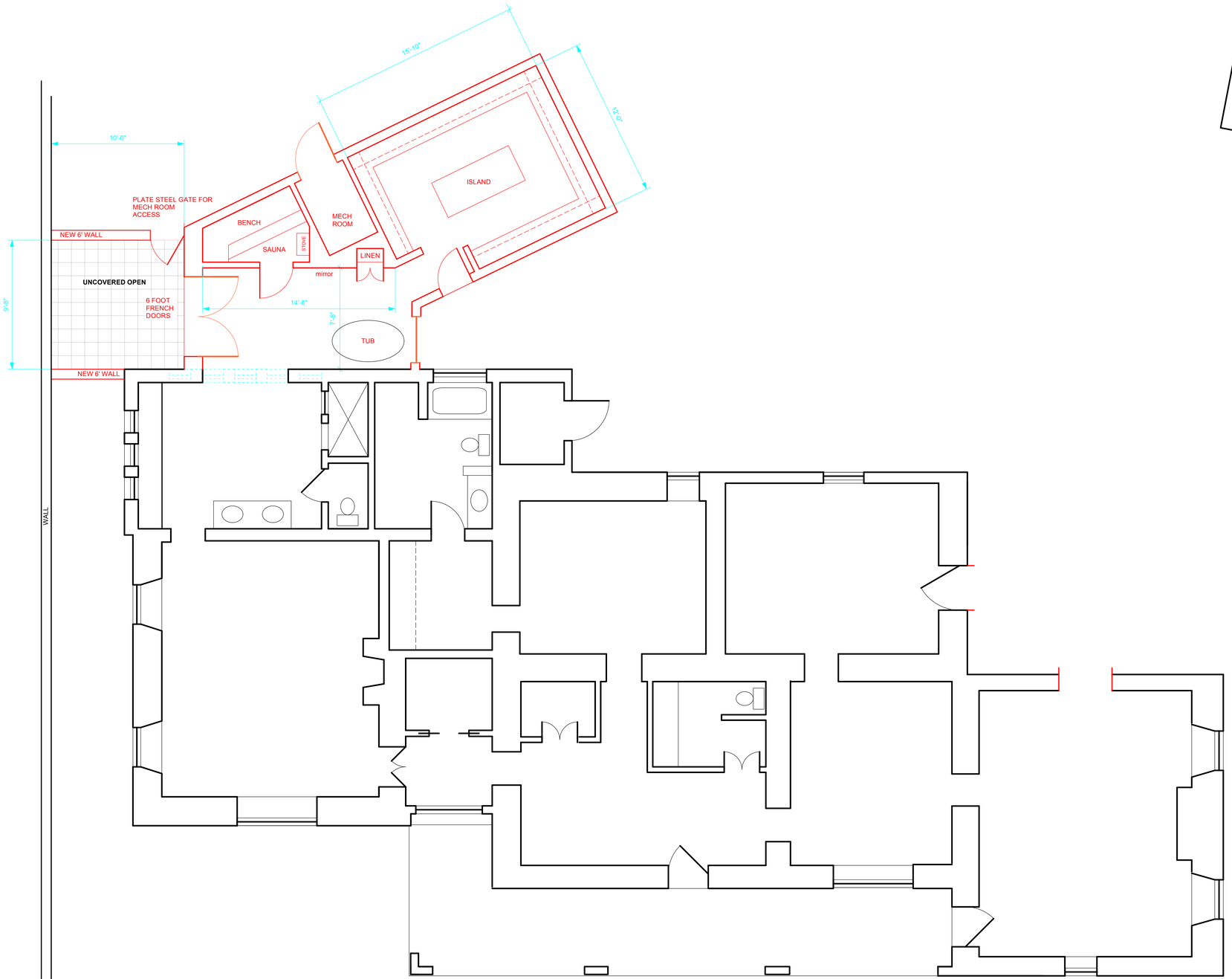
519 EAST PALACE AVE

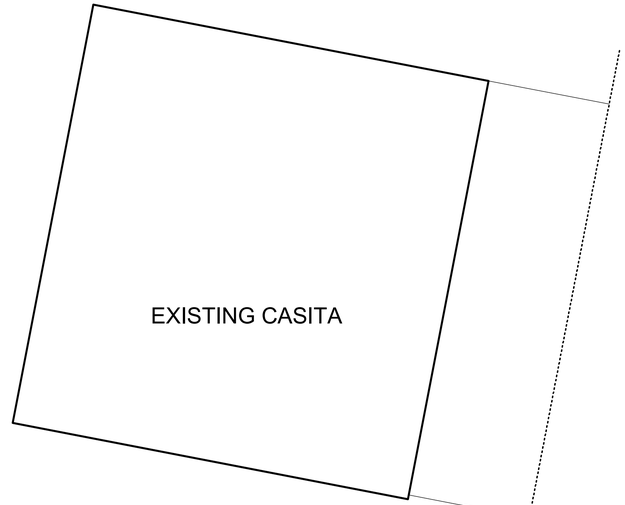


EXISTING FLOOR PLAN
1/4" = 1'-0"

0 5 10 15 20

519 EAST PALACE AVE





PROPOSED FLOOR PLAN
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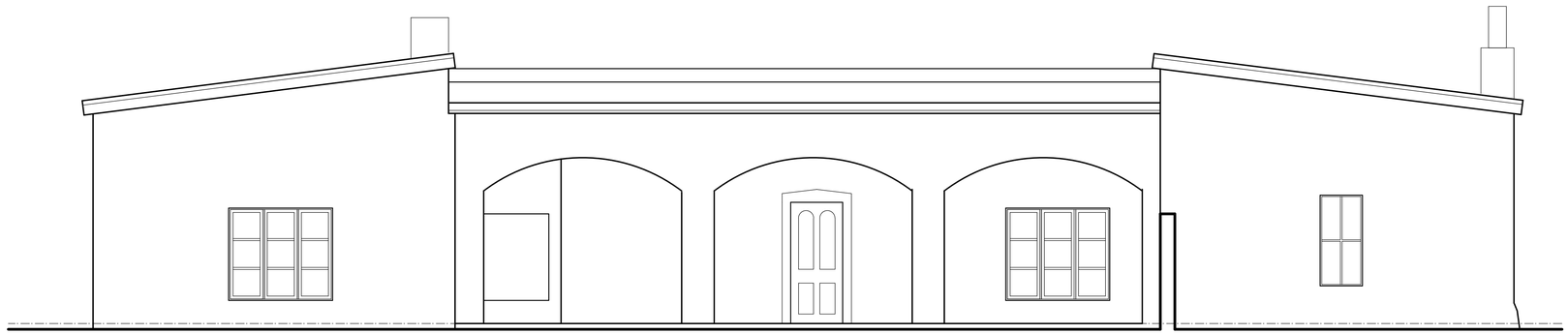
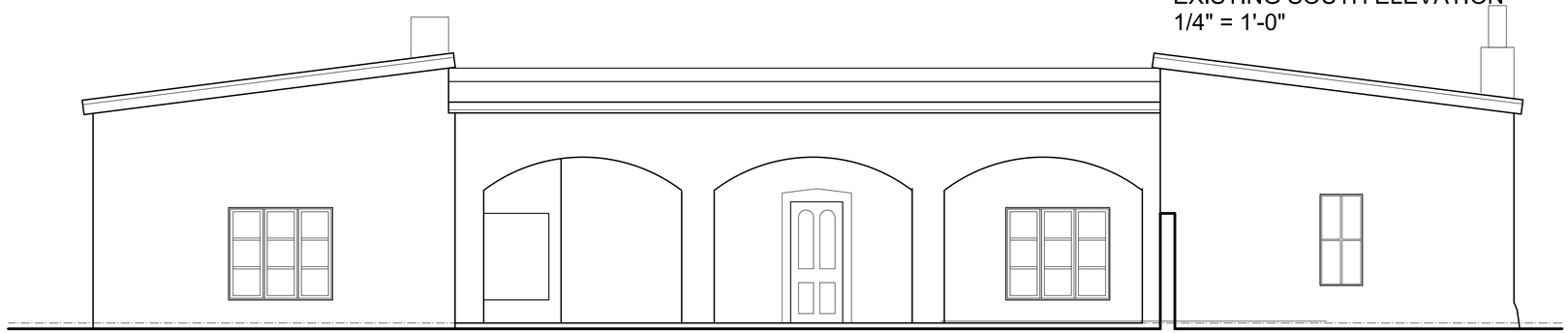
0 5 10 15 20

519 EAST PALACE AVE



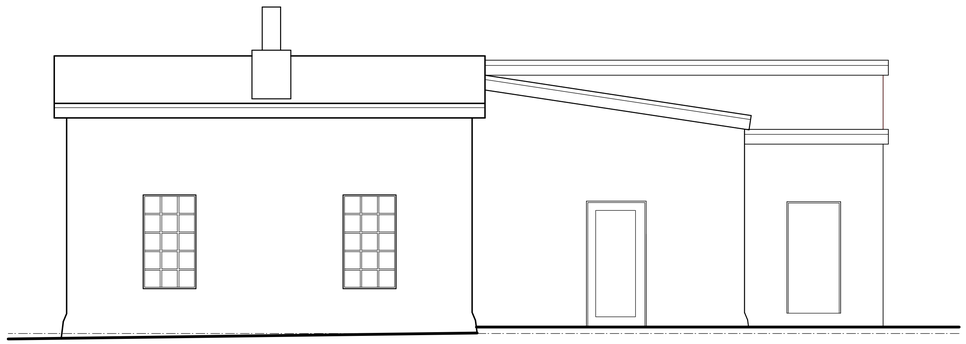
EXISTING SOUTH ELEVATION
1/4" = 1'-0"



PROPOSED SOUTH ELEVATION - NO CHANGE
1/4" = 1'-0"

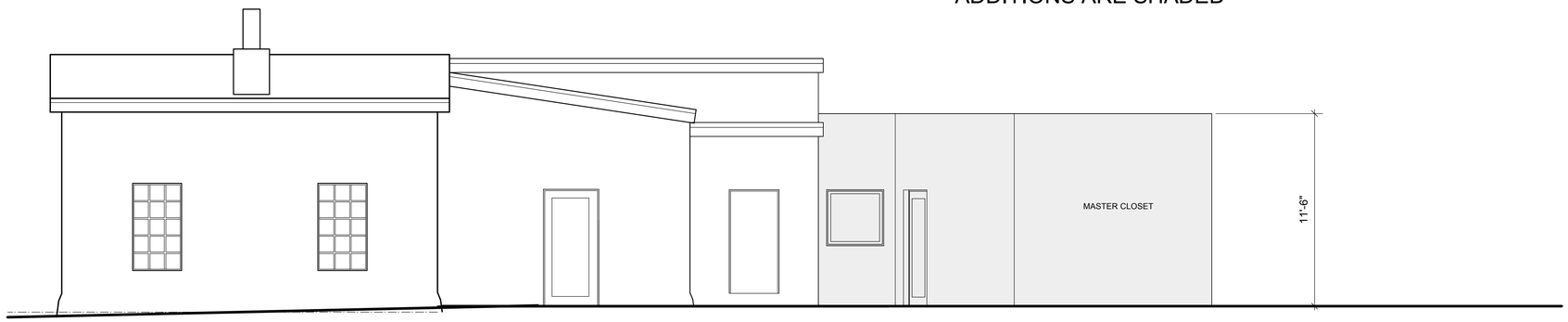
0 5 10 15 20

519 EAST PALACE AVE



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

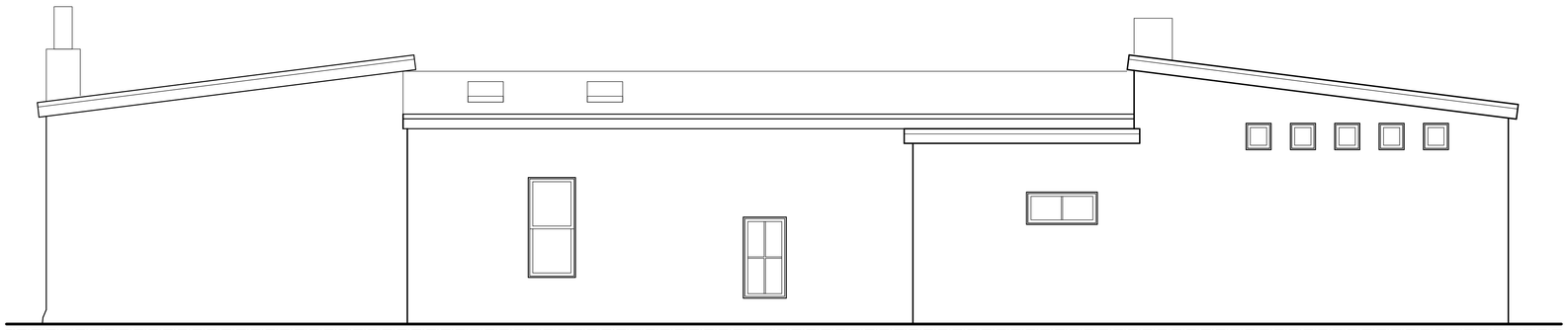
ADDITIONS ARE SHADED



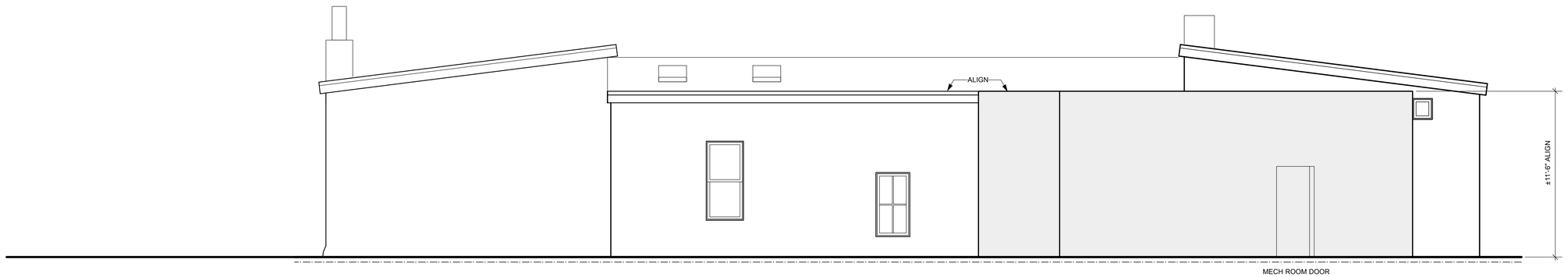
PROPOSED EAST ELEVATION
1/4" = 1'-0"

0 5 10 15 20

519 EAST PALACE AVE



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

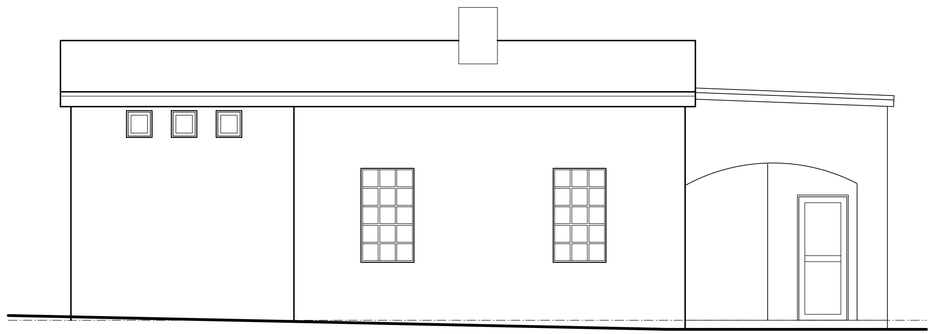


PROPOSED NORTH ELEVATION
1/4" = 1'-0"

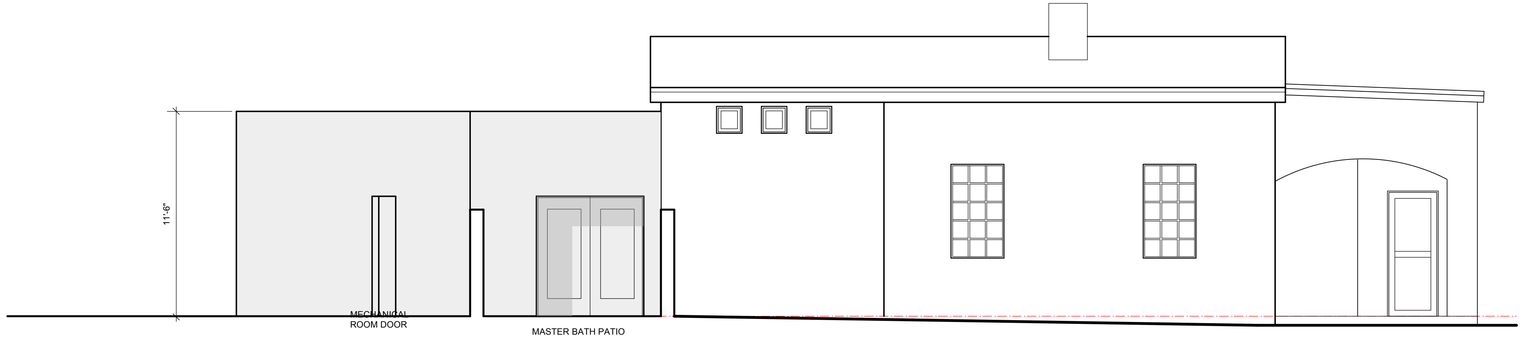
ADDITIONS ARE SHADED

0 5 10 15 20

519 EAST PALACE AVE



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



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

0 5 10 15 20

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 a contributing building by removing a 150 sq. ft. non-historic addition; constructing approximately 683 sq. ft. of additions; replacing non-historic and non-primary elevation windows.
Project number: 09-10100090
Case number: H-09-090
Project type: HDRB

PROJECT LOCATION (S): 519 E. Palace Ave

PROJECT NAMES:

OW - Pilar & Melissa Pattersen-Kling
Santa Fe, NM 87501
1190 Harrison Road, Studio1
505-438-0548

AP – Pilar & Melissa Pattersen-Kling
Santa Fe, NM 87501
1190 Harrison Road, Studio1
505-438-0548

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their hearing on, December 22 , 2009, acted on the above referenced case. The decision of the board was to approve your request with the conditions that the skylight shall be low-profile and not publicly-visible, the windows shall comply with the 30" rule, and the amendment to the submittal reviewed at the hearing for north-facing clerestory windows on the addition is approved as submitted.

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.**

ADDITION TO THE EXISTING

PATTERSON-KLING HOUSE

"Villa Mariposa"

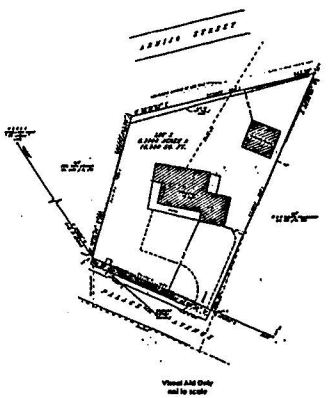
519 EAST PALACE AVENUE

REVISION HISTORY

DATE	REVISION
11/17/2009	Initial - Review with David Rascha (pre-app mtg)

SHEET INDEX

T1	TITLE SHEET
R1	EXISTING FLOORPLAN WITH REMOVALS
A1	EXISTING FLOORPLAN & DIMENSIONS
A2	PROPOSED FLOORPLAN & DIMENSIONS
A3	EXISTING SOUTH ELEVATION & DIMENSIONS
A4	PROPOSED SOUTH ELEVATION & DIMENSIONS
A5	EXISTING NORTH ELEVATION & DIMENSIONS
A6	PROPOSED NORTH ELEVATION & DIMENSIONS
A7	EXISTING WEST ELEVATION & DIMENSIONS
A8	PROPOSED WEST ELEVATION & DIMENSIONS
A9	EXISTING EAST ELEVATION & DIMENSIONS
A10	TBS – PROPOSED EAST ELEVATION & DIMENSIONS
A11	TBS – PROPOSED BUILDING SECTIONS
A12	TBS – PROPOSED REFLECTED CEILING & ELECTRICAL
A13	TBS – WINDOW & DOOR SCHEDULE
A14	TBS – MATERIAL SCHEDULE
S1	EXISTING ROOF PLAN
S2	TBS - PROPOSED ROOF PLAN
S3	TBS – PROPOSED FOUNDATION PLAN



Square Footage Calculations for 519 East Palace Avenue

Original Footprint As Of 1959

Heated
- Living Room/Workshop = 20 x 24 = 480 sq. ft.
- Kitchen; Dining; Bath; Entry; 2 Bedrooms = 36 x 31 = 1116 sq. ft.

Total Original Sq. Footage = 1588 sq. ft.

Heated
- Master Bathroom (Added 1970's) = 15 x 7.5 = 112.5 sq. ft.

Unheated
- Mechanical Closet (Added 1995) = 13 x 10 = 130 sq. ft.

Additional Footprint Requested 2009

Heated
- Bedroom Suite; Breezeway/Study Master Bath; Dressing Area Guest Bathroom; Laundry Room = 27 x 23 = 17 sq. ft.

Total Addition Sq. Footage = 874 sq. ft.

Unheated
- New Mechanical Room = 7 x 5 = 35 sq. ft.

50% Footprint Rule Calculation

50% of 1596 = 798

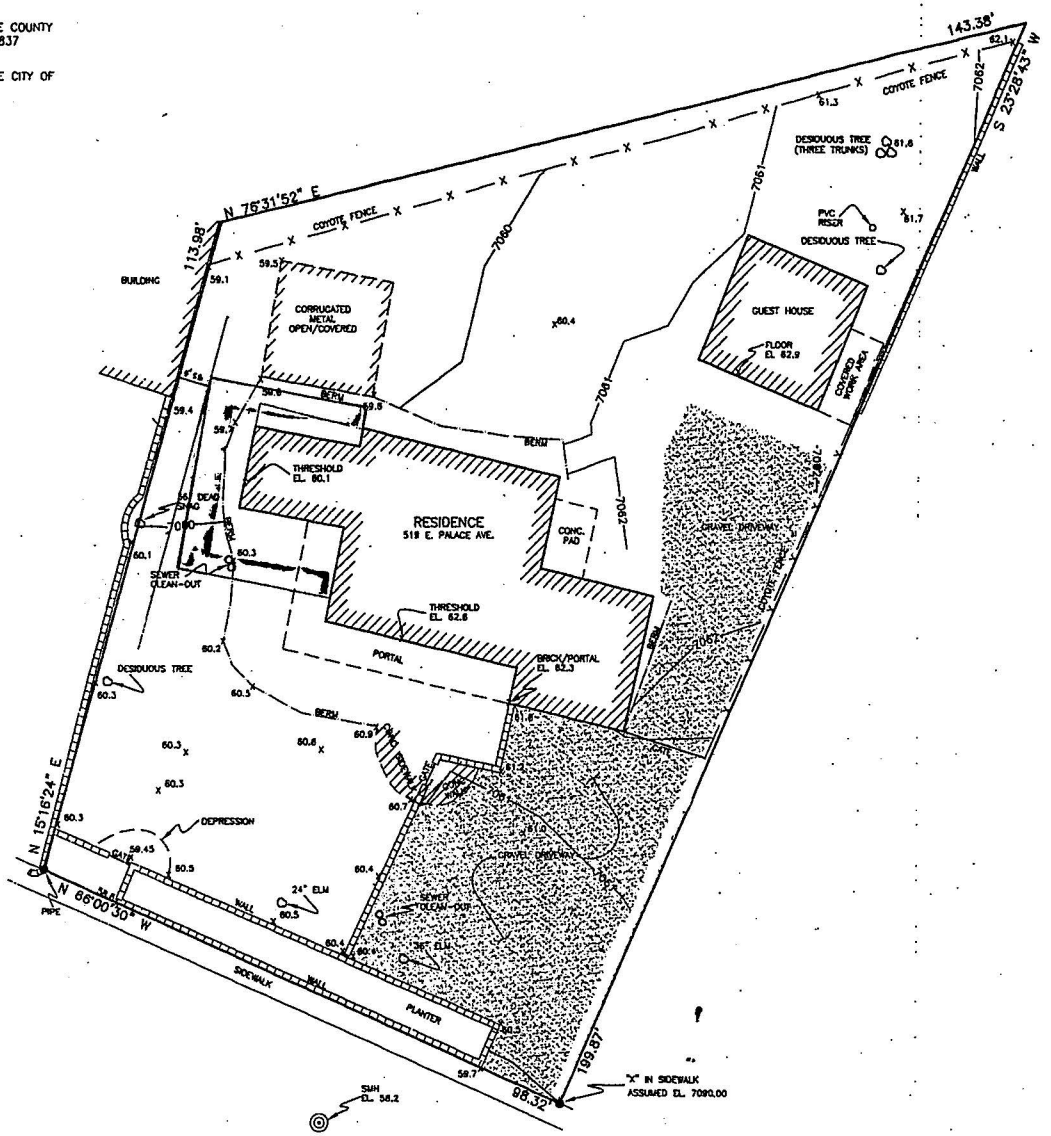
874 sq. ft. > 798 sq. ft. by 76 sq. ft.

SEE SQ. FT. ATTACHMENT

REFERENCE DOCUMENT AND GENERAL NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND EASEMENT DATA SHOWN HEREON IS FROM A PLAT OF SURVEY TITLED: "PLAT OF SURVEY FOR PETER M. ADER & DON SMALLEY.....;"
AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 636, PAGE 016, AS DOCUMENT No. 1451,837

2) TOPOGRAPHIC ELEVATIONS, SHOWN HEREON, WERE BASED ON THE CITY OF SANTA FE ORTHOPHOTO, SECTION 19, T.17 N.,R. 10 E., 1992.

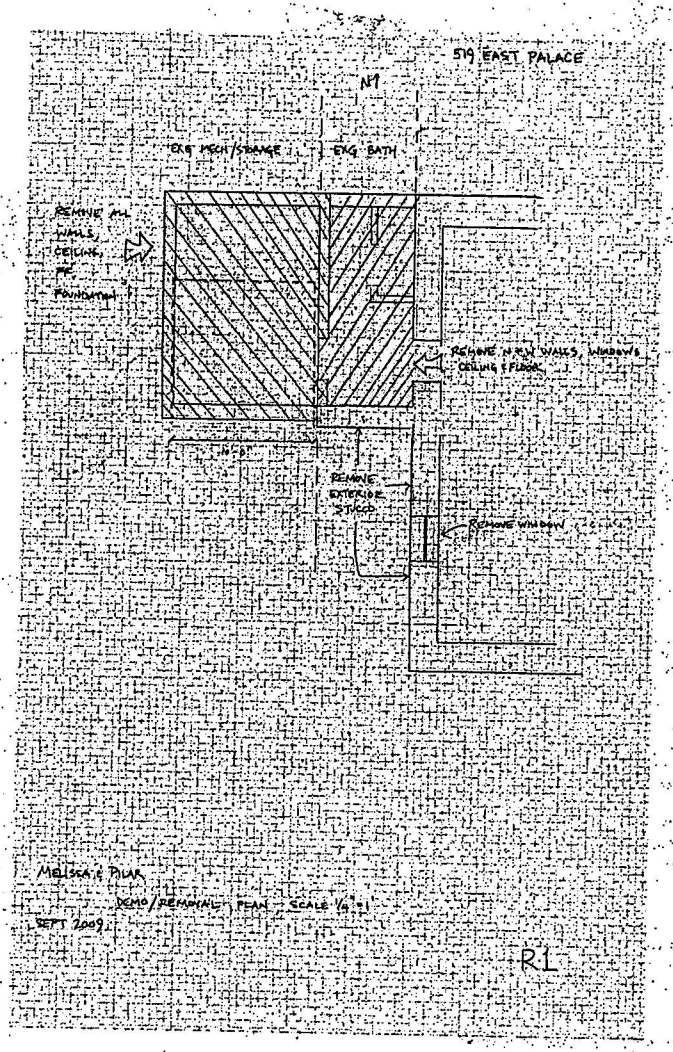


SCALE 1"=10' FEET
10' 0 10'
CONTOUR INTERVAL IS 1 FOOT

S∅

A TOPOGRAPHIC/SITE PLAN
Prepared for
PETER ADER and DON SMALLEY
of
A Portion of Lands
Located at
519 EAST PALACE AVENUE
(LOT 2, BLOCK 47, KINGS' OFFICIAL MAP)
SANTA FE, NEW MEXICO

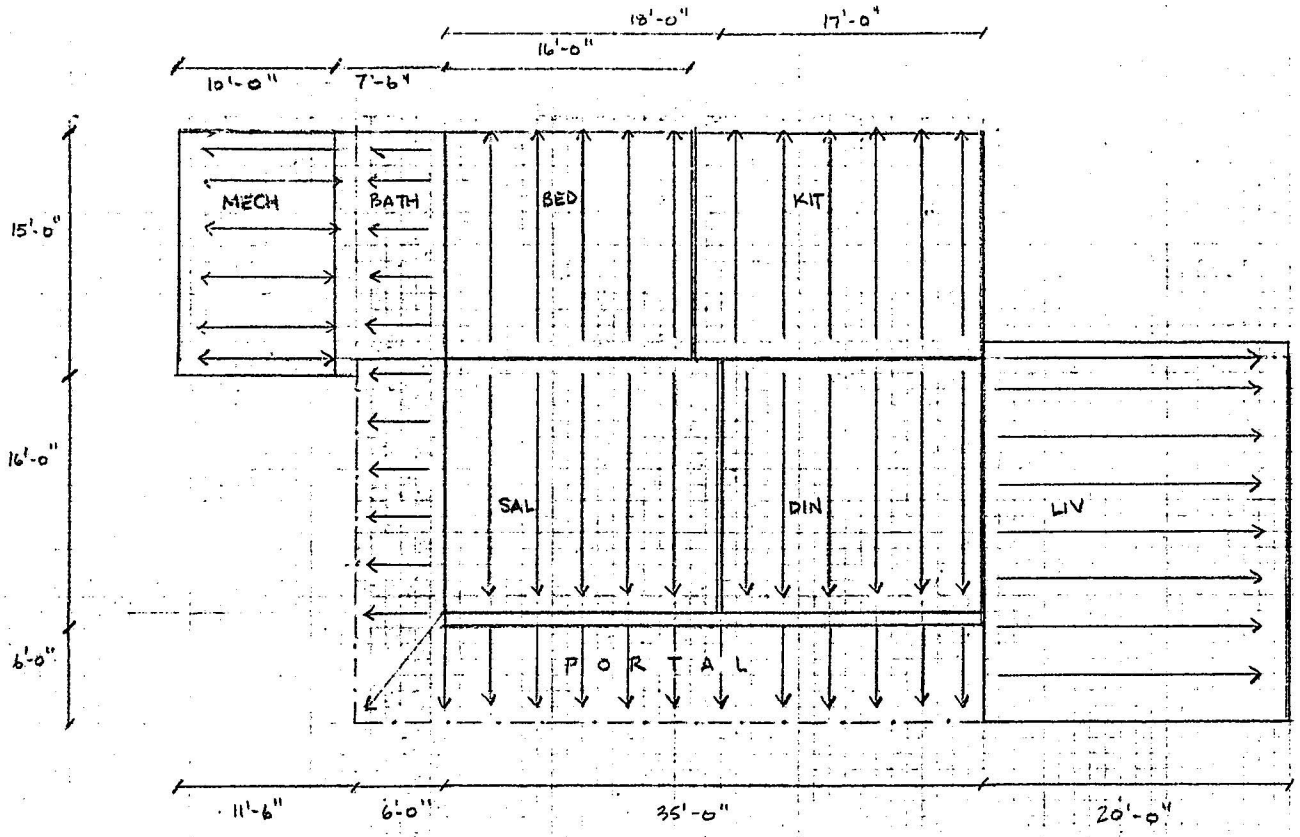
YAGER LAND SURVEYS
505-983-6172
DATE:
SCALE: 1"= 10'
SHEET 1 of 1


519 EAST PALACE
N↑
EXG MECH/STORAGE
EXG BATH
REMOVE ALL WALLS, CEILING, & FOUNDATION
REMOVE N & W WALLS, WINDOWS CEILING & FLOOR
REMOVE EXTERIOR STUCCO
REMOVE WINDOW
MELISSA & PILAR
DEMO/REMOVAL PLAN - SCALE 1/4"=1'
SEPT 2009
R1

519 EAST PALACE

VILLA MARIPOSA

EXISTING ROOF PLAN



	DIMENSIONS
MECH	10 x 15 = 150
BATH RM	7.5 x 15 = 112.5
BEDRM	
KITCH	36 x 31 = 1116
SALON	
DINING	
LIVING RM	20 x 24 = 480

ORIG. FOOTPRINT = 1579

TOTAL HEATED SQ. FT. = 1858.5

+ SOLID ROOF PORTALS = 432

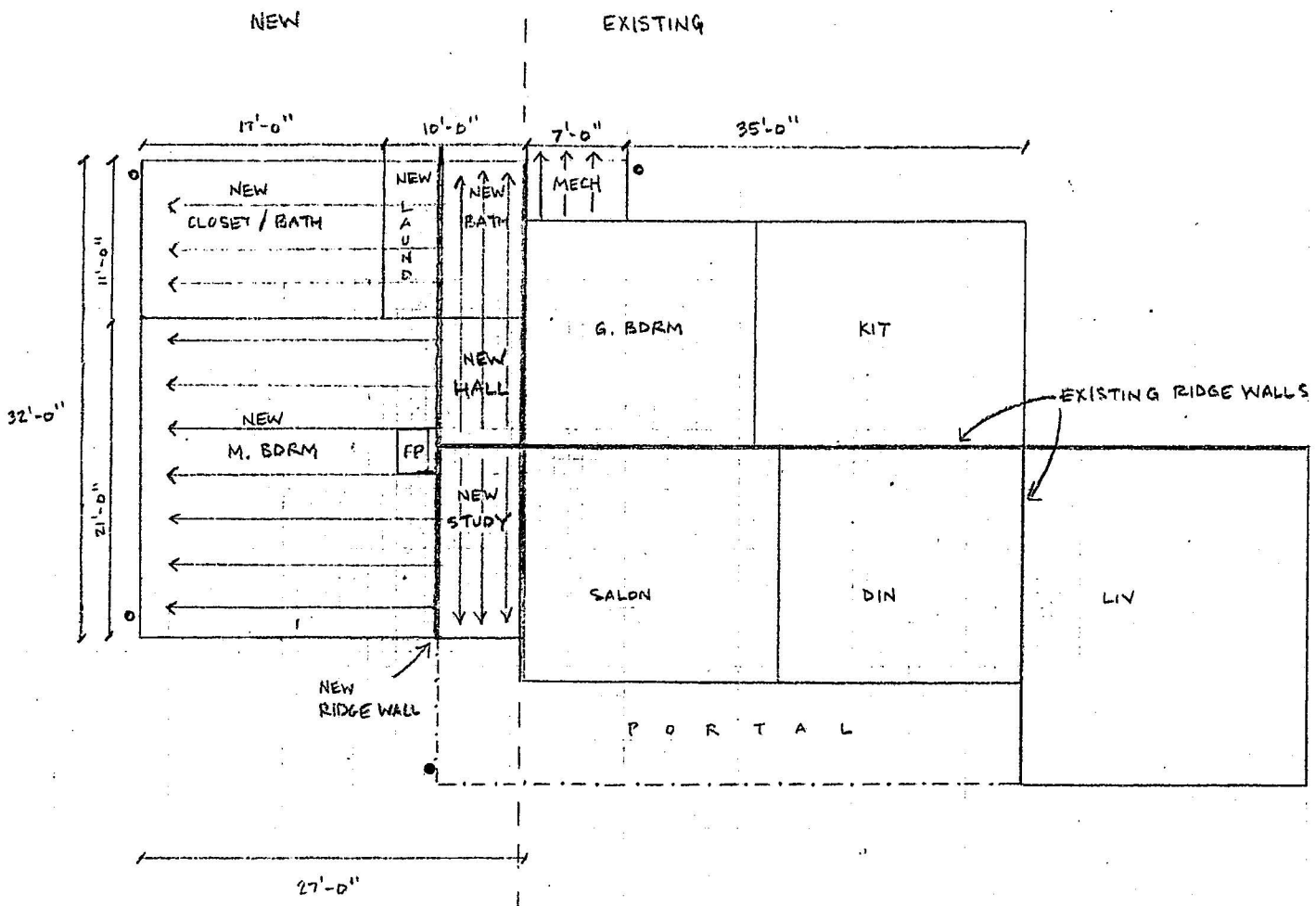
THEREFORE, ORIGINAL FOOTPRINT IS 2028 ☐'

1/8" = 1' SCALE

S1

VILLA MARIPOSA

PROPOSED ROOF



NEW DIMENSIONS

CLOSET / BATH	17 x 11	= 187
LAUNDRY/BATH	10 x 12	= 120
M. BDRM	21 x 21 -	= 4[illegible]
STUDY	6 x 13	=
HALL	6 x 8	= 48

TOTAL NEW SQ. FT. = 874

~~→ 50% OF ORIGINAL FOOTPRINT,~~

~~798 SQ. FT. BY 76 SQ. FT.~~

+ MECH. CLOSET = 35

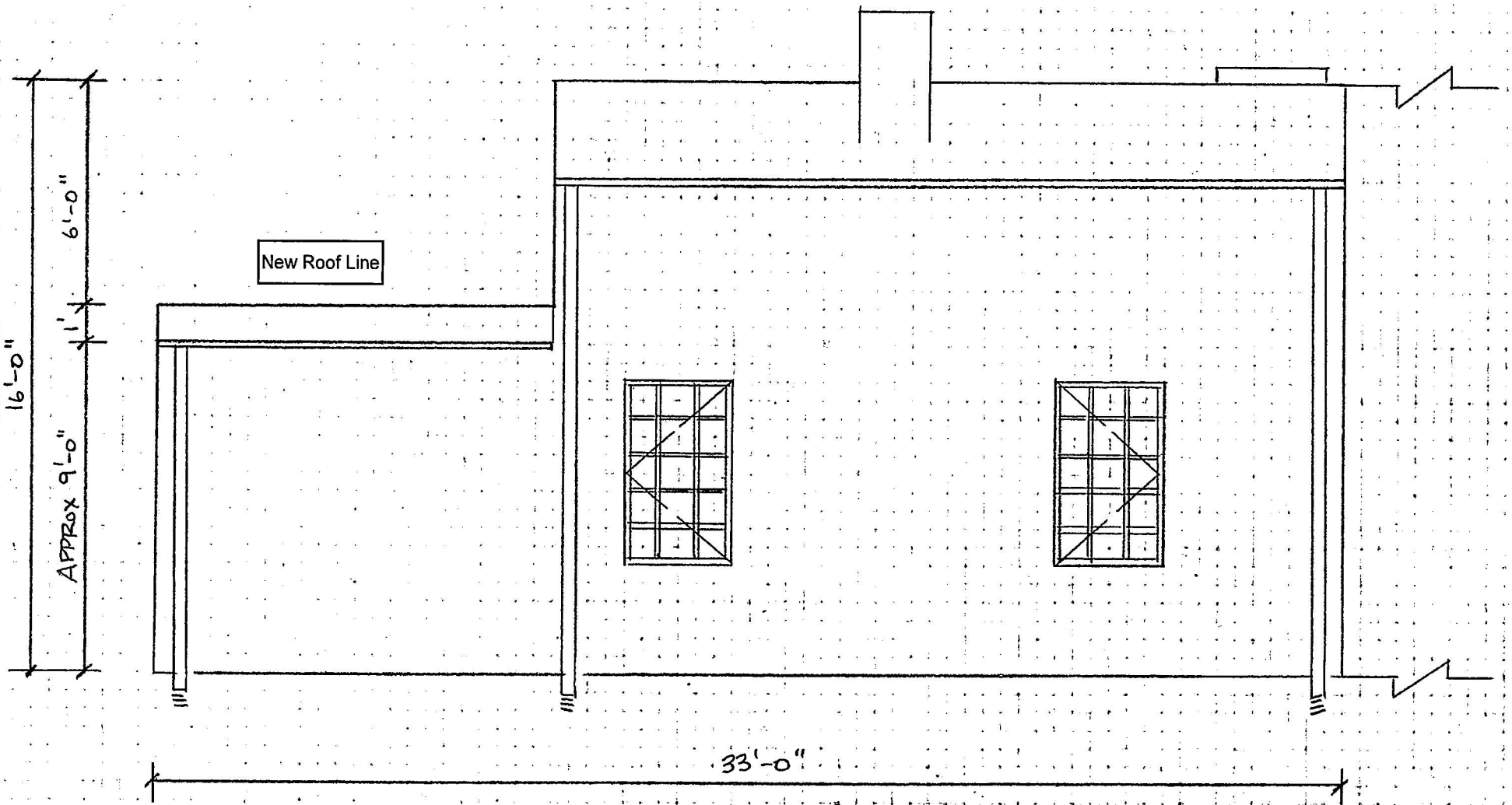
= 909 ☐'

SCALE 1/8" = 1'

S2

PROPOSED AMENDMENT TO WEST ELEVATION

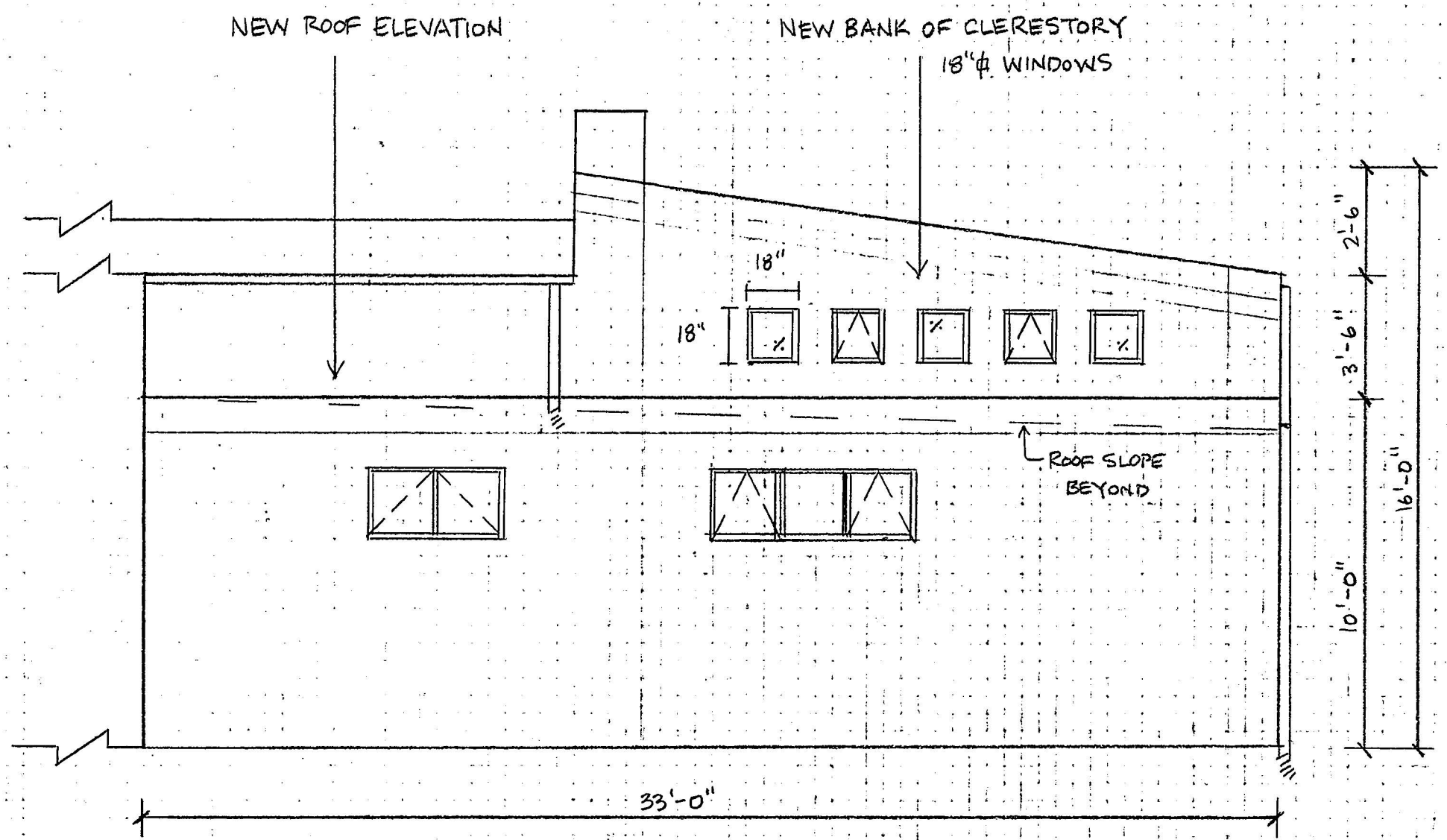
519 E. PALACE
PATTERSON-KLING

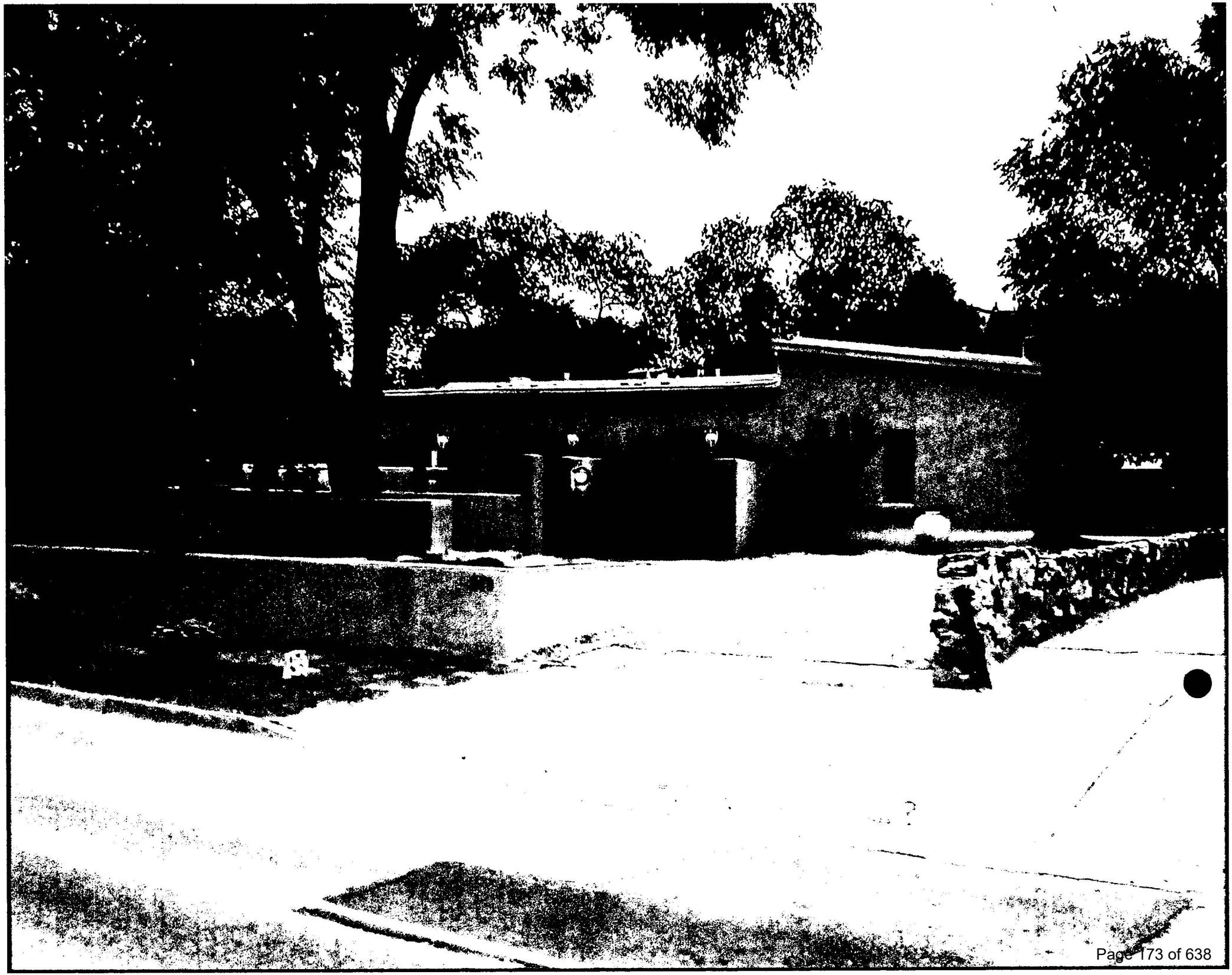


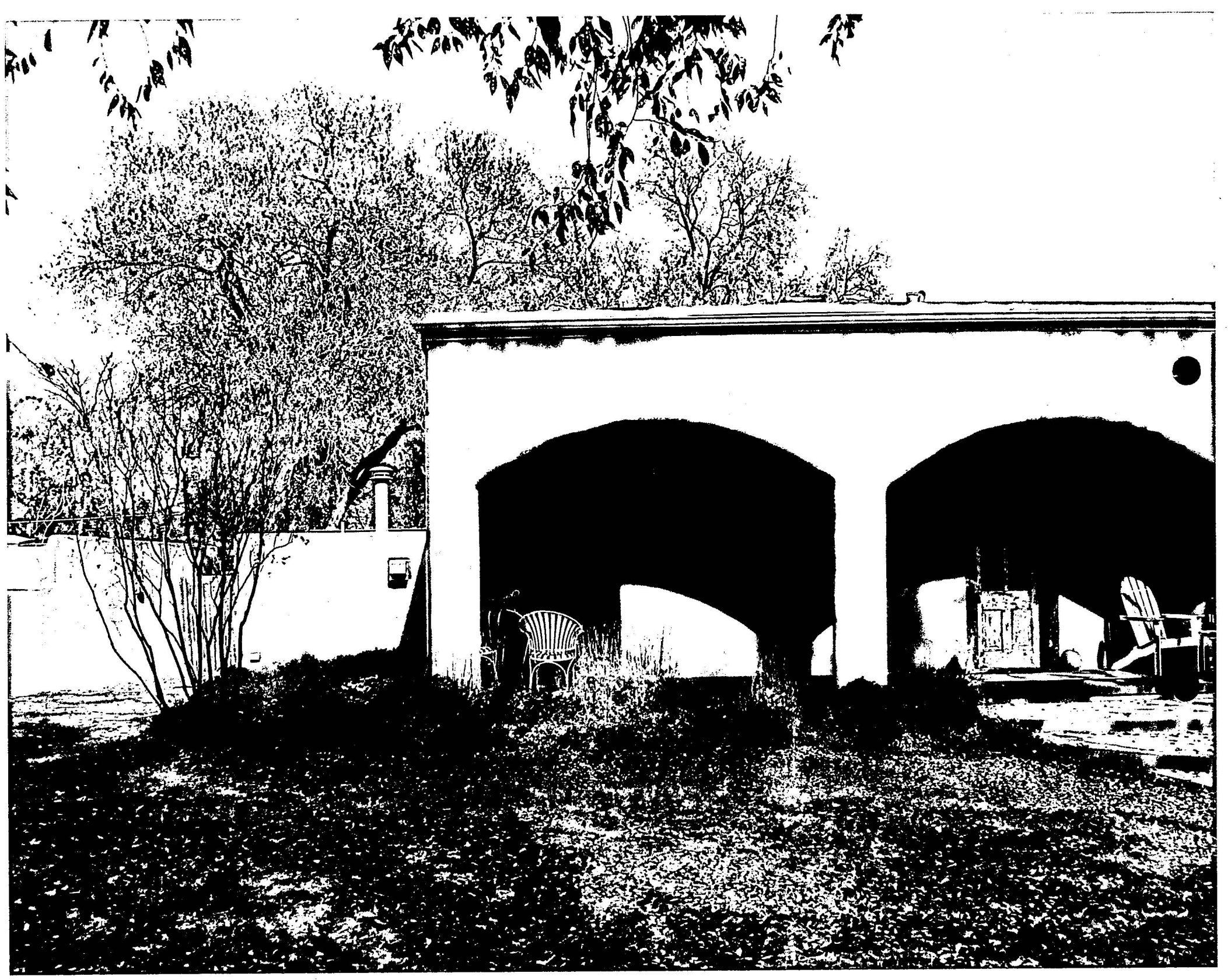
PROPOSED AMENDMENT TO NORTH ELEVATION

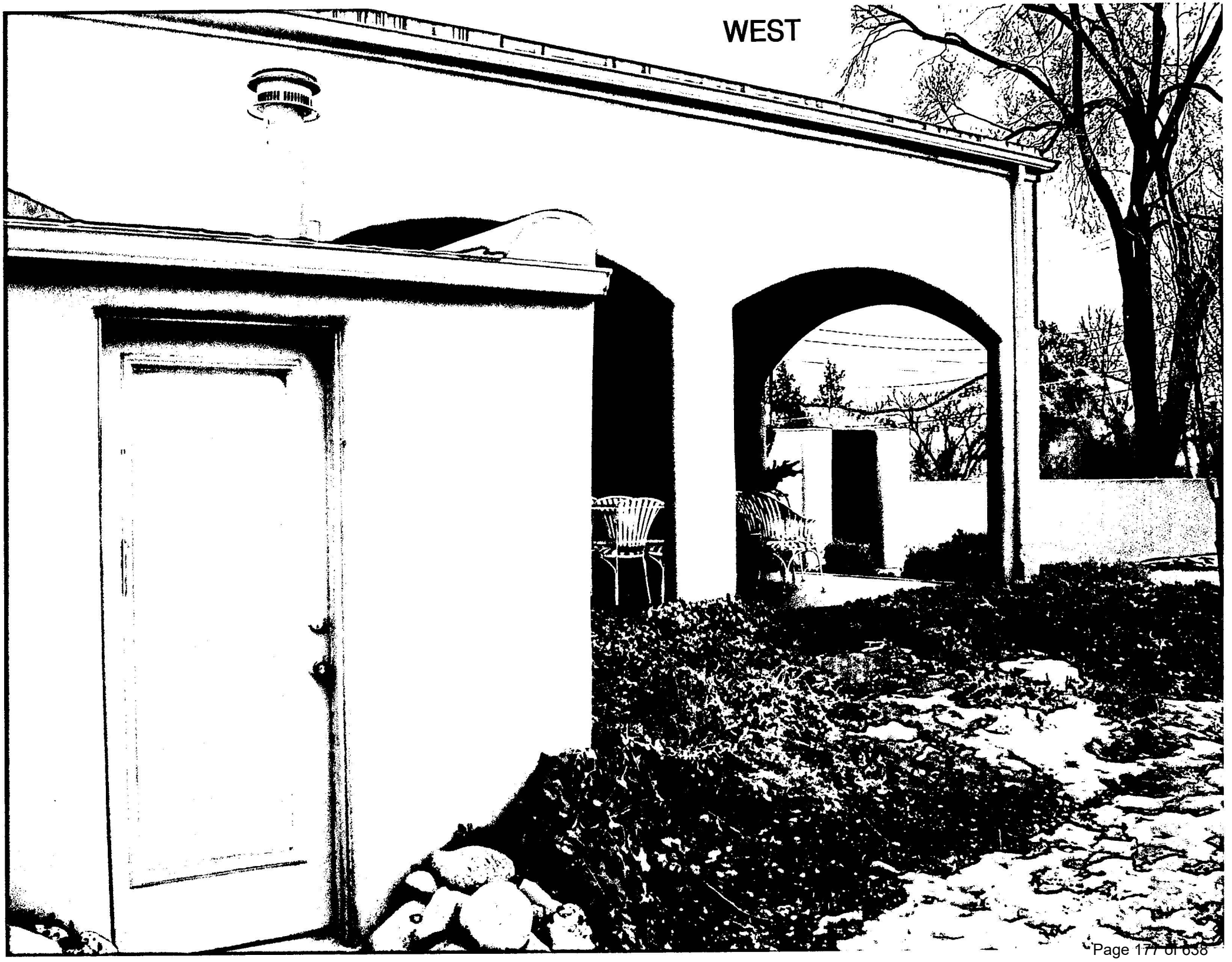
519 E. PALACE

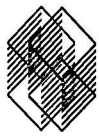
PATTERSON-KLING








WEST



softopt

SoftOpt Engineering, Inc.

5318 East Second Street,

Suite 179

Belmont Shore, CA 90803

562.433.7569

562.438.8822 fax

www.softopt-engr.com

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department- Building Permit Division

To Be Completed By Applicant:

Date Submitted: 11/20/09

Site Address: 519 East Palace Avenue

Property Owner of Record: Pilar + Melissa

Proposed Construction: Demo + 711 sq.ft addition + 198 sq.ft remodel

Applicant Name: ~~Villa de San Ignacio~~ Patterson - Kling

Phone Number: (505) 438-0548

TOTAL ROOF AREA: 711

Agent Information:

Agent Phone Number:

NOTE: Preliminary zoning reviews are provided as a courtesy and are intended to address general zoning compliance issues. Applicants are advised to do an independent search of applicable zoning ordinances and research documents related to property history which may affect permitting. Additionally, applicants are advised to contact appropriate City Staff with questions related to Terrain management, building, fire, water budget, Sangre de Cristo, wastewater, and other development codes which may affect permitting. **BASED ON INFORMATION PRESENTED ON APPLICATION DATE, THIS REVIEW DOES NOT GRANT ZONING APPROVAL AT THE TIME OF BUILDING PERMIT. FINAL ZONING APPROVAL WILL BE GRANTED ONCE ALL COMPLIANCE WITH ZONING HAS BEEN MET.**

APPLICANT/AGENT DATE

To Be Completed By Staff:

Zoning District Overlay: RM1 — Historic

Subdivision: Kingston **Lot:** 2 **Block** 47 Downtown + Eastside

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

☑ Historic ☐ ~~Escarpment~~ ☐ Flood Zone

ZONING SUBMITTALS:

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

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

Staff:

Setbacks:

Front: Provided 40 Required 7|20 **2nd Front** Provided _____ Required _____

Left Side: Provided 5 Required 5 **Right Side:** Provided N/A Required _____

ZONING SITE PLAN REQUIREMENTS:

ITEM	Complete
Address of Property	yes
North Arrow	yes
Graphic Scale	yes
Information Table (upper right hand corner of site plan)	yes
a. Zoning: RM1-	yes
b. Overlay Districts: Historic DH	yes
c. Flood Zone:	
d. Use of buildings: Residence	yes
e. Number of parking spaces Provided 6 Required 3	yes
f. Parking and isle dimension	yes
g. All building separation(s) on and off the property (10' separation required for all structures.	yes
h. All Setbacks from property lines	yes
i. Height of Structures Proposed 16'-1 3/4 Required 24	regulated By Insp.
j. Lot Coverage Proposed 18% Required 40%-	
k. Open Space and square footage (if required)	N/A
l. Access on and off the property	yes
m. Driveway and visibility Triangle Dimensions	yes
n. Bicycle Parking Requirement Provided _____ Required _____	N/A
Graphic representation of items a. thru n.	
Location of proposed structures including walls and/or fences and all other elements of the drawing	
Any existing easements of record	
Street names	
Vicinity Map	

2028
711
+
2739
520
3,259

Preliminary Approval: ☑

Preliminary Approval with conditions: ☐

provide documents @ building permit.

COMMENTS: _____

REVIEWER: _____ DATE: 11/20/02

Staff: _____

City of Santa Fe, New Mexico

memo

DATE: December 22, 2009

TO: Historic Design Review Board Members

FROM: David Rasch, Supervising Planner Historic Preservation Division DR

CASE # H-09-090

ADDRESS: 519 East Palace Avenue
Historic Status: Contributing
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
_x_ Other: maximum height allowance	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application with the condition that the two non-compliant windows on the rear elevation meet the 30" rule. Otherwise, this application complies with Section 14-5.2 (C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

BACKGROUND & SUMMARY:

519 East Palace Avenue is a single-family residence that was constructed before 1928 in a vernacular manner. During the war, it was a Naval Recruiting Station, so that remodeling from historic dates is presumed. Character-defining elements are the front porch with low arches and the shed roof massing on the east side. The south, street-facing elevation may be considered as primary.

The applicant proposes to remodel the building with the following three items.

1. The non-historic additions at the northwest corner will be removed and replaced with an approximately 900 square foot addition which complies with the 50% footprint rule and the 10' setback from a primary elevation rule. The west wing addition will mirror the existing east wing with a shed roof at 16' high, that matches the height of the east wing shed roof and which is below the maximum allowable height of 23'. Finishes will match existing finishes. One window on the non-visible north elevation in the guest bathroom does not meet the 30" rule.

2. The non-historic fixed window installation on the primary, south elevation will be removed and replaced with operable windows in the same opening and with the same light pattern.

3. Two windows on the non-primary, north elevation will be replaced. The historic 2-over-2 window from the west elevation remodel will be reused, if possible. The window on the non-visible north elevation in the guest room does not meet the 30" rule.

519 EAST PALACE AVENUE, DOWNTOWN & EASTSIDE HISTORIC DISTRICT

Owners, Melissa and Pilar Patterson-Kling propose to remodel a contributing residence that they purchased in October 2008 with approx. **711 sq. ft. addition and 198 sq. ft. remodel,** replacing an existing utility room and bathroom to create a master bedroom wing.

BACKGROUND AND PROPOSED ADDITION SUMMARY

At a meeting held with Mr. David Rasche, the only elevation designated as "primary" was the south elevation, which contains 2 historic doors, 1 historic 2x2 territorial style window and 3 character-defining arches on the portal. There is also single, non-historic 3x3 9-light square window on the primary elevation.

519 East Palace Avenue is a single-family, 1-bedroom residence that was constructed sometime prior to the King's Map of 1912.

The main building style has been defined as "vernacular." Mr. Rasche identified architectural elements that are Territorial, Spanish Baroque, Spanish Pueblo, and Modern (added by Trey Jordan in 2003).

The owners would like to match the existing profile of the southeast-elevation[1] of the main building to add a master bedroom wing on the southwest end, which would make the main building symmetrically harmonious – replacing an oddly low utility room that had been added in 1995 to the west end of the main building and looks like a "smokehouse." Its' elevation is only 8' and is attached to an exterior wall that is 13'6".

The addition shall be connected to the main house by enclosing part of the western portion of the portal, with a 10' setback from the primary elevation; an existing historic 2x2 window's opening shall be re-used as a new entryway to a breezeway/study. The owners shall attempt to re-use the historic window in the kitchen where there is currently an existing double-hung window of the same dimension.

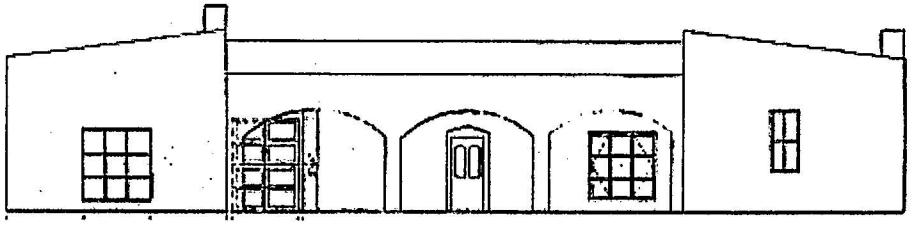
DESIGN DETAILS & MATERIAL FINISHES

The owners propose to have the addition match the existing southeastern roof slope and massing. There shall be a single 3x3 9-light square window on the south elevation and 2 3x5 15-light windows on the west elevation. The portal that is used to create the new "breezeway"/study shall be enclosed with an out-swing French door that has as few grills/mullions as possible – perhaps using steel.

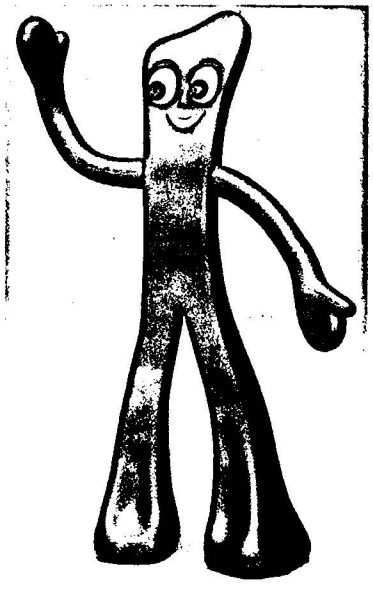
The stucco of the addition shall match the existing elastomeric stucco material, corner detail, and color (tan). The 3x5 window frames shall be painted white to match existing

3x5 window frames, the 3x3 window frames shall be metal clad the color of bronze, and the steel French door shall be powder-coated to match the existing stucco color (tan).

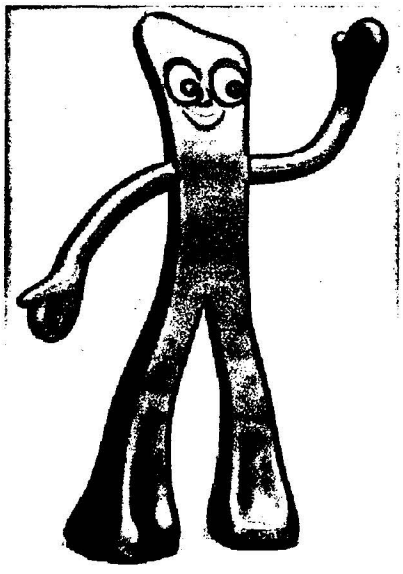
PROPOSED SOUTH ELEVATION



"Gumby" Profile



"Reverse Gumby" Profile



[1]Existing Roof Slope on east-end, described as "Reverse Gumby," shall be repeated as a "Gumby" Roof Slope on the west-end addition

Square Footage Calculations for 519 East Palace Avenue

Original Footprint As Of 1959

Living Room/Workshop	= 20 x 24	= 480 sq. ft.
Kitchen; Dining; Bath; Entry; 2 Bedrooms	= 36 x 31	= 1116 sq. ft.
Solid Roof Portal	= 72 x 6	= 432 sq. ft.
Total Original Sq. Footage		**= 2028 sq. ft.**

Re-Used Portion of Portal in 1970s

Master Bathroom	= 15 x 7.5	= 112.5 sq. ft.

Added in 1995

Mechanical Closet	= 15 x 10	= 150 sq. ft.

Additional Footprint Requested 2009

New Bedroom Suite;
New Breezeway/Study;
New Master Bath;
New Dressing Area;
New Guest Closet Hall;
New Guest Bathroom (replacement of one added in 1970s);
New Laundry Room (replacement of one added in 1995);

	= 27 x 33	= 891 sq. ft.
New Mechanical Room	= 7.5 x 6	= 45 sq. ft
		= 936 sq.ft.

Minus Re-Use of Portals to create
Breezeway/Study;
Guest Bathroom;
Guest Closet Hall

	= 6 x 33	= (198 sq. ft.)
Total Additional Sq. Footage		**= 738 sq. ft.**

50% Footprint Rule Calculation

50% of Original Footprint: 2028 = 1014;
Requested addition: 738 sq. ft. < 1014

Ms. Rios moved for approval of the agenda as amended. Ms. Farrar seconded the motion which passed by unanimous voice vote.

APPROVAL OF MINUTES

June 24, 2003

Chair Purvis noted they were not in the packet. The consideration of the minutes was postponed to the next meeting.

COMMUNICATIONS

Mr. Hewat noted that Mr. Rasch was now on board and added that Maria was back to provide clerical support for their work.

Mr. Hewat reported that the Historic Compound Ordinance was approved by City Council with some amendments. He said the biggest change was a requirement that the survey of compound properties be done before the ordinance would become effective. He said they budgeted $30,000 but did not state where the money would come from. He said it might come from impact fee revenue.

Chair Purvis noted that the Old Santa Fe Trail Association had pledged to help with volunteers to survey.

Ms. Farrar asked when the funds were likely to become available. Mr. Hewat said the impact fees have been collected now for a year and a half so the survey should begin soon. He said he needed to talk with he City Manager about it.

In response to Mr. Bell, Mr. Hewat said a register would be created and adopted by Council after the completion of the survey. He said the ordinance would become effective thirty days after that. Mr. Bell asked if Board members could have a copy. Mr. Hewat agreed.

Ms. Farrar asked if the Historic Design Review Board would publish notice to the residents of the Compounds. Mr. Hewat said that was a good idea and added that a lot of them were tucked away.

ADMINISTRATIVE MATTERS

Mr. Hewat asked board members to let him know if they could not be present for the July 22nd meeting of the Board. Chair Purvis said he could not be present, as did Mr. Barrow and Mr. Bell. Mr. Hewat said that meeting would then be canceled.

OLD BUSINESS TO REMAIN POSTPONED

1. Case #H 03-83. 824 Dunlap Street. Westside Guadalupe Historic District. Laura Van Amburgh, agent for Bill Roth, proposes the construction of four residential units (between 950 to 1,200 square feet each) on a property containing a significant building. Proposed height is 14'; maximum allowable height is 14' 1".

   This case remained postponed.

2. Case #H-03-85. 414 Old Santa Fe Trail. Downtown and Eastside Historic District. O. Michael Duty, agent for Santa Fe Dining/SF Trail Plaza, LTD Co., proposes the enclosure of a 2,634 sqaure foot porch area at the west (rear) elevation of a 6,557 square foot significant building.

   This case remained postponed.

Chair Purvis welcomed members of the public. He requested that people wishing to speak come to the front of the room, state their name and address and get sworn in and continue with their presentation. He said that if anyone did not agree with decisions made by the board, there was an appeal process, saying that staff could assist them in this process. He noted that there are time constraints regarding appeals and asked that they contact staff within seven days.

OLD BUSINESS

1. Case #H 03-75. 519 East Palace Avenue. Downtown and Eastside Historic District. Don Smalley proposes the construction of a yard wall to a height of 4' 11" (Maximum allowable height is 4' 11").

   Mr. Hewat presented the staff report for this case [attached as Exhibit A].

Present and sworn was Mr. Trey Jordan, 1182 Cerro Gordo Road who said that in the staff report, the second to last sentence was for a former submittal and would not apply here.

Mr. Jordan said that the yard wall would match the stucco of the house. He said there were slightly different drawings and distributed copies.

He said they were trying to look at the arch in an asymmetrical way with the goal of reducing noise from traffic. He referred to the open space on the right side.

Chair Purvis asked about wall height. Mr. Jordan said the existing wall was a retaining wall. He said they were using all existing grades and the interior wall would be 4' 11" and set back. He said this would let people see the arches from the public way.

Mr. Hewat asked how far it was set back. Mr. Jordan said it was seven feet so they could maintain a planter.

Chair Purvis asked for the height from the bottom of the old wall to the top of the new wall. Mr. Jordan said it was probably six and a half feet. After using a scale, he said it was 6' 4".

Ms. Farrar asked how tall the left gate was. Mr. Jordan said it was a standard height of six feet.

Mr. Jordan asked if the portal would be above the neighbor's wall. Mr. Jordan agreed that the connection would be above the neighbor's wall.

Mr. Bell said they did not have a drawing of the portal. Ms. Rios suggested that the portal portion could be postponed. Mr. Jordan said he would be glad to discuss it now. He acknowledged that Mr. Bell was correct, that he should have submitted the detail for the portal.

Chair Purvis said they did not know what materials would be used nor its appearance. Ms. Rios asked for a description.

Mr. Jordan said it would be square with rough hewn beams. He said it acknowledges the asymmetry. He said originally it was just a ramada and said it probably would not get used much. He described it as a small fragment and said it had a drip edge. He said it was 8' deep and about 15.5' long. He said it was the length of the old driveway.

Ms. Farrar said her concern was that the appearance of the wall (the sightline) was about 7' tall. She said she felt this was just a way around the wall height calculations. She said she was not convinced about the wall.

Mr. Hewat said the wall guidelines were ambiguous. He noted that there were two separate walls here but the first was a retaining wall. He added that the building height calculations allow for grade but not the wall and fence guidelines.

Ms. Farrar commented that on Palace Avenue, there were no retaining walls and then interior walls. Chair Purvis said he felt the setback of the wall helped the streetscape. Ms. Farrar said the purpose of those guidelines was to prevent incremental rising of walls.

Mr. Barrow asked about the line of sight from the sidewalk. He said he was not going to see the building from the sidewalk. Mr. Jordan said you would not see as much as was on the drawing but you would see the arches. He said he felt the wall would contribute to Palace Avenue. He said it would be worse to raise the retaining wall to 4' 11".

Mr. Barrow said he felt it was a good job in opening on the right side. Mr. Hewat agreed that the right side does keep an openness into the property.

There was a brief discussion about including the portal.

In response to Mr. Bell, Mr. Jordan said the new wall would match the design of the existing wall, including a round top.

Chair Purvis asked for the height of the adjacent wall. Mr. Hewat said it was six feet high and was done during the time Ms. Schackel was on staff.

Ms. Rios asked for the length of the proposed wall. Mr. Jordan said it was 56' long. Ms. Rios asked how wide. Mr. Jordan said it would be 10".

Ms. Farrar asked if she would be able to see the arches. Mr. Jordan said he did not know.

Present and sworn was Mr. Peter Ader, 519 E. Palace Avenue, who said she would be able to see the arches. He said they had a string placed at that height for a while and said he was sorry it was not there during the site visit.

Ms. Farrar asked what a plinth was. Mr. Jordan said it was a base or a large platform. He said it would be of stone or cast concrete pieces. Mr. Barrow asked if it would be at the existing elevation. Mr. Jordan agreed.

Mr. Ader thanked the Board for their work. He said that when they were told they could do 4' 11" and could do a straight wall, it would give nothing back to the neighborhood. He said he loved what Mr. Jordan said about having rhythm in the design. He said he appreciated the Board's concern.

Mr. Barrow said tat the structure at the end was a problem. Ms. Rios reminded the applicant of the rule about 50' maximum wall length without fenestration. Mr. Jordan said he would do 50' from the gate.

Ms. Farrar asked if he height calculation on Palace was 4' 11". She said she felt the design was good but did not think that this design served the intent of the guidelines.

Mr. Barrow moved to approve what the applicant modified by testimony (50' length) on condition that the revised drawings accurately showing the design be reviewed and approved by staff. Ms. Rios seconded the motion.

Ms. Rios noted that many places in Santa Fe were characterized by high walls. She said sometimes they were more interesting. She added that the breach and the landscaping were good features.

Mr. Bell commented that the applicant had agreed to accept a compromise.

Chair Purvis said he liked the fact that one could see all the way in at part of the wall.

The motion passed by majority voice vote with Mr. Bell, Mr. Barrow, and Ms. Rios voting in favor and Ms. Farrar voting against.

2. <u>Case #H 03-76</u>. 1070 Camino San Acacio. Downtown and Eastside Historic District. Mark Dubois, agent for Sherrie Levine, proposes the construction of a 1,330 square foot house to a height of 17' 3" (Maximum allowable height is 16' 3").

Mr. Hewat reported that the applicant was not present.

Ms. Rios moved to table Case #H 03-76 to the end of the agenda. Ms. Farrar seconded the motion which passed by unanimous voice vote.

NEW BUSINESS

1. Case #H-03-86. 986 Acequia Madre. Downtown & Eastside Historic District. Theresa Lucero and Ernest Ortíz propose the construction of a two-story, Spanish-Pueblo Revival house to a height of 21'. Maximum allowable height is 15' 6". The applicant is requesting a height exception as per section 14-5.2C(5)(c) of the Code.

   This case was postponed to the next meeting under Approval of the Agenda.

2. Case #H-03-89. 159 South Armijo Street. Downtown and Eastside Historic District. Trey Jordan proposes the construction of a 3,600 square foot simplified Spanish-Pueblo Revival house to a height of 17' 1". Maximum allowable height is 17' 1".

   Mr. Rasch presented the staff report for this case [attached as Exhibit B].

Present and previously sworn was Mr. Trey Jordan, who said he spoke with Mr. Hewat and Mr. Rasch on Thursday and realized the proposal was very confusing. He said he brought revised drawings [attached as Exhibit C].

Mr. Jordan said he did want to comply with the height condition.

Ms. Rios asked for a clarification on whether the height was 17' 5" or 17' 1". Mr. Rasch said the plan showed 17' 1" but staff found it to be 17' 5".

Chair Purvis asked what the height was at the midpoint of the street facing façade. Mr. Hewat said the height at midpoint was 15'. Mr. Jordan showed that he marked the midpoint on the site plan where the elevation was 7,200.76 feet.

Mr. Jordan showed the Board the colors for stucco and trim he intended to use.

Mr. Barrow said the building they saw on the field trip had straight lines but that the drawing had tapers. Mr. Jordan said they were subtle. Mr. Bell said he would like the noticeable taper.

Chair Purvis asked for the height of the other building. Mr. Jordan said it was the same height as the end of this one.

519 EAST PALACE AVENUE, DOWNTOWN & EASTSIDE HISTORIC DISTRICT

Owners, Melissa and Pilar Patterson-Kling propose to remodel a contributing residence that they purchased in October 2008 with approx. **711 sq. ft. addition and 198 sq. ft. remodel,** replacing an existing utility room and bathroom to create a master bedroom wing.

BACKGROUND AND PROPOSED ADDITION SUMMARY

At a meeting held with Mr. David Rasche, the only elevation designated as "primary" was the south elevation, which contains 2 historic doors, 1 historic 2x2 territorial style window and 3 character-defining arches on the portal. There is also single, non-historic 3x3 9-light square window on the primary elevation.

519 East Palace Avenue is a single-family, 1-bedroom residence that was constructed sometime prior to the King's Map of 1912.

The main building style has been defined as "vernacular." Mr. Rasche identified architectural elements that are Territorial, Spanish Baroque, Spanish Pueblo, and Modern (added by Trey Jordan in 2003).

The owners would like to match the existing profile of the southeast-elevation[1] of the main building to add a master bedroom wing on the southwest end, which would make the main building symmetrically harmonious – replacing an oddly low utility room that had been added in 1995 to the west end of the main building and looks like a "smokehouse." Its' elevation is only 8' and is attached to an exterior wall that is 13'6".

The addition shall be connected to the main house by enclosing part of the western portion of the portal, with a 10' setback from the primary elevation; an existing historic 2x2 window's opening shall be re-used as a new entryway to a breezeway/study. The owners shall attempt to re-use the historic window in the kitchen where there is currently an existing double-hung window of the same dimension.

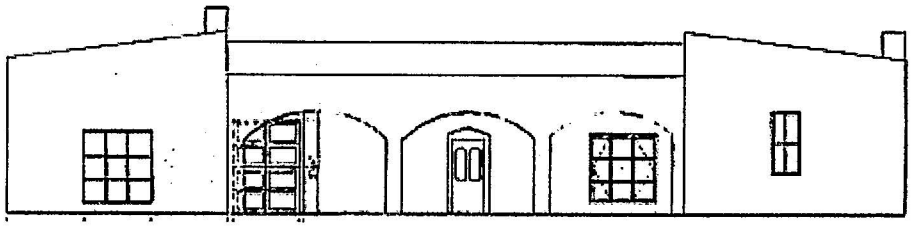
DESIGN DETAILS & MATERIAL FINISHES

The owners propose to have the addition match the existing southeastern roof slope and massing. There shall be a single 3x3 9-light square window on the south elevation and 2 3x5 15-light windows on the west elevation. The portal that is used to create the new "breezeway"/study shall be enclosed with an out-swing French door that has as few grills/mullions as possible – perhaps using steel.

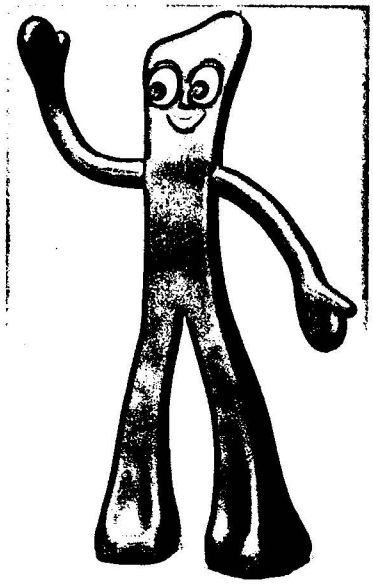
The stucco of the addition shall match the existing elastomeric stucco material, corner detail, and color (tan). The 3x5 window frames shall be painted white to match existing

3x5 window frames, the 3x3 window frames shall be metal clad the color of bronze, and the steel French door shall be powder-coated to match the existing stucco color (tan).

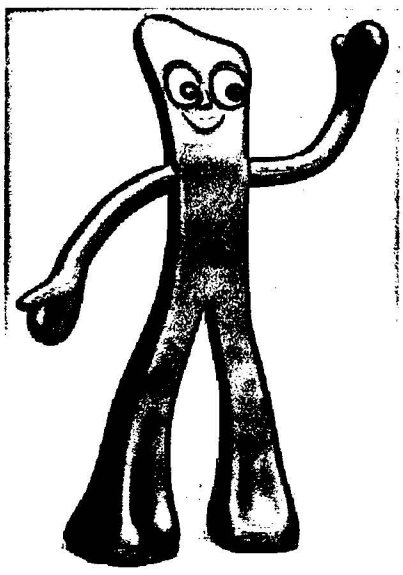
PROPOSED SOUTH ELEVATION



"Gumby" Profile



"Reverse Gumby" Profile



[1]Existing Roof Slope on east-end, described as "Reverse Gumby," shall be repeated as a "Gumby" Roof Slope on the west-end addition

Dear Mr. Rasch and Distinguished Historic Design Review Board,

We, Melissa Patterson-Kling and Pilar Patterson-Kling, own the property located at 519 East Palace Avenue, Santa Fe, New Mexico.

In reference to our HDRB Approval and Amendments identified as Project # 09-10100090/Case # H-09-090, and the issue of our existing detached open/covered carport, located at the rear of our property at 519 East Palace Avenue, we, Melissa Patterson-Kling and Pilar Patterson-Kling, hereby agree to perform either Condition A. or Condition B., as described below, prior to the Final Inspection of our Proposed Addition which shall occur no later than the expiration date of the above referenced HDRB Approval:

Condition A. We will not attach the existing carport to the residence AND will bring it into compliance with Local City and Land Use Code.

Or

Condition B. We will agree to remove the existing carport.

Pilar R Patterson-Kling March 1 2010

Property Owner's Signature Date

Melissa Patterson-Kling March 1, 2010

Property Owner's Signature Date

Subscribed and sworn to before me this 1st day of March, 2010

TEODORA DRYDEN

Notary Public

My Commission Expires. 2 JANUARY 2013

OFFICIAL SEAL
TEODORA DRYDEN
Notary Public
State of New Mexico
My Comm. Expires 2 JAN 2013

softopt

SoftOpt Engineering, Inc.

5318 East Second Street,

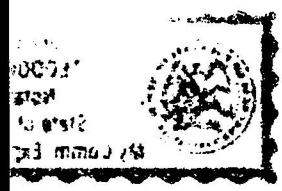
Suite 179

Belmont Shore, CA 90803

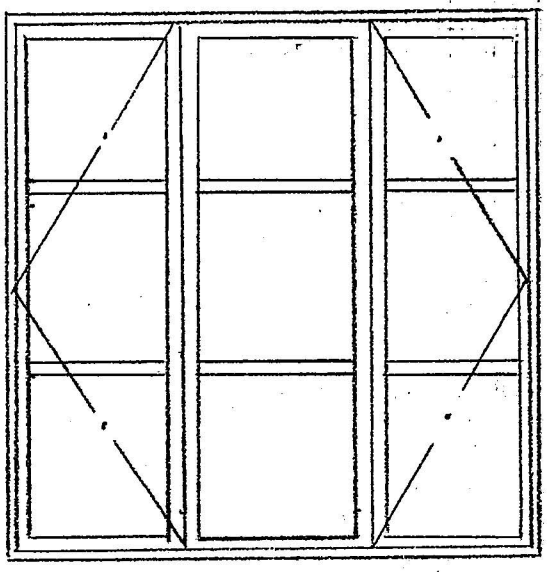
562.433.7569

562.438.8822 fax

www.softopt-engr.com



PATTERSON-KLING



NOMINAL SIZE : 6'-0" H x 6'-0" W

QTY : 2

ROOMS : DINING & BEDROOM

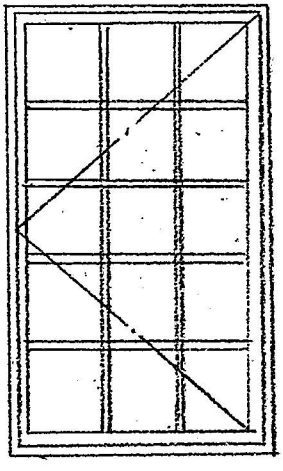
TEMPERED : YES / NO BUGS

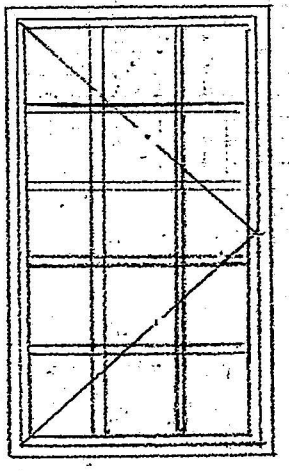
3-LIGHT, LH, CASEMENT
3-LIGHT FIXED
3-LIGHT, RH, CASEMENT

STYLE : COMMERCIAL, SQUARED
ALUMINUM, STEEL, OR CLAD
1.5" MULLIONS, WIDTH + DEPTH BOTH INT + EXT

FRAME INSTALLATION

FINISHED FLOOR ↘





NOMINAL SIZE :
5'-0" H x 3'-0" W

QTY : 1 15-LIGHT LH
1 15-LIGHT RH

ROOM : BEDROOM

TEMPERED : NO

STYLE : TRADITIONAL (TERRITORIAL)

INT MULLIONS : FLAT, WHITE, 1.5", WOOD

EXT MULLIONS :
BEVELED PROFILE, 1.5
WOOD, WHITE

FRAME INSTALLATION

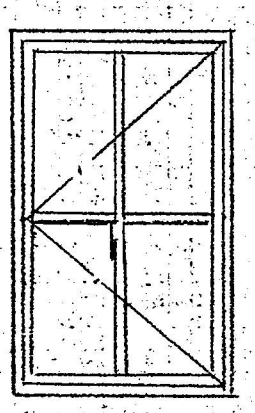
(ALL LIGHTS EQUAL SIZE)

FINISHED FLOOR ↘

1/2" = 1'-0" SCALE

TTERSON-KLING

1/2" = 1'-0" SCALE



NOMINAL SIZE : 4'-0" H x 2'-6" W

QTY : 1

ROOM : BEDROOM

TEMPERED : NO

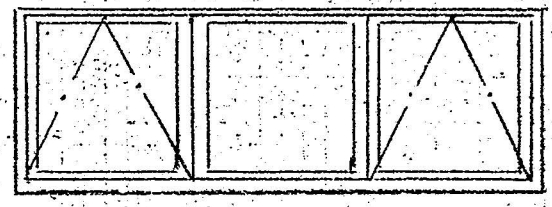
STYLE : TRADITIONAL ?
WOOD / CLAD

LH CASEMENT

FRAME INSTALLATION

FINISHED FLOOR

ROOM : BATHROOM



NOMINAL SIZE : 6'-0" W x 2'-0" H

QTY : 1

LEFT AWNING OUT-SWING

CENTER FIXED

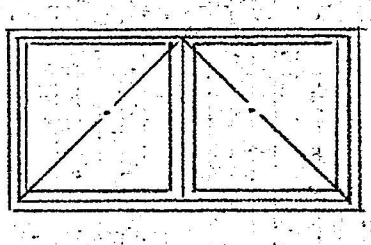
RIGHT AWNING OUT-SWING

STYLE : TRADITIONAL ?
WOOD / CLAD WHITE

TEMPERED : YES / NO BUGS

FRAME INSTALLATION

BATHROOM



4'-0" W x 2'-0" H

QTY : 1

AWNING OUT-SWING

STYLE : TRADITIONAL ?
WOOD / CLAD WHITE

TEMPERED : YES / NO BUGS

FRAME INSTALLATION

FINISHED FLOOR

ARAGON,TRACY

From: Pilar Patterson-Kling [pilar@softopt-engr.com]
Sent: Friday, February 26, 2010 12:39 PM
To: RASCH, DAVID A.; ARAGON,TRACY; RASCH, DAVID A.
Cc: Melissa
Subject: Text of Affidavit for 519 E. Palace Carport

David, here's the text of our affidavit that we'll notarize and drop-off on Monday and a brief overview of our request for administrative approval:

Dear Mr. Rasche and Distinguished Historic Design Review Board:

This affidavit is in reference to our approval and amendments of Project # 09-10100090/Case # H-09-090, and the issue of our existing detached open/covered carport, located at the rear of our property at 519 East Palace Avenue.

We, Pilar & Melissa Patterson-Kling, hereby agree to perform either Condition A. or Condition B. (described below) prior to Final Inspection of our Proposed Addition which shall occur no later than the expiration date of the above referenced H.D.R.B. Approval:

Condition A. Will not attach the existing carport to the residence AND will bring it into compliance with Local City and Land Use Code.

Or

Condition B. Will agree to remove the existing carport.

Thank you for your consideration,

Pilar & Melissa Patterson-Kling, Owners
519 East Palace Avenue

Here's a brief recap of our requested administrative approval:

1. Change Western Sloping Roof Elevation back to original request (Gumby Shed Roof)
2. Add Three (3) New Clerestory Windows located on West Exterior Wall, 2' x 1'-8" each
3. Change Dimensions for Five (5) Clerestory Windows located on North Exterior Wall from 1'-6" x 1'-6" to 2' x 1'-8" each
4. Delete 6' x 2' Window located on North Exterior Wall
5. Increase West exterior dimension from 33'-0" to 33'-6", as needed, to make new exterior walls harmonious with existing "crooked" exterior walls!

RASCH, DAVID A.

From: Pilar Patterson-Kling [pilar@softopt-engr.com]
Sent: Wednesday, February 17, 2010 2:08 PM
To: RASCH, DAVID A.
Subject: 519 E. Palace - Trigger Question

Hi David, we know you're super busy, but we're waiting to hear from you before we apply for our building permit!

Thanks,
Pilar
505 438 0548

-----Original Message-----
From: Melissa's Email [mailto:melissa@softopt-engr.com]
Sent: Wednesday, February 17, 2010 1:56 PM
To: pilar@softopt-engr.com
Subject: FW: 519 E. Palace - Trigger Question

Hi David,

we wanted to run something by you -- we recently had a surveyor out and discovered that the carport steel posts on the north side are directly in front of our north master bathroom window.

In order to avoid the obstructing posts, we have to delete the north master bathroom window (6'x2'). But, in order to get some natural light into the master bathroom, we would like to go back to having only one northern facade where the 5 clerestory windows will be relocated. Thus, no drop-down roof needed over the master bathroom.

1. Could making the described change be administrative or would it trigger going back to the H-board?

2. If we want to add 3 new clerestory windows to the west elevation (approx. same overall dimension as deleted window), could this be administrative as well?

I should point out that the original clerestory window dimensions are slightly increased, so that we may order a standard size rather than a custom sized window (big price difference). AND, yes, we still satisfy the 30 inch requirement!

Can you take a look at our attachment and advise us how best to proceed? We really want to shoot for an end of March construction start date. So, we're open to suggestions on how to avoid a delay. We've heard that it is not uncommon to go back to you and/or the H-board after construction has started.

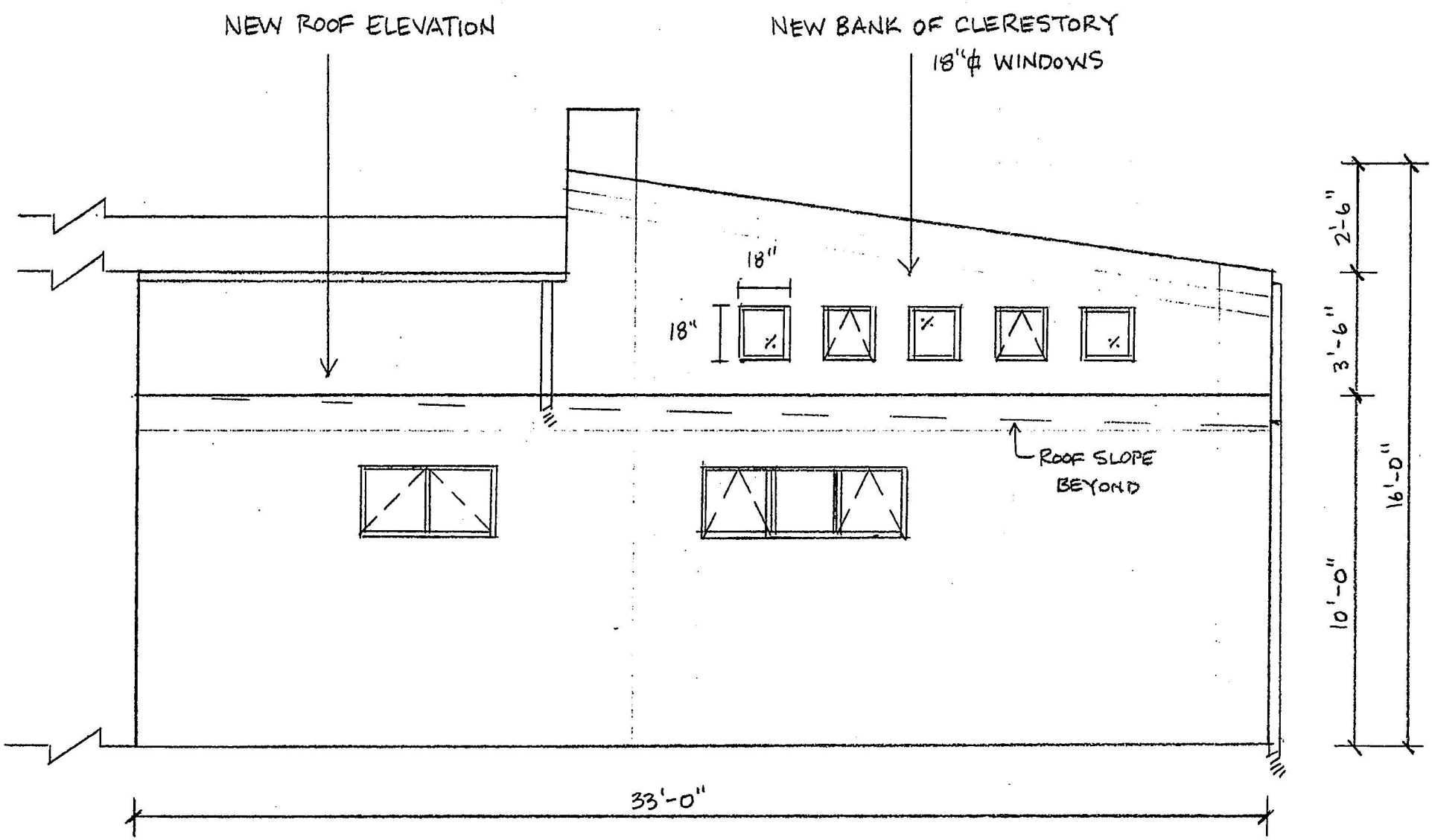
David, if you were us, what would you do? Answer: have a glass of wine (or 2) with us!

Thanks a lot David,

Pilar & Melissa
505 438 0548

PROPOSED AMENDMENT TO NORTH ELEVATION

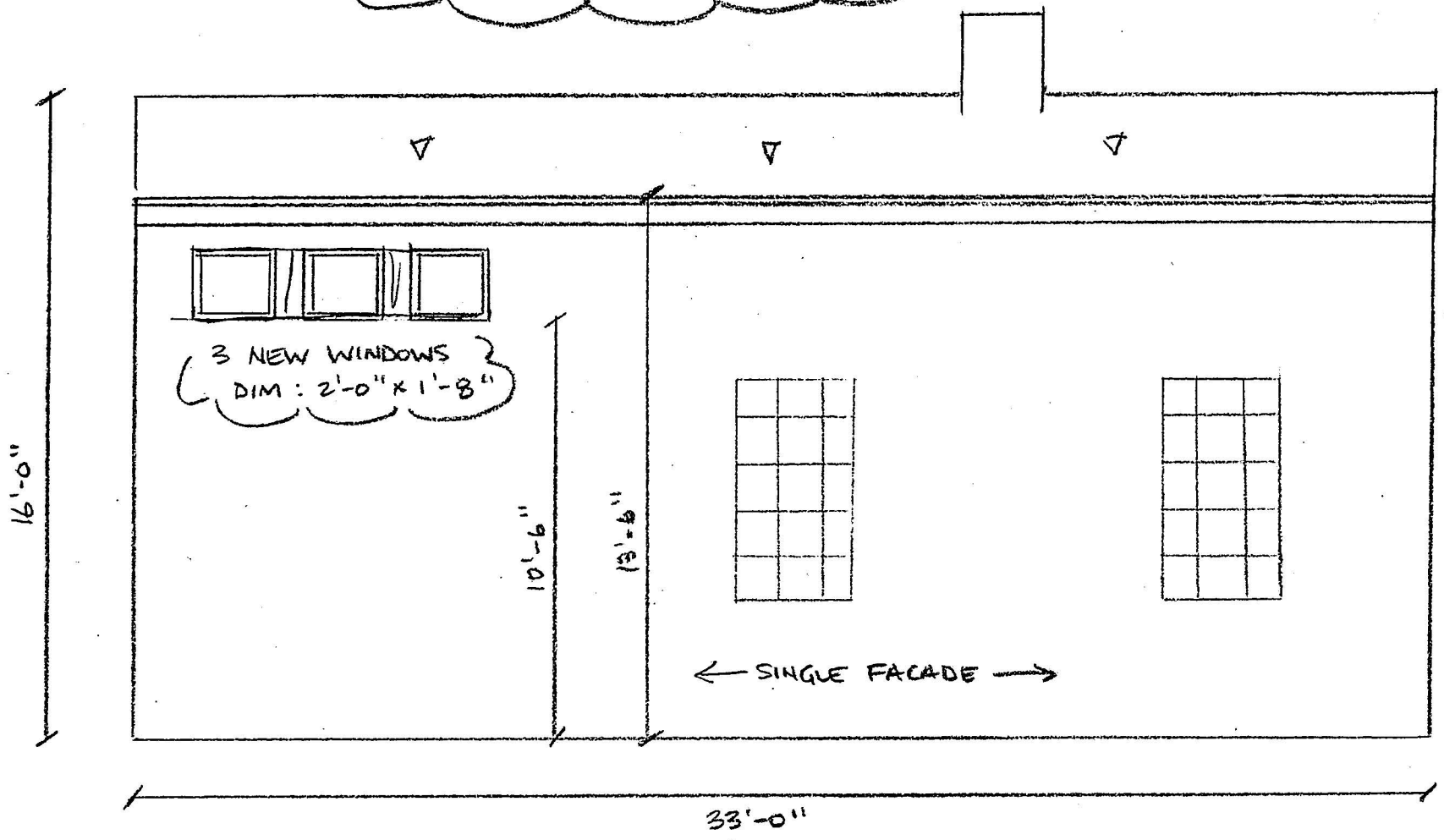
519 E. PALACE
PATTERSON-KLING



PROPOSED AMENDMENT #2
WEST ELEVATION
(2 OF 2)

519 E. PALACE
PATTERSON-KLING
02-03-2010

BACK TO ORIGINAL:
ONE WESTERN FACADE ELEVATION
ONE ROOF (GUMBY) ELEVATION

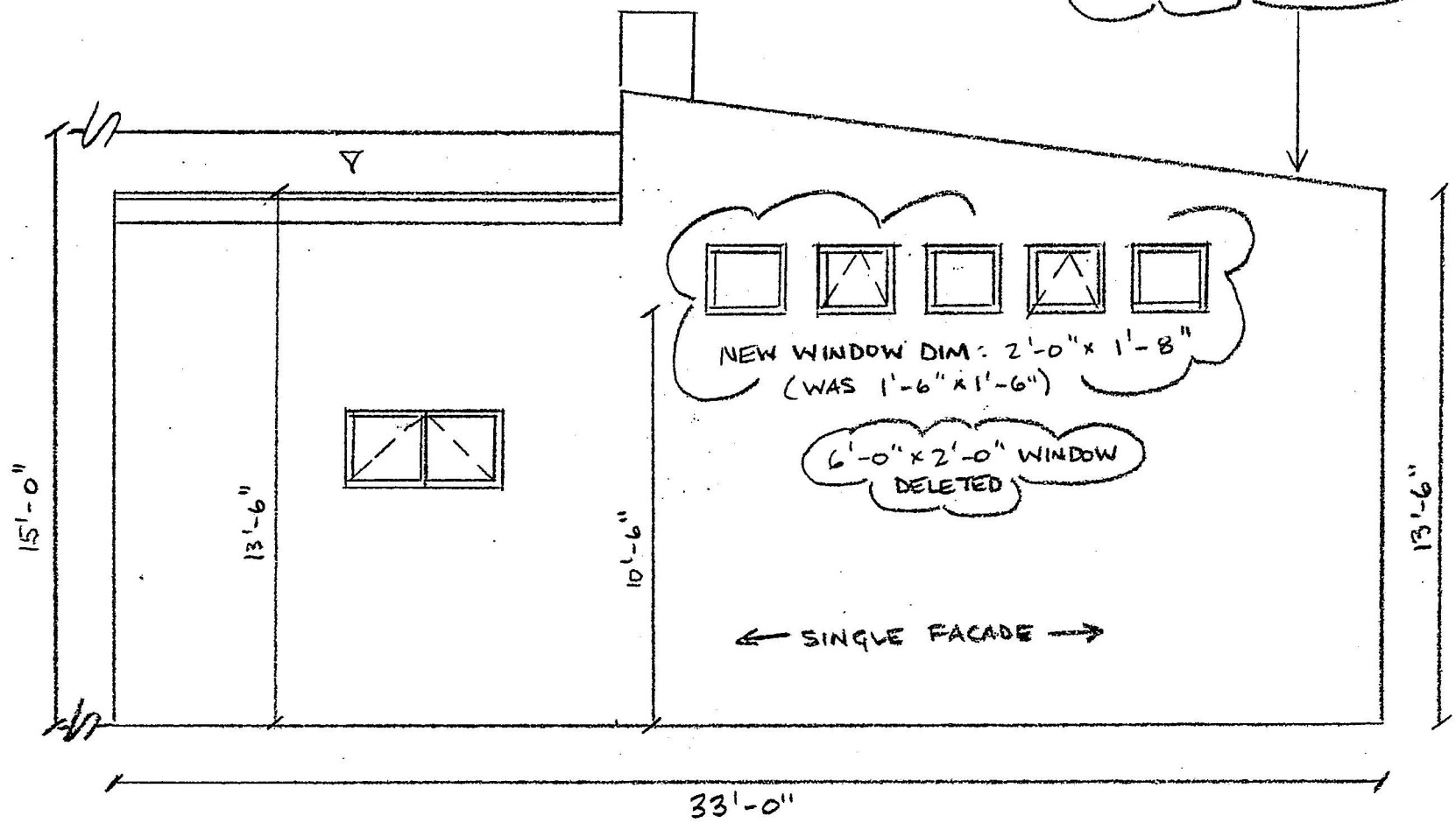


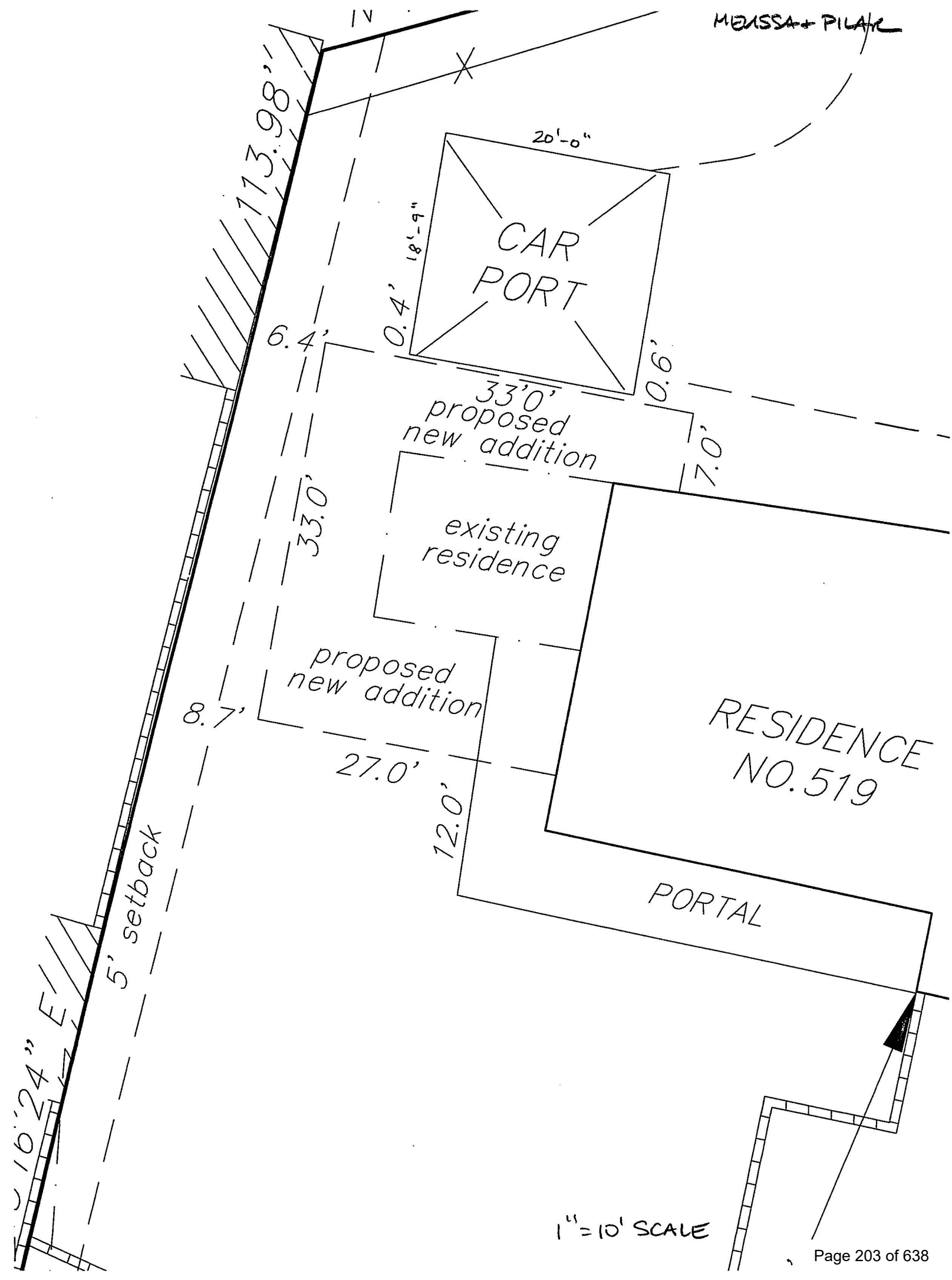
519 E. PALACE
PATTERSON-KLING
02.03.2010

PROPOSED AMENDMENT #2

NORTH ELEVATION

(1 OF 2)




MELISSA + PILAR
113.98'
20'-0"
18'-9"
CAR PORT
0.4'
6.4'
33'0'
0.6'
proposed new addition
7.0'
33.0'
existing residence
proposed new addition
8.7'
27.0'
12.0'
RESIDENCE NO. 519
PORTAL
5' setback
1" = 10' SCALE

SoftOpt Engineering, Inc.

5318 East Second Street,

Suite 179

Belmont Shore, CA 90803

562.433.7569

562.438.8822 fax

www.softopt-engr.com

HISTORIC DESIGN REVIEW BOARD APPLICATION

PROJECT LOCATION: 519 East Palace Avenue

HISTORIC DISTRICT: (Please see attached map)
Downtown & Eastside [X] Don Gaspar [ ] Westside-Guadalupe [ ]
Transition [ ] Historic Review [ ]
Historic Landmark (outside of historic districts) [ ]

PROJECT PROPOSAL: 711 SQFT addition + 198 SQFT remodel = 909 SQ Ft Total

CONSTRUCTION COST: $ 113,625 **FEE:** $ 568.13 + $20 Poster Cost = $ _____

OWNER: Pilar + Melissa Patterson-Kling **PHONE#:** (505) 438-0548

OWNER ADDRESS: 1190 Harrison Road, Studio 1

CITY, STATE, ZIP CODE: Santa Fe, New Mexico 87507

APPLICANT: Same as above **PHONE #:** _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [X] Remodel [X] Addition [X] Residential [ ] Signs [ ] Wall/Fence [ ]
Antenna [ ]

PREAPPLICATION MEETING: Date: 11.17.09 Case Planner: David Rasch

PRELIMINARY ZONING REVIEW: Date: 11-20-09 Planner: Dominic Gonzales
(You must schedule a meeting with Zoning Planner @ 955-6585 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION
Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [ ] **NO [X]**
If yes, please provide a written request for an updated maximum allowable height calculation.

What is the proposed height of your project? 16'

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

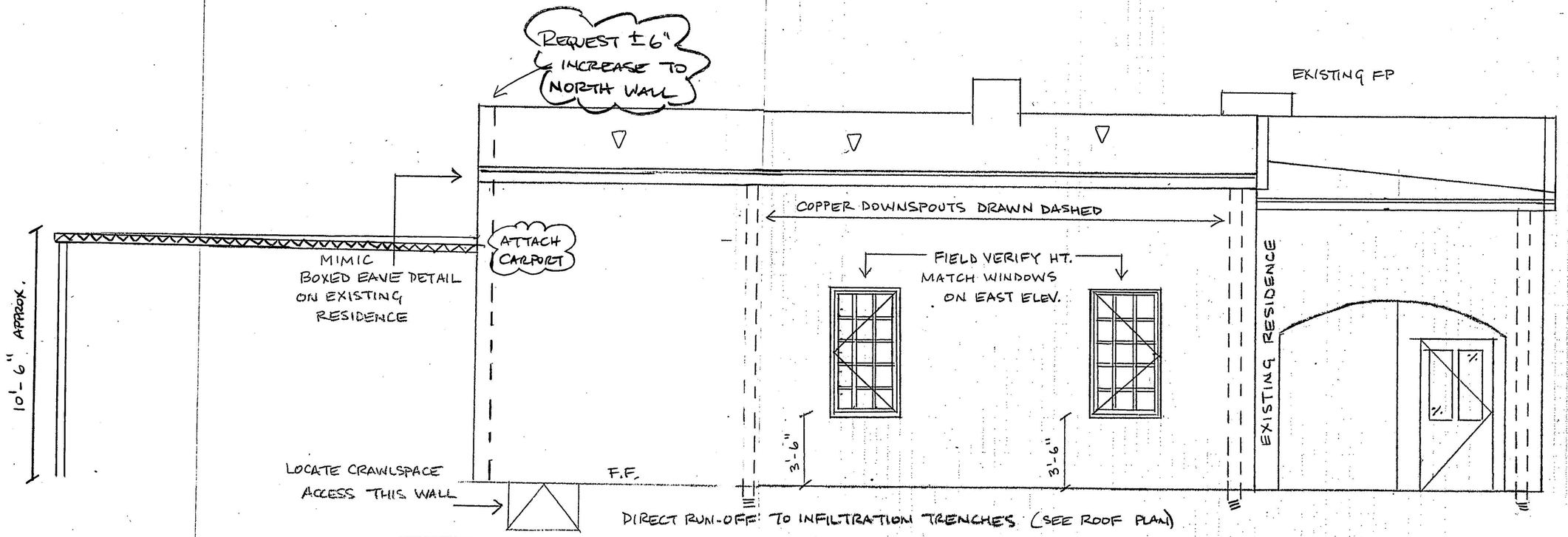
RECEIVED
NOV 20 2009
10:05

Melissa + Pilar
Signature of Applicant/Owner

11/20/09
Date

Patterson-Kling

MELISSA + PILAR
PATTERSON-KLING
519 E. PALACE



WEST ELEVATION

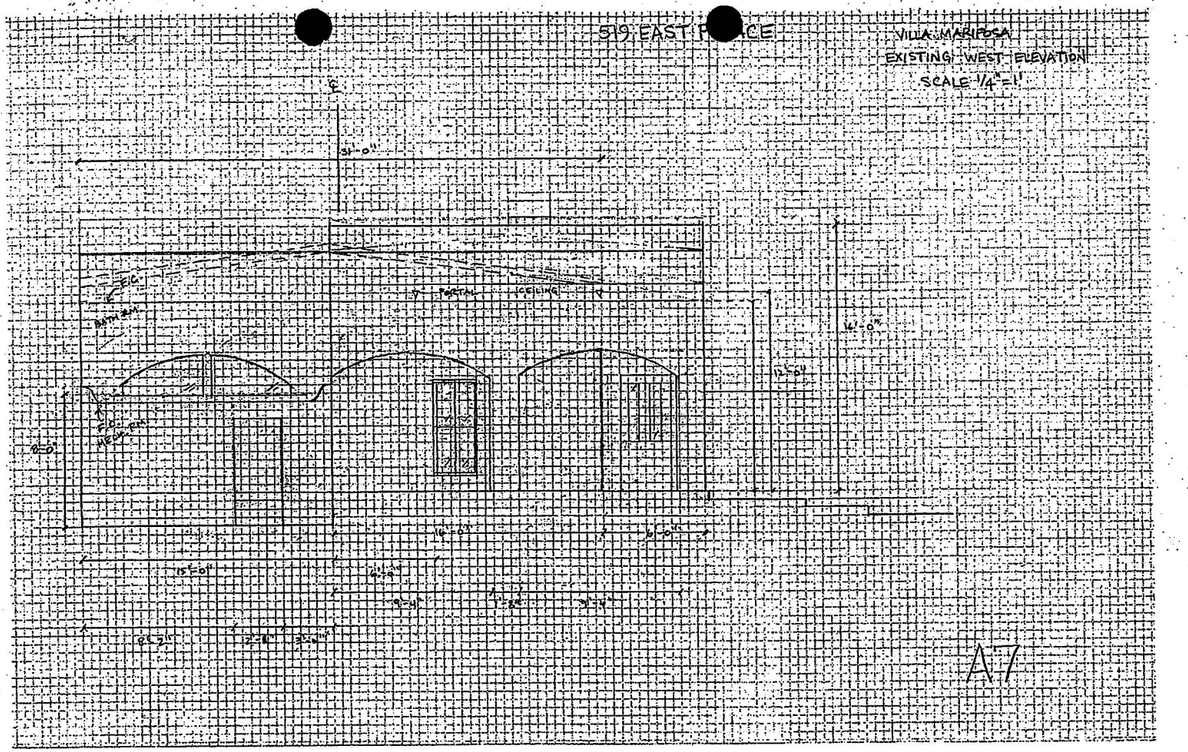
¼"=1'

519 EAST PALACE

VILLA MARIPOSA

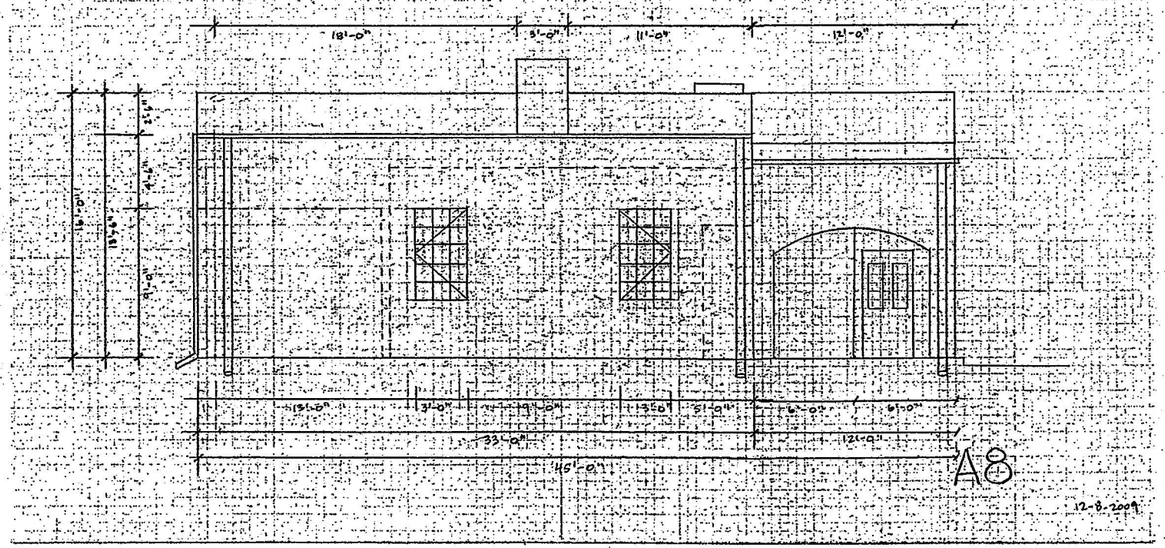
EXISTING WEST ELEVATION

SCALE 1/4"=1'



519 EAST PALACE

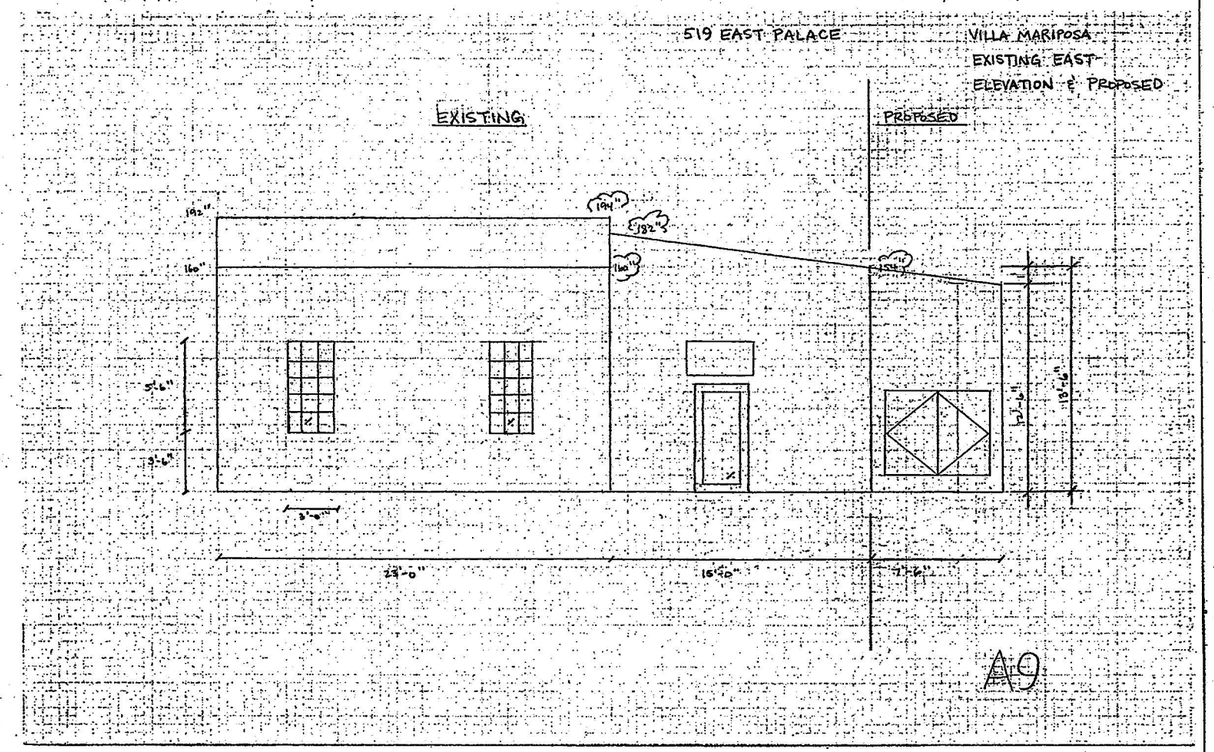
PROPOSED WEST ELEVATION SCALE 1/4"=1'



519 EAST PALACE

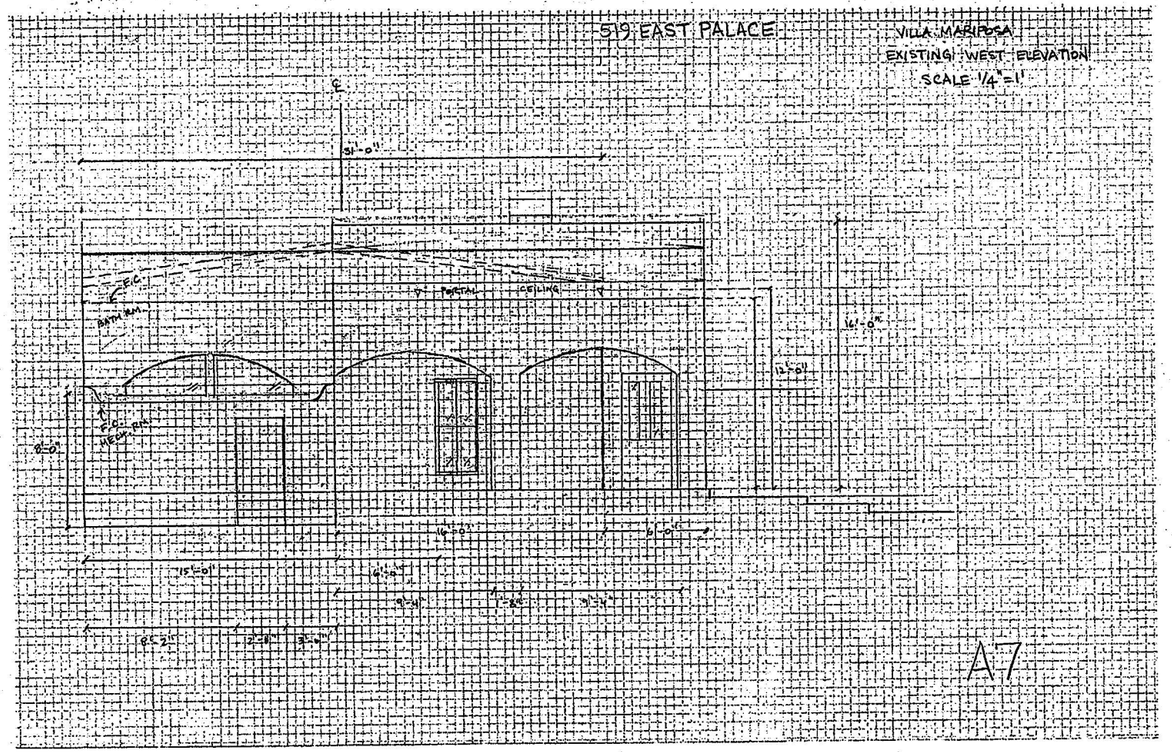
VILLA MARIPOSA

EXISTING EAST ELEVATION & PROPOSED



519 EAST PALACE

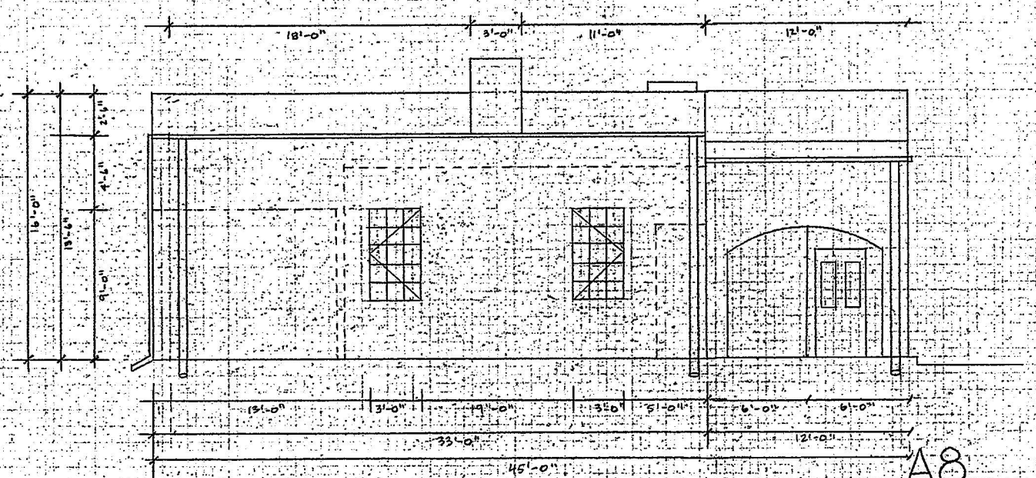
VILLA MARIPOSA
EXISTING WEST ELEVATION
SCALE 1/4"=1'



A7

519 EAST PALACE

PROPOSED WEST ELEVATION SCALE 1/4"=1'



A8

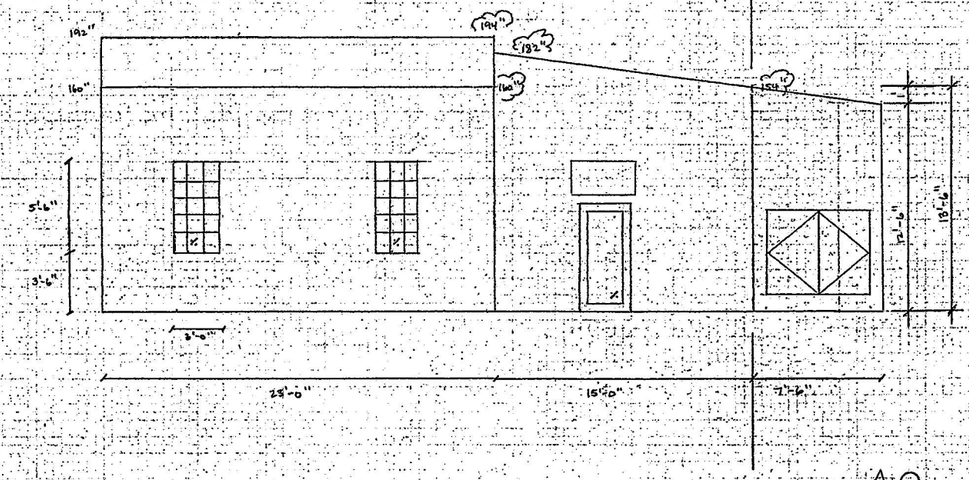
12-8-2009

519 EAST PALACE

VILLA MARIPOSA
EXISTING EAST-
ELEVATION & PROPOSED

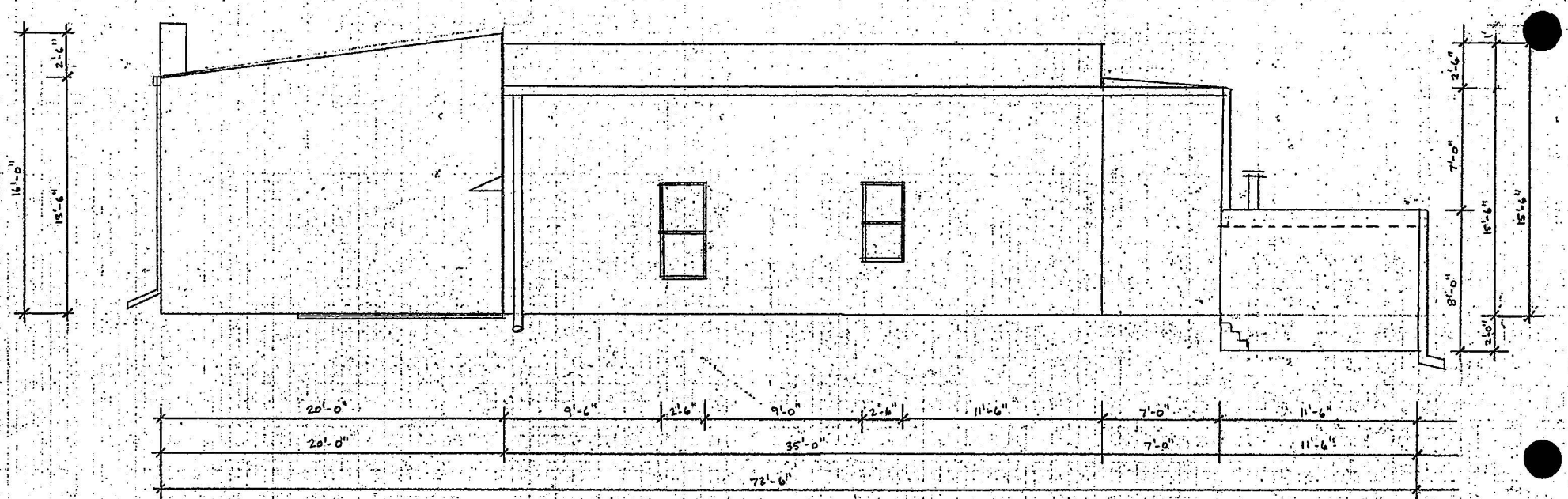
EXISTING

PROPOSED



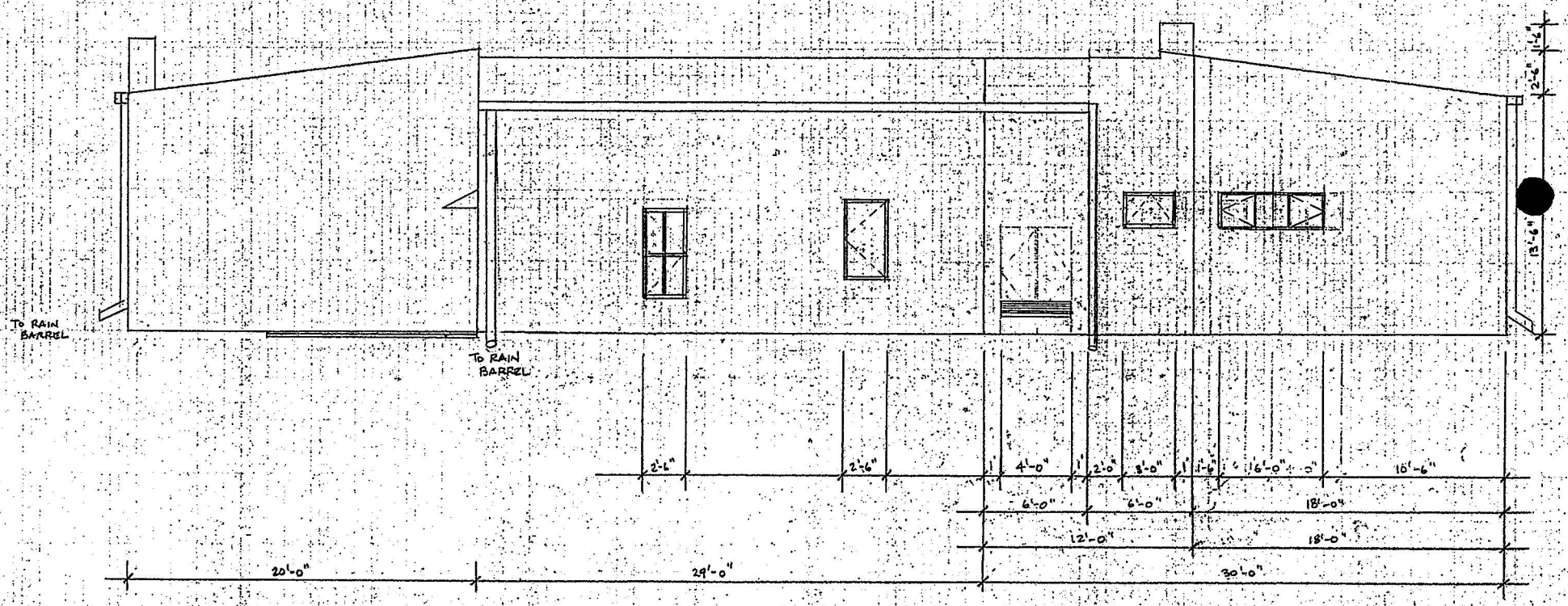
A9

EXISTING NORTH ELEVATION SCALE 1/4"=1'



A5

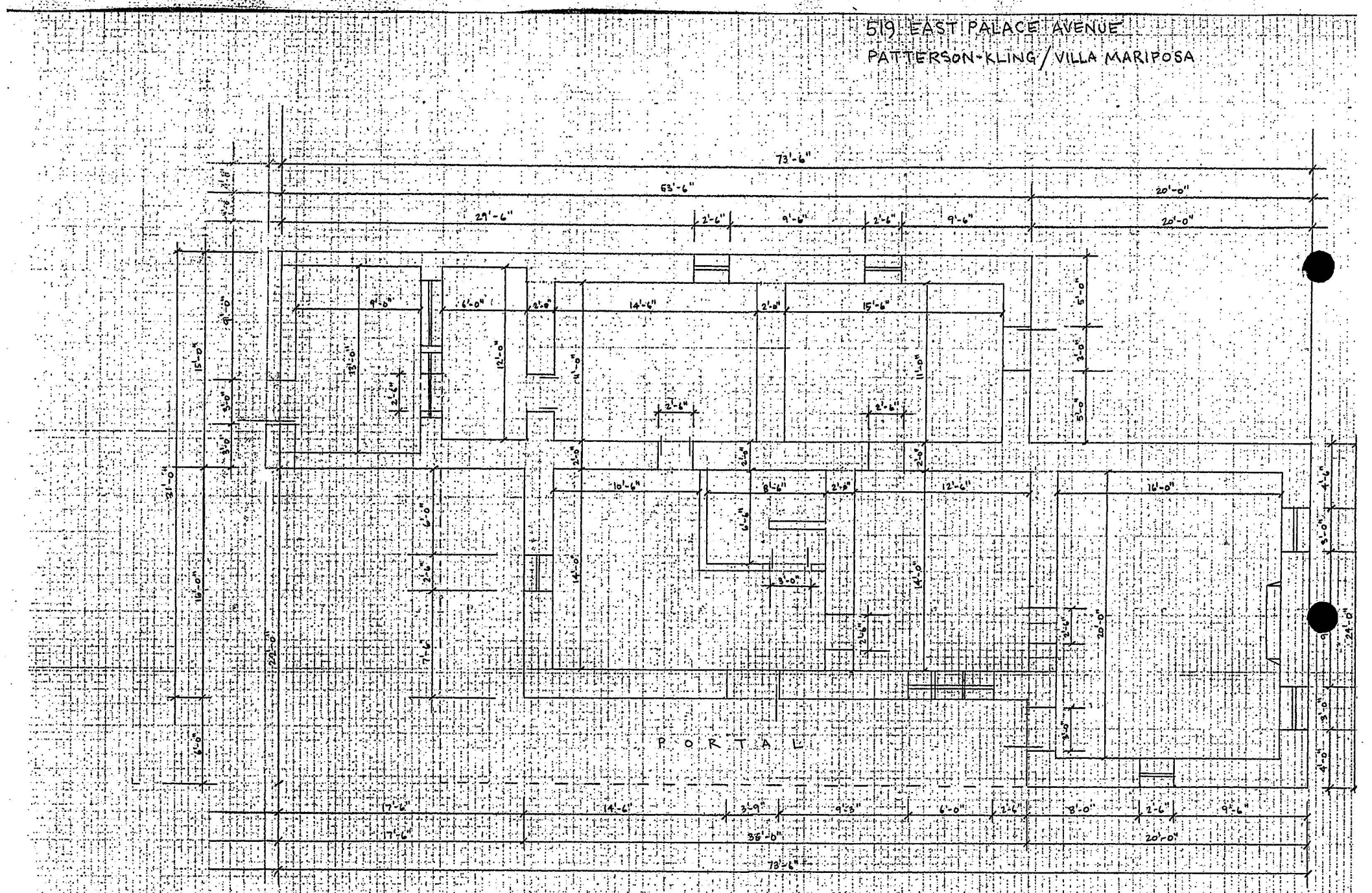
PROPOSED NORTH ELEVATION SCALE 1/4"=1'



A6

12-08-2009

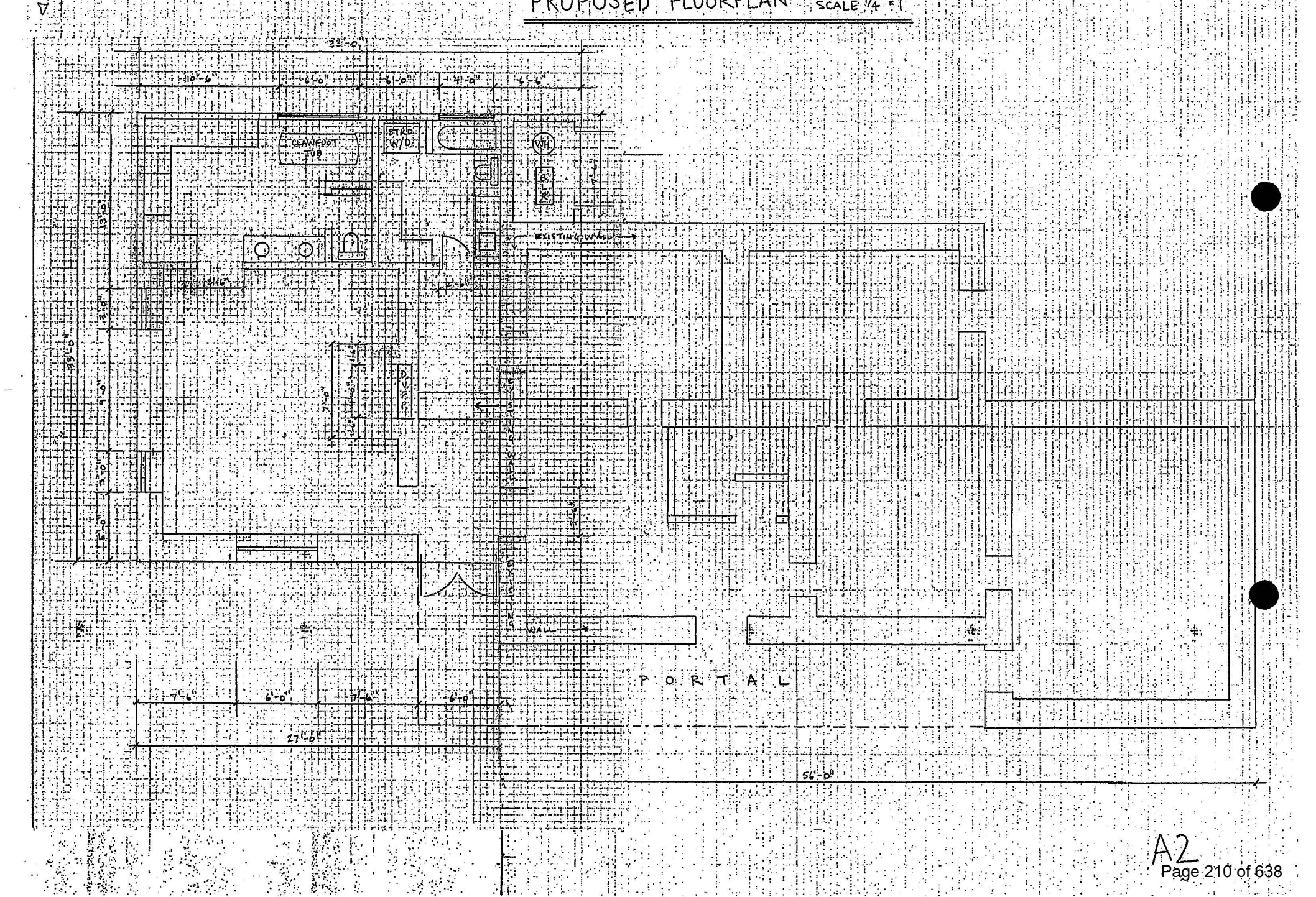
519 EAST PALACE AVENUE
PATTERSON-KLING / VILLA MARIPOSA



EXISTING FLOORPLAN SCALE 1/4"=1'

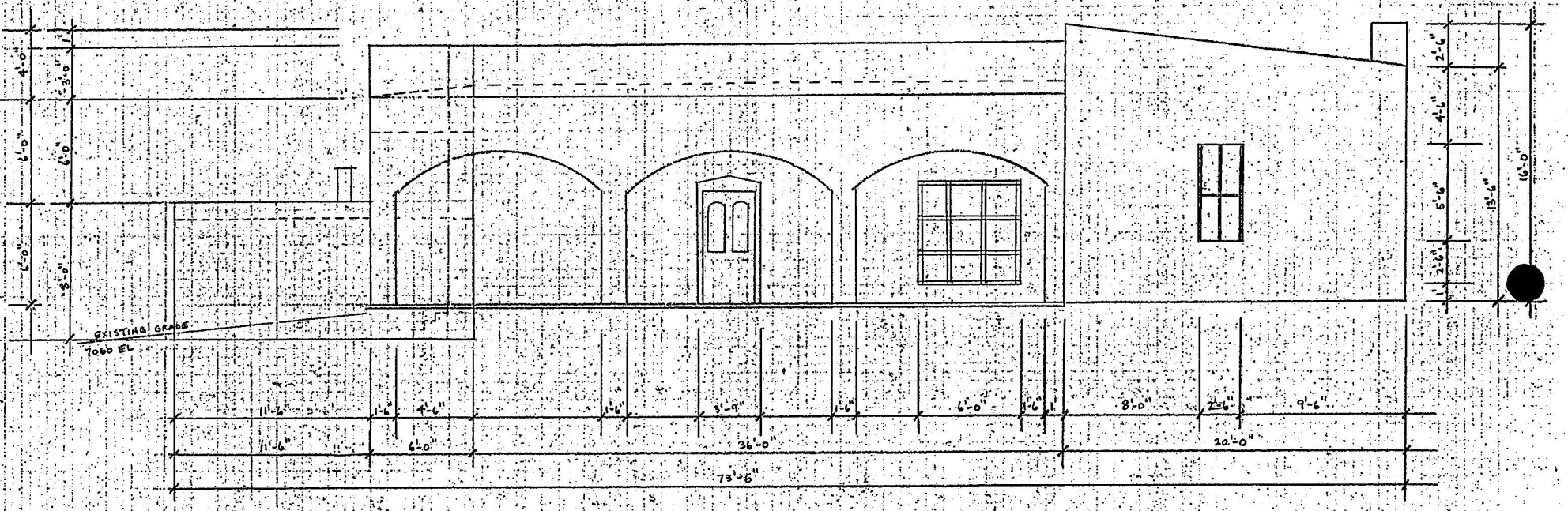
A1

PROPOSED FLOORPLAN SCALE 1/4"=1'



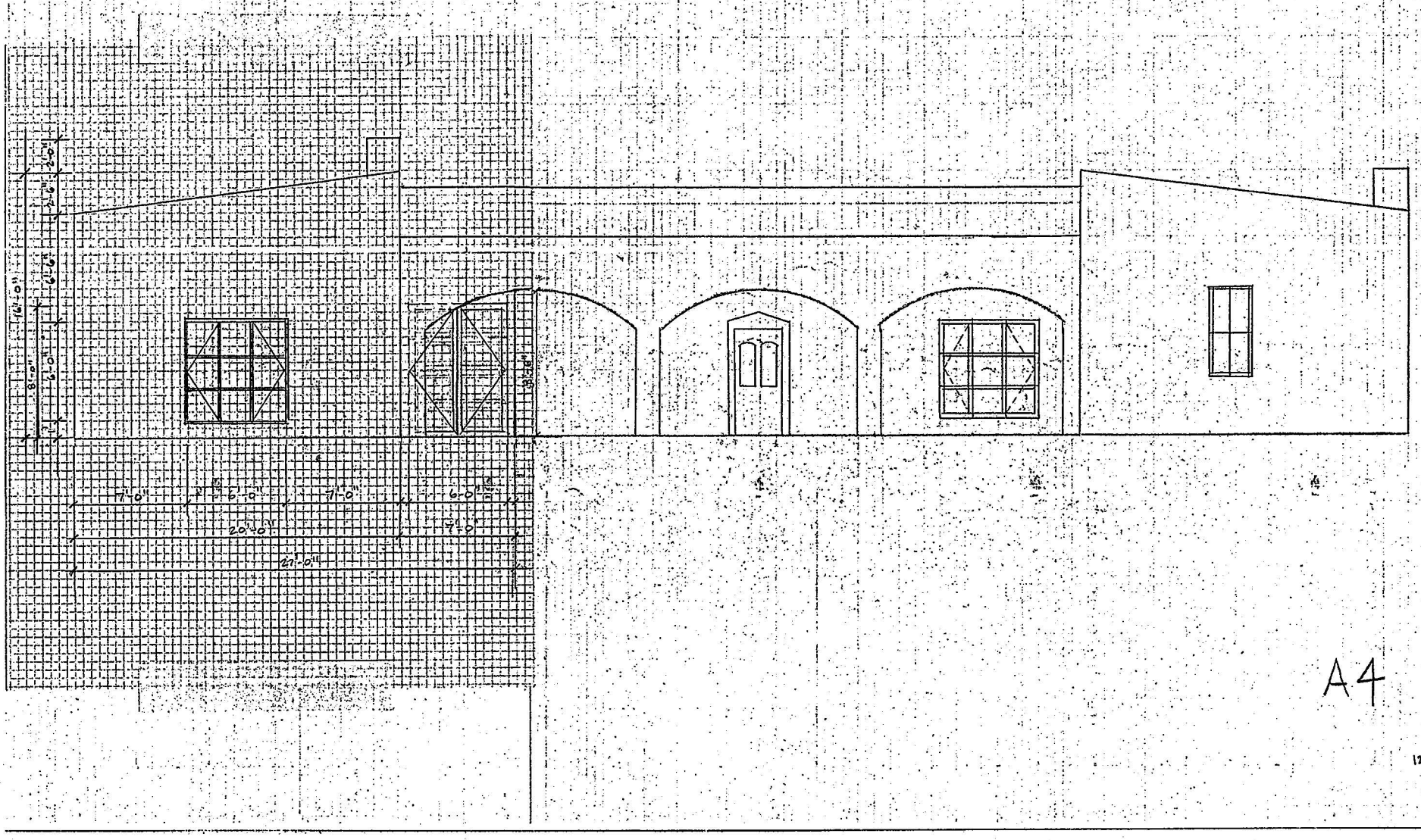
A2

519 EAST PALACE AVENUE



EXISTING SOUTH (PRIMARY) ELEVATION SCALE 1/4"=1'

A3



PROPOSED SOUTH ELEVATION SCALE 1/4"=1'

A4

12-08-2009

File No. 95-ES-08

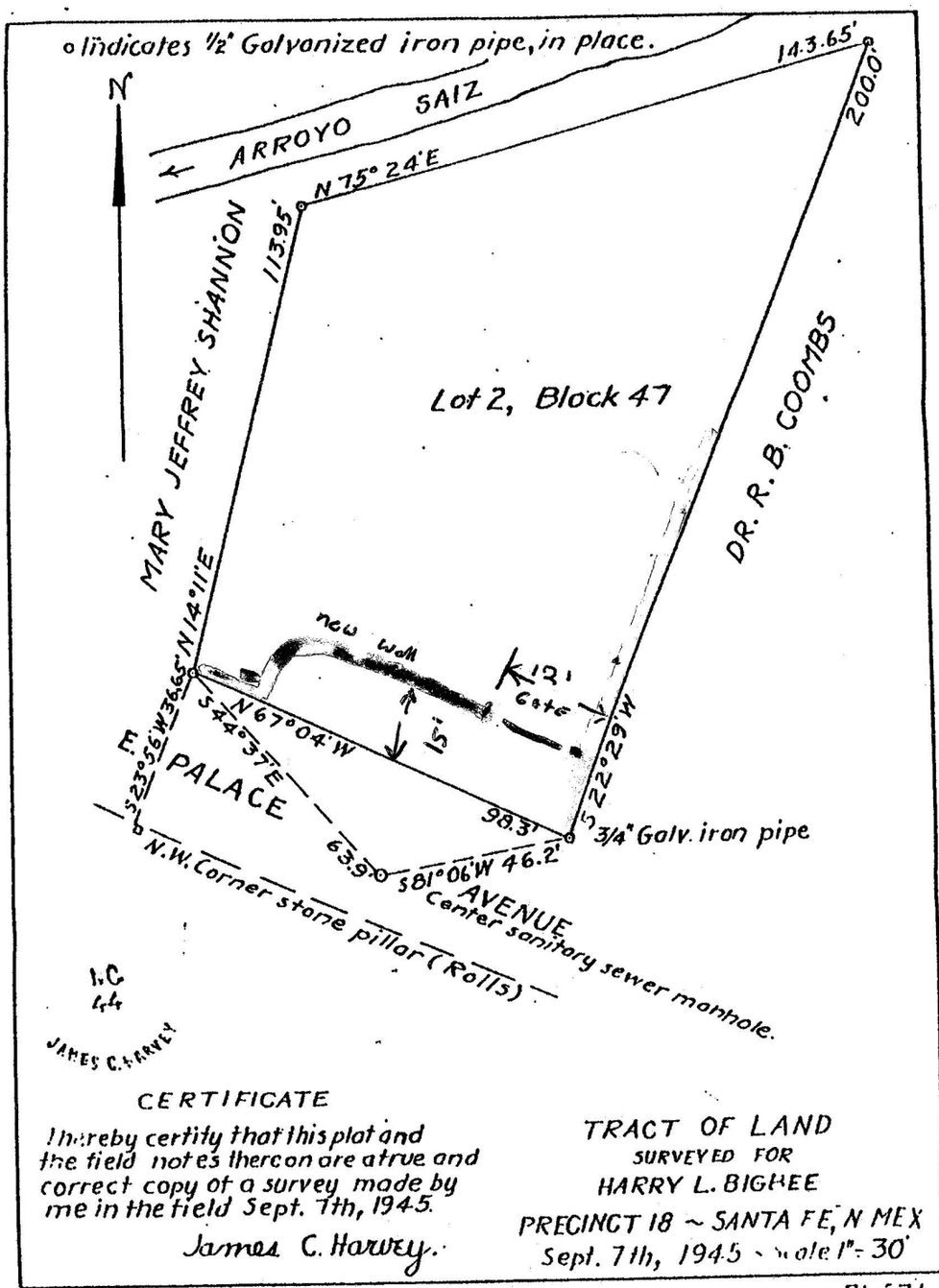
SITE PLAN

Peter Ader & Don Smalley

y Address 519 E. Palace Avenue

y Santa Fe County Santa Fe State NM Zip Code 87501

Lender Aspen West



CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made by me in the field Sept. 7th, 1945.

James C. Harvey.

TRACT OF LAND
SURVEYED FOR
HARRY L. BIGBEE
PRECINCT 18 ~ SANTA FE, N MEX
Sept. 7th, 1945 ~ Scale 1" = 30'

BL 571

- Planning & Land Use -

		Remarks
✓	Historic Design Review	
O	Landscape Review	
O	Escarpment Arch. Review	
O	Approval	
O	Conditional Approval	
O	Reject	

Name Christopher Purvis

5/27/2003
Date

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : CONSTRUCTION OF YARD WALL TO A HT. OF 4'11"
MAXIMUM ALLOWABLE HEIGHT IS 4'11"
Project number : 03-10100075
Case number : H-03-75
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 519 EAST PALACE AVENUE
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

PROJECT NAMES:

OW – Don Smalley
Santa Fe, NM 87501

519 East Palace Avenue
505-988-7138

AP – Don Smalley
Santa Fe, NM 87501

519 East Palace Avenue
505-988-7138

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on July 8, 2003, acted on the above referenced case. The decision of the board was to approve your request on the condition that the portal element be removed from the design and replaced with a 6' wide gateway in its place lowering to 4'11" on its west side, and that a six foot length of 4'11" high wall to be removed at east end of proposed wall construction so that the uninterrupted running length of the wall not exceed 50'.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

David Rasch
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

memo

DATE: July 8th, 2003

TO: Historic Design Review Board Members

VIA: Reed Liming, Interim Planning Team Leader
Sandra Aguilar, PLUD Director

FROM: James M. Hewat, Supervisor Planner

CASE #H- 03-75A

ADDRESS: 519 East Palace
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & fence standards.

_X_ State Historic Survey Sheets

___ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___Other

STAFF RECOMMENDATION:

Staff recommends approval of the proposed construction provided that the east wall step up from 4',11" to the proposed height (not to exceed 6'). Provided this condition is met, staff considers the application consistent with the Wall and Fence Guidelines in the Historic Districts and Section 14-5.2(D) of the Code.

BACKGROUND & SUMMARY:

At the May 27th, 2003 meeting the Board voted to postpone the application pending the receipt of more detail regarding the proposed walls.

The revised proposal plans call for the construction of a stuccoed masonry wall to a height of 4'11" on the south (Palace Avenue) side of the property. A wall and fence height calculation for the property yields a maximum allowable height of 4', 11".

Plans call for the proposed wall to be constructed back from a historic stone retaining wall and to run from a proposed free-standing portal at the west end of the property straight a 3',2" high "plinth" at the east end where an open vehicular gate will be provided. From the middle of the south wall the construction is shown to run toward the house at an undetermined height.

The portal proposed at the west end is shown to attach to the adjoining neighbors wall. From the street the portal will be punctuated by a pedestrian plank gate providing access to the garden by way of steps.

Set back 50' from the street in the motorcourt area, plans show a 6' coyote wall to be constructed. The applicant has attempted to provide sight lines into the property through the design o f this portal and wall. The wall will be stuccoed in a colour and texture to match the west neighbors wall. The stone wall to the east will not be altered.

The applicant proposes to install two Mexican wood gates 4', 11" in height across the driveway at the east end of the property.

The proposed yard wall will match the adjacent wall in colour and texture.

NEW[redacted]CO HISTORIC BUILDING INVENTO[redacted]M

H2885

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612122
field map SFHD #2	number 2122	UTM reference zone 12 13	easting northing

location description: 519 E. PALACE AVE.

city/town: SANTA FE

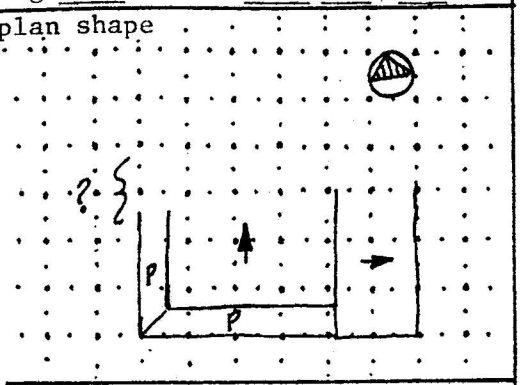
land grant/reservation

building name

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

film roll by SL no. 35	negative nos. 13	loc. of neg. HPB

519



date of construction: Pre '28 estimate ____ actual

source: dir. Pre 1920?

use
present: residential
other: ____
historic: residential
other: Naval Recruiting Station during war

condition
___excellent ✓good
___fair ___deteriorating

NMUV

?

wall material/surface: adobe/stucco

degree of remodeling
✓minor ___moderate ___major
describe: new windows (few)

architectural features: shed rfs w/ extend'd eaves - porch wraps around SW crnr.

surroundings: residential

relationship to surroundings
✓similar ___not similar

district potential
___yes ___no

W: 2/2

significance
___eligible ✓of interest ___none

d: solid w/ lrg single pane, solid, [00] - all w/ Territ surround

if eligible, why? contrib.

comments: -incomplete discription - rude tenants -

associated buildings? ___yes
what type?

if inventoried, list ID nos.

see back? ___yes

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 5/7/03

Property Owner of Record Don Smalley / Peter M. Ader

Applicant Name Don Smalley Phone 988-7138

Site Address 519 East Palace Avenue

Proposed Construction Construction of front wall + gates.

TO BE COMPLETED BY STAFF:

Zoning District RC-8 Subdivision _____ Lot ____ Block ____

Permitted Use : ☒ Section # _____
Accessory Use : ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided 15' Minimum 0' (Rear) Provided N/A Minimum _____

(Left Side) Provided 0' Minimum 0' (Right Side) Provided 0' Minimum 0'

(Special Yard) Provided N/A Minimum _____

Density: Ok Open Space: _____

Lot Size: _____ Total Roof Area: _____ Lot Coverage: _____

Height: 4' 11" Wall Requirement: N/A

Parking: # Required 2 # Provided 2 Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☑
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer _____ Date 5/20/03

Prepared by: Mmontoya 12/99
Revised 4/3/2001

DON SMALLEY

519 East Palace Avenue
Santa Fe, New Mexico
87501

telephone 505-988-7138

May 7th, 2003

To whom it may concern,

I am writing a letter of proposal for the new exterior wall and gates to be built across the front of my property of residence at 519 East Palace Avenue in Santa Fe, N.M.

The wall would be at the height of 4'11", as previously approved by the Santa Fe Historic Review Board.

As I am still in meetings with Architects, the decision on final materials is yet to be determined. We are most considering a Block/ Stucco construction that would match exactly the color and design of my home, as well as compliment and blend with the existing streetscape. Gates for the driveway and walkways will be fabricated out of either wood or metal, to be certain to match existing Architectural and historic details.
My neighbor one property to the west of me on Palace Avenue has a stucco wall bordering my yard. The color of my proposed wall would match the color of, and meet up to join that wall.

There are no windows to be installed in this plan.

Thank you for your time and review.

Respectfully,
Don Smalley

LOCATION MAP ADDENDUM

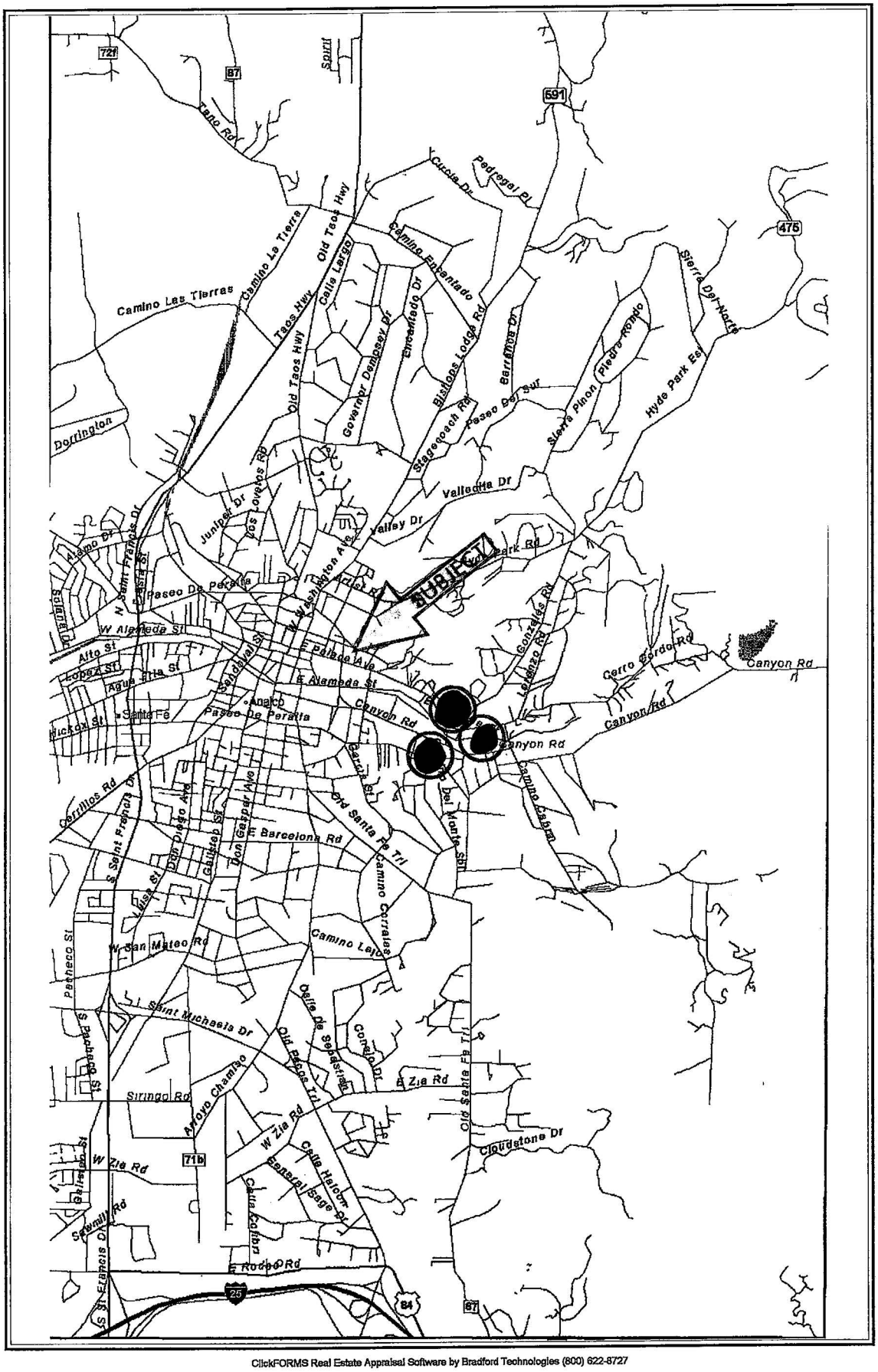
File No. MNE-1499

Borrower Donald Smalley/Peter Ader

Property Address 519 East Palace Avenue

City Santa Fe County Santa Fe State NM Zip Code 87501

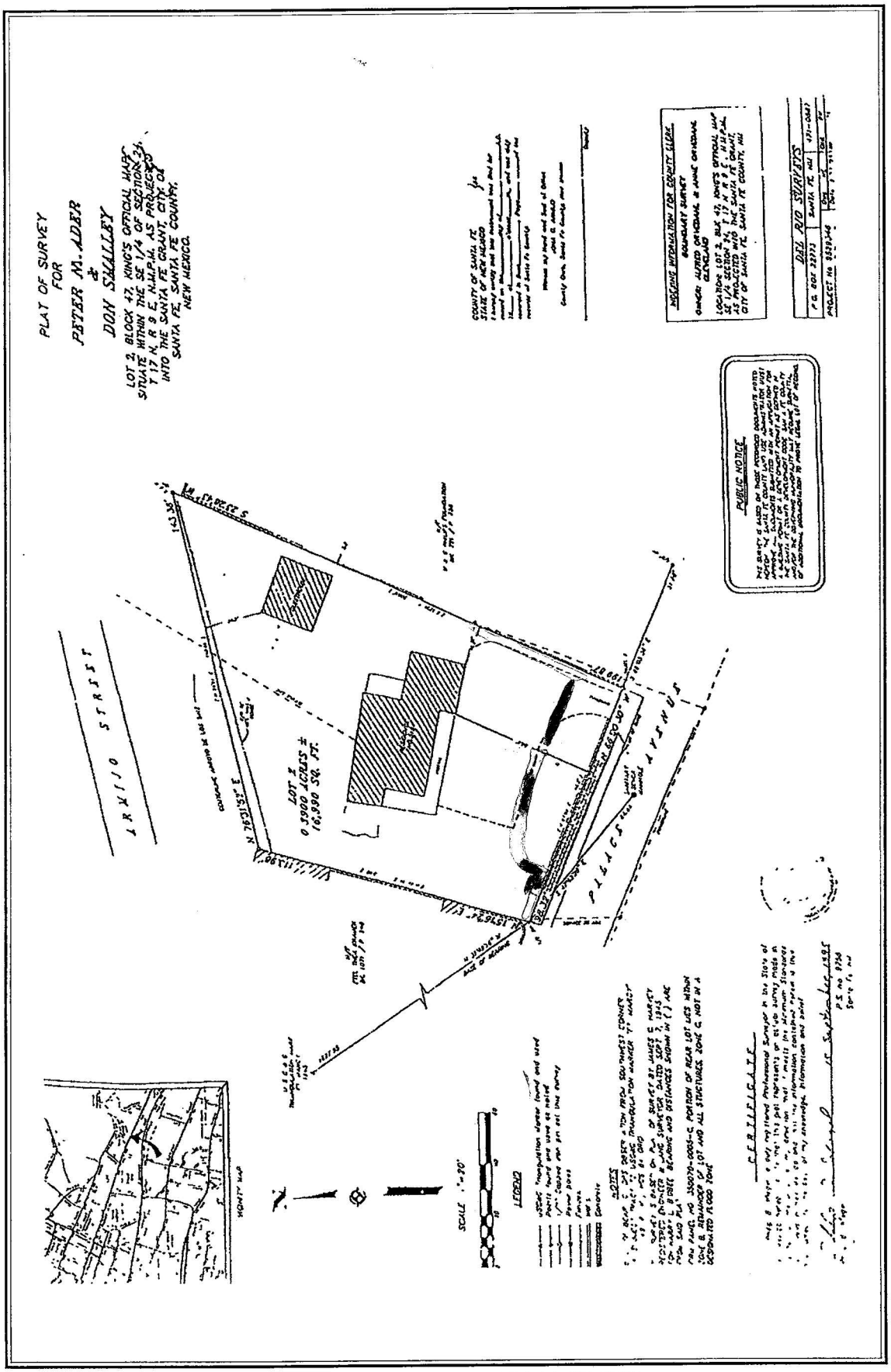
[redacted] Address 62 Lincoln Avenue, Santa Fe, NM 87501



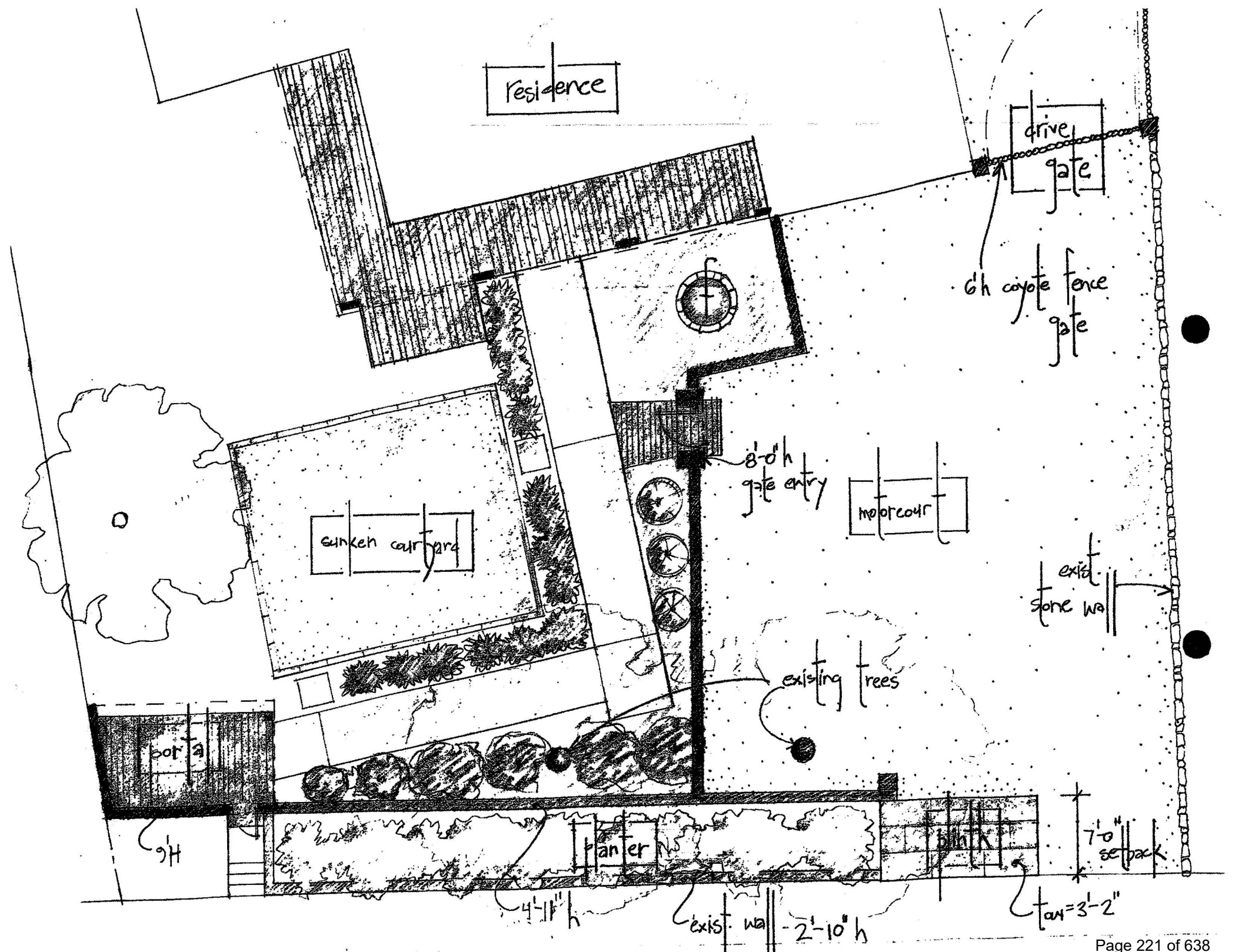
ClickFORMS Real Estate Appraisal Software by Bradford Technologies (800) 622-8727

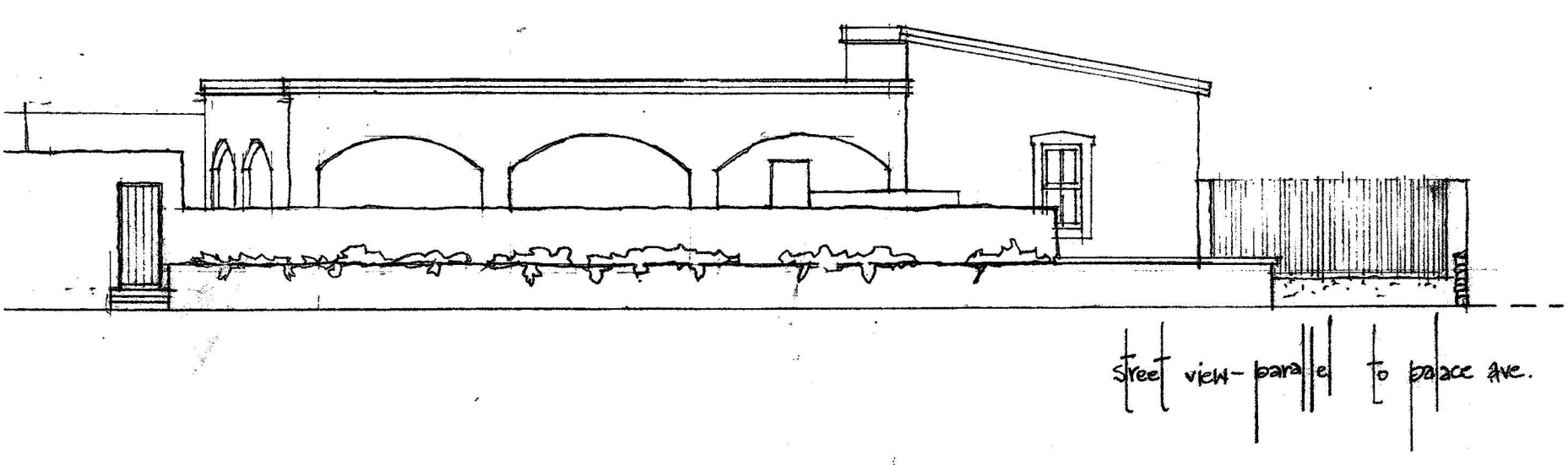
SURVEY MA[illegible]DENDUM File No. MNE-1499

Borrower Donald Smalley/Peter Ader
Property Address 519 East Palace Avenue
City Santa Fe County Santa Fe State NM Zip Code 87501
Lender/Client First National Bank of Santa Fe Address 62 Lincoln Avenue, Santa Fe, NM 87501

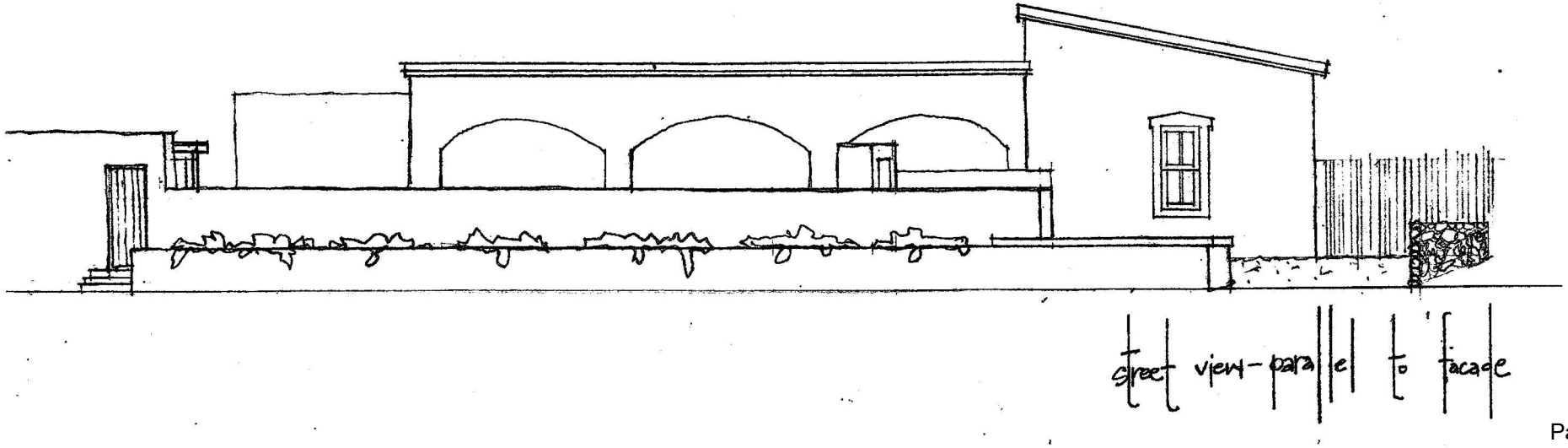


- new wall
  At 4:11"
- old stone
  Wall 3'
  ADD 2'11
  Stuco
- DRIVEWAY
  GATE 9.11 tall
  X12'
- old step
  new entry


residence
drive
gate
6'h coyote fence
gate
8'-0"h
gate entry
motorcour
sunken courtyard
exist.
stone wa
existing trees
porch
9'H
planter
4'-11"h
exist. wa
2'-10"h
planter
7'-0"
setback
top=3'-2"



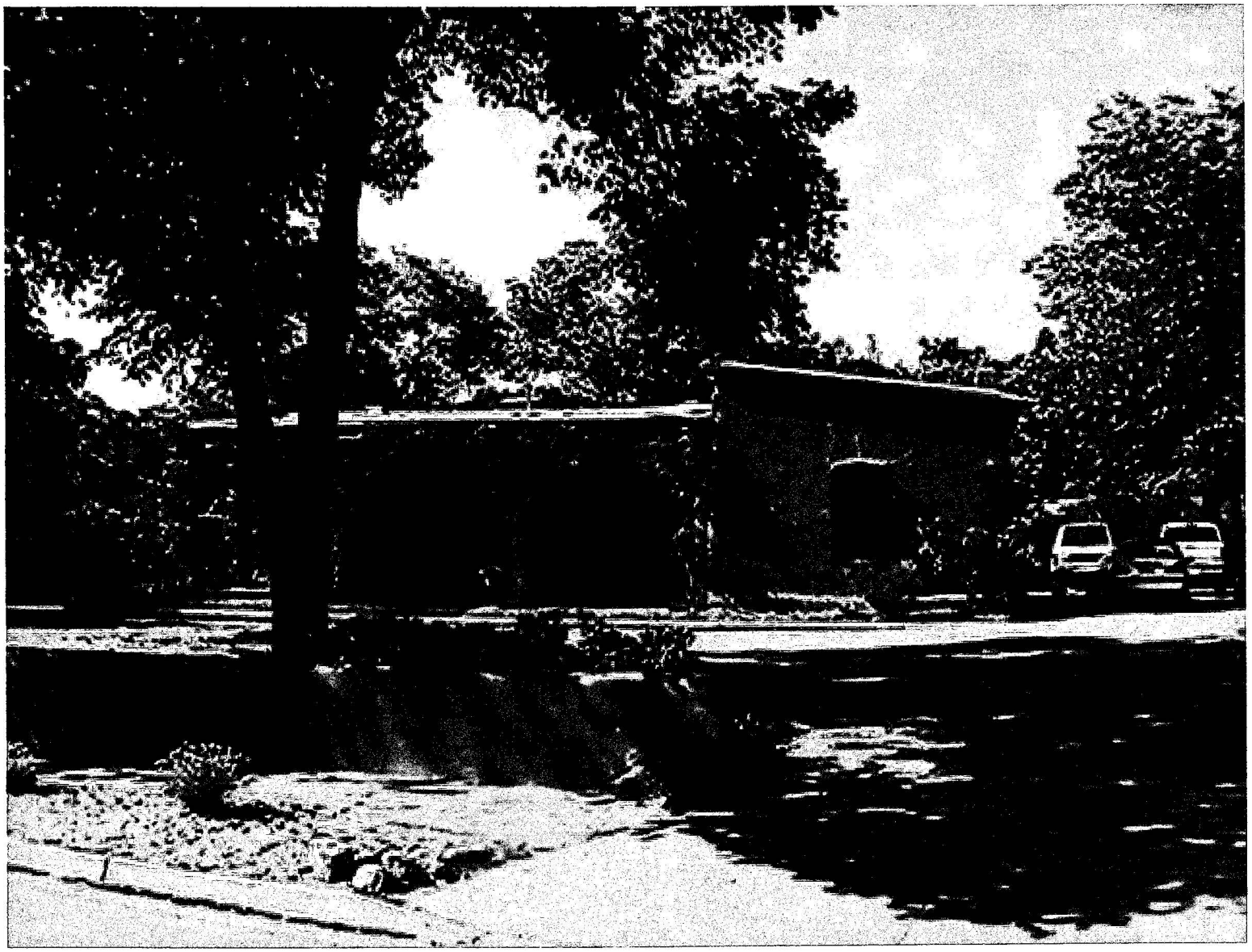
street view - parallel to palace ave.



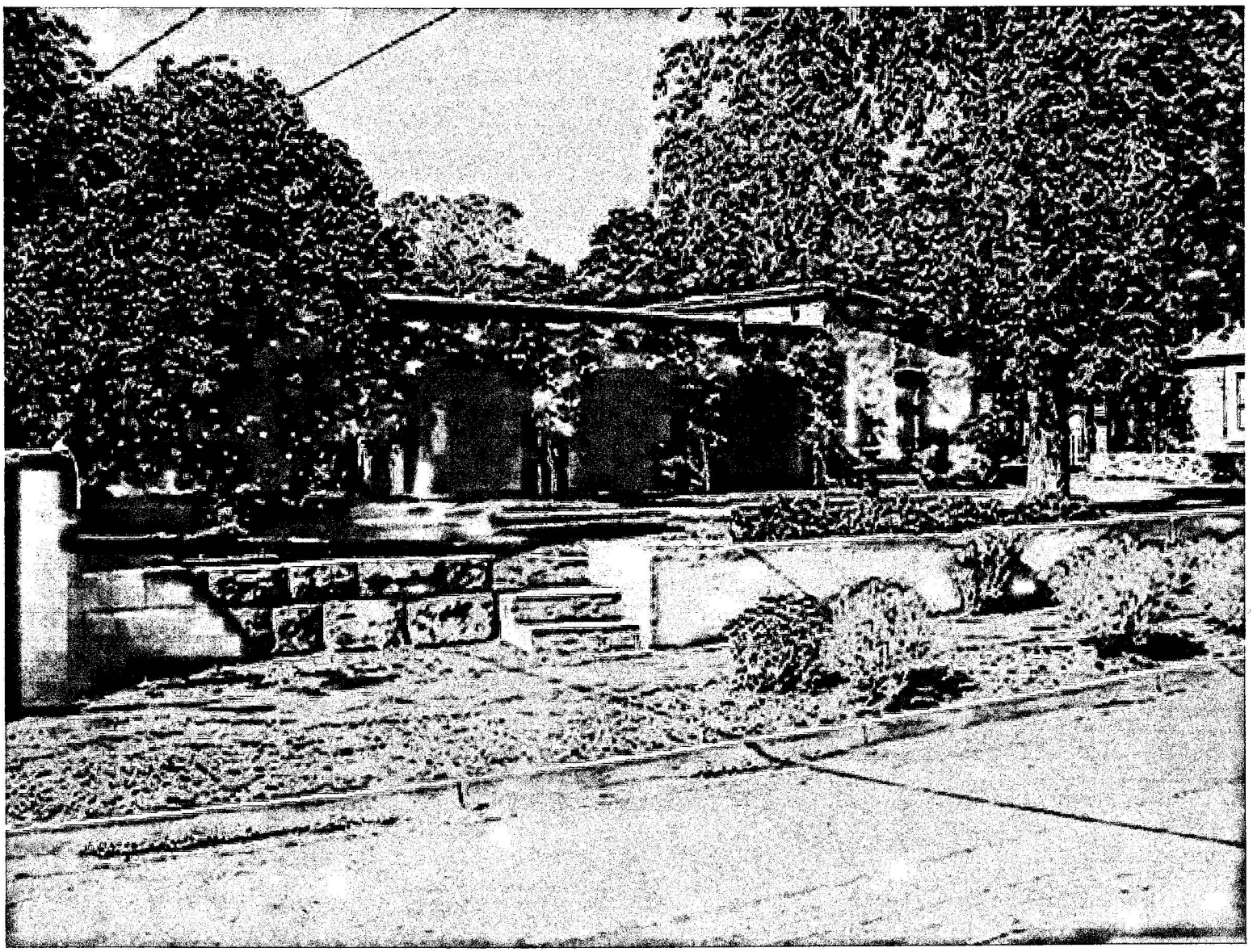
street view - parallel to facade

5TH PALACE AVE

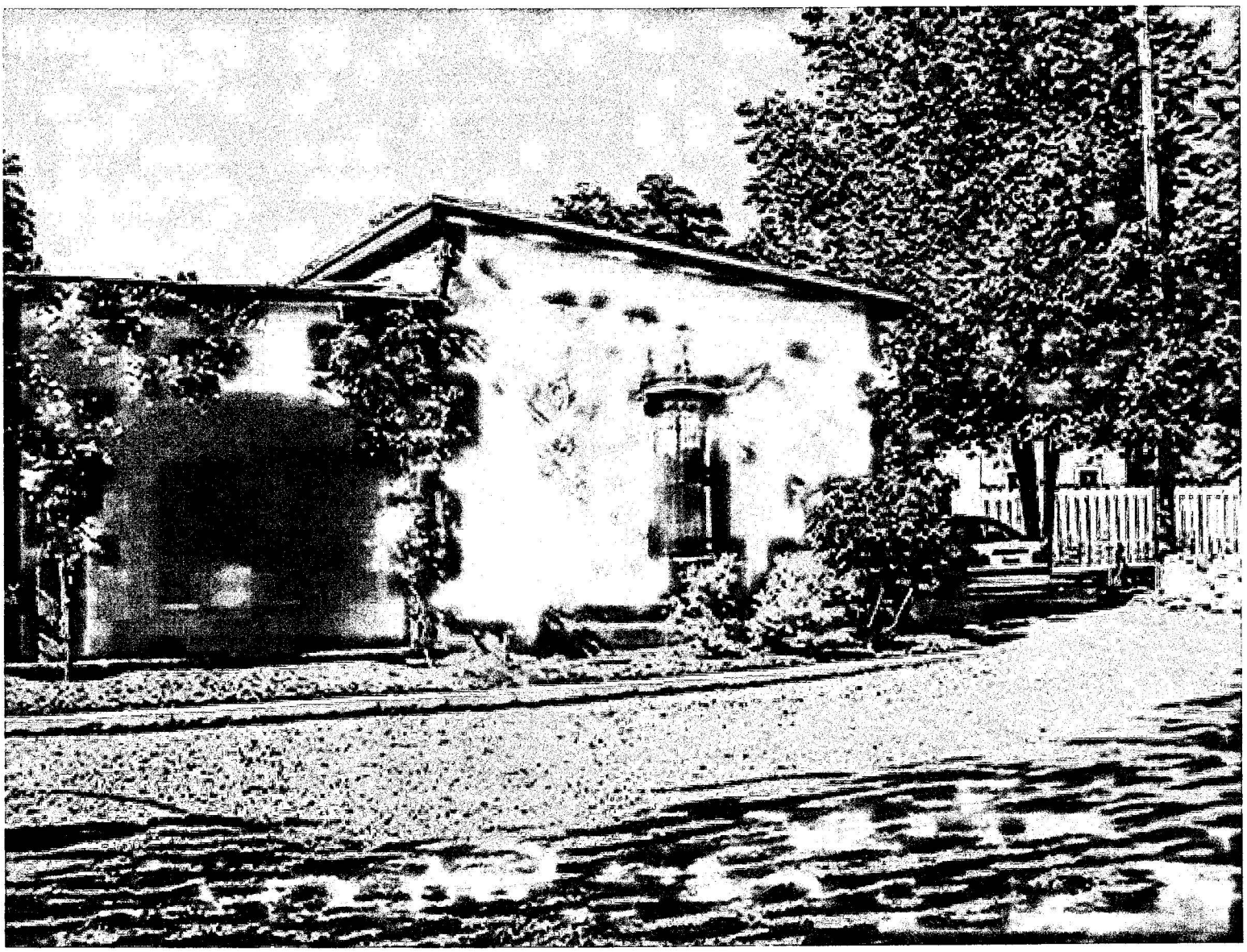
519 PALACE



519 PALACE



519 PALACE



519 PALACE

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Jim Romero, *City Manager*

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
David Pfeffer, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzburger, Dist. 2
Miguel M. Chavez, Dist. 3
David Coss, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : CONSTRUCT YARD WALL - HEIGHT OF 4' 11"
Project number : 03-10100075
Case number : H-03-75
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **519 EAST PALACE AVENUE**

HISTORIC DISTRICT: **DOWNTOWN AND EASTSIDE**

PROJECT NAMES:

OW – Don Smalley
Santa Fe, NM 87501

519 East Palace Ave.
505-988-7138

AP – Don Smalley
Santa Fe, NM 87501

519 East Palace Ave.
505-988-7138

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on May 27, 2003, acted on the above referenced case. The decision of the board was postpone your request until the June 24, 2003 HDRB meeting.

For further information please call 955-6605.

Sincerely,

James M. Hewitt
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and Intent. These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structure(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one-foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail.. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a viewshed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (eg. Cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with stepbacks as outlined above.

Open fences (eg. Wire and post, picket) or fenestrated fences (eg. Coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means (eg. Landscaping). These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited (see City of Santa Fe 1999 General Plan).

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or stepback.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged, and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

City of Santa Fe, New Mexico

memo

DATE: May 27th, 2003

TO: Historic Design Review Board Members

VIA: Reed Liming, Interim Planning Team Leader
Sandra Aguilar, PLUD Director

FROM: James M. Hewat, Supervisor Planner

CASE #H- 03-75

ADDRESS: 519 East Palace Avenue
Historic Status: Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_x_ Case Synopsis

_x_ District Standards & Yard wall & fence standards.

_X_ State Historic Survey Sheets

___ Other:

APPLICANT SUBMITTALS

_x_ Proposal Letter

_x_ Vicinity Map

_x_ Site Plan/Floor Plan

_x_ Elevations

_x_ Photographs

___Other

STAFF RECOMMENDATION:

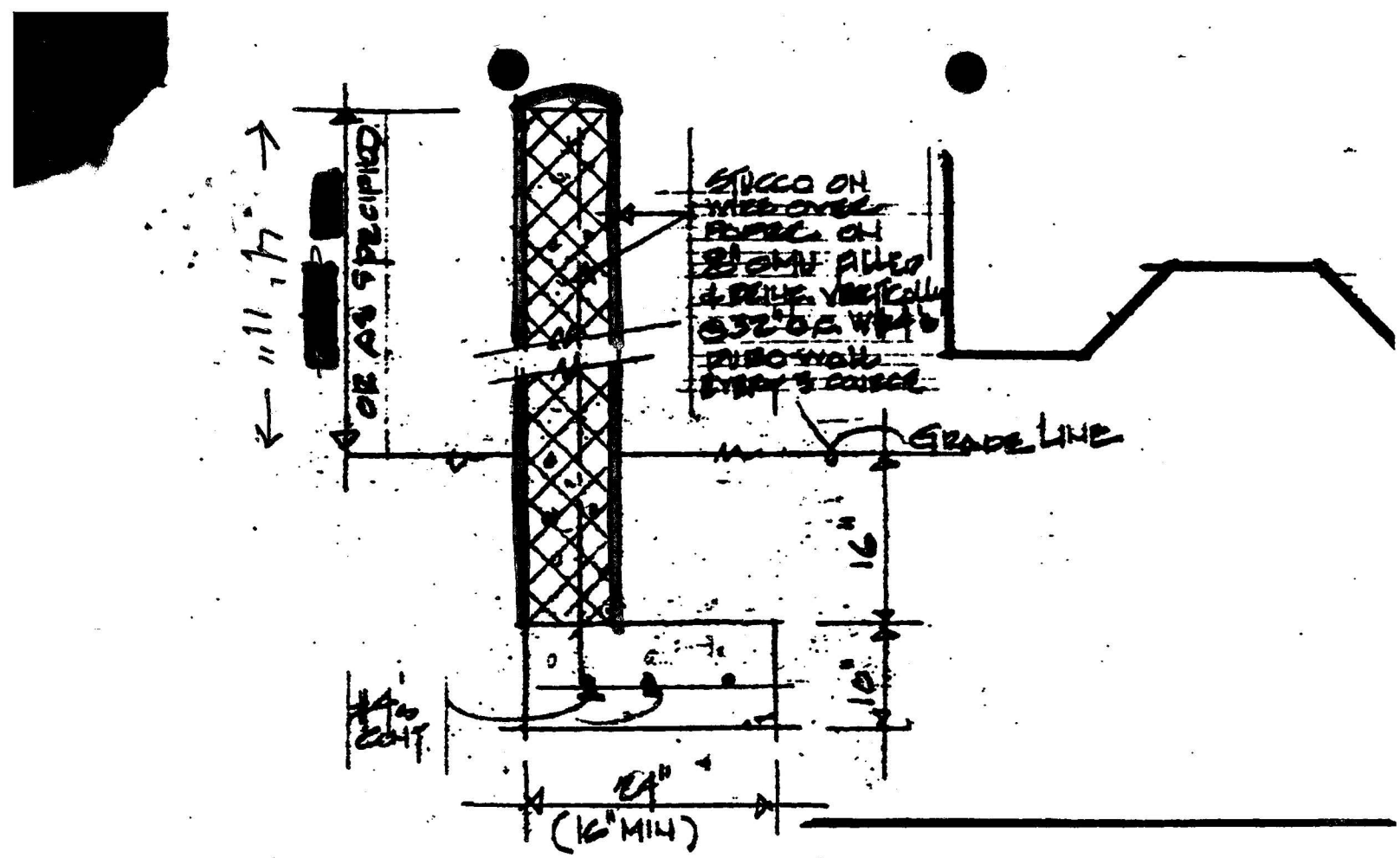
Staff recommends approval of the proposed yard wall as it is consistent with the Wall and Fence Guidelines in the Historic Districts. The proposed project will not affect the historic integrity of the property.

BACKGROUND & SUMMARY:

The applicant proposes the construction of a stuccoed masonry wall to a height of 4'11" on the south (Palace Avenue) side of the property. A wall and fence height calculation for the property yields a maximum allowable height of 4', 11".

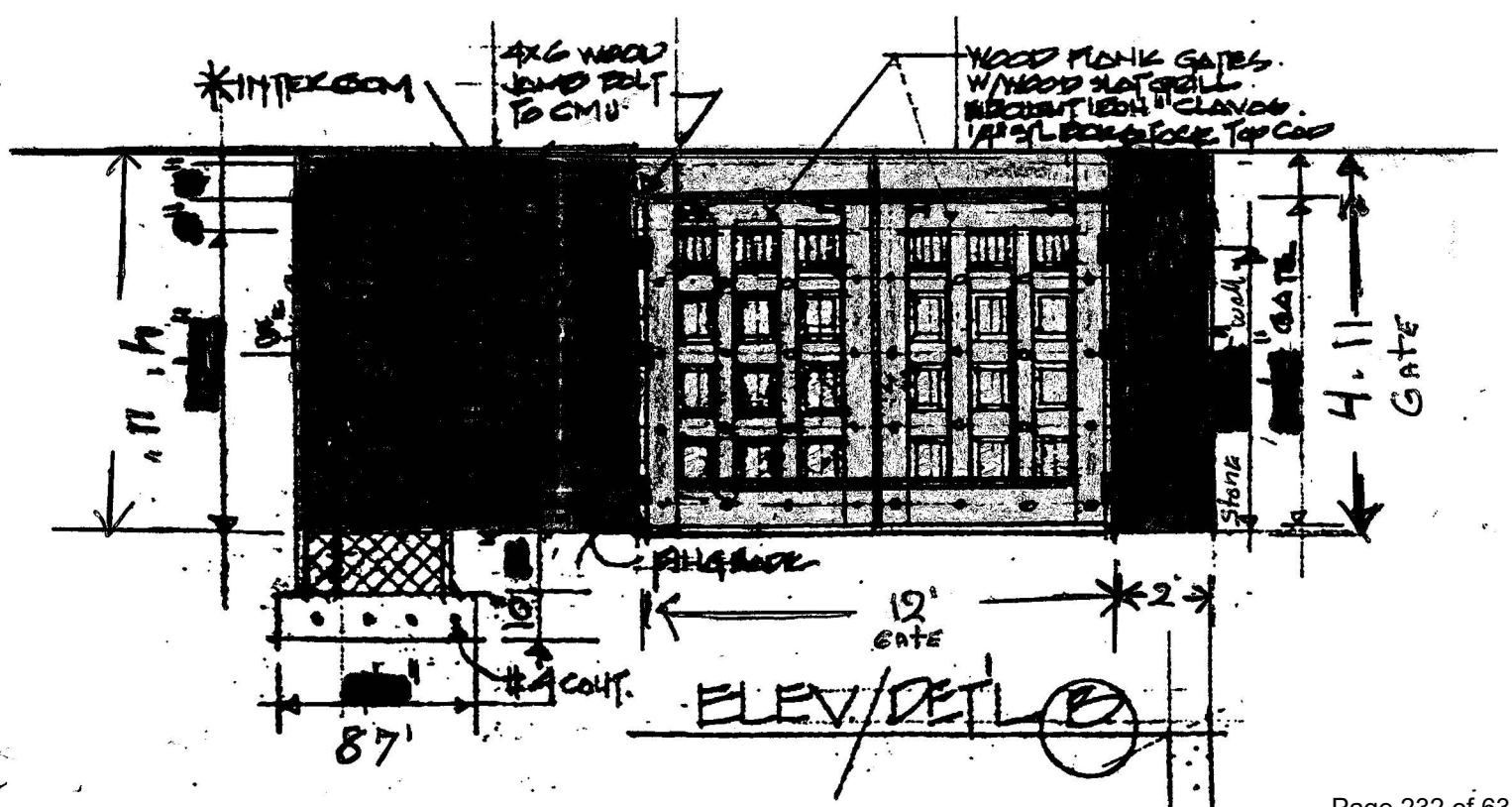
Plans call for the proposed wall to be constructed back from a historic stone retaining wall at the west end of the property and to curve back from, though parallel to the street. The applicant proposes to install two Mexican wood gates 4', 11" in height across the driveway at the east end of the property.

The proposed yard wall will match the adjacent wall in colour and texture.

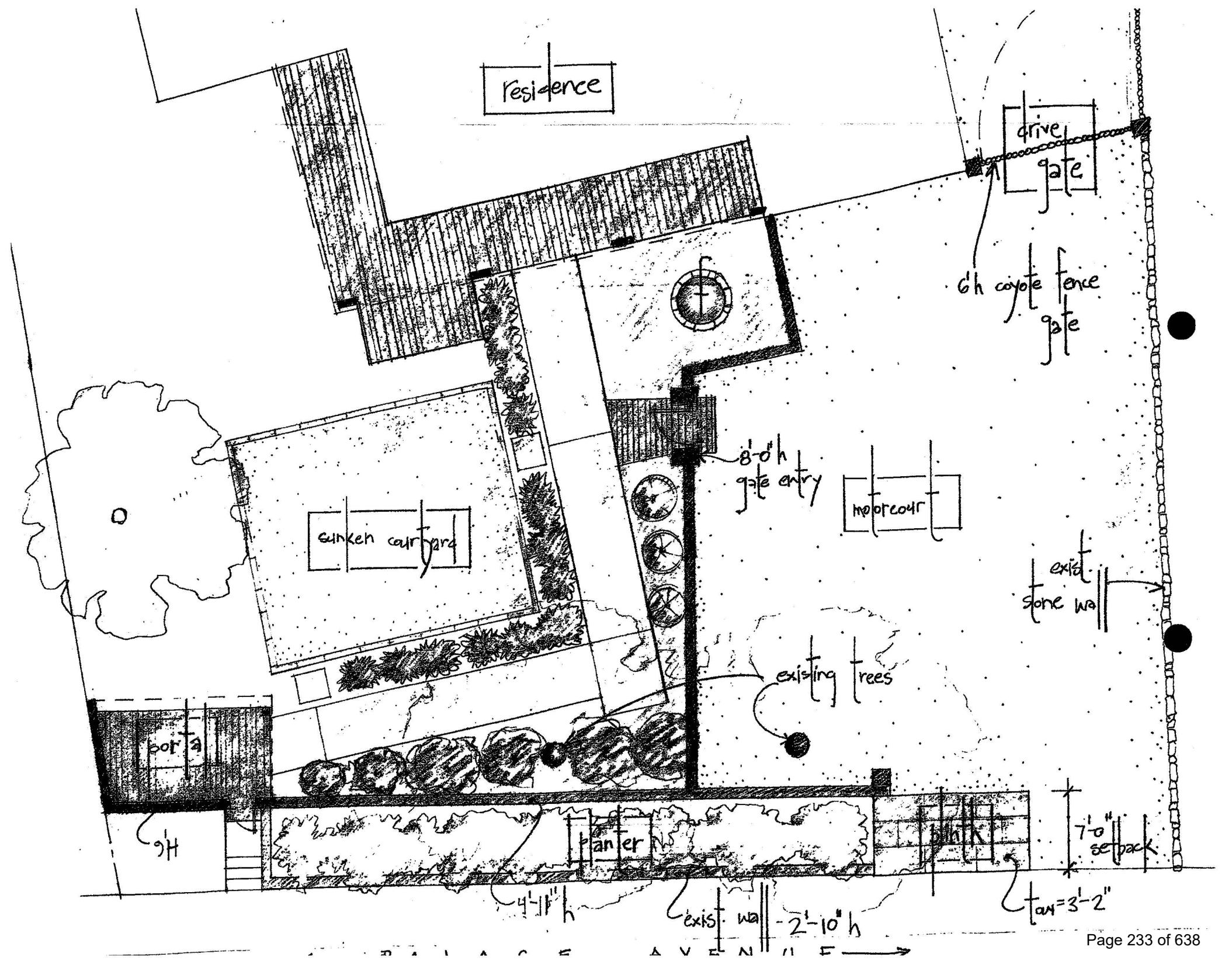


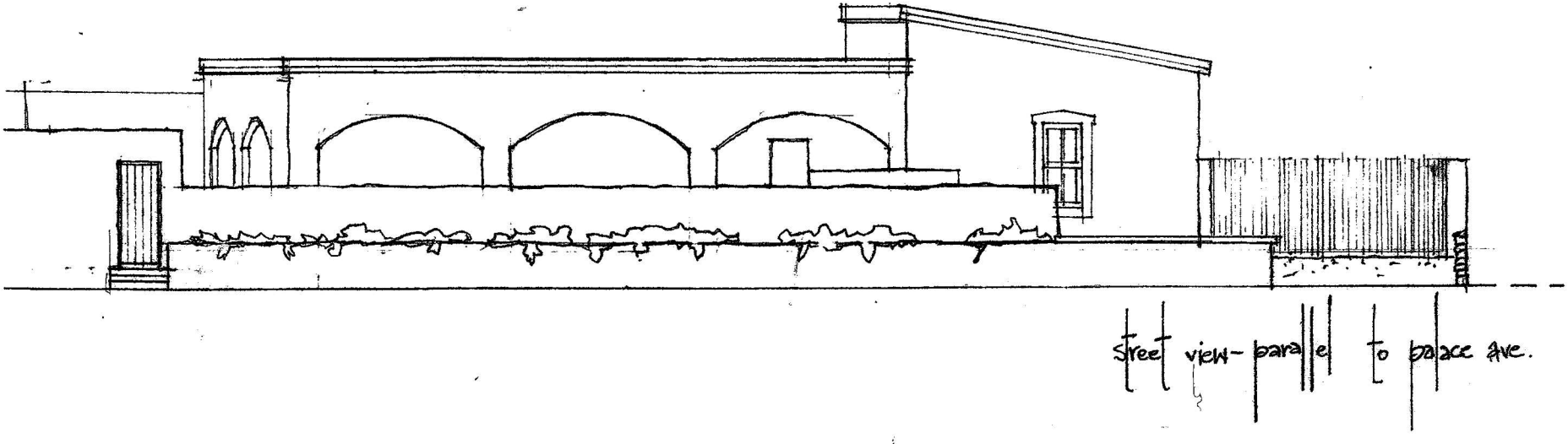
WALL SECTION TYP.

3/4" = 1'-0"

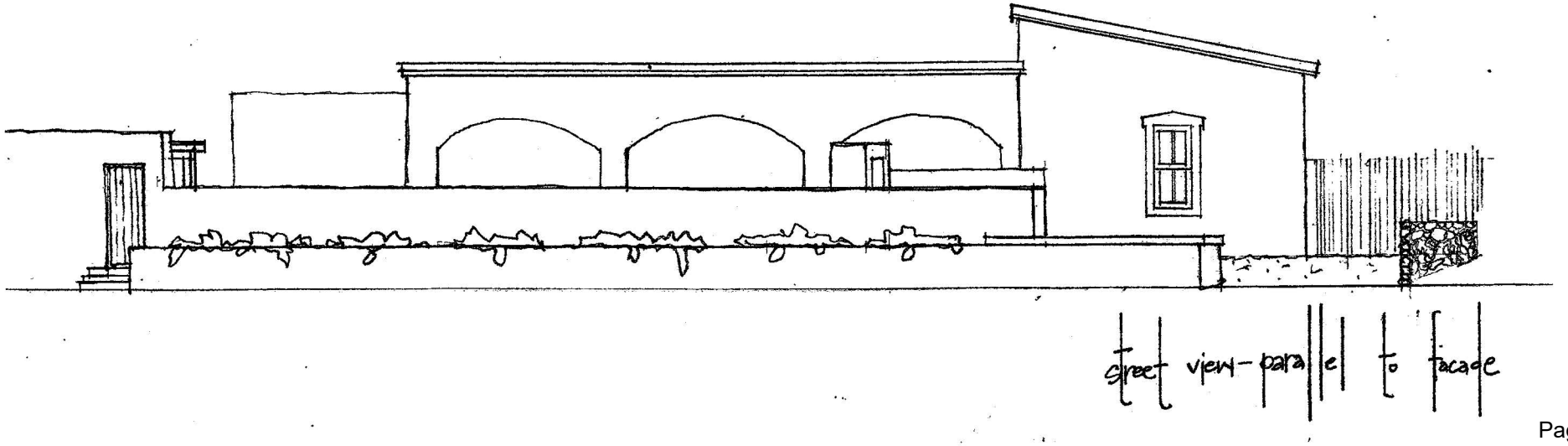


ELEV/DETL


residence
drive
gate
6'h coyote fence
gate
8'-0"h
gate entry
motorcourt
sunken courtyard
exist.
stone wa
existing trees
portal
9'H
planter
4'-11"h
exist. wa
2'-10"h
7'-0"
setback
tan=3'-2"

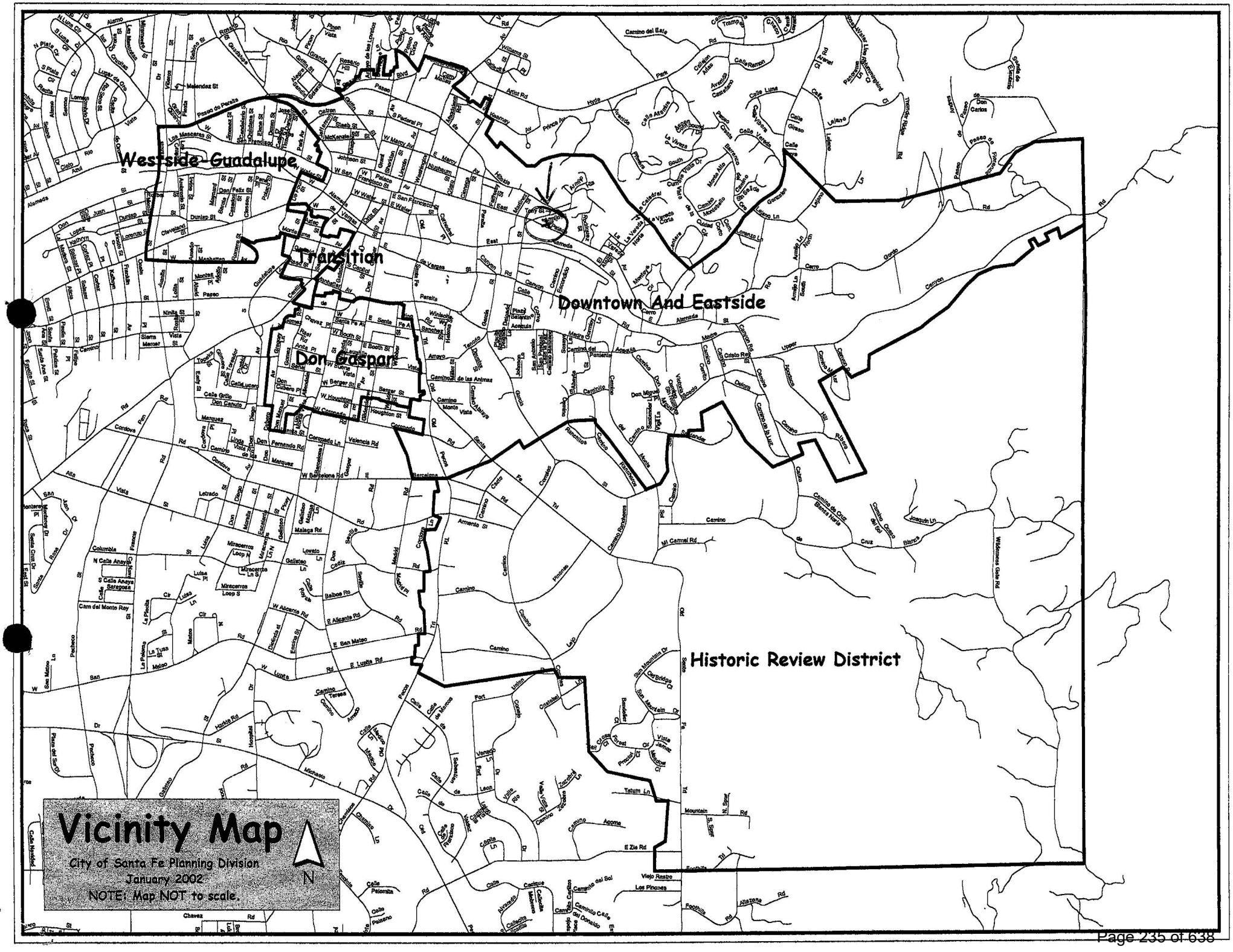


street view - parallel to palace ave.



street view - parallel to facade

519 PALACE AVE


Westside-Guadalupe
Transition
Don Gaspar
Downtown And Eastside
Historic Review District
Vicinity Map
City of Santa Fe Planning Division
January 2002
NOTE: Map NOT to scale.
N

CITY OF SANTA FE, NEW MEXICO

Project description:	Construction of a yard wall to a height of 4' 11" ; maximum allowable height is 4' 11".
Project number:	03-1010075
Case number:	H-03-75
Project type:	HISTORIC DESIGN REVIEW BOARD

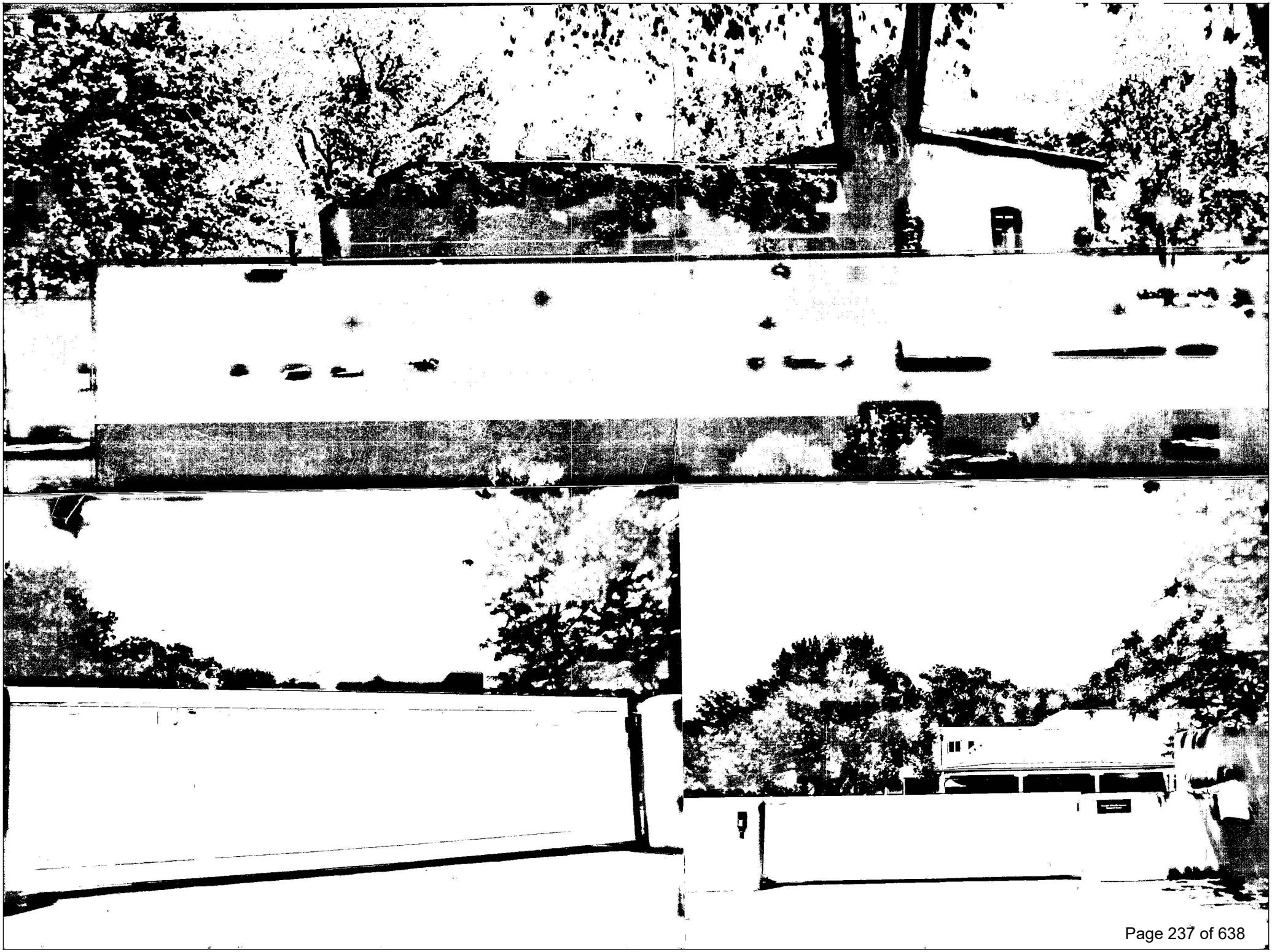
PROJECT LOCATION (S): **519 East Palace Avenue**

PROJECT NAMES:

OW – Don Smalley Santa Fe, NM 87501	519 East Palace Ave. 505-988-7138
AP – Don Smalley Santa Fe, NM 87501	519 East Palace Avenue 505-988-7138

PROJECT DATA:

HISTORIC DISTRICT	Downtown & Eastside
HISTORIC BUILDING STATUS	Contributing
PUBLICLY VISIBLE FACADE-EAST	
PUBLICLY VISIBLE FACADE-NORTH	
PUBLICLY VISIBLE FACADE-SOUTH	
PUBLICLY VISIBLE FACADE-WEST	
HISTORIC DISTRICT SURVEY NUMBER	H-2885
YEAR OF CONSTRUCTION	1900
PROJECT TYPE (NEW, ADD, ETC.)	Wall
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	National Recruiting Station



- 5A-6A

HISTORIC DESIGN REVIEW BOARD APPLICATION

APPLICATION TYPE: Preliminary Approval [✓] Final Approval [ ]

PROJECT LOCATION: 519 East Palace Avenue

PROJECT PROPOSAL: Construction of Front wall & gates

CONSTRUCTION COST: $ 10,000.- **FEE:** $ _____ + $20 Poster Cost = $ _____

OWNER: Don Smalley **PHONE#:** 988.7138

OWNER ADDRESS: 519 East Palace Avenue

CITY, STATE, ZIP CODE: Santa Fe, N.M. 87501

APPLICANT: Same **PHONE #:** _____

ADDRESS: _____

CITY, STATE, ZIP CODE: _____

NEW CONSTRUCTION:
Single-Family Residence [ ] Commercial [ ] Multi-Family Residence [ ]

OTHER CONSTRUCTION:
Demolition [ ] Remodel [ ] Addition [ ] Residential [ ] Signs [ ]
Wall/Fence [✓] Antenna [ ]

PREAPPLICATION MEETING: Date: 5/2/03 Case Planner: James Hewat

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____
(Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction or an addition which will increase the height of the subject building:
YES [ ] **NO [✓]**

If yes, what is the appropriate streetscape height as determined during your pre-application visit? _____

What is the proposed height as illustrated in your project? 4' 11"

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting. - date?

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant/Owner

5/7/03
Date

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: **Building Permit Office**

From: **David A. Rasch, Supervising Planner** DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: May 12, 2012

The work proposed at 519 Palace Ave. **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 staff in the Historic Preservation Division.**

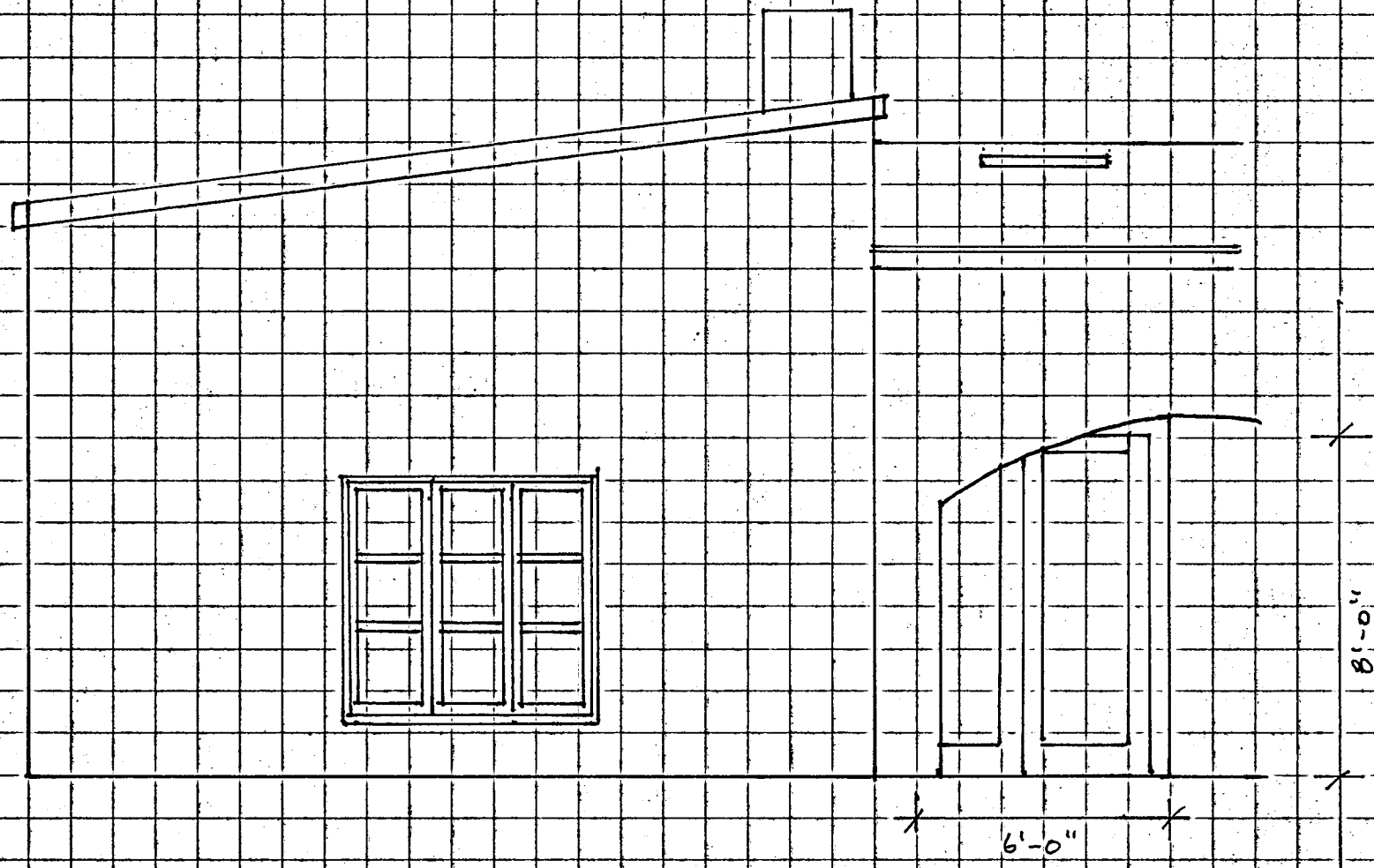
Proposed Work:

slight change to HDRB approval:
- west elevation French glass doors to single light window

Thank You.

SOUTH FACADE 519 Palace Ave.

MAY 7 2010
1 OF 2



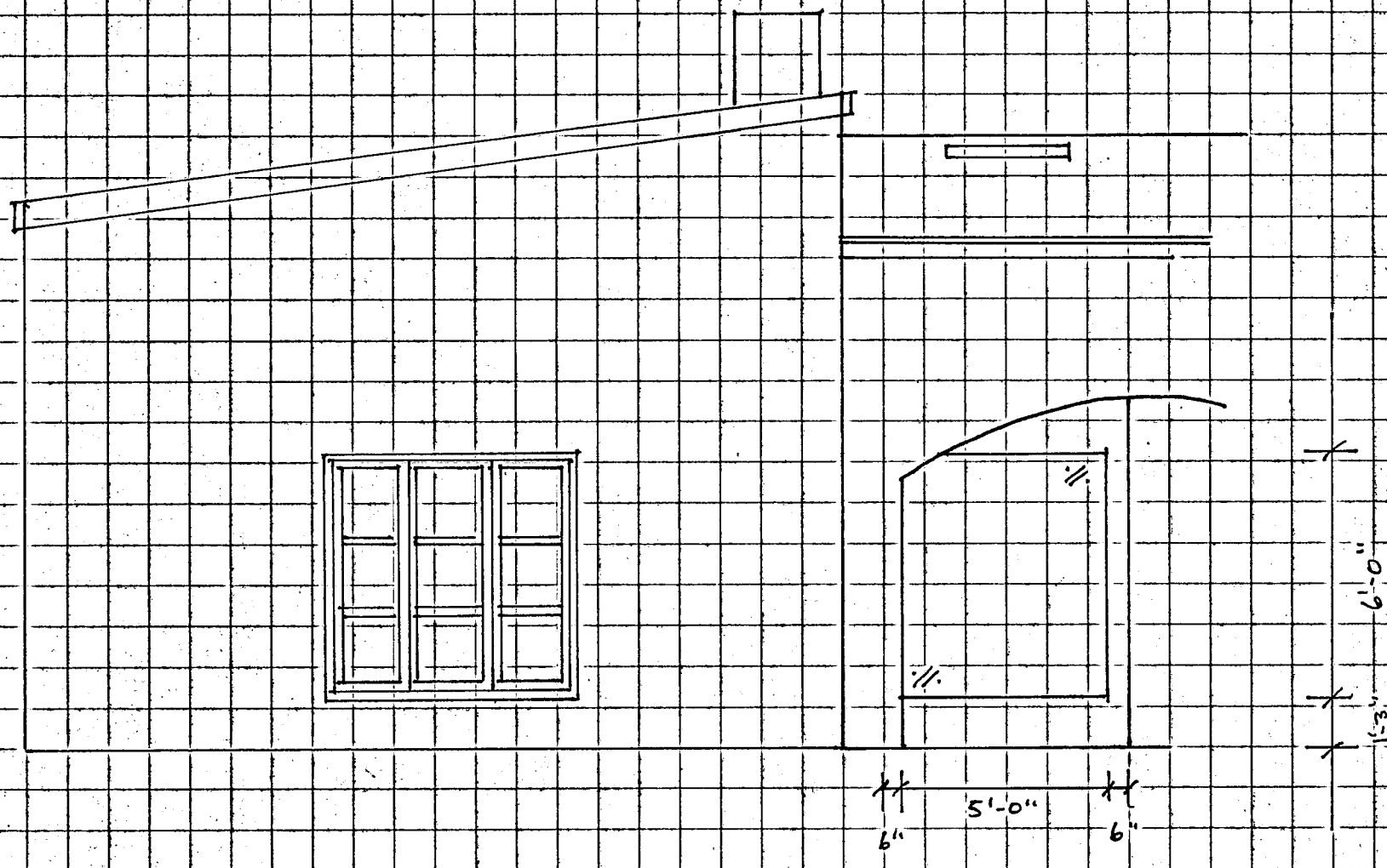
D1
~~WE~~: 6'-0" x 8'-0"
FRENCH DOORS
(GLAZING 30.3 ϕ')

PATTERSON-KLING ADDITION (310 508 6028 cell)
project #09-10100090
case # H-09-090

PROPOSED AMENDMENT

579 Palace Ave.

MAY 7 20
2 of 2



PROPOSE TO REPLACE ~~W1~~ D1 : FRENCH DOORS
WITH FIXED GLASS 5'-0" x 6'-0"

PATTERSON-KLING ADDITION (310 508 6028 cell)
Project # 09-101 000 90
Case # H-09-090

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION
OF THE LAND USE DEPARTMENT

To: **Building Permit Office**

From: **David A. Rasch, Supervising Planner** DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 5.24.10

The work proposed at 519 E. Palace **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 staff in the Historic Preservation Division.**

Proposed Work:

roof rafter detail drawing flaw
increase height 6" to 16'6" maximum
from FF

Thank You.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: **Building Permit Office**

From: **David A. Rasch, Supervising Planner** DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 3.1.10

The work proposed at 519 E. Palace Avenue **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 staff in the Historic Preservation Division.**

Proposed Work:

amendments to H-Board approval, as submitted, to include
1. remove flat roof on addition so all is pitched
2. add 3 windows on W elevation of addition
3. change clerestory windows dimensions on N elev. of
4. delete lower window on N elev. of ad.
5. increase footprint slightly
6. remove or relocate carport so that it me underlying zoning without connecting to res

Thank You.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION DIVISION OF THE LAND USE DEPARTMENT

To: Building Permit Office

From: David A. Rasch, Supervising Planner DR
Marissa C. Barrett, Senior Planner
Gary S. Moquino, Construction Inspector

Date: 9.1.09

The work proposed at 519 East Palace **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 staff in the Historic Preservation Division.**

Proposed Work:

repaint windows, doors, and portal ceiling
off-white cornflower blue

Thank You.

City of Santa Fe, New Mexico

HISTORIC PRESERVATION SECTION OF THE PLANNING DIVISION

To: Building Permit Office

From: James M. Hewat, Historic Preservation Planner
Alysia L. Abbott, Historic Preservation Planner

Date: JUNE 17 2003

The work proposed at 519 E. PALACE AVE **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 W/ EL REY "ADOBE" ONLY.

Thank You.

City of Santa Fe, New Mexico

memo

DATE: May 12, 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

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 108 sq. ft. addition to a height of 10'-6", where the maximum allowable is 10'-10". A 206 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. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary 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 been met and recommends approval of the exception to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the 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:

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 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 14-4.2(D)(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 are still in use 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 mature 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.

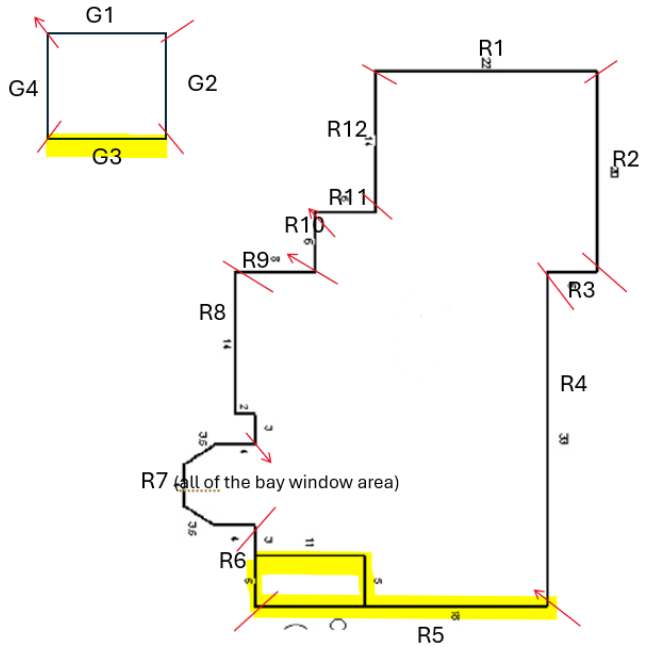


Figure 5: Façade Diagram

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.
3) Construct a 309 sq. ft. portal to a height of 10'-3". The portal will be within 10' of the primary façade. An exception is requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary 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 will be a two-over-one pattern similar to the existing three-over-one primary façade windows. 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 addition replaces an existing non-conforming bay window that is already located within close proximity—approximately 1–2 feet—from the primary south façade.

Rather than introducing a new encroachment, the project maintains a similar footprint while replacing an incompatible architectural element with a simplified massing that is consistent with traditional forms found within the district.

This approach improves the architectural integrity of the structure and avoids introducing additional visual impact along the primary façade. The work reinforces, rather than diminishes, the character of the district.

Staff Response: Staff finds that this criterion is met. The non-historic addition of the bay window area is not in keeping with the architectural style of the home. The new addition will

be in keeping with the architectural style of the original home and will not damage the character of the district.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The requested exception is necessary because the existing non-conforming condition occupies a location within 10 feet of the primary façade, and relocation of this portion of the structure is not feasible without a substantial impact on the overall building.

Shifting the addition outside of the 10-foot setback would require:
- Significant reconfiguration of the existing floor plan
- Disruption to the relationship between the south and west façades
- Potential loss of usable interior space and functional layout

The proposed design resolves the existing condition in place, providing a functional and architecturally appropriate solution without introducing greater impacts to the structure.

Staff Response: Staff finds that this criterion is met. The additional 60 sq. ft. of the addition will make the area where the bay window is currently a more livable space for the residence. The space is currently not a livable space.

(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 project replaces an incongruous and stylistically inconsistent bay window with a massing that aligns with the traditional architectural vocabulary of the district. By maintaining the general footprint while improving form and proportion, the design supports the layered and evolving character of the Historic Eastside, where buildings reflect a combination of preservation, adaptation, and compatible reinvestment.

This approach reinforces the district's heterogeneous character by correcting a non-conforming element rather than introducing new inconsistencies.

Staff Response: Staff finds that this criterion is met. The applicant reviewed with staff other design options, which did not improve the flow or use of the residence. The addition in this location minimizes the impact of an addition while improving the usability of the residence long term.

(iv) *Due to special conditions and circumstances which are peculiar to the land or structure*

Applicant Response: The existing bay window condition—constructed by a previous owner—is located unusually close to the primary façade and is not consistent with the historic architectural character of the structure.
The constrained relationship between the south and west façades limits the ability to relocate this portion of the building without a disproportionate impact.
These conditions are specific to this structure and not generally applicable to other properties.

(v) *Are not the result of actions of the applicant*

Applicant Response: The existing non-conforming bay window was constructed before the current ownership and is not the result of actions taken by the applicant.
The current proposal seeks to correct this pre-existing condition through a more historically appropriate design.

(vi) *Provide the least negative impact with respect to the purpose of this section*
Applicant Response: The proposed design represents the least impactful solution by:
- Maintaining a footprint similar to the existing condition
- Avoiding further encroachment toward the primary façade
- Replacing an incompatible element with one that is architecturally appropriate

Relocating or removing the addition entirely would result in greater disruption to the structure and would not achieve the same level of architectural coherence.

Staff Note: Criteria iv, v, and vi are not required. The applicant did respond to them. They are included here for more information from the applicant regarding their exception request.

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 Step backs

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*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the

height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* 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 above the average of the ridge height of the pitched roofs in the *streetscape*.

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

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

E. The height and dimension of signage are 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* step-backs 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 Step backs

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*, *yard wall*, fence, or proposed step back 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 waterspouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

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

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

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof

structures, but such *structures* other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts.

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

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
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

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

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

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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 7, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: House and Garage

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

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

10. Window Types: House and Garage

Operation	Material	Glazing	Number
Hung Sash	Wood	1/1	4
Hung Sash	Wood	3/1	4
Casement	Aluminum	1	3
Casement	Vinyl (?)	2-6	1
Sliding	Aluminum	1-1	2
Fixed	Aluminum	1	1
Fixed	Aluminum	9	1

11. Door Types: House and Garage

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	½-light,	Wood	1
Single-Leaf	T&G w/ 3 vision lights	Wood	1
Overhead	Paneled	Mfg.	1

12. Chimneys __ N/A
Stuccoed exterior with short brick chimney stack, north elevation

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; rear addition; aerial photographs
#2 Date: Post-1978; addition bay window and replacement and alteration of openings of two windows; aerial photographs and visual and material evidence
#3 Date: Unclear; probable reconstruction of front porch; visual and material evidence

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: 1980s

17. Documents Available and Their Locations

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

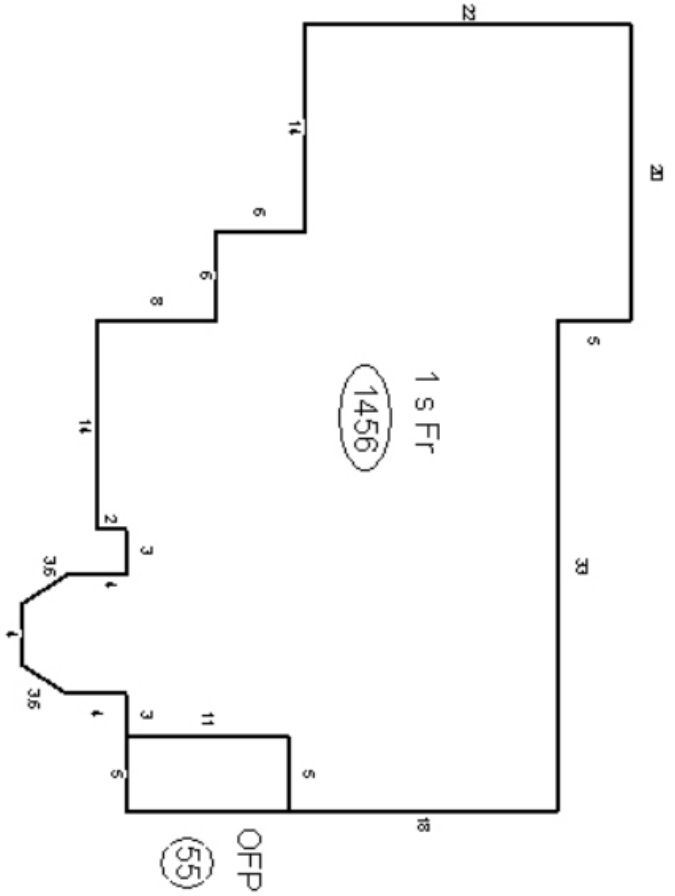
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Current plat not available. Santa Fe County footprint sketch of house.



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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.

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

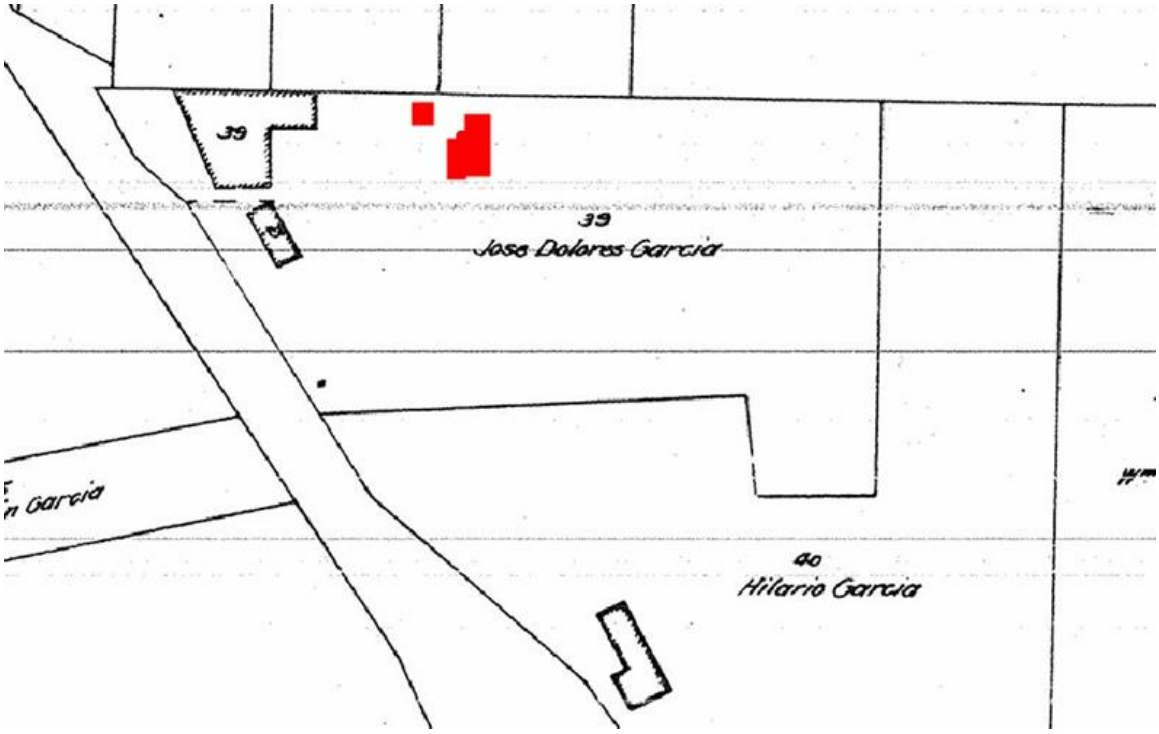

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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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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Historic Preservation Division, New Mexico Department of Cultural Affairs

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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**

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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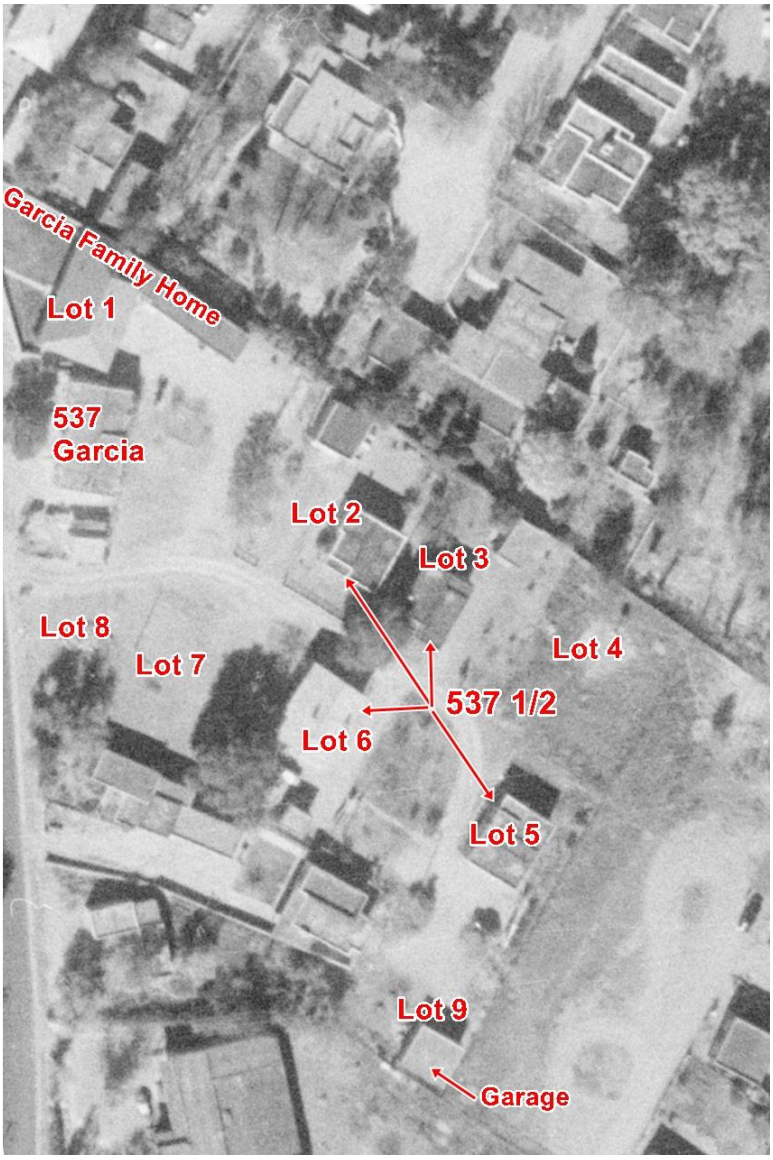

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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Figure 7: June 6, 1966, aerial photograph.
Arrow indicates presence of rear addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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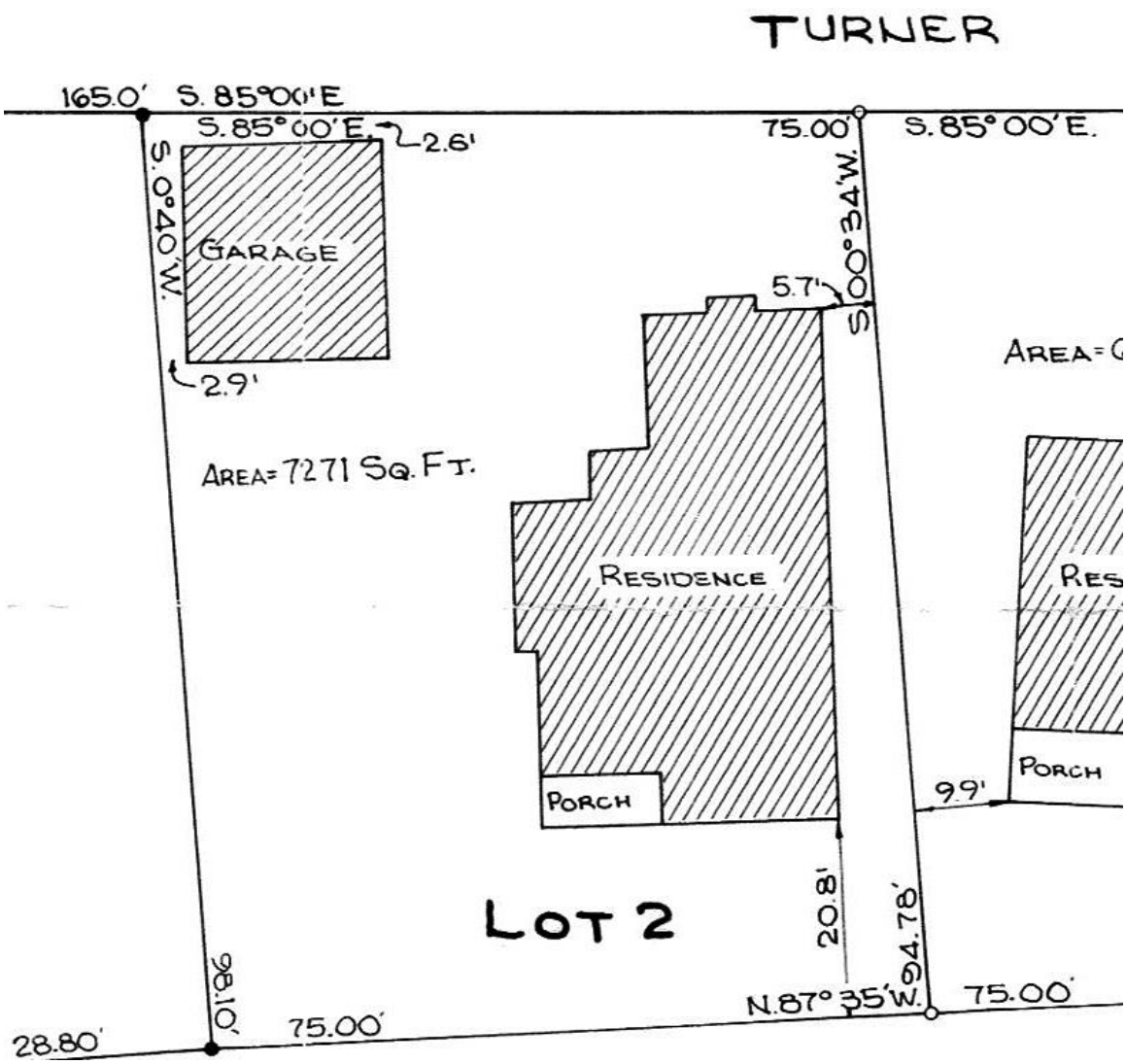

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 9: September 11, 1978, aerial photograph.
Arrow indicates absence of bay window structure.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by Giulia Caporuscio, May 7, 2025, unless otherwise noted)

Photo 2: Entry drive off Garcia Street. Camera facing east. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South (front) elevation. 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation. Entry door. Camera facing north.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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Photo 9: West elevation oblique. Camera facing northeast.

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

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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.

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

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Photo 12: West elevation. Addition. Camera facing southeast.

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

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Photo 13: West elevation. Addition. Detail of entry door. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: North elevation. Camera facing south.

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

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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

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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

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Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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

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Photo 19: East elevation. Altered window at bedroom. Camera facing southwest.

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

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Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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Photo 21: Garage. South elevation. Camera facing north.

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Photo 22: Garage. East elevation. Camera facing west.

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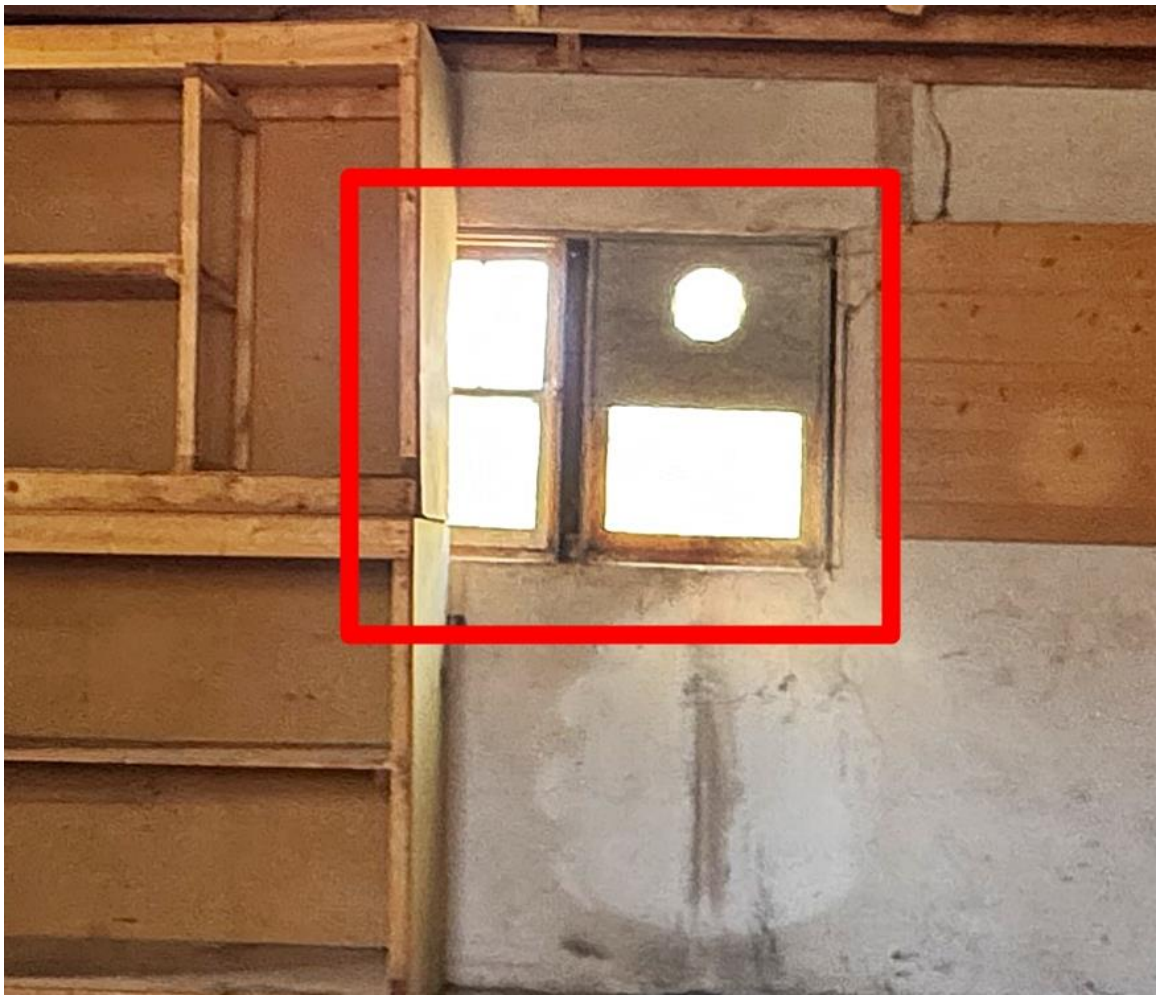

Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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Photo 24: Garage. North elevation. Camera facing west.

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.**

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

GEISLER
PROJECTS

Proposal Letter

Date: April 15, 2026

Architect/Applicant/Agent: Evan Geisler – 505-699-5463
Owner: Penelope Ellen Rembe – 505-350-0354
Project Address: 539 Garcia Street, Santa Fe, NM
Project Name: 539 Garcia House Renovation Project

Project Narrative

We respectfully submit this proposal for the renovation of an existing adobe residence located within the Historic Eastside District of Santa Fe. The project is designed to preserve and reinforce the character-defining elements of the structure while addressing non-conforming conditions introduced by prior alterations.

This renovation focuses on restoring contributing features, removing incompatible elements, and introducing architecturally appropriate modifications that align with the historic character of the district. The design draws from established Pueblo Revival forms while acknowledging the layered and evolving architectural context of the neighborhood.

Scope of Work

South Portal / Primary Façade (Contributing)

The south-facing elevation will remain unchanged in terms of window and door openings, proportions, and overall composition. Work is limited to repair, restoration, and re-stuccoing of existing elements. Existing portal posts, corbels, and architectural details will be retained and repaired as needed.

West Façade Modification (Non-Contributing Condition)

The project removes an existing bay window addition, constructed in the 1980s, which is stylistically inconsistent with the historic structure and located in close proximity to the primary façade.

This condition will be replaced with a simplified massing that aligns with traditional forms and proportions found within the district. The revised geometry maintains a similar footprint with only a modest increase in area, allowing the structure to function more cohesively while improving architectural compatibility.

The new work is designed to align with the height of the existing structure, maintaining interior continuity and avoiding changes in floor or ceiling levels along the south and west façades.

West Portal Addition (Secondary Element)

A new portal is proposed along the west elevation to provide functional outdoor space and reinforce the relationship between interior and exterior living.

Due to the length of the west elevation, the portal is designed as a lighter, secondary architectural element expressed as a wood post-and-beam (Territorial) porch. This approach reduces visual mass and ensures the addition remains subordinate to the contributing south-facing façade.

The design reflects an established pattern within the Historic Eastside, where Pueblo Revival massing is often paired with lighter porch elements, particularly on secondary elevations. This layered condition contributes to the character of the neighborhood and informs the proposed approach.

Garage Conversion

The existing garage will be converted into a studio space while maintaining the original footprint, scale, and overall massing of the structure.

The south-facing garage elevation will remain consistent in height and composition. Existing openings will be preserved in proportion, and the garage door will be replaced with a divided-light window system designed to be compatible with the surrounding architectural context.

Materials

All materials are selected to align with traditional construction within the district, including:

- Stucco finishes (La Habra Stucco #108 Kokanee or similar)

- Painted wood window systems with appropriate divided lite proportions

- Wood headers and lintels to match existing conditions

- Repair and retention of existing architectural elements where present

Fencing and Site Elements

Existing fencing, including chain link and coyote fence elements, will remain.

Project Approach

The design approach prioritizes preservation of contributing elements while correcting non-conforming conditions and ensuring that new work remains clearly subordinate to the historic structure.

The proposal maintains the architectural hierarchy of the property, reinforces compatibility with the surrounding district, and reflects the heterogeneous character of the Historic Eastside, where multiple vernacular influences coexist.

Summary

This project represents a careful and considered renovation that:

- Preserves the primary contributing south façade

- Replaces an incompatible existing condition with a more appropriate architectural solution

- Introduces a secondary portal that remains visually subordinate

- Reflects established neighborhood patterns and architectural layering

- Supports the long-term viability and integrity of the structure

The intent is to improve architectural coherence while maintaining the historic character of both the property and the surrounding district.

Sincerely,

Evan Geisler

1. Section 14-5.2(D)(2)(d) – Addition within 10 feet of a contributing façade

(i) Do not damage the character of the district

The proposed addition replaces an existing non-conforming bay window that is already located within close proximity—approximately 1–2 feet—from the primary south façade.

Rather than introducing a new encroachment, the project maintains a similar footprint while replacing an incompatible architectural element with a simplified massing that is consistent with traditional forms found within the district.

This approach improves the architectural integrity of the structure and avoids introducing additional visual impact along the primary façade. The work reinforces, rather than diminishes, the character of the district.

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

The requested exception is necessary because the existing non-conforming condition occupies a location within 10 feet of the primary façade, and relocation of this portion of the structure is not feasible without substantial impact to the overall building.

Shifting the addition outside of the 10-foot setback would require:

- Significant reconfiguration of the existing floor plan
- Disruption to the relationship between the south and west façades
- Potential loss of usable interior space and functional layout

The proposed design resolves the existing condition in place, providing a functional and architecturally appropriate solution without introducing greater impacts to the structure.

(iii) Strengthen the unique heterogeneous character of the City

The project replaces an incongruous and stylistically inconsistent bay window with a massing that aligns with the traditional architectural vocabulary of the district.

By maintaining the general footprint while improving form and proportion, the design supports the layered and evolving character of the Historic Eastside, where buildings reflect a combination of preservation, adaptation, and compatible reinvestment.

This approach reinforces the district’s heterogeneous character by correcting a non-conforming element rather than introducing new inconsistencies.

(iv) Due to special conditions and circumstances which are peculiar to the land or structure

The existing bay window condition—constructed by a previous owner—is located unusually close to the primary façade and is not consistent with the historic architectural character of the structure.

The constrained relationship between the south and west façades limits the ability to relocate this portion of the building without disproportionate impact.

These conditions are specific to this structure and not generally applicable to other properties.

(v) Are not the result of actions of the applicant

The existing non-conforming bay window was constructed prior to the current ownership and is not the result of actions taken by the applicant.

The current proposal seeks to correct this pre-existing condition through a more historically appropriate design.

(vi) Provide the least negative impact with respect to the purpose of this section

The proposed design represents the least impactful solution by:

- Maintaining a footprint similar to the existing condition
- Avoiding further encroachment toward the primary façade
- Replacing an incompatible element with one that is architecturally appropriate

Relocating or removing the addition entirely would result in greater disruption to the structure and would not achieve the same level of architectural coherence

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-305	GARAGE ELEVATIONS	

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:** 266 sq. ft.
- **Added Heated Space:** 60 sq. ft.
- **Total Added Roofed Area:** 266 SF portal + 60 SF enclosed = **326 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: 2,242 SF

HEATED AREA SUMMARY (FOR PERMIT):
- **Existing Heated: 1,386 SF**
- **Added Heated Main House: +60 SF.**
- **Added Heated Garage: +343 SF.**
- **Final Heated: 1,791 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

GEISLER PROJECTS
804 CAMINO ACOMA
SANTA FE NM 87505
505 699 5463

REVISIONS

	-	
Revision Date	Revision Number	Revision Description

539 GARCIA

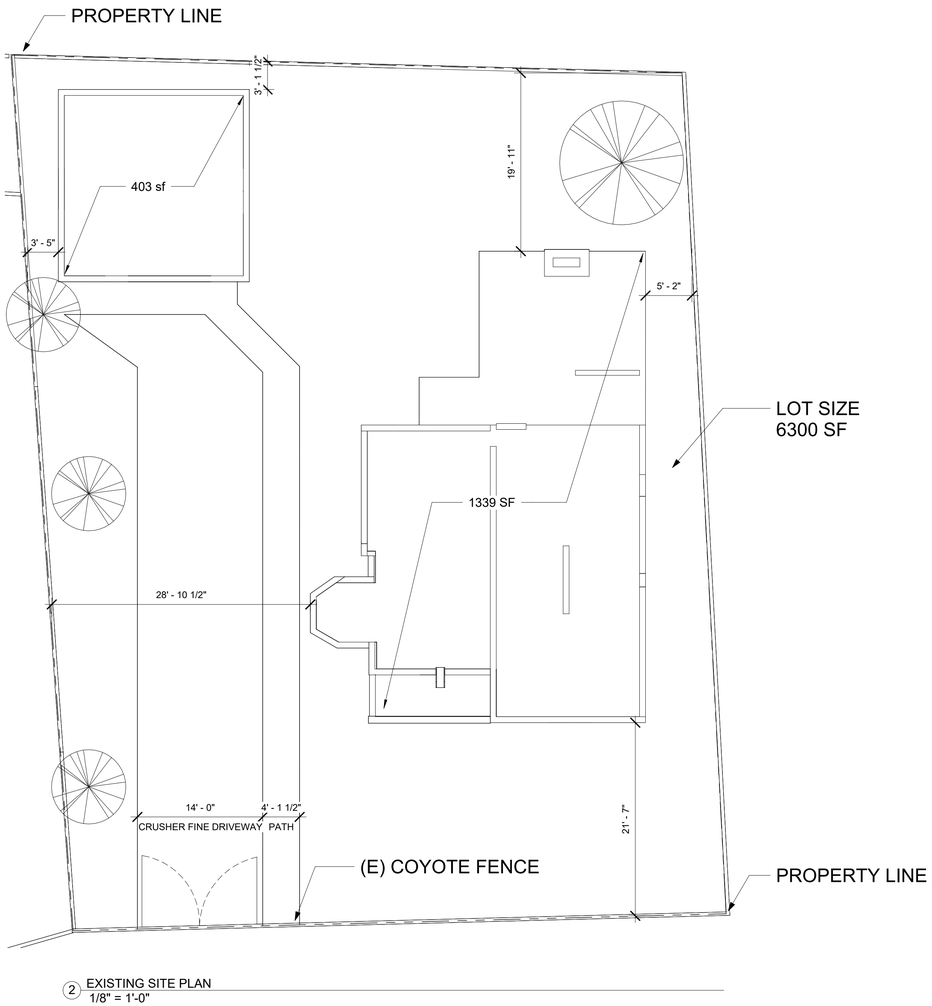
539 GARCIA ST Santa Fe, NM 87505

26-0401

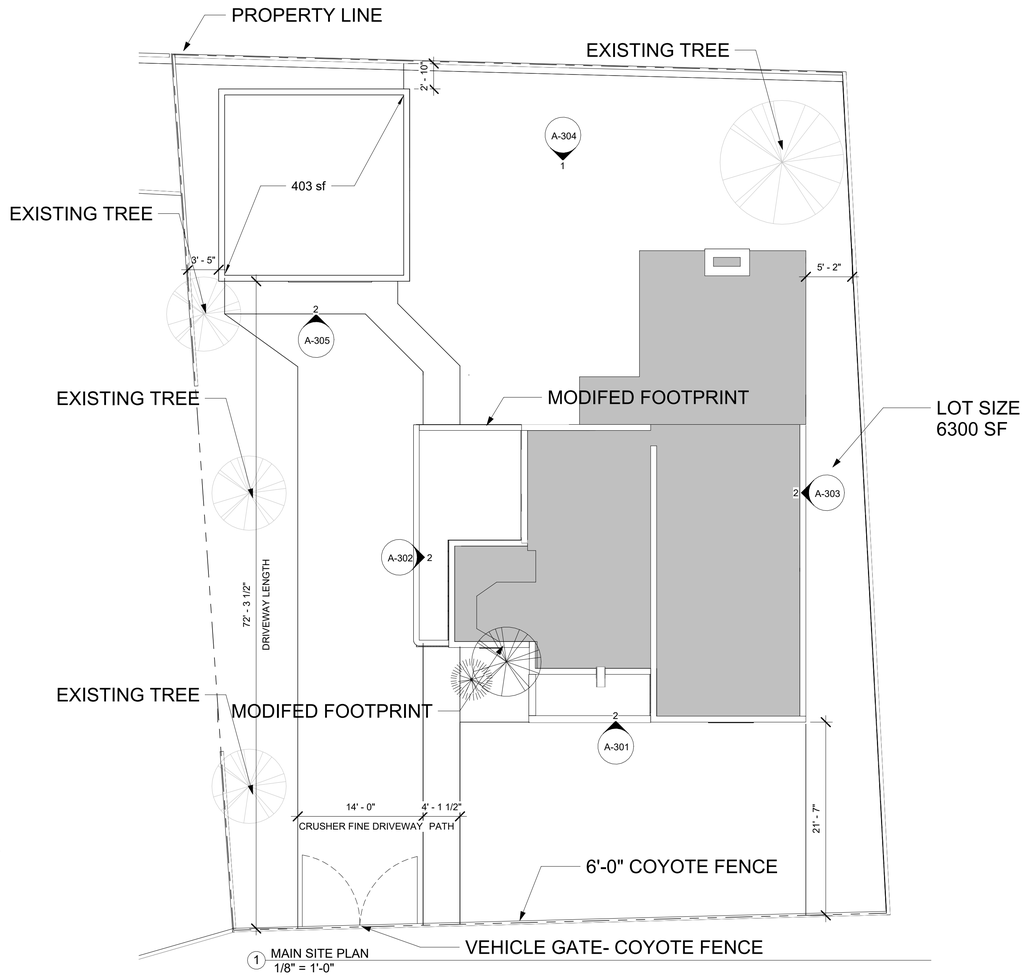
COVER

DATE: 17 APR 2026
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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SANTA FE NM 87505
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539 GARCIA

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26-0401

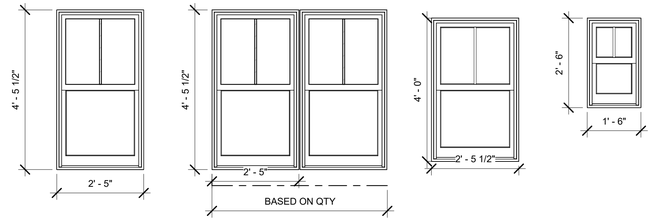
SITE PLAN

DATE
17 APR 2026

SCALE
1/8" = 1'-0"

DRAWN BY
EG

A-050



TYPE A1-1
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE A2-A
CLAD WINDOW

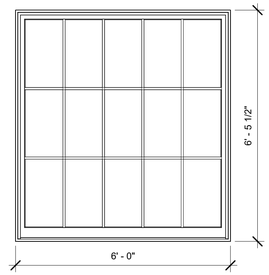
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

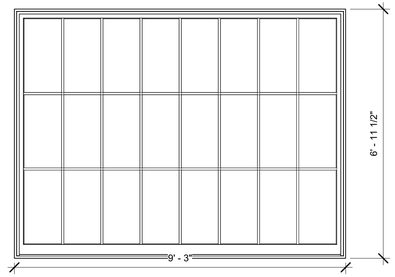
TYPE C-B
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT



TYPE D
CLAD WINDOW

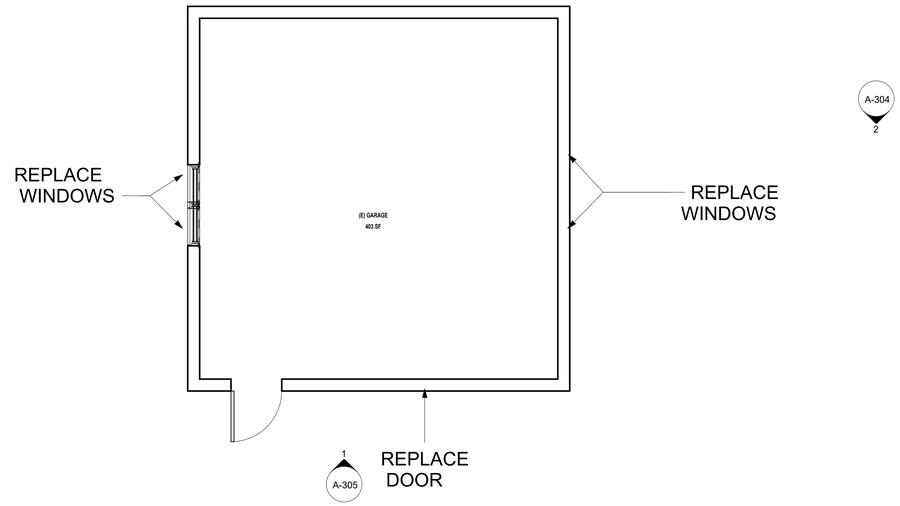
FIXED
WHITE EXT
CLEAR COAT PINE INT



TYPE E
CLAD WINDOW

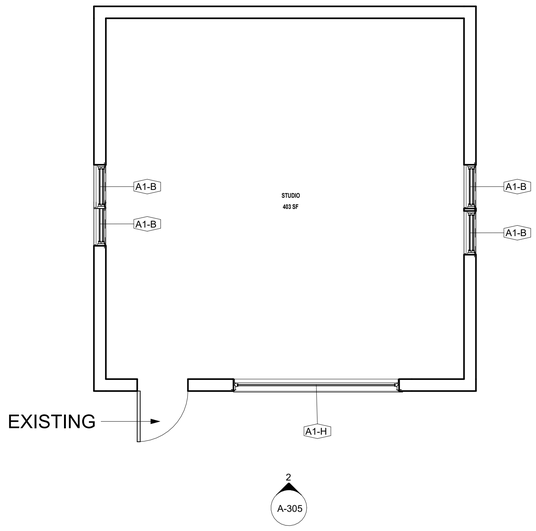
FIXED
WHITE EXT
CLEAR COAT PINE INT

WINDOW TYPES NEW
1/2" = 1'-0"



A-304
2

EXISTING/DEMO FLOOR PLAN GARAGE
1/4" = 1'-0"



PROPOSED FLOOR PLAN STUDIO
1/4" = 1'-0"

GEISLER PROJECTS
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539 GARCIA

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26-0401

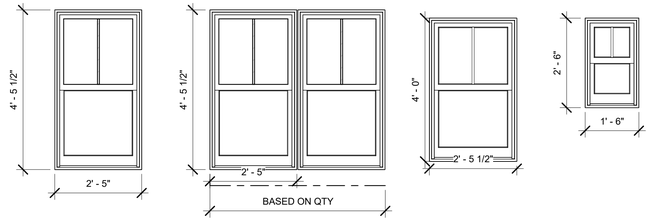
GARAGE FLOOR PLAN

DATE
17 APR 2026

SCALE
As indicated

DRAWN BY
Checker

A-200



A-304
2

TYPE A1-1
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

TYPE A2-A
CLAD WINDOW

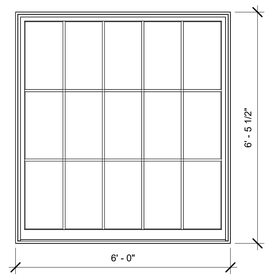
DOUBLE HUNG MULLED
WHITE EXT
CLEAR COAT PINE INT

TYPE C-A
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT

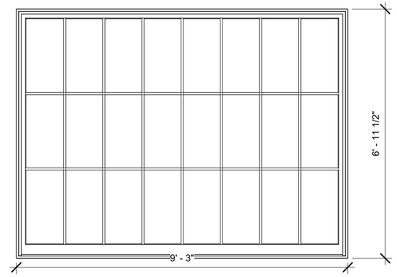
TYPE C-B
CLAD WINDOW

DOUBLE HUNG
WHITE EXT
CLEAR COAT PINE INT



TYPE D
CLAD WINDOW

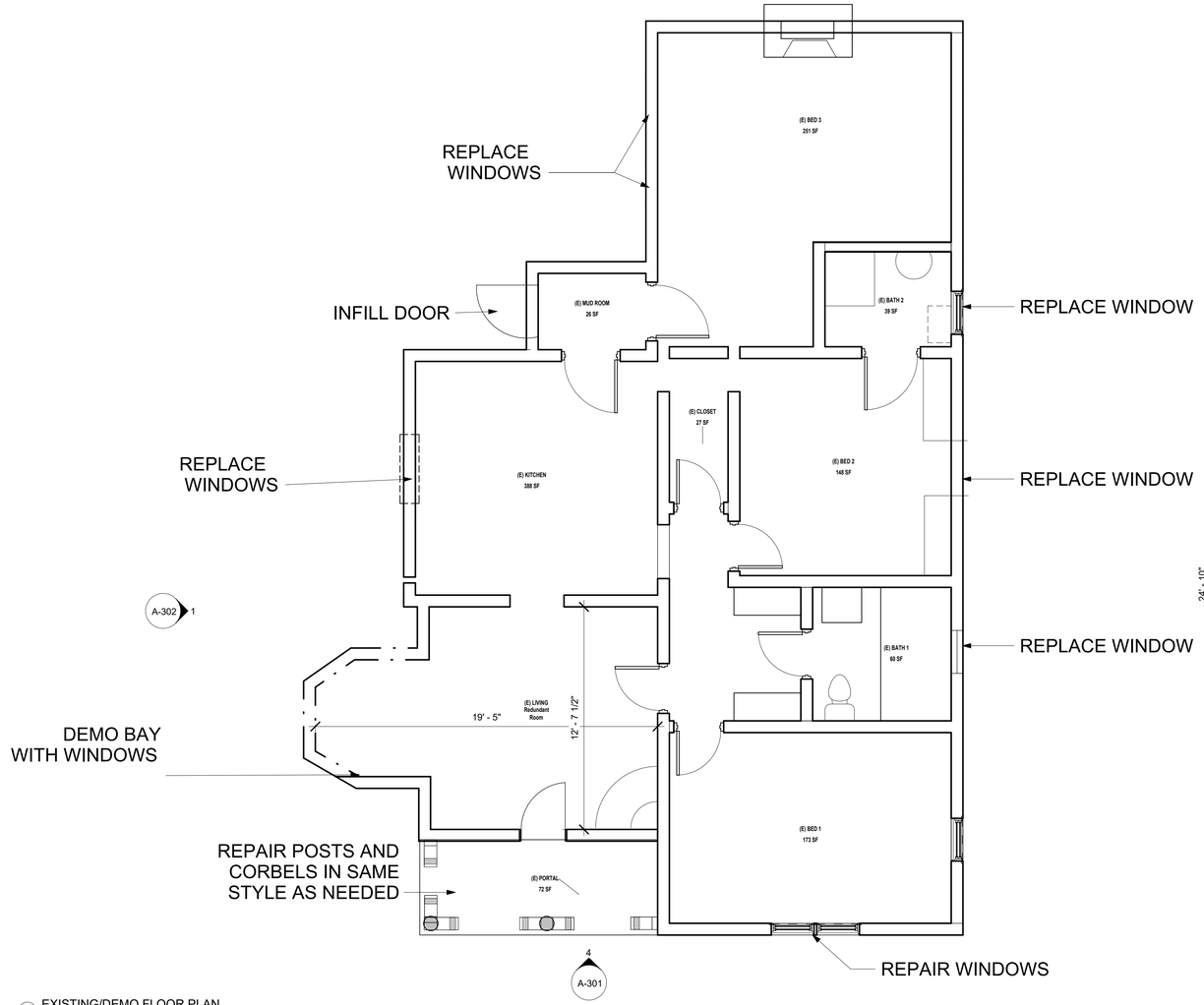
FIXED
WHITE EXT
CLEAR COAT PINE INT



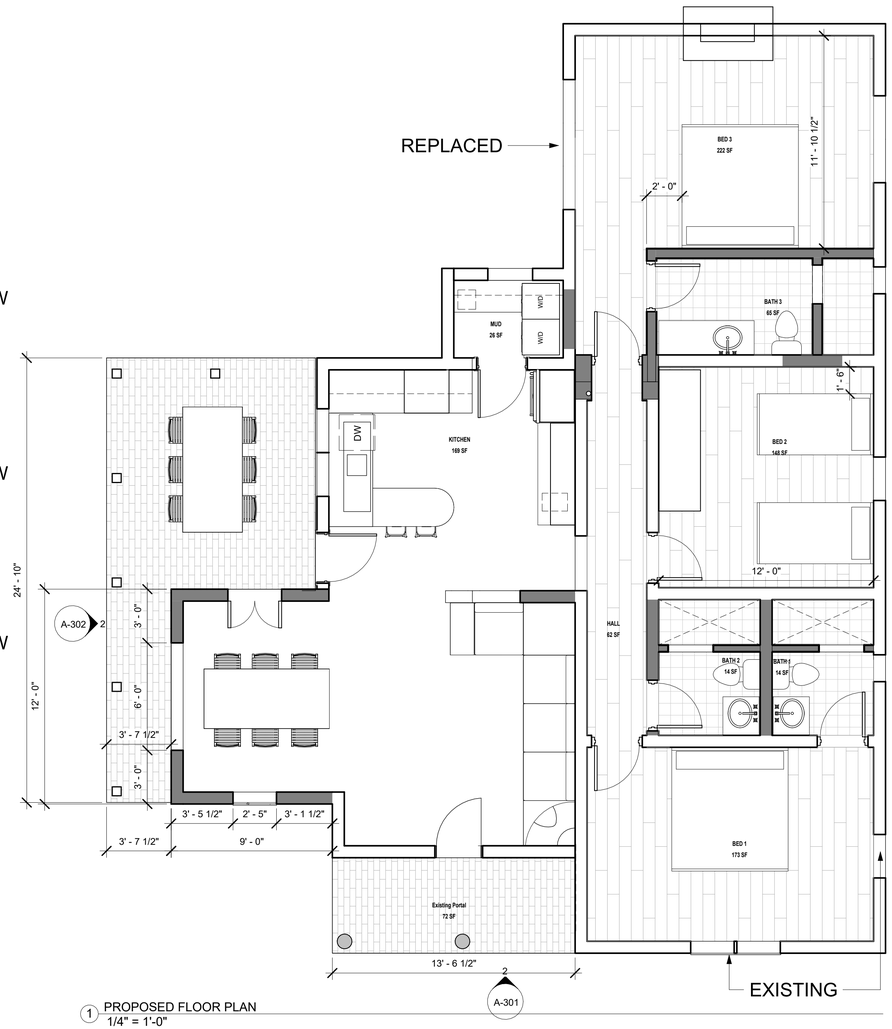
TYPE E
CLAD WINDOW

FIXED
WHITE EXT
CLEAR COAT PINE INT

WINDOW TYPES NEW
1/2" = 1'-0"



2 EXISTING/DEMO FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

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539 GARCIA
539 GARCIA ST Santa Fe, NM 87505
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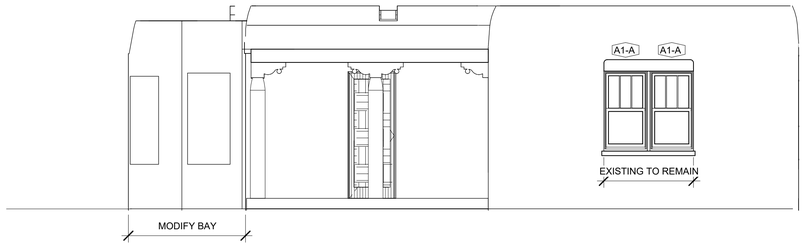
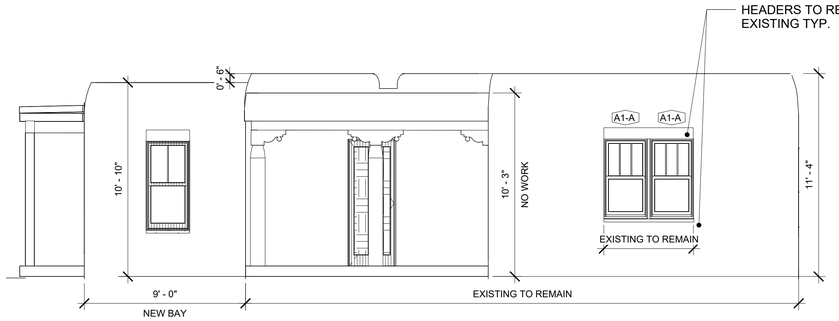
FLOOR PLAN

DATE: 17 APR 2026
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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539 GARCIA

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26-0401

SOUTH ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

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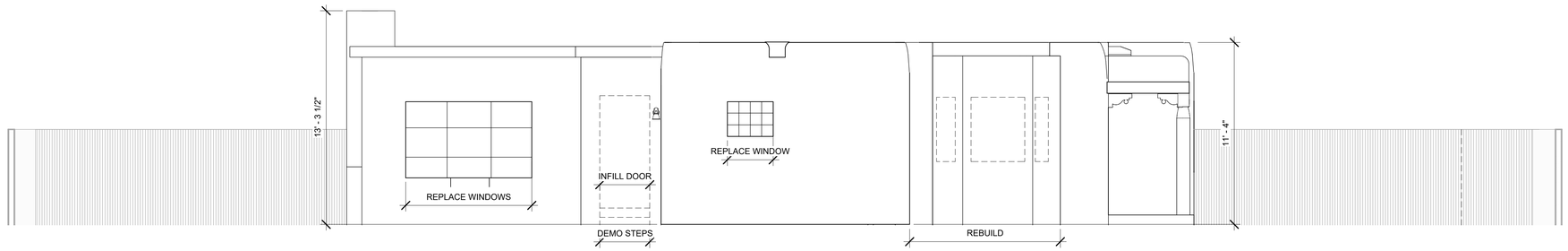
Checker

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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539 GARCIA

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26-0401

WEST ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

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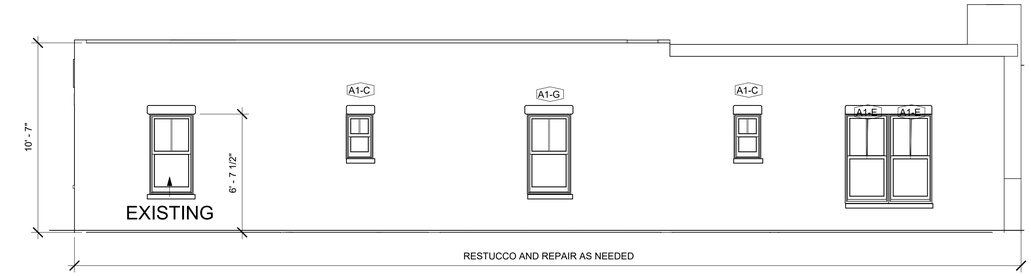
A-302



2 Existing East Elevation - No Major Change - Repair Only
1/4" = 1'-0"

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539 GARCIA

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26-0401

EAST ELEVATION

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

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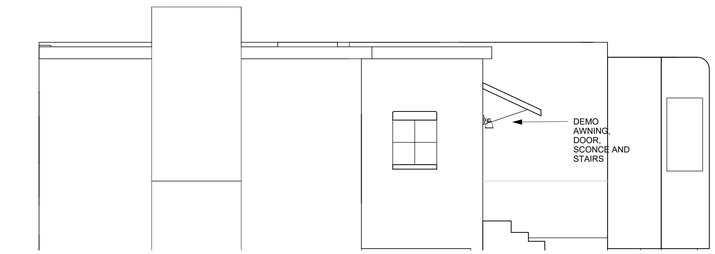
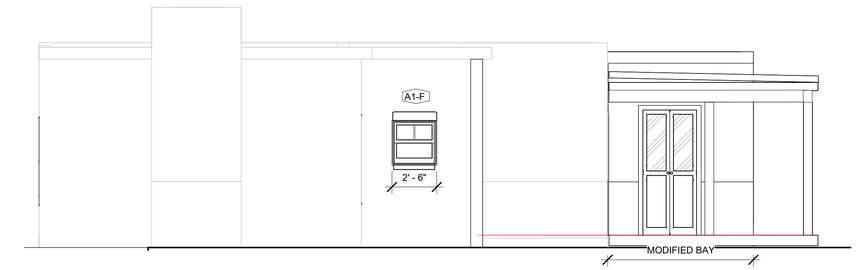
A-303



2 Existing North Elevation
1/4" = 1'-0"



1 Proposed North Elevation
1/4" = 1'-0"

GEISLER
PROJECTS

804 CAMINO ACOMA
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539 GARCIA

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NORTH ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

DRAWN BY
Checker

A-304

GEISLER
PROJECTS

804 CAMINO ACOMA
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△ REVISIONS

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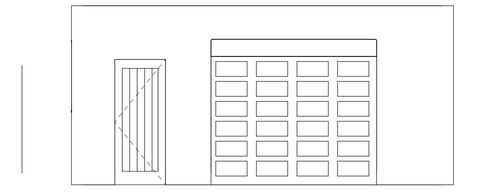
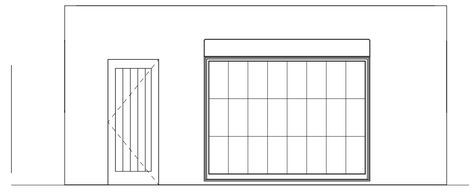
Revision Date	Revision Number	Revision Description



1 Garage Elevation Existing
1/4" = 1'-0"



2 Garage Elevation Proposed
1/4" = 1'-0"

539 GARCIA

539 GARCIA ST Santa Fe, NM 87505

26-0401

GARAGE ELEVATIONS

DATE
17 APR 2026

SCALE
1/4" = 1'-0"

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A-305

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

Case # 2025-10489-HDRB
Address – 539 Garcia St.
Agent's Name – Aviva Baumann, Wildflower Construction, LLC
Owner/Applicant's Name – Penny Rembe

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 24, 2025.

BACKGROUND

The Spanish-Pueblo Revival Style single-family residence at 539 Garcia St. is listed as contributing to the Downtown and Eastside Historic District. It was constructed of adobe in the 1940s as part of the José Dolores Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 in a ranch style at a lower height than the original structure. After 1978, a bay window addition was added on the west elevation and two window openings changed. 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 residence is one of the original homes located in the Garcia Estate Subdivision, which was developed to accommodate Garcia family members with land deeded from the Garcia family ranch. No primary facades have been designated on the residence.

A garage which may date back to the original construction of the house sits on the northwest corner of the lot, but it has not been assigned a historic status. It is an adobe one-car garage in Pueblo-Revival style consistent with the house style. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.

The Applicant requests the following:

1) Status review with primary façade designation, if applicable, for the residential structure, and
2) Status review with primary façade designation, if applicable, for the accessory structure.

The residential structure retains its original footprint, except for the bay window and rear addition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the José Dolores Garcia Estate Subdivision. The Staff believes the south façade holds the most historic integrity of the residence, even with the changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity of the garage, with the three-over-one wood window, which is most likely original to the structure. The Staff has concluded that the residence and the associated garage are contributing to the district.

FINDINGS OF FACT

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

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

13. The Board finds that the south façade is the primary elevation of the garage with the features that define the character of the structure's architecture.
14. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant's request to review historic status.
3. The Board maintains the residential structure's contributing status.
4. The Board designates the accessory (garage) structure as a contributing structure.
5. The Board designates the following elevation of the residence as the primary façade: south.
6. The Board designates the following elevation of the accessory structure as the primary façade: south.

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

Regular Meeting of the Historic Districts Review Board
June 24, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=T3ayHp9933M

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

2. **Roll Call**
Roll Call indicated the presence of a quorum as follows:

Members Present
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Cecilia Rios, Chair (Excused)
Ms. Madelein Aguilar Medrano (Excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Ms. Maggie Moore, Planning and Land Use Assistant Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Mr. Paul Duran, Senior Planner

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

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

memo

DATE: **June 10, 2025**

TO: **Historic Districts Review Board**

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

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

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **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 that the historic status of the residential structure be maintained as contributing with the south façade, which holds the greatest historic integrity, as the primary facade, and that the accessory structure be designated as contributing with the east facade as primary, per section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as

contributing with the south façade as primary, and designate the accessory structure as contributing with the east façade as primary per staff's recommendation.

b. In case 2025-010489-HDRB, for 539 Garcia Street, retain the residential structure as contributing with the south façade as primary, and designate the accessory structure as non-contributing.

c. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing and designate the accessory structure as contributing with the east façade as primary.

d. In case 2025-010489-HDRB, for 539 Garcia Street, downgrade the residential structure to non-contributing, and designate the accessory structure as non-contributing.

BACKGROUND & SUMMARY:

The single-family residence at 539 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. No primary facades have been designated on the residential structure. The accessory structure has not been assigned a historic status.

Figure 1: Property setting

The Spanish Pueblo Revival-style home was constructed in the 1940s using adobe as part of the Garcia family compound. A rear addition was constructed sometime between 1958 and 1966 (see aerials provided in 2025 HCPI) in a ranch style at a lower height than the original structure. After 1978, a bay window addition was constructed on the west elevation along with two window opening changes. According to the 2025 Historic Cultural Properties Inventory (HCPI), the south elevation porch appears to have been reconstructed at an unknown date due to the types of materials used in the construction, including milled plates and precut corbels. The windows are a combination of wood, aluminum, and vinyl. The residence is one of the original homes located in the Jose Dolores Garcia Estate Subdivision (lot 2), which was developed to accommodate Garcia family members from land deeded from the Garcia family ranch.

Figure 2: South Elevation of Residential Structure

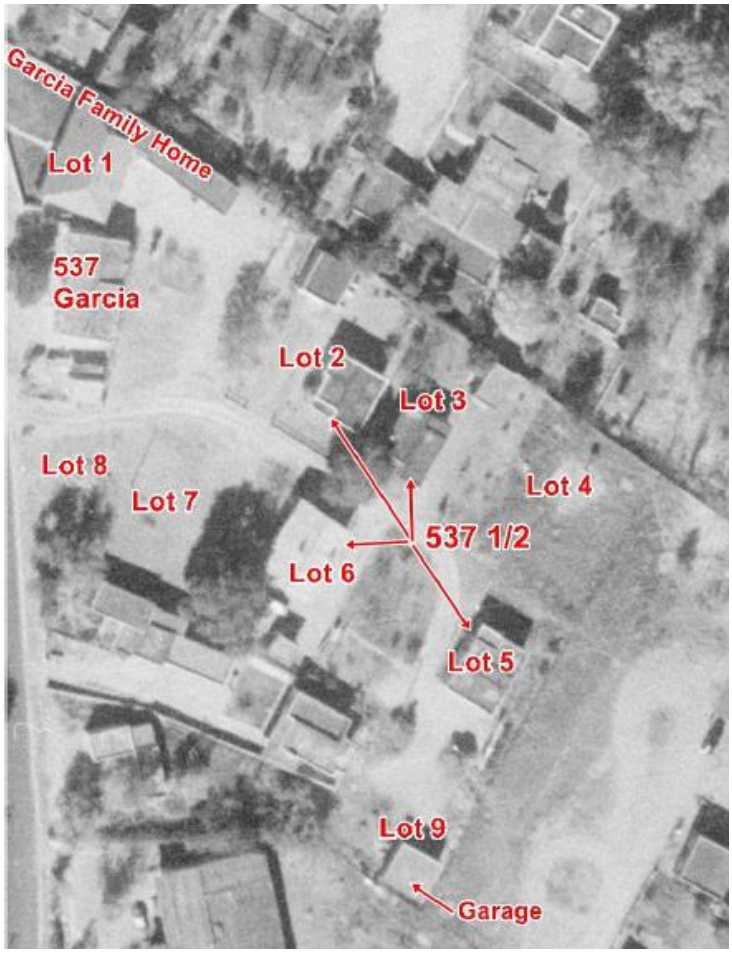


Figure 3: November 10, 1958, aerial photograph. Lot 2 is the subject property.

In the northwest corner of the lot sits an adobe one-car garage in Pueblo-Revival style consistent with the house style, also dating to the 1940s. The windows are wood sash windows, with one being a three-over-one window and the other a one-over-one window.

Figure 4: South Elevation of Accessory Structure

APPLICANT'S REQUEST:

The applicant requests the following:

1) Status review with primary façade designation, if applicable, for a residential structure, and
2) Status review with primary façade designation, if applicable, for an accessory structure.

The residence and accessory structure combination were constructed at the same time in matching styles. The lot is one of the first to be developed in the Jose Dolores Garcia Estate Subdivision, which is indicative of family compound development in Santa Fe, where the homes are built for the family and divided from the original family tract after the residences are constructed. The residential structure retains its original footprint and shows its development over time. Except for the bay window and rear addition, the entire structure has not been altered from its original historic condition. The residence contributes to the historic associations and architectural design qualities that are significant for the Downtown and Eastside Historic District and specifically to the Jose Dolores Garcia Estate Subdivision. The south façade holds the most historic integrity, even with the possibility of changes and/or reconstruction of the portal. The garage's east elevation retains the most historic integrity with the three-over-one wood window, which is most likely original to the structure. Therefore, staff find that the residence and the associated garage are contributing to the district.

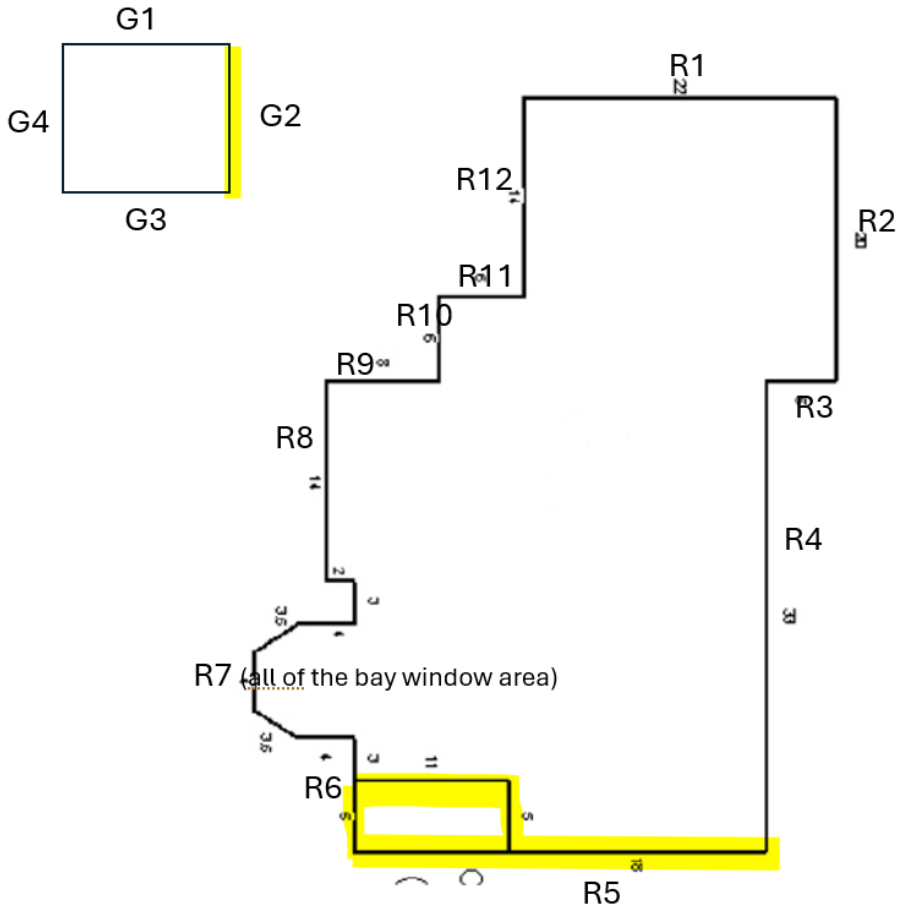


Figure 5: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

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

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

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

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

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

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

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

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

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

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

(1) Old Santa Fe Style

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

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

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

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

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

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

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

H212

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 537½ GARCIA ST.

ID NUMBER: 05160275

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ■ RANGE 9 E ■ SEC 25 NE 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

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

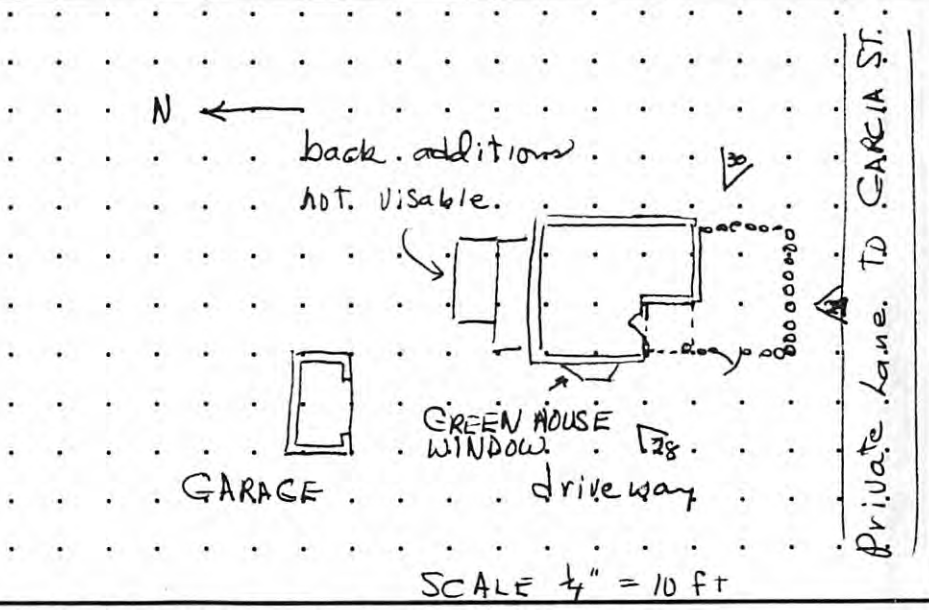
BUILDING THREATENED?

___ 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

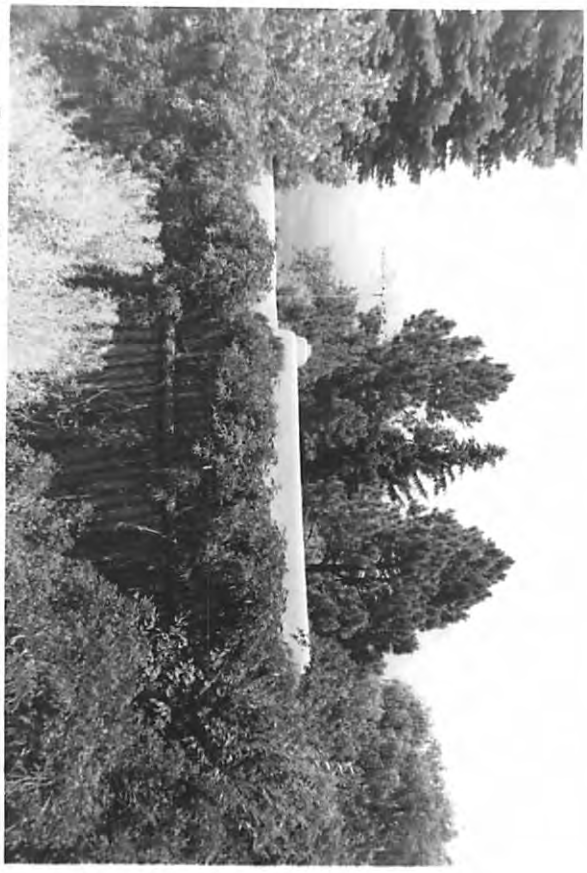
ARCHITECTURAL AND LANDSCAPE FEATURES

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	

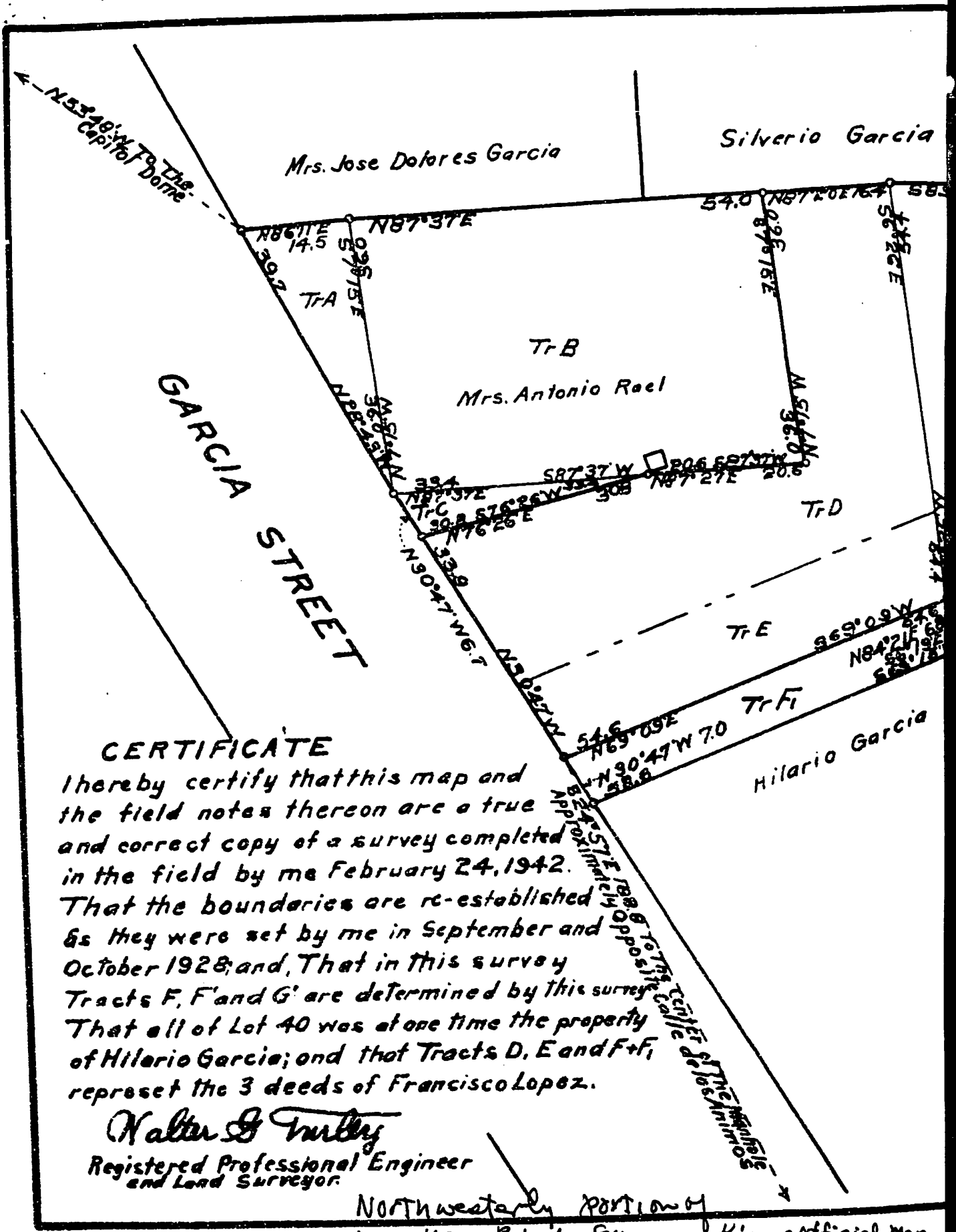
COMMENTS ONE OF 4 HOUSE BUILT BY JOSE DOLORE GARCIA FOR HIS HEIRS - SAME PLAN AS #276 & 277

ADDITIONAL PHOTOGRAPHS

#29 SOUTH SIDE



#30 EAST SIDE



CERTIFICATE

I hereby certify that this map and the field notes thereon are a true and correct copy of a survey completed in the field by me February 24, 1942. That the boundaries are re-established as they were set by me in September and October 1928; and, That in this survey Tracts F, F' and G' are determined by this survey. That all of Lot 40 was at one time the property of Hilario Garcia; and that Tracts D, E and F+F1 represet the 3 deeds of Francisco Lopez.

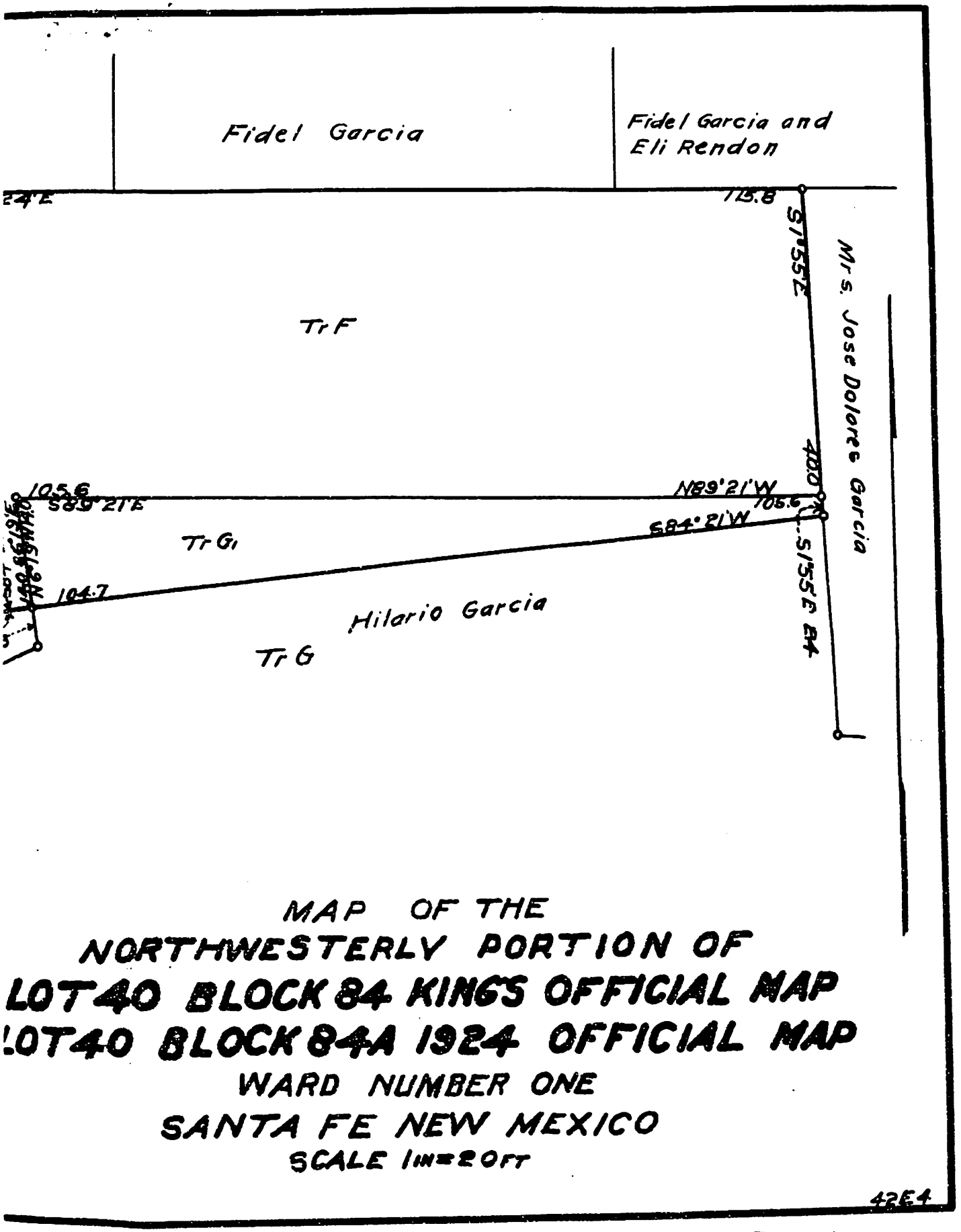
Walter G Turley

Registered Professional Engineer and Land Surveyor.

Northwesterly portion of

LOT 40 Block 84 - Kings official Map

1942 LOT 40 Block 84 A - 1924 official Map



MAP OF THE NORTHWESTERLY PORTION OF LOT 40 BLOCK 84 KINGS OFFICIAL MAP LOT 40 BLOCK 84A 1924 OFFICIAL MAP

WARD NUMBER ONE

SANTA FE NEW MEXICO

SCALE 1IN=20FT

42E4

S16 31

1942

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 2-6-83 by mb	county Santa Fe	ID no. 051600275
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 537½ Garcia

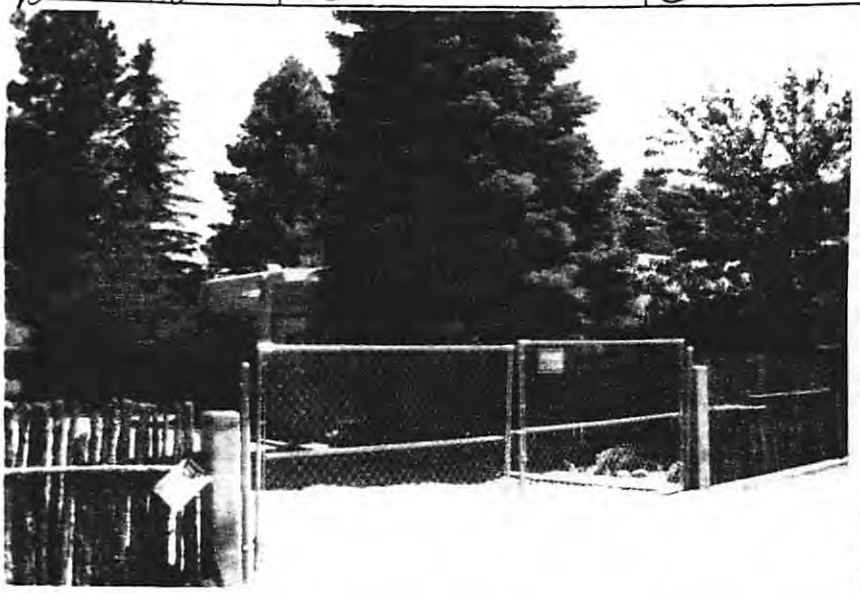
city/town: Santa Fe

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

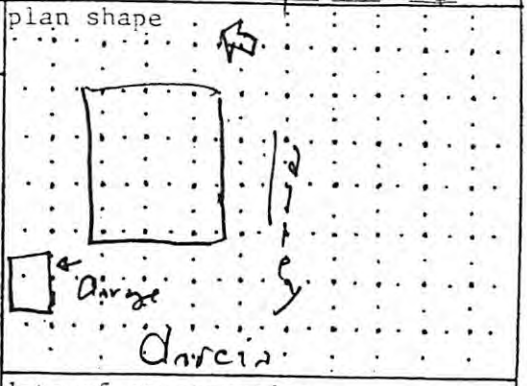
building name:

legal description: tnsp 17 N ☒ range 9 E ☒ sec 29 NE ¼ NE ¼

film roll by mb no. 16 | negative nos. 25 | loc. of neg. (HPB)



plan shape



date of construction: Pre 1945 estimate ____ actual ____
source

use
present ~~residential~~
other ____
historic residential
other ____

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
___ minor X moderate ___ major
describe: Bay window - lintel covering

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

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
___ yes X no

significance
___ eligible ___ of interest X none
if eligible, why?

comments
Wall
hedge
wire fence
~~wood fence~~
~~landscape~~ coyote
street trees
stone curb
0 setback
acequia

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

see back? ___ yes

Streetscape

To the Santa Fe Historical Board,

We would like to request a status review for the property at 539 Garcia St. Santa Fe, NM 87505. Please see the documents prepared by John Murphy.

Please contact Aviva Baumann of Wildflower Construction LLC with any questions.

Thank you very much,

Aviva Baumann
Wildflower Construction LLC
323-449-9443

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 11, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: N/A
Juan and Simona/ Stella and José Salazar/ Christina Ertner House	539 Garcia Street Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe Parcel # 12382336

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

6. Date of Survey:
May 7, 2025

7. Previous Survey Date(s):
__Yes:
_x_No: per communication with SFe HPD and NMCRIS

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6787977,-105.9345982

10. Photo Information: Giulia Caporuscio, photographer, May 7, 2025. Photo 1: View of west elevation. Camera facing east.

11. Brief Description of the Property:

Constructed in the late 1940s following the subdivision of Don José Dolores Garcia's estate, the house features an original Pueblo Revival front volume, typical of the postwar regional style. A rear ranch-style addition was built between 1958 and 1966, reflecting the evolving residential development patterns of midcentury Santa Fe. The west elevation was modified after 1978 with the addition of a projecting bay window and a raised window surround — both characteristic of 1980s remodeling trends and visually distinct from the earlier construction. The property also includes a one-car garage and workshop in a simplified Pueblo Revival mode, consistent with the architectural vocabulary of the main house. Both buildings are designated Non-contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Before 1958
__Known _x_ Estimated Source: aerial photographs and city directories

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

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

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

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

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

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

For: Mathew Rembe

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

Current owner: Penelope Ellen Rembe

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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

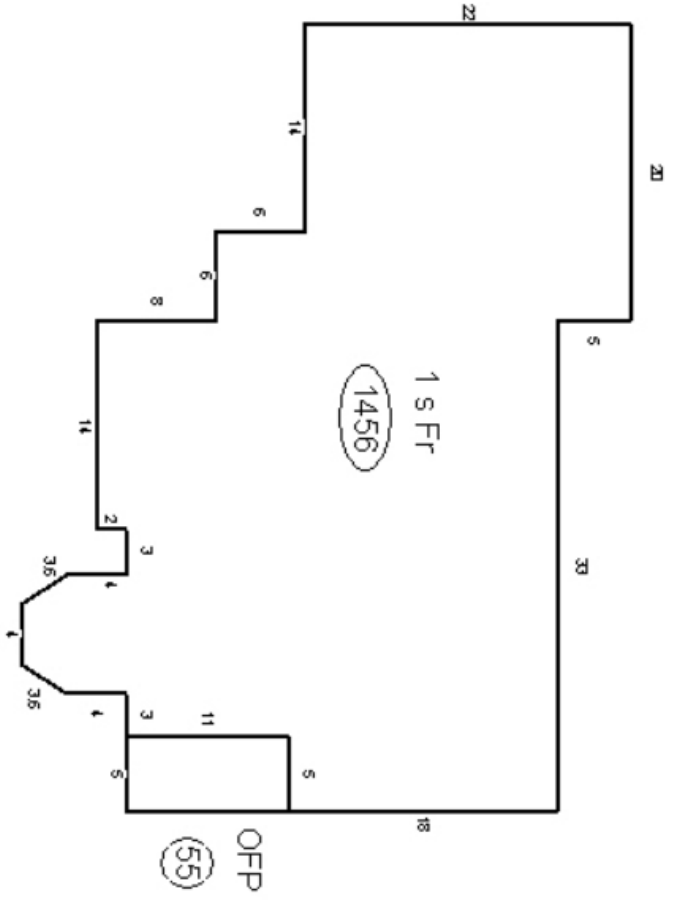
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

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.



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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

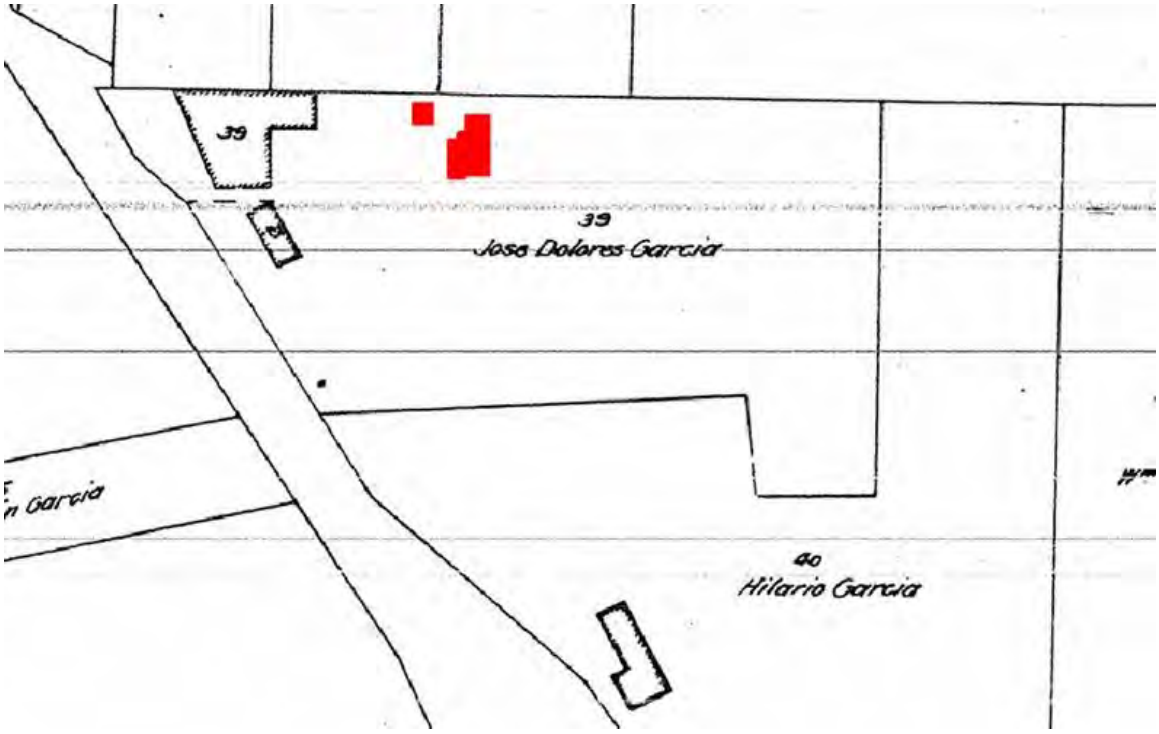

Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
Red building footprints present approximate location of current structures. They did not exist at the time of the map.

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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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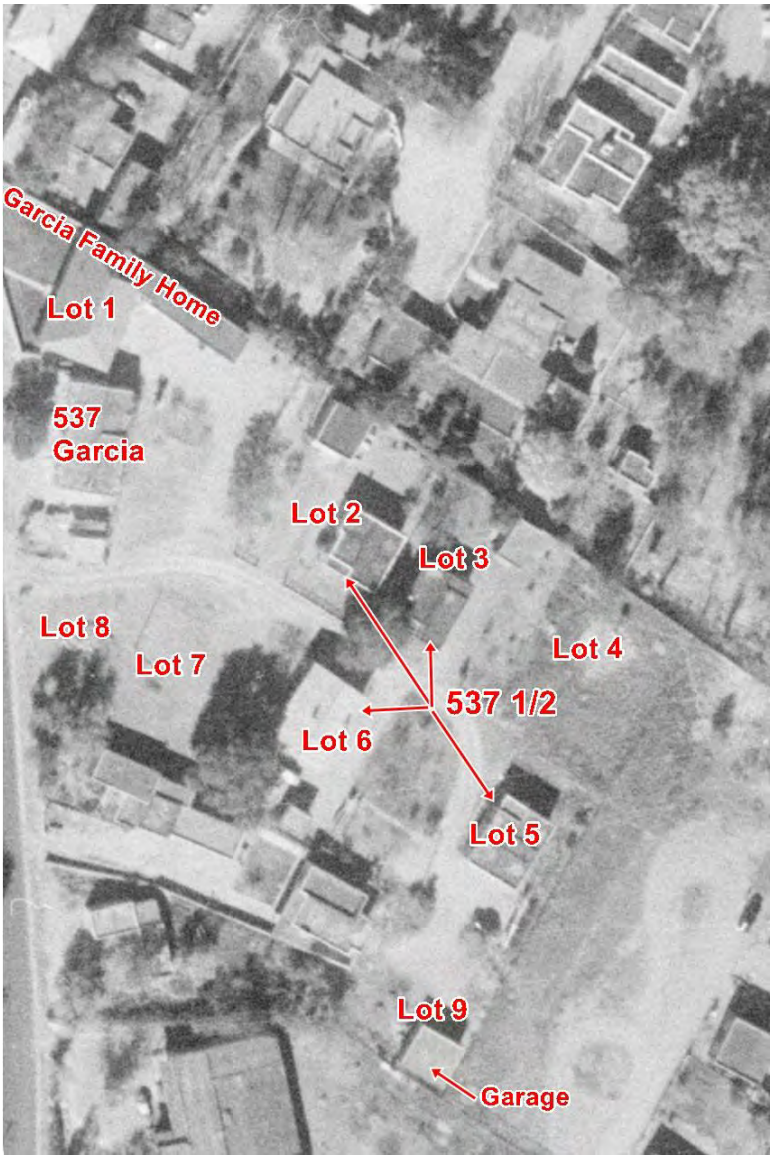

Figure 6: November 10, 1958, aerial photograph. Designation of lots, as per the José Dolores Garcia Estate Subdivision. Lot 2 contains the subject and garage. The house had yet to receive its back addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Figure 7: June 6, 1966, aerial photograph.
Arrow indicates presence of rear addition.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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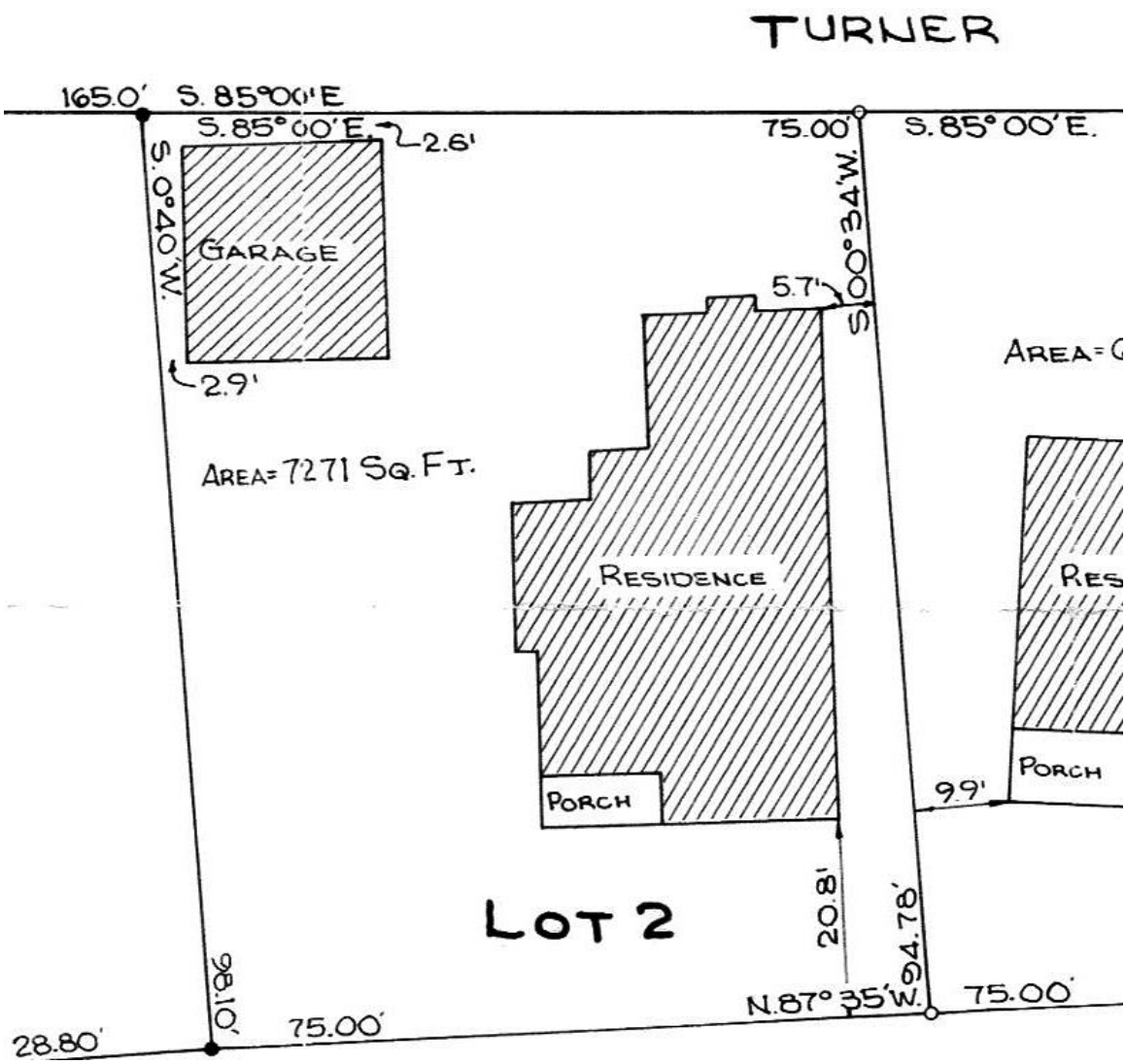

Figure 8: Portion of 1969 replat of the José Dolores Garcia Estate Subdivision showing the subject property. Courtesy of J. Robert Martinez, surveyor.

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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

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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 3: Setting of property. Camera facing north. Aviva Baumann, April 23, 2025.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 4: South (front) elevation. Camera facing north. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: 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 5: South elevation. Portal. Camera facing north. Aviva Baumann, April 23, 2025.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 6: South elevation. Entry door. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: South elevation. Window at bedroom. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 8: South elevation. Window at bedroom detail. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: West elevation oblique. Camera facing northeast.

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Photo 10: Bay projection. Camera facing east.

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Photo 11: West elevation. Altered window at kitchen. Camera facing east.

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Photo 12: West elevation. Addition. Camera facing southeast.

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Photo 13: West elevation. Addition. Detail of entry door. Camera facing east.

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Photo 14: North elevation. Camera facing south.

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Photo 15: East elevation oblique from south end. Camera facing northwest.

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Photo 16: East elevation. Window at bedroom. Camera facing up.

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Photo 17: East elevation. Window at bathroom. Camera facing west.

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Photo 18: East elevation oblique from midpoint. Camera facing northwest.

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Photo 19: East elevation. Altered window at bedroom. Camera facing southwest.

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Photo 20: East elevation oblique from north end. Addition in foreground. Camera facing southwest.

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Photo 21: Garage. South elevation. Camera facing north.

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

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Photo 22: Garage. East elevation. Camera facing west.

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

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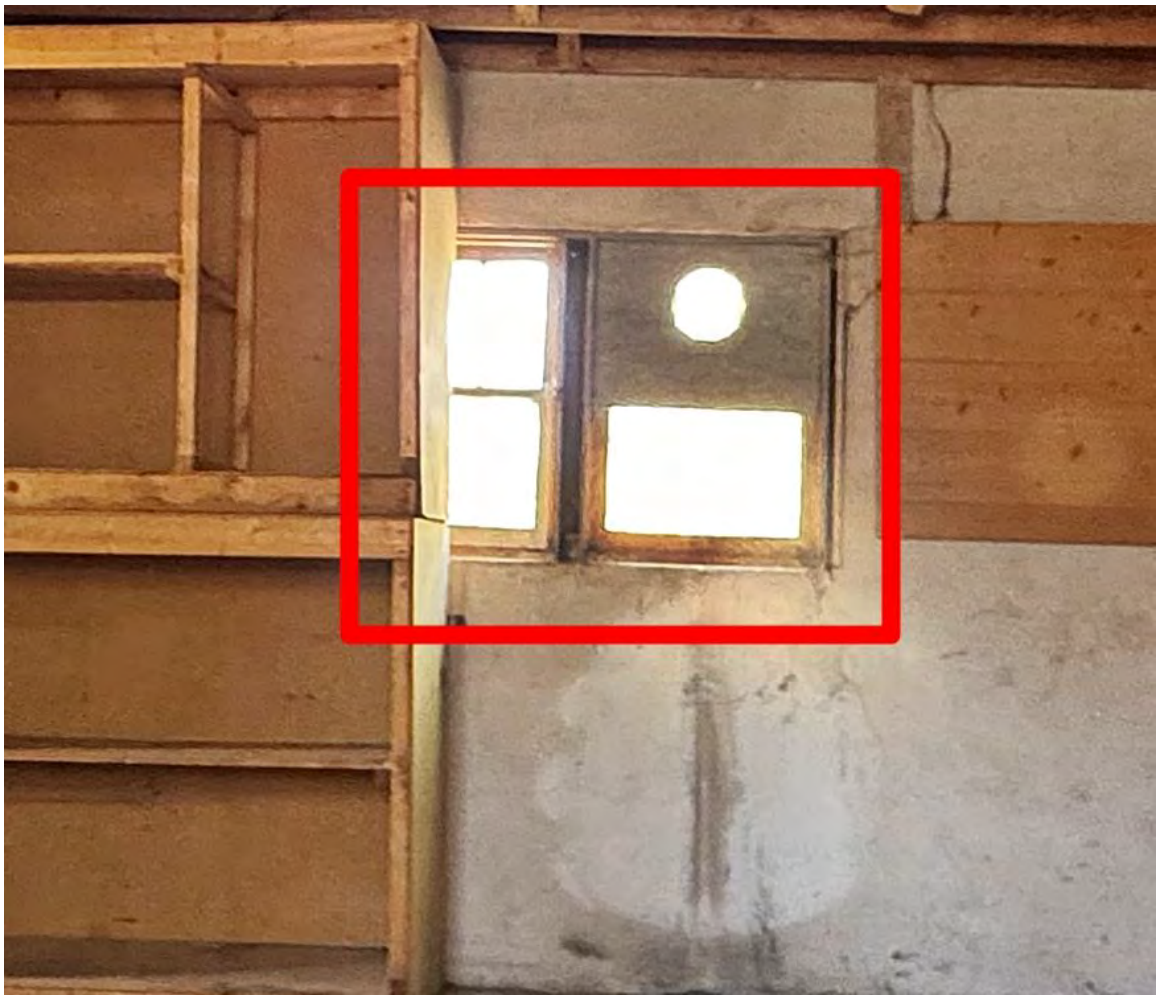

Photo 23: Garage. West elevation. Windows from the interior. Aviva Baumann, April 23, 2025.

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

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Photo 24: Garage. North elevation. Camera facing west.

City of Santa Fe, New Mexico

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 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 filed for record on the 15 day of Aug A.D. 84 at 7015 o'clock AM and was duly recorded in book 492 page 245 of the records of Santa Fe County
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:

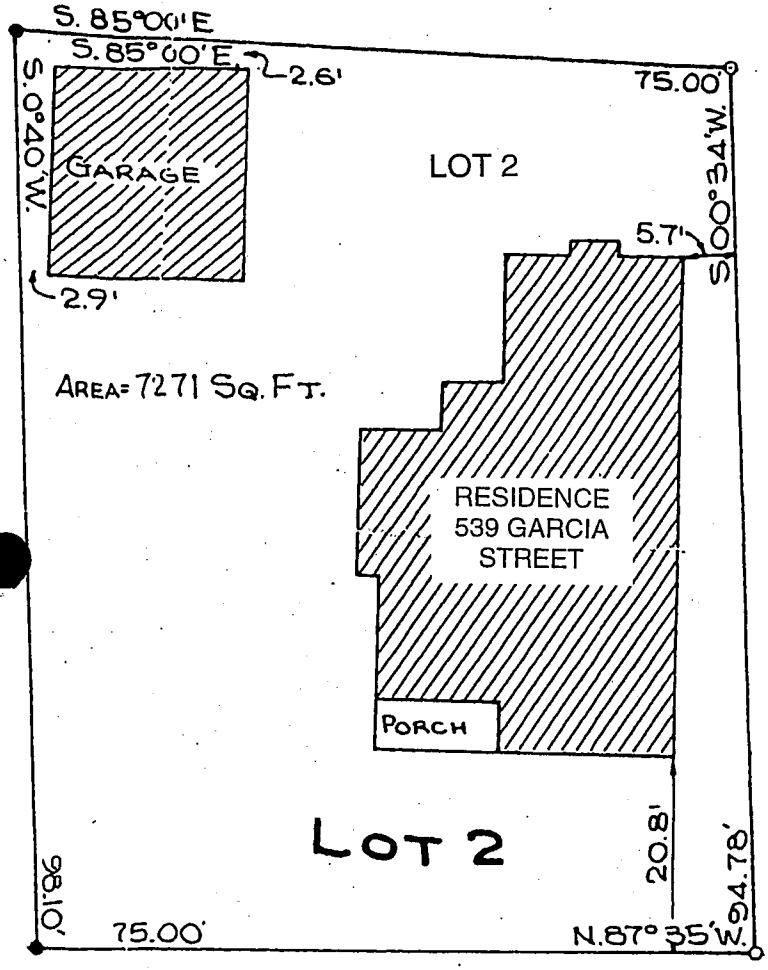
Notary Public

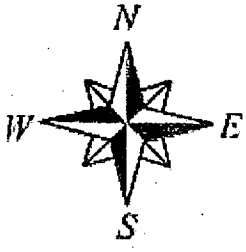
(Seal)

THE VALLIANT CO. ALBUQUERQUE, N. M.

ERTMER RESIDENCE
539 GARCIA STREET

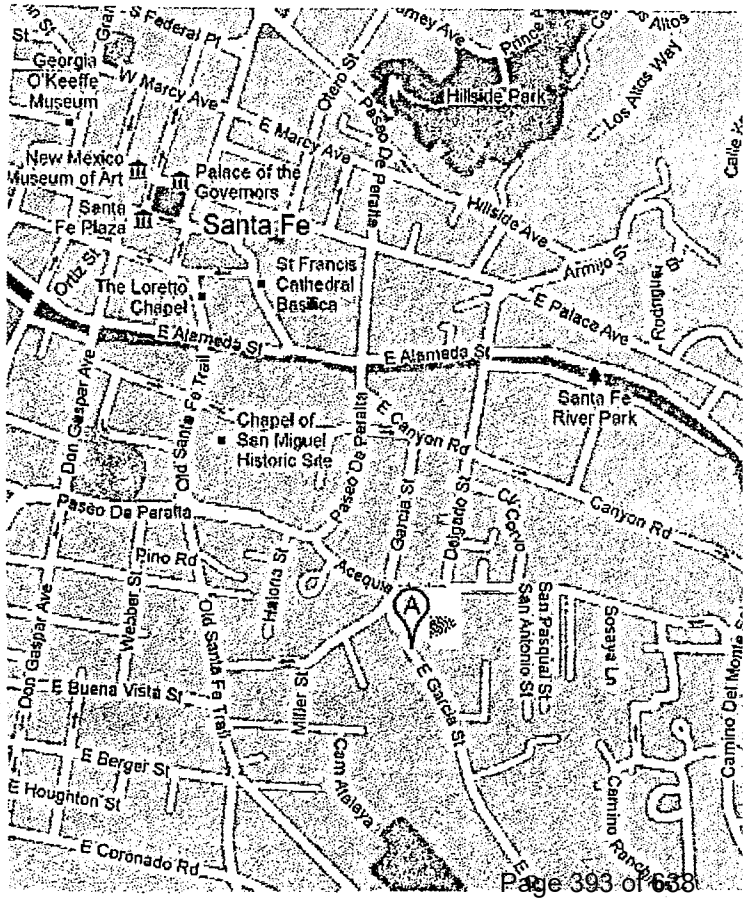
SITE PLAN





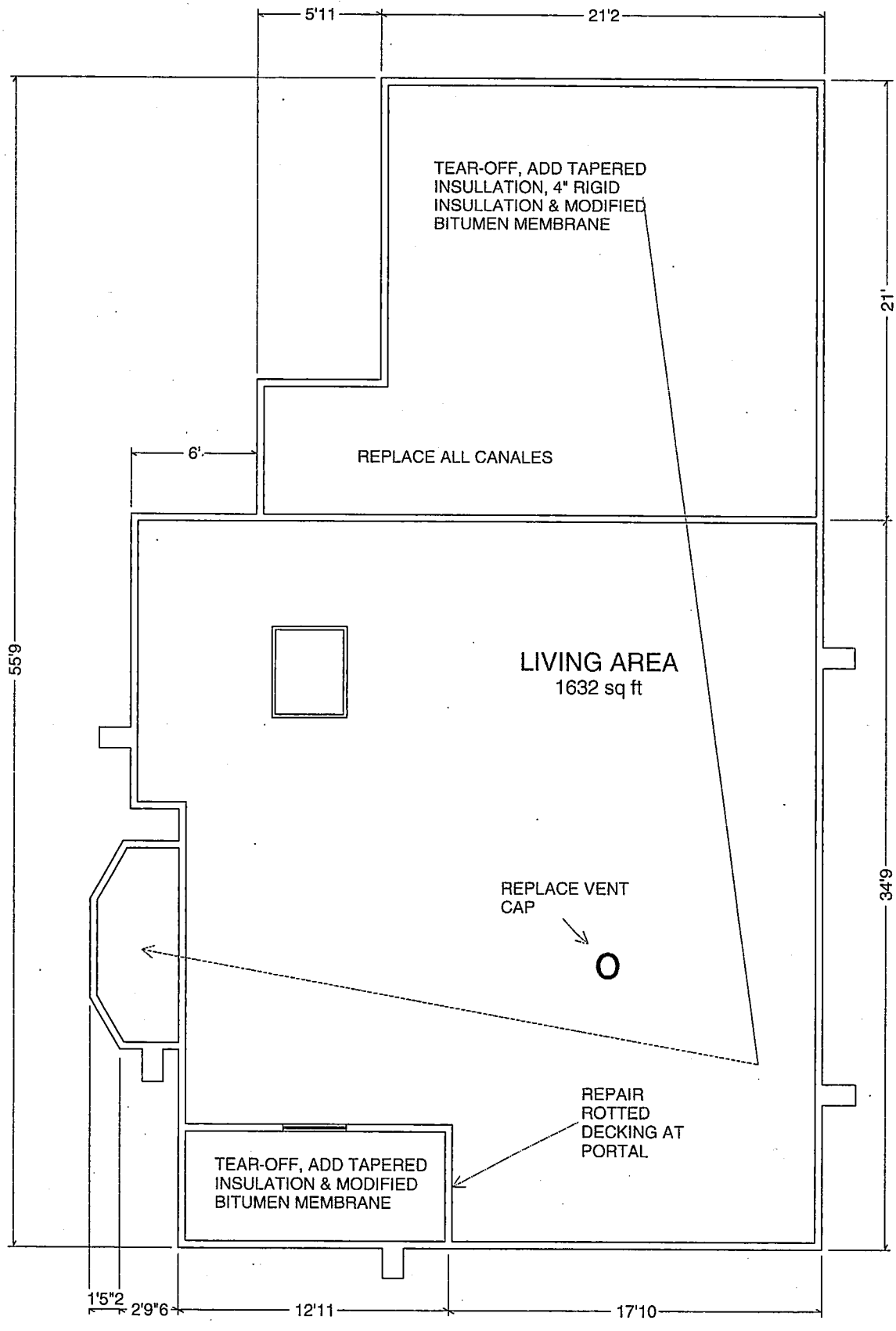
SCALE 1" = 20'

VICINITY MAP



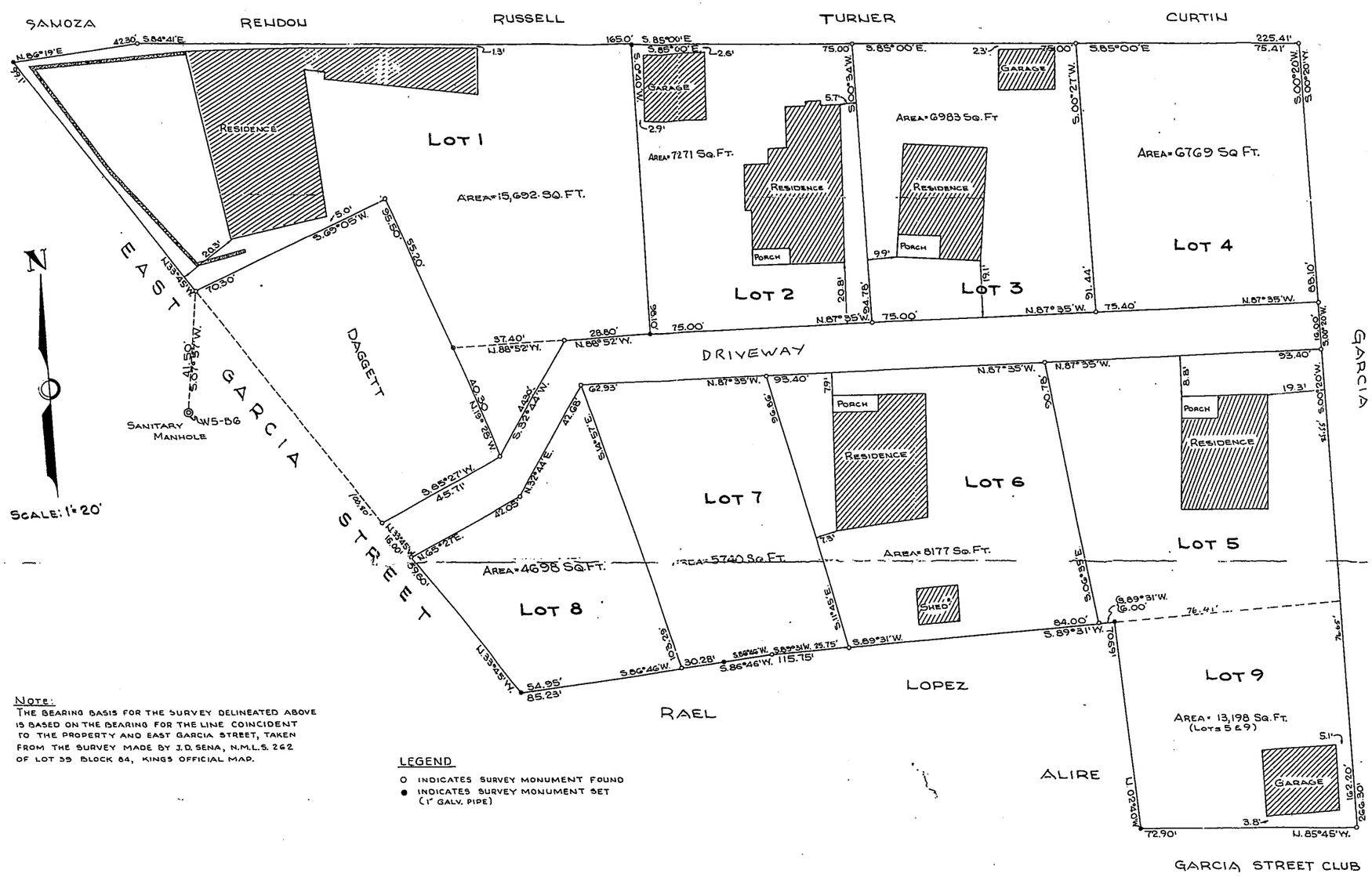
ROOF PLAN

11/5/2010



ERTMER RESIDENCE

539 Garcia Street



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: **May 12, 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

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

2026-012286-HDRB. 532 Calle Corvo, Downtown & Eastside Historic District. contributing, John A. Padilla, agent for Susan McShane Salomone, owner, proposes to construct a 391 sq. ft. freestanding casita and a 132 sq. ft. pergola to the maximum allowable height of 14'-0", convert the garage to a casita by replacing windows and doors, and construct a 6'-0" high yard wall with a pedestrian gate. An exception is requested to section 14-4.6(E)(4)(I) for replacing a historic door.

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 replacement of the garage door. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

a. In case 2026-012286-HDRB, for 532 Calle Corvo, approve/deny the exception to 14-4.6(E)(4)(I) for replacing a historic door, finding that the exception criteria have/have not been met
b. In case 2026-012286-HDRB, for 532 Calle Corvo, 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 with 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:

Background:
On February 10, 2026, the applicant requested approval to construct a 624 sq. ft. addition to the main house and a 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. The Board decided to deny a portion of the request with respect to the addition to the garage, finding that the exception criteria had not been met for all the reasons outlined in the staff report, finding that the exception criteria have not been met for the alteration of the window on the primary facade for the reasons no hardship has been demonstrated for maintaining the historic opening, and otherwise the application was approved.

Figure 2: Property from Street with Garage in Rear

Site Description:
The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The 1952 Spanish Pueblo Revival style construction comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage.

In Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

PREVIOUS CASE SUMMARIES:

ARC:
No Archaeological clearance has been issued.

HDRB:
On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff's recommendation for historic status of the main residential structure, garage, and the southern yard wall to be upgraded to contributing and designate the east façades of each structure as the primary facades.

ADMINISTRATIVE:
Under case #2024-009232-ADMIN, the staff approved stuccoing a yard wall with STO elastomeric stucco color fawn to match the existing house.

On 7/25/2016, staff approved 6 PVC weep holes installed in the wall and painted to match the stucco color.

On 5/23/2016, staff approved the replacement of a wire fence and gate with a stucco wall with a wrought iron gate, and a concrete walkway with a brick walkway with the stucco of the wall in cementitious kokanee and the walkway in Coronado summit color.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

New Construction

1. Construct a 391 sq. ft. casita to the maximum allowable height of 14'-0".
2. Construction of a wood trellis attached to the casita on the north (but detached by 6" to the south of the existing garage), to the maximum allowable height of 14'-0".

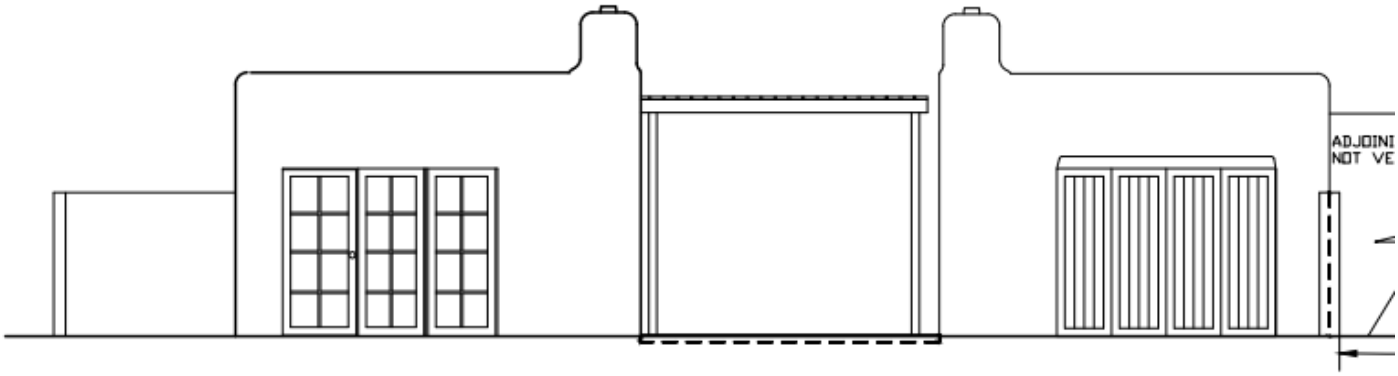


Figure 3: East Elevation of Casita with Pergola and Garage with New Doors as Proposed.

Garage Conversion:

3. Replacement of the existing window in the south façade with a pedestrian door.
4. Replacement of the non-historic tilting garage door from the east façade, preserving the existing opening, allowing the opening to read as a historic opening, with a wood door while preserving the existing wood header beam.

Figure 4: Proposed Door for Garage Opening

Yardwalls:

5. Construct a new 6'-0" tall yard wall with a gate along the north property line from the main residence to the garage's east façade.
6. Install a pedestrian gate in the yard wall on the east side by the main residence. The gate will be constructed

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(I): The applicant requests an exception to "*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 window opening shall be widened or narrowed."*

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

Applicant Response: The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

Staff Response: Staff finds that this criterion is met. The existing garage door is a typical metal fold-up door, which is not historic. Placing a wood carriage door in this location is more historic in appearance and will not damage the character of the historic district. The door was not excluded from the primary facade at the time of the status designation of the garage; therefore, to replace it an exception is required.

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

Applicant Response: The proposal is to remove the existing uninsulated tilt-up metal garage door in the proposed Accessory Structure #2-bedroom area. The proposed renovations of this opening will allow the owner to maintain the temperatures in the proposed bedroom. The historic opening in the east primary facade will be preserved in the proposed renovation for Accessory Structure #2. The opening will no longer serve as a vehicle access point. The proposed door for this opening in Accessory Structure #2 will maintain the structure's appearance of a single-car garage. This renovation will enhance the residence and keep it in harmony with the streetscape.

Staff Response: Staff finds that this criterion is met. The door change will allow for the space to be converted to a living space while retaining the overall appearance of a garage.

(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 door renovation work preserves the heterogeneous character of the district's streetscape. This request, when approved, will permit the Owner to continue residing in the historic district in a house and an Accessory Structure, thereby strengthening the character of the district.

Staff Response: Staff finds that this criterion is met. Converting the garage to a residence while showing the opening was once a garage, but making it usable as a means for air flow for the residence does strengthen the character of the district by providing continual use of the property.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

I. Continue the existence and preservation of historic areas and buildings;

II. Continued construction of buildings in Santa Fe's historic styles; and

III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

C. Buildings with Significant or Contributing Historic Status

l. Purpose

Historic designation is intended to address the following:

I. Recognizing each structure as a physical record of its time, place, and use.

II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;

III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;

IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and

V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions.* Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.

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

c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.

II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.

III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
   a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
   b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts,* as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards.*

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6(G).

I. General

I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design
   a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.
   b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location
   a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.
c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

a.

b. Building additions to 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.

IV. Remodeling to Increase Height

a.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals
4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

a. 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 window opening shall be widened or narrowed.
b. Window depth and other characteristics of window and door fenestration shall be preserved.
c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

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

5. Roofs
6. Surface Cleaning
7. Archaeological Resources
8. Signs
9. Murals
10. Pedestrian-Oriented Areas

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open 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 rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents, and aerials shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

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

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

II. 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. Facade 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: August 8, 2025 – Revised

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 10470528

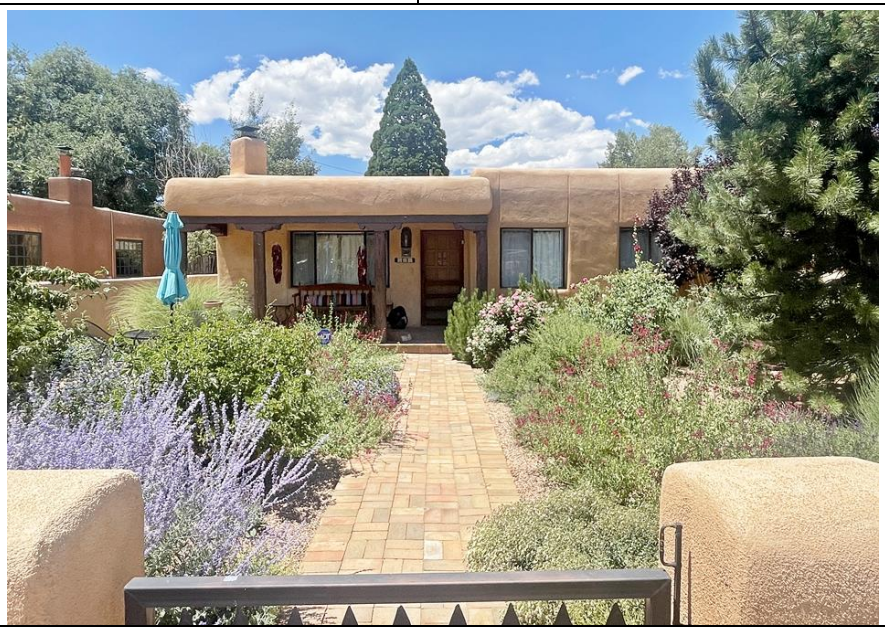
5. Property Type:
_x Buildings: 2
_x Structures: walls
__ Site __ Object

6. Date of Survey: July 27, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1985, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6806349,-105.9331281



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

Erected around 1950, the house began as a compact rectangular structure with two bedrooms. Between 1958 and 1966, a narrow primary bedroom addition and a roofed patio were added to the rear, expanding the home to its current footprint of approximately 1,302 heated square feet. The building's façade was altered in the 2010s, when its original decorative metal porch supports were removed and replaced with wood members intended to evoke an earlier architectural period. The property also includes a one-car garage and several sections of stuccoed yard wall, most of which are recent additions. The house and garage are currently designated Non-contributing to the Downtown and Eastside Historic District. The yard walls have no status.
Continued on Page 5.

12. Who uses the property? Residence

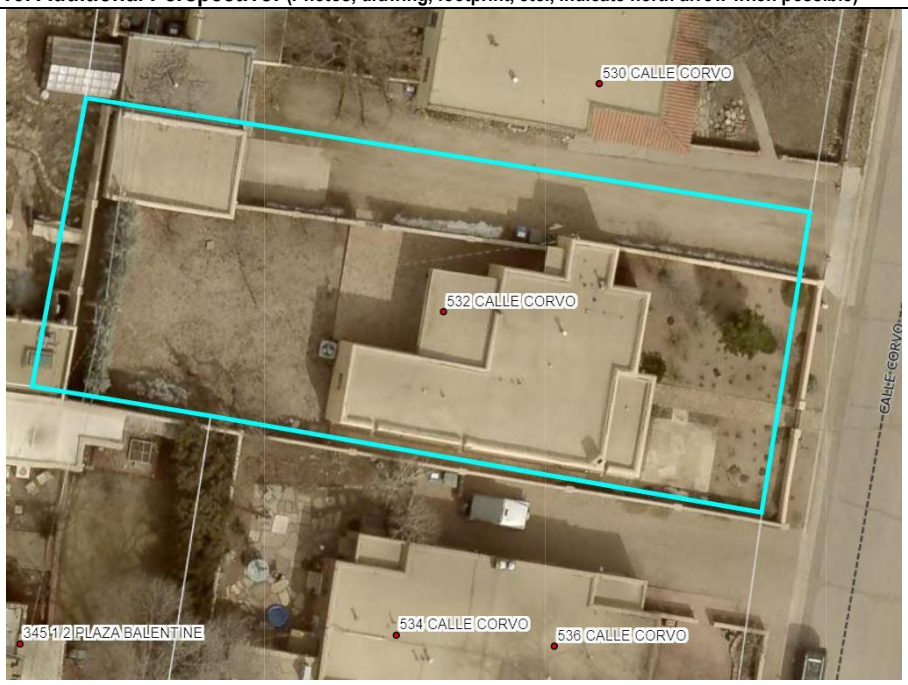
13. Construction Date:
Date: c. 1950
_ _Known _x_ Estimated Source: deeds, city directories, and aerial photographs

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

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

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

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



Source: Office of the Santa Fe County Assessor
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: Current owner, via John A. Padilla, AIA

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

Current owner: Susan McShane Salomone Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and garage _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-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 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 __ Aluminum Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ 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 House and Garage

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	2
Sliding	Aluminum	1-1	10
Combination	Aluminum	1S-1F-1S	1
Fixed	Steel	12	1

Abbreviations: C = casement, F = fixed, S = sliding, T = transom

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	17 Panel & Vision Lite	Wood	1
Single-Leaf	½ Light & Panel	Wood	1
Garage	Tilt-Up Pantel	Steel	1

12. Chimneys _x_ Short, stuccoed stack; interior, southeast corner

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; primary bedroom addition, covered patio, and canopy over laundry room entry; aerial photographs
#2 Date: Unknown, post 1975; wholesale replacement of windows; material and visual evidence
#3 Date: Post-1914; alteration of front portal, to include new wood elements; Google Street View imagery
#4 Date: Post-1914; construction of front yard walls; Google Street View imagery.

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

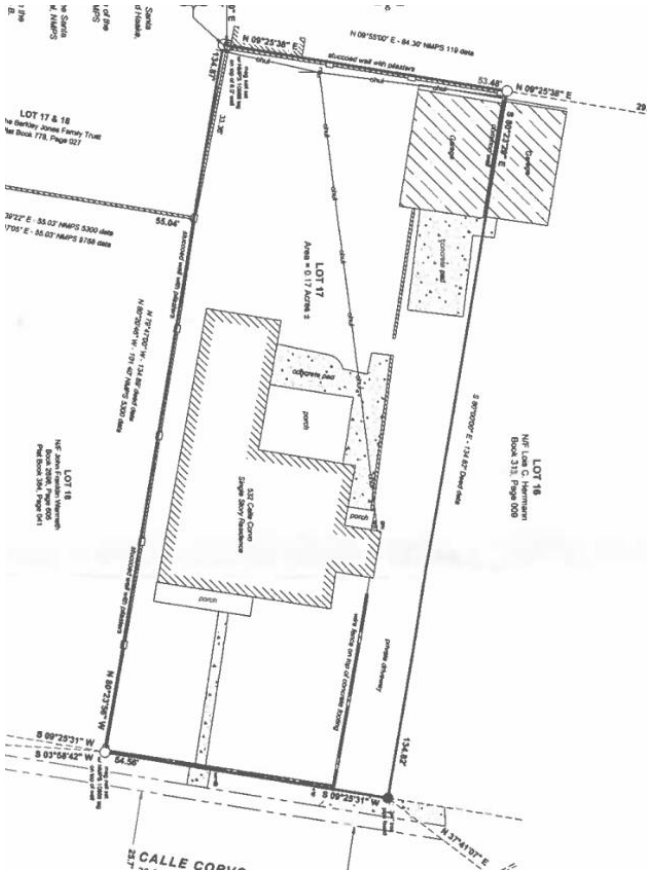
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2025 site plan. Courtesy of Ladn Surveying Company, L.L.C.



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Architectural Description Continued

Setting

Occupying Lot 17, the subject property is located on the west side of Calle Corvo, facing the parking lot of Acequia Madre Elementary School—a facility that had not yet been constructed when the residence was built.

The house sits near the front of the lot with a setback consistent with its neighbors, reflecting a 1941 subdivision covenant (Photo 1). The site is level and enclosed by low stuccoed walls, most of which are recent additions. Prior to 2015, the front yard consisted of bare earth and was enclosed by wire fencing (Fig. 6).

Following the construction of the current walls, a formal planting scheme was introduced. An additional wall section along the shared driveway was stuccoed in 2024. The backyard consists primarily of hardscaping and graded earth. The property shares a driveway with the adjacent parcel to the north.

East (Front Façade)

The front façade, which faces Calle Corvo, presents a Spanish Pueblo Revival vocabulary, although several elements were introduced in recent years. At the south end is a generously sized *portal* (Photo 2). This flat-roofed structure with a stuccoed parapet is supported by round wood posts topped with double *zapatas* (corbels).

As shown in a 2014 Google Street View image (Fig. 6), the portal was previously supported by scrolled metal brackets. This prefabricated bracket type—advertised in the SANBUSCO catalog during the postwar period—was commonly used on modest Santa Fe homes for both structural and decorative effect. Identical supports remain on the adjoining house to the north.

Centered within the portal is an aluminum combination window composed of a fixed central panel flanked by sliding sashes (Photo 3). Like most windows on the house, it is covered by a metal storm unit. The portal floor is now finished in brick and square concrete pavers, replacing the original poured concrete surface. The main entry door is sheltered beneath the portal; it is a wood unit with an 18-panel design and a small glazed vision light Photo 4).

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North of the portal, the façade steps forward approximately three feet to accommodate the dining room and kitchen area (Photo 5). This section contains tall sliding aluminum windows, also protected by storm units (Photo 6).

At this point—and continuing around the structure—are pronounced vertical control joints in the stucco, likely introduced to manage cracking or movement in the wall surface. Evidence of prior or ongoing movement is further suggested by an aftermarket metal angle bracket affixed to the top-left corner of the kitchen window surround, apparently installed to stabilize the projecting stucco or conceal visible cracking.

The façade steps forward once more, approximately seven feet, to a small, boxy volume that houses the laundry room. Like the adjacent rooms, it is lit by a sliding aluminum window with a storm unit.

North and West Elevations

The north elevation, which faces the shared driveway, begins at the east end with the projecting volume of the laundry room (Photo 7). Around the corner, on the west-facing wall of this volume, is a secondary entry providing access to the laundry area (Photo 8). This door is a half-light wood panel unit that appears to be of an earlier vintage.

It is sheltered by a shallow shed-roof canopy made of corrugated metal, supported by peeled-log vigas. A galvanized steel brace—likely a later addition—anchors the canopy to the wall, marking it as an aftermarket intervention not original to the building. The canopy does not appear in the 1958 aerial photograph (Fig. 4).

Continuing west, the north elevation extends approximately 11 feet to enclose a bedroom (Photo 7). Like other walls on the house, this section includes a sliding aluminum window providing light to the interior.

Turning the corner, the west elevation of the original house comes into view. This section includes a sheltered rear porch added after 1958, as well as window openings serving the bedroom and bathroom (Photo 10).

Beyond this is a primary bedroom addition, constructed—based on aerial photographs—between 1958 and 1966 (Figs. 4 & 5. This rectangular volume projects approximately 13 feet and features privacy-oriented fenestration: high-set horizontal windows and a vertical aluminum sliding unit placed in the short west-facing wall (Photo 11).

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South

The south elevation sits close to the property line (Photo 12). It includes the south wall of the primary bedroom addition, which is marked by a single high-set privacy window (Photo 13). The remainder of the elevation belongs to the original volume and is fenestrated with two vertical openings, each fitted with sliding aluminum units (Photo 14).

Interior

The interior was not entered during the site visit.

Garage

Tucked into the northwest corner of the lot, at the end of the driveway, is a one-bay garage (Photo 15). The roughly 392-square-foot structure is constructed of stuccoed concrete masonry units (CMU) and was likely built contemporaneously with the house. Its north wall shares a zero-lot-line condition with an adjoining garage—now used for storage—on the neighboring property.

The subject garage features a metal tilt-up door painted with a decorative scene of an Indian Pueblo. The south elevation includes a single 12-light steel industrial window. No other fenestration is present.

Walls

A CMU yard wall extends along the south property line. Based on aerial photographs, this wall was in place by 1958 (Fig. 4). It was coated with stucco in the 2010s. All other front yard walls are of recent construction.

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank, who died in 1934. His eldest son, Levi A. Hughes, Jr., vice president of the Santa Fe Builders Supply Company, sought to develop the family land with suburban-style housing.

In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition (Fig. 1).

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were not constructed until after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described the neighborhood as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!"[1] Behind this marketing language lay a harsher reality. Item "e" of the subdivision's eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: "No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant."[2]

While such language was common boilerplate in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe's Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[3]

Lot 17

Designated as Lot 17 on the 1938 subdivision plat, the parcel that would become 532 Calle Corvo first changed hands in late 1944 when Christine Hughes sold it to Mary Gray Bangs. Bangs also owned the adjoining lot to the south.[4]

Born Mary Blakeney Gray in 1862 in Brooklyn, New York, she was the second wife of American humorist and author John Kendrick Bangs. Formerly his secretary, she married him in New York City in 1904. John Kendrick Bangs died in 1922, and Mary remained in Yonkers, where he had once served as mayor.

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[1] "Homes for Sale [advertisement]," *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.
[3] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[4] Warranty Deed, Elizabeth L. Hughes to Mary Gray Bangs, recorded December 28, 1944, Book 26, Page 509, Instrument # 75296, Santa Fe County, New Mexico.

Twenty-one years later, in 1943, Mary Gray Bangs arrived in Santa Fe by motorcar, accompanied by Madame Tripier of Paris, France. The *Santa Fe New Mexican* marked their arrival with a glowing profile, describing Bangs as a woman of "dash and charm," whose many friends in literary and artistic circles had "benefitted by conversation which is punctuated by sharp shafts of irony and satire, and mellowed by electrified humor."[5]

Bangs likely entered Christine Hughes's circle informally and may have purchased the Calle Corvo lots on a whim. However, she ultimately settled elsewhere, having purchased a home in Plaza Balentine the previous year. Lot 17 eventually reverted to Hughes, who sold it in 1946 to Frank and Elizabeth Flanagan.[6]

Originally from Kansas City, Frank Flanagan first came to Santa Fe in 1933 to visit his sister—who was married to Levi Hughes Jr., the original developer of the Calle Corvo subdivision and son of Elizabeth Hughe who owned the property.

Frank later relocated to Santa Fe with his first wife, Calla Belle. After their divorce, he married Elizabeth Zook, a member of the Zook Pharmacy family. He initially worked for the Santa Fe Builders Supply Company, where his brother-in-law was vice president, and later joined Allen Stamm and Associates during Santa Fe's postwar building boom. Given these connections, he likely built the home on Lot 17.

Frank and Elizabeth, however, lived elsewhere, occupying a Stamm-built house in the Casa Linda addition. In March 1951, the Flanagans sold Lot 17 to Tony and Margarita Chavez, who would keep the property in her family for nearly 65 years.[7] The lot had a house at the time, which is confirmed by aerial flyover made two months later (Fig. 2).

The Chavez Home

Born in 1921 in Santa Fe, Antonio (Tony) Chavez Jr. lived in the city until the death of his mother when he was ten. He was then sent to St. Anthony's Orphanage in Albuquerque,

[5] "Mrs. John K. Bangs, Widow of Humorist, To Make Home Here," *Santa Fe New Mexican*, May 5, 1943, 2.
[6] Warranty Deed, Elizabeth Hughes to Frank S. and Elizabeth Flanagan, recorded March 3, 1946, Book 22, Page 371, Instrument # 80519, Santa Fe County, New Mexico.
[7] Warranty Deed, Frank S. and Elizabeth Flanagan to Tony (Jr.) and Margie V. Chavez, recorded March 15, 1951, Book 56, Page 178, Instrument # 102655, Santa Fe County, New Mexico.

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where he spent several years before returning to Santa Fe.[8] He attended Harrington Junior High and graduated from Santa Fe High School in 1939.

Drafted in 1942, Tony Chavez attained the rank of Sergeant in Battery C of the 447th AAA Battalion, a mobile anti-aircraft artillery unit. He was deployed to the European Theatre, serving in England, France—including during the Normandy campaign—and Germany.[9]

During combat operations, he was severely wounded by an anti-personnel mine and was discharged in 1945 due to his injuries.[10] His military honors included the Purple Heart with four clusters, the European-African-Middle Eastern Campaign Medal, the American Campaign Medal, the World War II Victory Medal, the French Medal of Freedom, and the Good Conduct Medal.

After returning to Santa Fe, Tony worked at Bruns Army Hospital off Cerrillos Road, where he met Margarita (Margie) Varela, a nurse's aide who treated combat veterans. They were married in 1949.

Following a brief stint as a fireman, Tony secured a position with the U.S. Postal Service as a mail carrier—a job he would hold for 38 years.[11] A 1953 photograph shows him sorting mail with a coworker (Fig. 3), corresponding with the first year Tony and Margie were listed in the city directory at the Calle Corvo address. They would go on to raise three daughters in the home.

The dwelling, originally a two-bedroom house, is visible in a 1958 aerial photograph (Fig. 4). It shows a compact rectangular home with a full-width front porch, approached by a concrete walkway. As the family grew, a rear addition was constructed, likely in the early 1960s; it appears in aerial imagery by 1966 (Fig. 5).

[8] "Antonio (Tony) Chavez Jr. [obituary]," *Santa Fe New Mexican*, March 9, 2014, C-3.
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: Military Discharges; Box Number: 16569; Box Title: Military Discharges Chavez-Chavez.
[10] Antonio (Tony) Chavez Jr."
[11] Ibid.

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A Makeover

Margarita Varela Chavez died in 1998 at age 64, and her husband Antonio followed in 2014 at the age of 92.

In 2015, one of their daughters deeded 532 Calle Corvo to Karen Parfitt Hughes, a former television reporter and prominent Texas Republican who served as a top adviser to George W. Bush during his 2000 presidential campaign.[12] Hughes was credited with helping craft the campaign's messaging—most notably the phrase "compassionate conservative"—and ghostwriting Bush's campaign autobiography.[13]

Hughes used the property as her vacation home and made significant changes to its front façade. These included replacing the original metal porch supports with more rustic wood elements, enclosing the front yard with short CMU walls, and installing a designed landscape.

Hughes sold the property to the current owner in 2024.

[12] Warranty Deed, Angela Chavez (PR) to Karen Parfitt Hughes, recorded February 9, 2015, Instrument # 1756913, Santa Fe County, New Mexico.
[13] "Bush Confidante's New Boss Ran Hillary Clinton's Campaign," *Fort Worth Star-Telegram*, July 13, 2008, B-2.

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Evaluation of Historical Status

The house, erected in 1950 as a modest Pueblo Revival starter home, received a rear addition and covered porch by 1966. It has seen no further additions or changes in massing since that time. Around 2015, the front façade was modestly reworked. The original 1950s decorative metal porch supports were replaced with rustic stained wood posts and beams in a retrofitted, backward-looking style. While this alteration introduces a false sense of historical development, the building, overall, has retained its form since 1966.

For these reasons, the house is recommended for Contributing status, with the east (front) elevation designated as the primary façade. This reflects the home's principal architectural expression, even though it has been modified with later materials and replacement windows.

The garage is 50 years old, retains its overall plan, and continues to convey its original function. Its primary significance is the street-facing façade, with the garage door as the key character-defining feature. It is recommended that the garage be designated Contributing, with the east elevation recognized as its primary façade.

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Illustrations

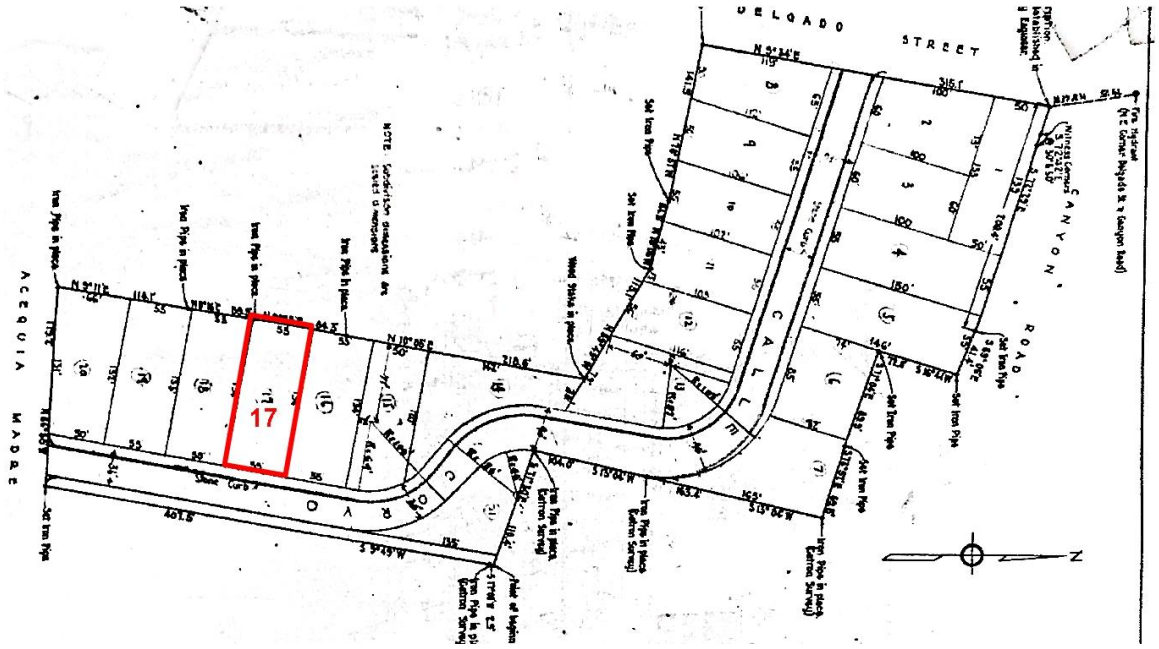

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: May 26, 1951, aerial photograph. House and garage present.

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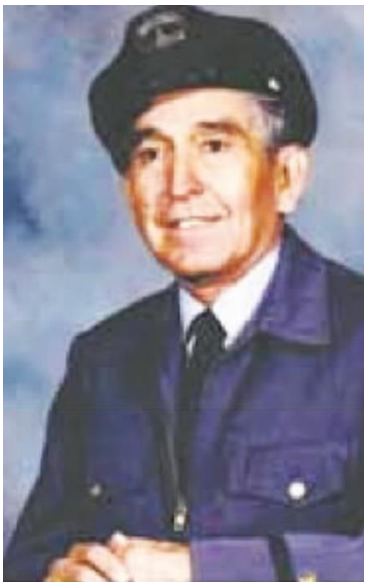

Figure 3:1953 photograph of Tony Chavez, Jr. (left) alongside retirement-era portrait (right). Both courtesy of the *Santa Fe New Mexican*.

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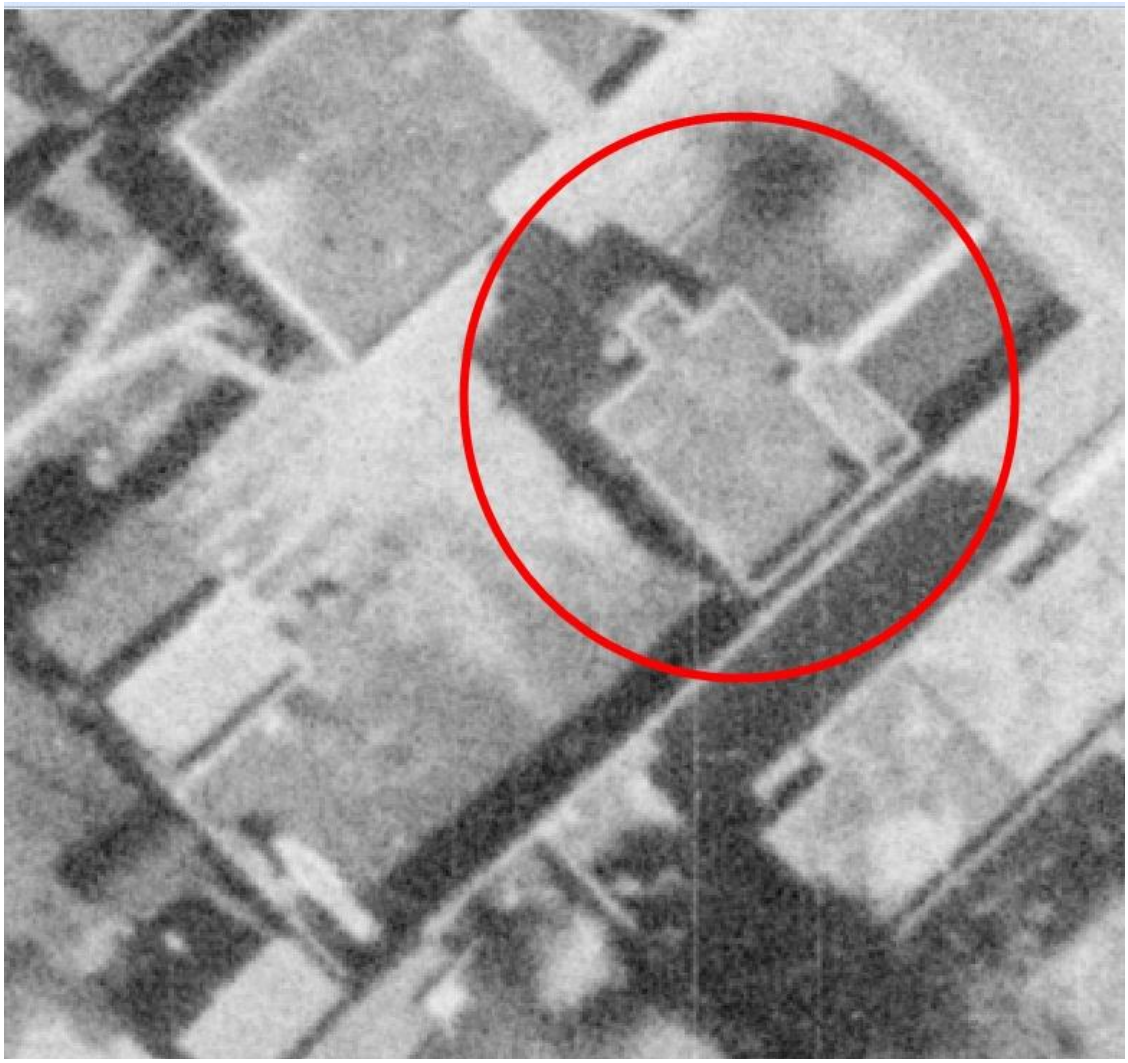

Figure 4: November 10, 1958, aerial photograph. Note original footprint of house and absence of walls except across the south property line.

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Figure 5: June 6, 1966, aerial photograph. Note presence of primary bedroom addition, roofed patio, and canopy over laundry room entry.

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Figure 6: April 2014 Google Street View image taken before Karen Parfitt Hughes purchased the property.

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Survey Photographs

(All images taken by Giulia Caporuscio, July 27, 2025, unless otherwise noted)

Photo 2: East (front) façade. Camera facing west.

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Photo 3: East (front) façade. Replaced window at portal. Camera facing west.

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Photo 4: East (front) façade. Front entry door. Camera facing west.

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Photo 5: East (front) façade. Camera facing southwest.

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Photo 6: East (front) façade. Window and stucco detail. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 7: North elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Photo 8: West elevation. Laundry room. 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: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Photo 9: West elevation. Laundry room entry. 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: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Photo 10: West elevation. Original 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: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Photo 11: West elevation. Primary bedroom addition. 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: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Photo 12: South elevation and property wall. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 13: South elevation. Privacy window at primary bedroom addition. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 14: South elevation. Original section. Window detail. 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	
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Photo 15: Garage (left of red line). Camera facing southwest.

A638

building threatened? yes	surveyed date 12-12-85 by mb	county Santa Fe	ID no. 051611646
field map number SFHD-6-1645		UTM reference zone 12 13	easting northing

location description
532 Cory6

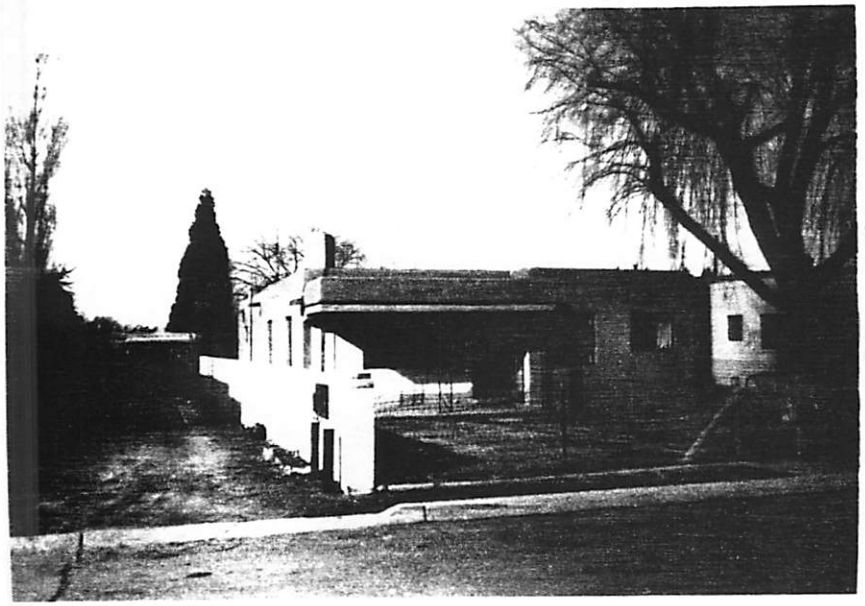
city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ph. roll by mb no. 23	negative nos. 2	loc. of neg.	plan shape



date of construction
P 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

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 03-15-2026	Property Owner of Record Alphonse W. and Susan McShane Salomone		
Applicant/Agent Contact	John A. Padilla		
Site Address	532 Calle Corvo Santa Fe, NM 87501		
Suite or Space #	Subdivision Name Hughes 2nd Subdivision		
Lot #	Block #	Total Roof Area (square feet) 1,972 SF	
Lot Coverage %	Lot Size (square feet) 0.17 Acres = 7,405 SF		
Proposed Construction Description	New single story Accessory Structure #1 at 391 SF		
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 30'	Rear 10'	Left Side 5' / Right Side 0'
Required Setbacks	Front 20'	Rear 5'	Left Side 5' / Right Side 5'
Proposed Height 13'-6"	Max Height	Parking Required 2 / Provided 2	Bike Parking NA / Provided NA

Historic Planning Case Manager Gary Moquino

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.

John A. Padilla ☐ Owner ☐ Applicant ✔ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	☐ Reviewed w/ conditions	☐ Denied
Comments/Conditions		
Preliminary Zoning Review completed by Stephanie Perea	Date 04/15/2026	
Preliminary Zoning Review # 2026-012242- PAR		

City of Santa Fe

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

PROJECT DESC: 2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

CASE NUMBER: 2025-011108--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant JOHN A PADILLA 2114 OLD ARROYO CHAMISO RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Sep 23, 2025. The decision of the Board was to adopt staff recommendations the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façade's of each structure as the primary façades (numbers one and two on the façade drawing)

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

Ver. 12 1/14/2020

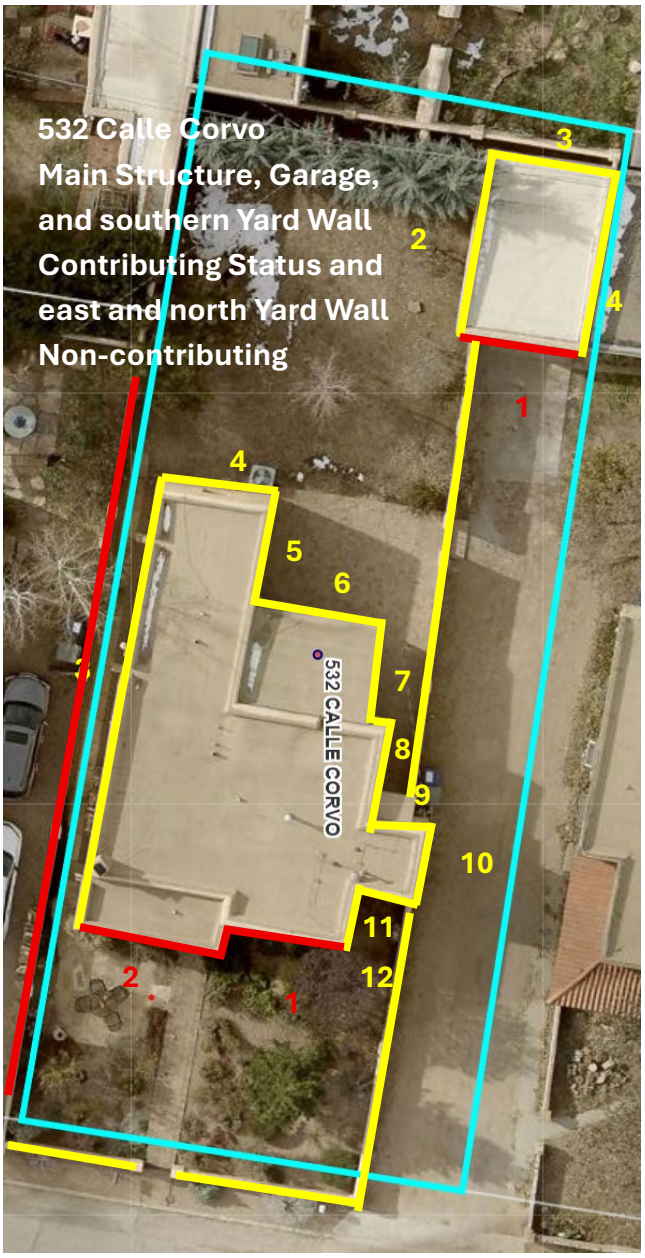


Figure 1: Façade Diagram for 532 Calle Corvo.

Primary Façade:

Non-primary Façade:

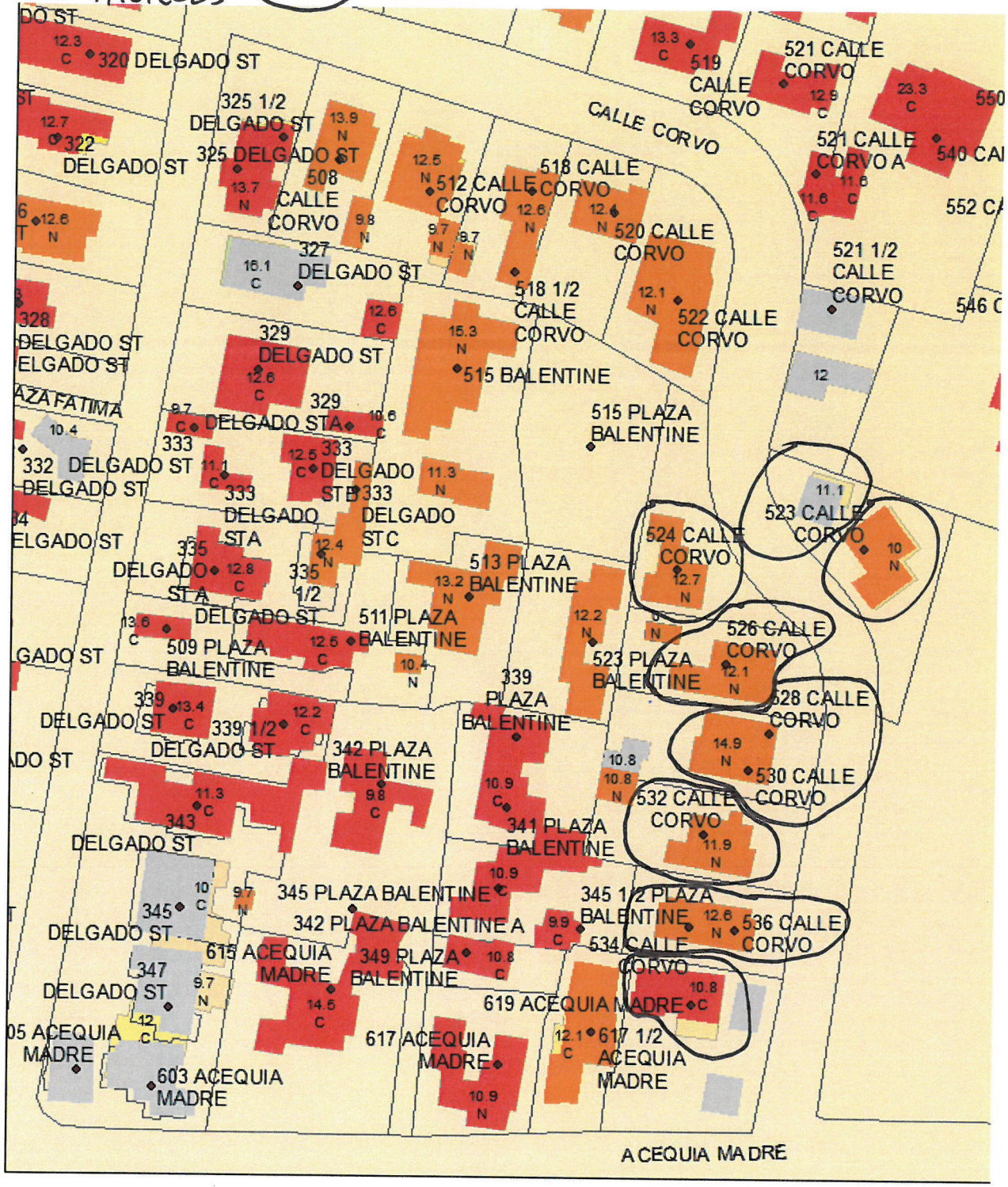
528-530 Calle Corvo Building Height Calculation

Total: 96.1 = 12.01' + 2' = 14'

Count: 8

Maximum Allowable: 14'

PAD 7/18/2025



April 29, 2026

Gary Moquino
Historic Preservation Division Manager
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Accessory Structures #1 and #2
532 Calle Corvo

Dear Gary
On behalf of the Owner, whom I represent before the Historic Preservation Division, we request a review of the proposed Accessory Structure renovation and new construction at 532 Calle Corvo. This address is Lot #17 of the Hughes 2nd subdivision. Noted in Tracts of Land Surveyed for Mrs. J.K. Bangs Precinct 3 – Santa Fe, NM, September 23, 1949. Also noted in the Boundary Survey Plat prepared for the estate of Tony Chavez, Jr., dated January 15, 2015.

At the meeting of the Historic Districts Review Board on September 23, 2025, Case #2025-011108 532 Calle Corvo was reviewed, and the existing garage was upgraded to "Contributing Status" with the east façade of the structure designated as the primary façade.

The Garage has a historic footprint of 362 sq. ft., identified as Accessory Structure #2, and the new construction has a footprint of 391 sq. ft., identified as Accessory Structure #1, for this application.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Renovation of the existing garage within the historic footprint of 362 sq. ft. Accessory Structure #2.
- Removal of the existing window in the south façade.
- Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening.
- In the existing garage door opening, we propose the replacement of the door with a wood door in the existing opening and preserving the existing wood header beam.
- Construction of a new One-Bedroom/One-Bath Accessory Structure #1 with a footprint of 391 sq. ft.
- Construction of a new wood trellis attached to Accessory Structure #1 and detached by 6" to the south façade of Accessory Structure #2.
- Addition of a new 6'-0" tall yard wall with a gate along the north property line from the new Bedroom 2 to the renovated existing garage east façade.

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

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Criteria for approval:

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

The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing door and window with modern wood door and window featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

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

The proposal is to remove the existing uninsulated tilt-up metal garage door in the proposed Accessory Structure #2-bedroom area. The proposed renovations of this opening will allow the owner to maintain the temperatures in the proposed bedroom. The historic opening in the east primary facade will be preserved in the proposed renovation for Accessory Structure #2. The opening will no longer serve as a vehicle access point. The proposed door for this opening in Accessory Structure #2 will maintain the structure's appearance of a single-car garage. This renovation will enhance the residence and keep it in harmony with the streetscape.

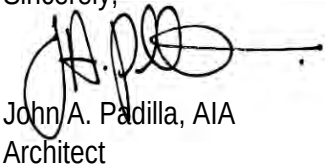
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed door renovation work preserves the heterogeneous character of the district's streetscape. This request, when approved, will permit the Owner to continue residing in the historic district in a house and an Accessory Structure, thereby strengthening the district's character.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

Carriage House Door
COMPANY

GARAGE DOORS GATES SHUTTERS

CARRIAGE HOUSE DOORS

ARE METICULOUSLY HANDCRAFTED

to your specific tions and made from the fine t materials available. Exceptional workmanship, superior woods and professional hardware are standard features, ensuring long-lasting beauty, reliable performance, and low maintenance.

Carriage House Door Company is renowned for our history of design innovation. Our unwillingness to compromise, and the ability to deliver on our promises ensure we deliver what clients dream for their homes.

carriagedoor.com

QUALITY
WITHOUT COMPROMISE

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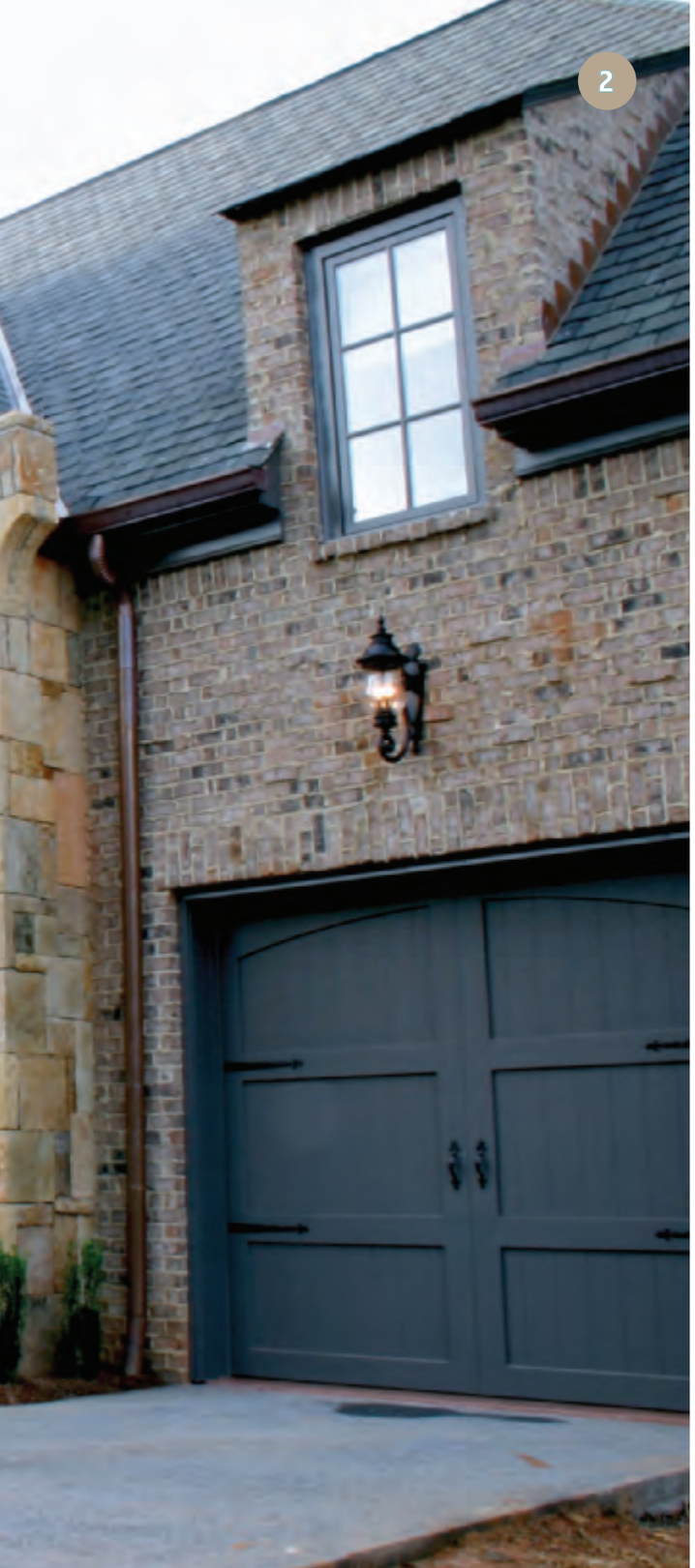
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3

4

CRAFTSMANSHIP LIKE NO OTHER

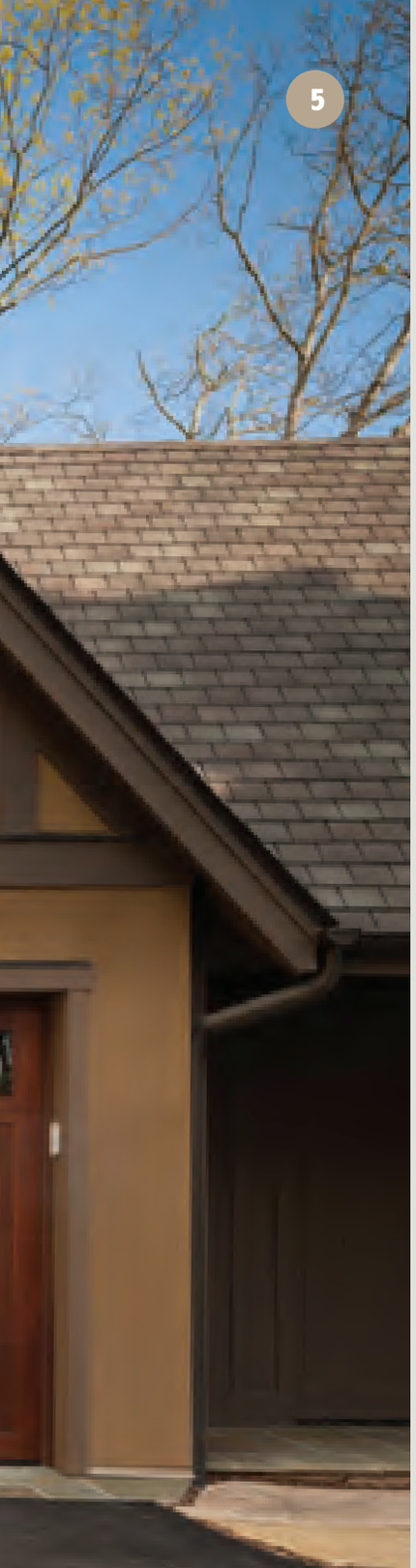
Our craftsmen have developed a unique depth of understanding of the characteristics and inherent architectural potential of a variety of woods, metals, and composite materials. This knowledge allows us to create lasting, unique doors not found anywhere else. Our experience in a diverse range of installation environments ensures the greatest possible performance of every Carriage House door.

What started as a passion for crafting beautiful garage doors has become an obsession for delivering on the dreams of designers, architects, builders, and homeowners around the world.

CHOOSING YOUR NEW DOOR IS EASIER THAN YOU THINK

We give you the freedom to design, with the support of our experienced designers and craftsmen. The result? Individually handcrafted doors built to your exact specifi ations. With exclusive and unique designs you can have your desired style, without compromise.

We believe in ful lling homeowners' dreams with one-of-a-kind, expertly handcrafted garage doors that provide stunning curb appeal. No design style is too complex, no vision too di cult to capture. Whether you want doors from existing contemporary or classic designs, or something wholly original, time and again we have delivered what clients dream for their homes.



1 Pick your door design

Carriage House Door Company has hundreds of design options. Some of our most popular are pictured on the following pages.

2 Pick your materials

Choose from premium softwoods and hardwoods or steel to complement the architecture and enhance the style of your home.

3 Pick your texture

Wood doors can be nished with a smooth, re-sawn, or wire brush texture.

4 Pick your glass

Carriage House offers many glass options from which to choose from classic to contemporary.

5 Pick your hardware

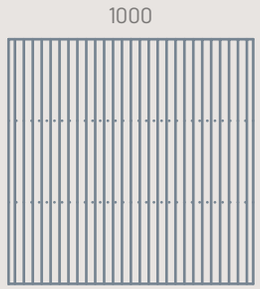
The right hardware can make all the difference in creating a design that demands attention, or blend elegantly and seamlessly into the aesthetic of the home.

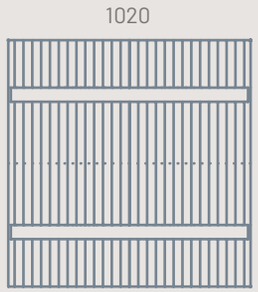
1 PICK YOUR WOOD DESIGN

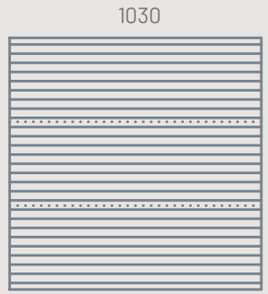
Our craftsmen understand the strength and beauty of the Wood Collection is de ned by the materials we use and the integrity of the design. These doors are designed to an exacting aesthetic and standard that complement a wide range of traditional and contemporary style homes.

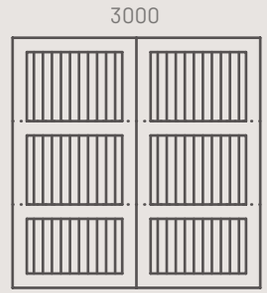
Whatever the style of your home, Carriage House Doors will bring an added dimension of beauty and a lifetime of value.

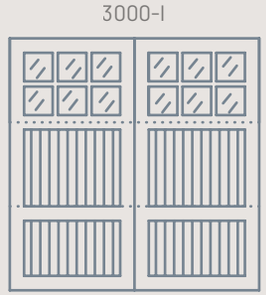
Carriage House Door Company has hundreds of design options available in standard and custom sizes. Some of our most popular are pictured on the facing page. To see our complete collection of designs, or for a custom design, please see your Carriage House Door Company dealer.

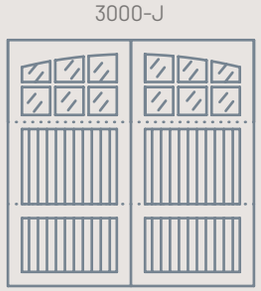


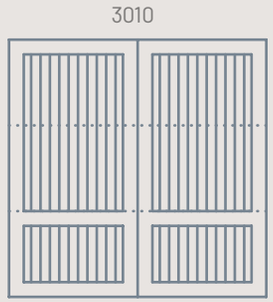


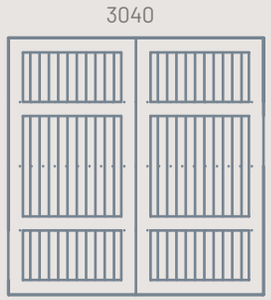


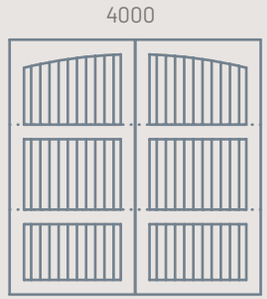


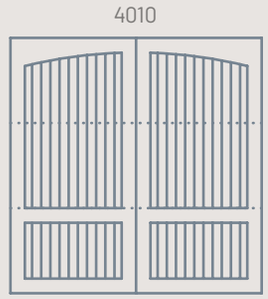


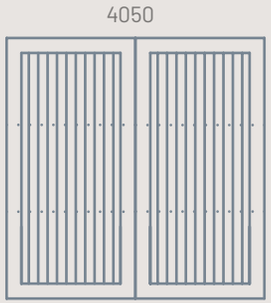


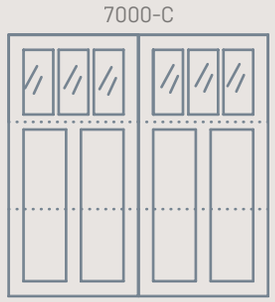


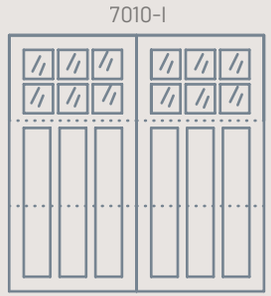


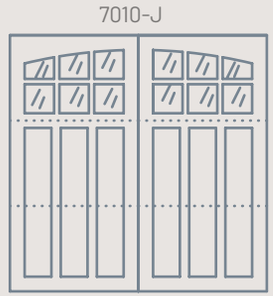












Standard and custom sizes are available.

2 PICK YOUR MATERIALS

Stain Grade

A stain-grade door uses wood that will look beautiful when stained or painted. Stain will bring out the natural beauty and color of any wood product and produces the look and feel of a furniture-quality finish on wood garage doors.

No matter which wood or stain you choose, we ensure that every piece of wood we use breathes life and luster into the doors we craft. From the distinctive qualities of the wood you choose, to the finish and customizations you select, no door in the world will be like yours.

CLEAR HEART REDWOOD

VERTICAL GRAIN DOUGLAS FIR

SAPELE MAHOGANY

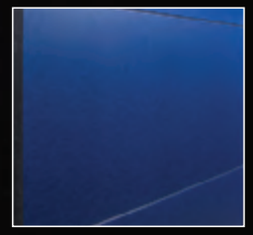
VG CLEAR WESTERN RED CEDAR

SHOU SUGI BAN

BLACK WALNUT WIRE BRUSHED

RECLAIMED REDWOOD

IPE



CONTEMPORARY COMPOSITE

RECLAIMED BARNWOOD

BURMESE TEAK

FIJI MAHO ANY

2 PICK YOUR MATERIALS

Paint Grade

Paint grade doors are an affordable, durable, and easy-to-maintain option. Wood composites have a smooth, at surface nish, and paint is the only true option to produce an immaculate overall look.

Face Options

MDO Plywood

Rigid Plywood

No groove or 1/4" wide - 6" on center groove

Trim

5/8" Extira Wood Composite

8

9

10

3 PICK YOUR TEXTURE

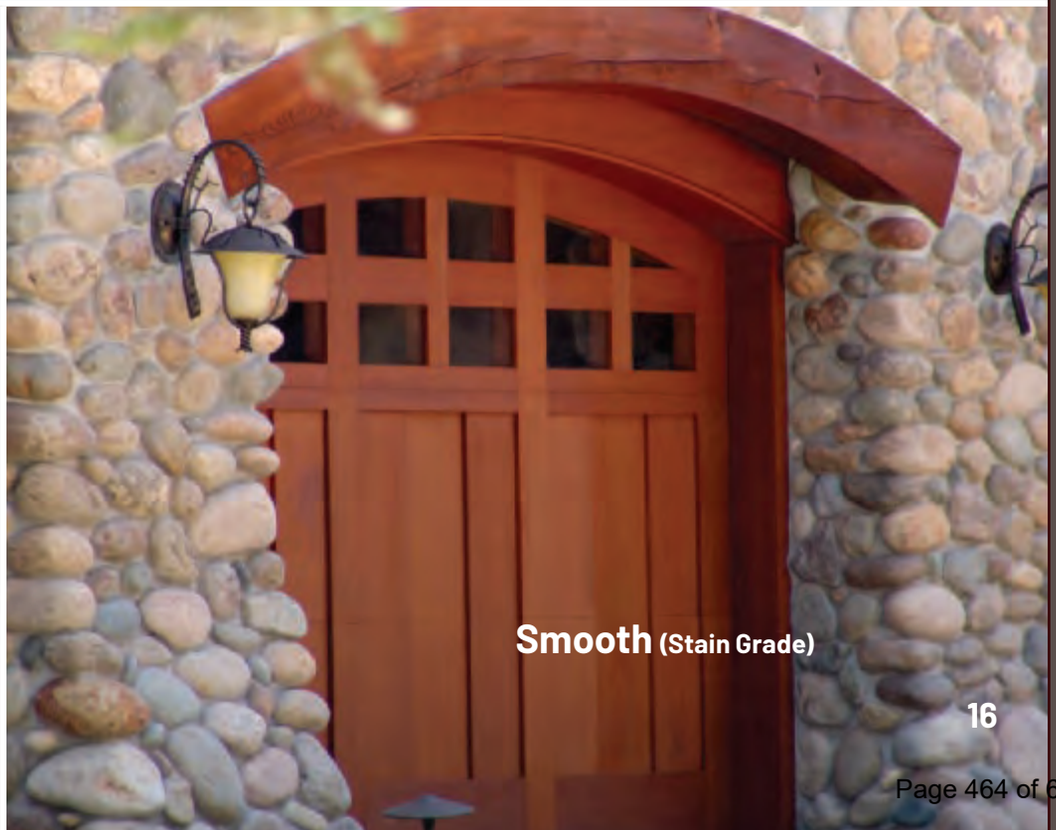
Paint Grade (Smooth only)

Stain Grade

- Smooth
- Resawn
- Wire Brush

Smooth (Paint Grade)

Wire Brush


Smooth (Stain Grade)

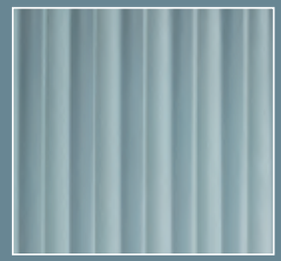
4 PICK YOUR GLASS

Carriage House offers many glass options from which to choose. Clear and lightly tinted panes offer an abundance of natural light. Darker tints and pronounced textures offer greater privacy. Whatever style door you choose, we have just the right glass to enhance its beauty – from clean and contemporary to rustic and antique.

SEEDY REAMY

ROUGH ROLLED

SATIN ETCHED



FROSTED NARROW REED WITH 1/2" FLUTE

NEW GERMAN ANTIQUE

BRONZE TINTED

NARROW REED

WISSMACH SEEDY

MACHINE RESTORATION

CLEAR

CLEAR SEEDY

WHITE LAMINATE

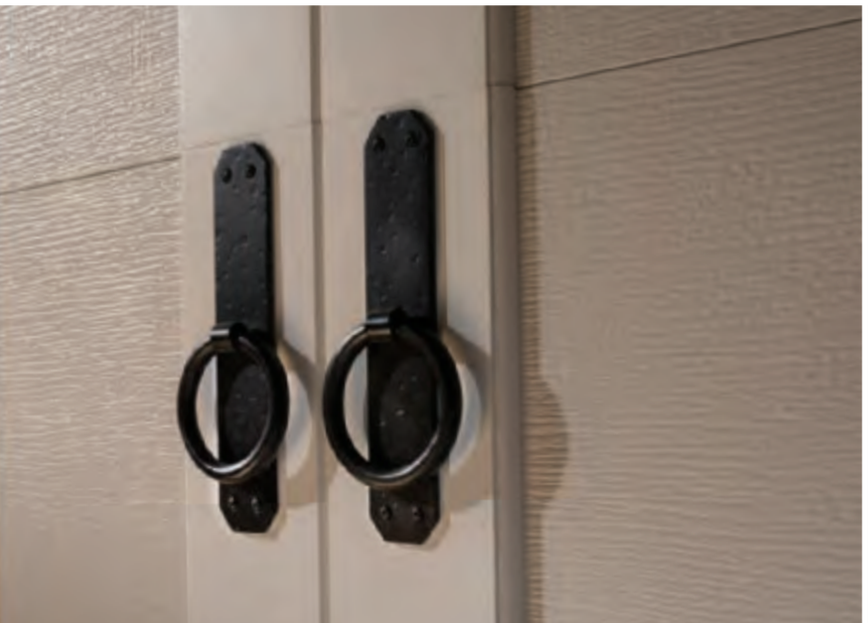
SMALL HAMMERED

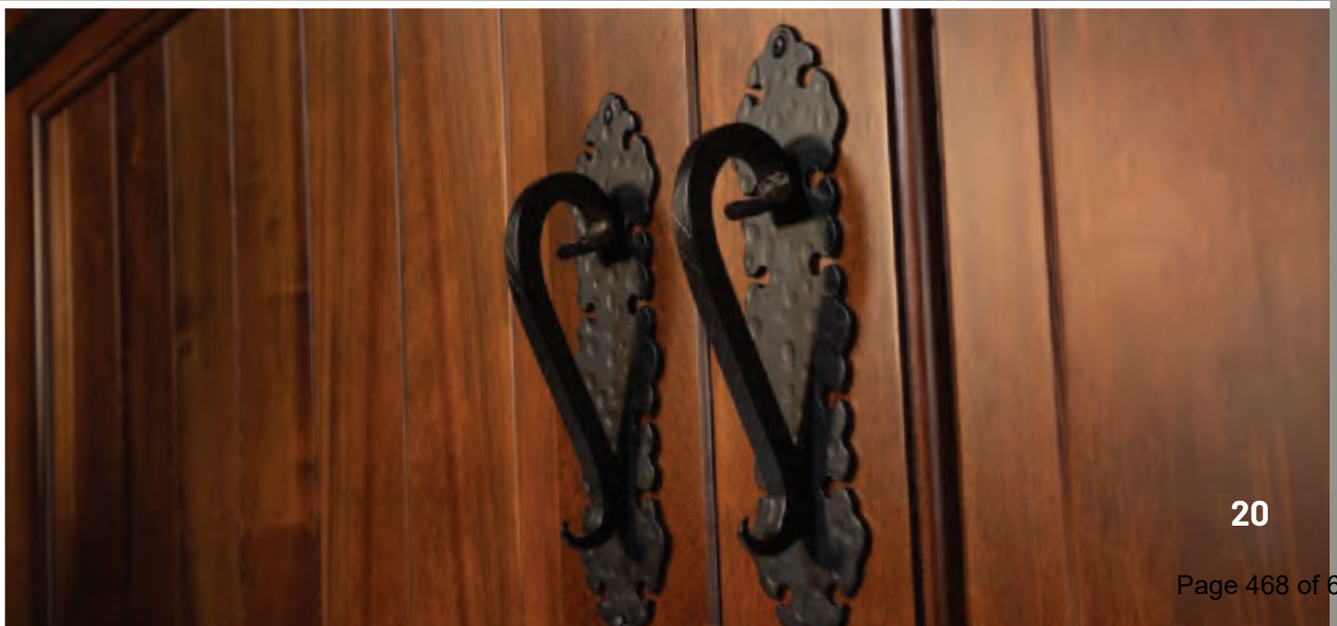
HAMMERED

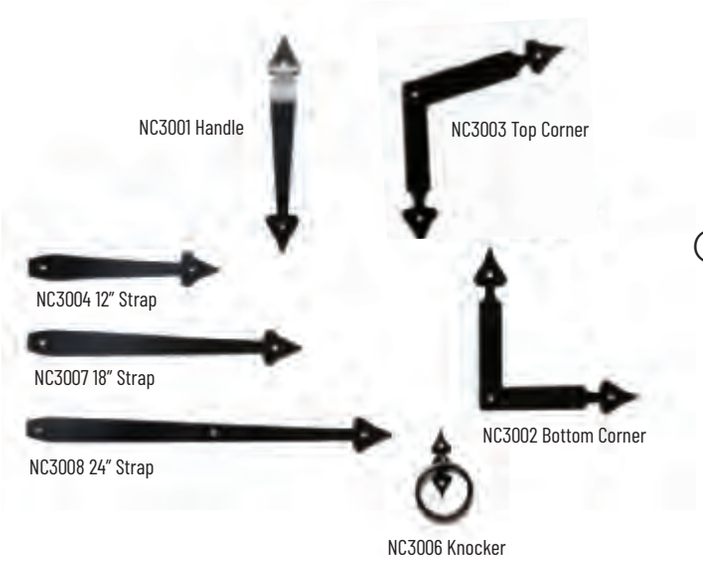
5 PICK YOUR HARDWARE

The right hardware can make all the difference in creating a design that demands attention or blend elegantly and seamlessly into the aesthetic of the home. We offer several lines of hardware styles tailored to many notable styles and are also happy to obtain any other style of hardware you may desire.

Carriage House Door Company has a complete collection of hardware. To see the many options available, please see your Carriage House Door Company dealer.

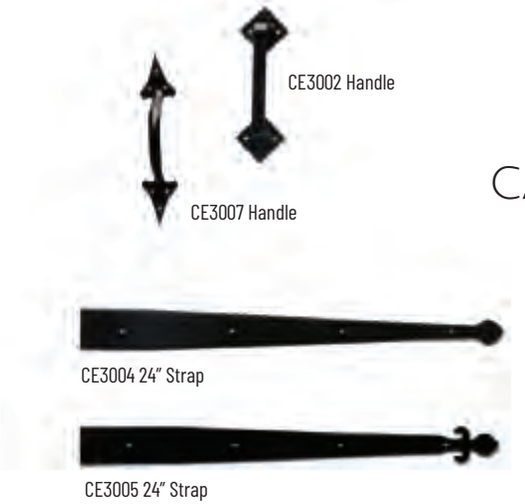






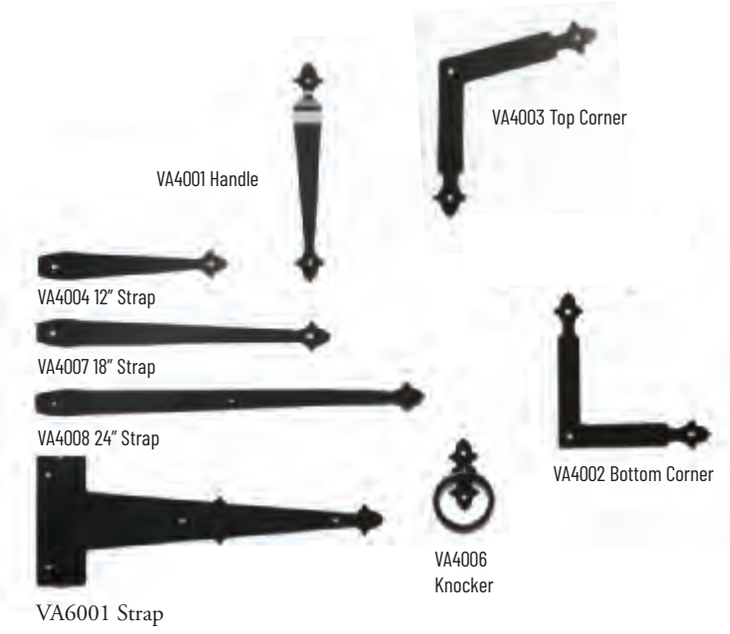
Carolina

Carriage House Wrought Iron Hardware



Cambridge

All Cambridge hardware is hand forged and will vary slightly from piece to piece.



Virginia

Tuscan

All Tuscan hardware is hand forged and will vary slightly from piece to piece.

Park City

Barcelona

All Barcelona hardware is hand forged and will vary slightly from piece to piece.

Santiago

All Santiago hardware is hand forged and will vary slightly from piece to piece.

Patinas

Silicon Bronze Brushed (BBB)

White Bronze Brushed (WBB)

Silicon Bronze Dark (BD)

Silicon Bronze Light (BL)

White Bronze Light (WL)

White Bronze Medium (WM)

Silicon Bronze Medium (BM)

Silicon Bronze Rust (BR)

White Bronze Dark (WD)

Curved

Shown in Silicon Bronze, dark patina with ring pull.

Stepped

Shown in Silicon Bronze, medium patina with longhorn pull.

Arched

Shown in Silicon Bronze, rust patina with ring pull.

ROCKY MOUNTAIN®
HARDWARE

Escutcheons (2-1/2" x 11")

Levers and Rings

Longhorn

Shown in Silicon Bronze, rust patina

Beaver Tail

Shown in Silicon Bronze, rust patina

Euro

Shown in Silicon Bronze, medium patina

Lariat

Shown in Silicon Bronze, dark patina

Ring

Shown in White Bronze, dark patina

Door detail: Western clear red cedar with OHS218 Strap and DC4 Clavos, both in Silcon Bronze, dark patina

Door Hinges

OHS254

Ornamental Hinge Strap 2-1/2" x 24"
Shown in Silicon Bronze, brushed patina

OHS423S

Ornamental Hinge Strap 4" x 23"
Shown in Silicon Bronze, brushed patina
Also available in 14" length

OHS324

Ornamental Hinge Strap 3-1/4" x 24"
Shown in White Bronze, dark patina

OHS218

Ornamental Hinge Strap 4" x 18"
Shown in Silicon Bronze, medium patina

Mail Slot

MS112

18" x 3-1/2"
Shown in Silicon Bronze, dark patina

ROCKY MOUNTAIN® HARDWARE

DC1

Large Square Clavos 1-1/4"
Shown in White Bronze,
light patina

DC6

Large Square Clavos 1-1/4"
Shown in Silicon Bronze,
dark patina

DC3

Small Round Clavos 1-1/4"
Shown in Silicon Bronze,
dark patina

DC4

Large Round Clavos 1-3/4"
Shown in Silicon Bronze,
medium patina

Door Clavos

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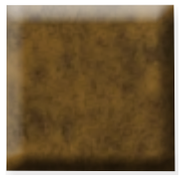
Metallic Finishes

Brown Rust



Nutmeg

Old Steel

Black Rust

Straps

Versaille 12" Strap
also available in 18" and 24"
Black Rust

Princeton 15.5" Strap Black Rust

Handles and Hinges

Versailles
4" x 11" Handle
Brown Rust

Versailles
4" x 10" Hinge
Nutmeg

Princeton
3.5" x 11" Handle
Old Steel

Princeton
4.5" x 7" Butt Hinge
Brown Rust

Steven Handelman Studios Hardware

1 PICK YOUR STEEL DESIGN

We take great pride in our Steel Collection of garage doors. These doors distinguish themselves with their finely sculpted trim detail, quality window construction, and superior durability. If you seek a robust steel door that can withstand the elements, the steel collection is the premier choice. Visit our website or ask your dealer about models and materials

2 PICK YOUR GLASS

See page 17

3 PICK YOUR HARDWARE

See pages 19-26

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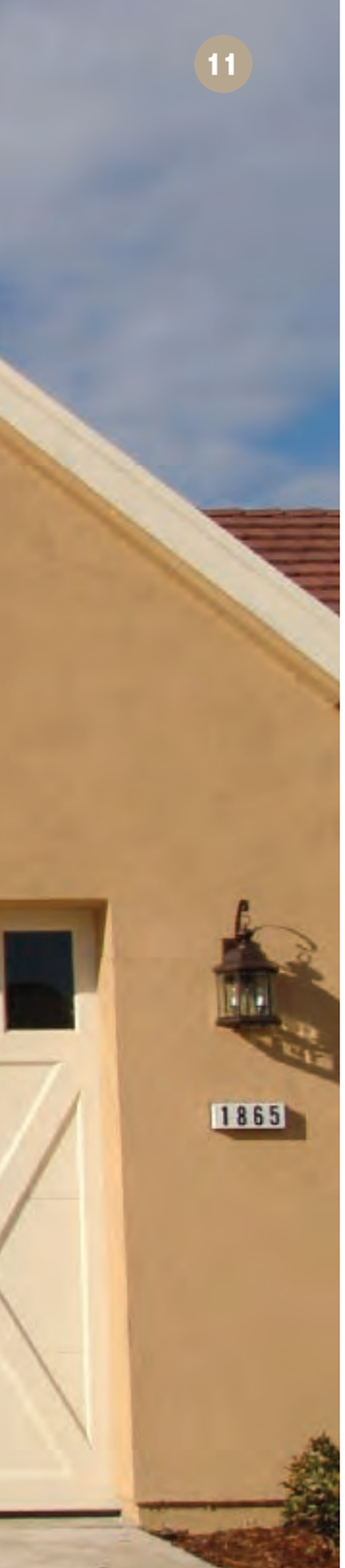


Steel Door Specific tions

Sections: 2-inch steel-back insulated

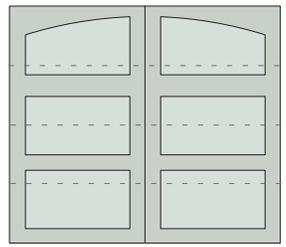
Overlay: Extira is bonded to the facing with exterior adhesive.

Core: 2 EPS, Polystyrene insulation.

Windows: 1/8-inch DSB (Standard) stopped and sealed in place; however, many other types of glass are available and optional.

Designs: Five basic designs are offered. All are available with windows and custom arch. You may select from our extensive collection of decorative hardware to add that finishing touch.

Custom designs are also available.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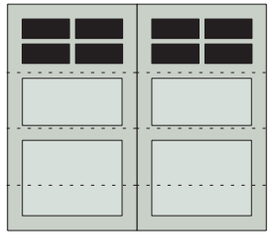
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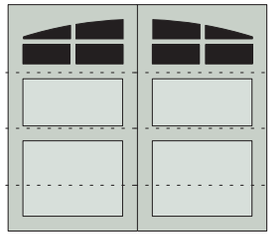
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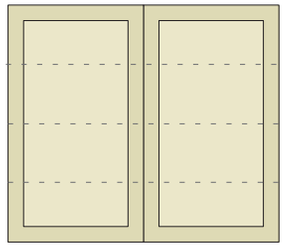
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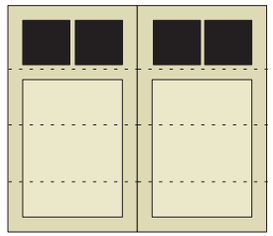
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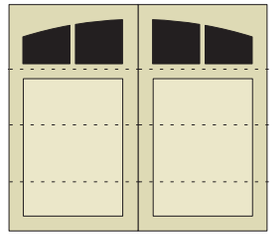
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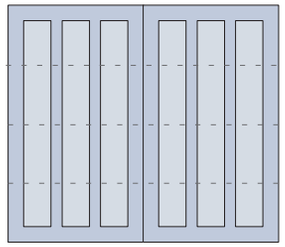
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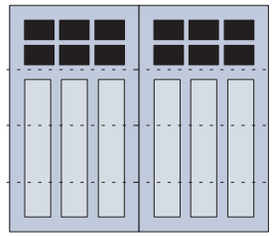
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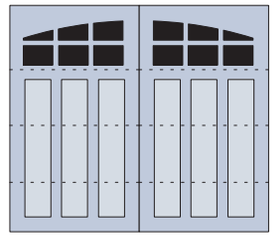
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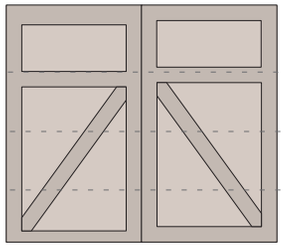
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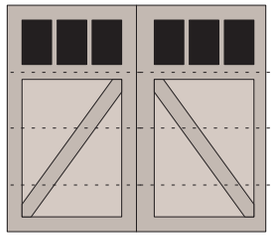
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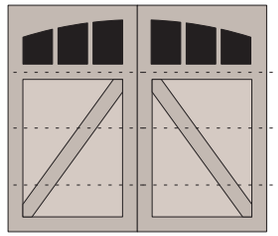
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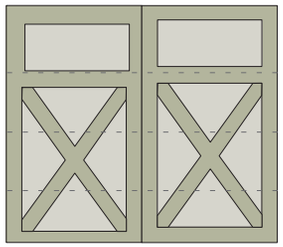
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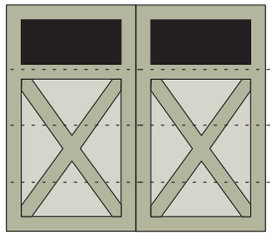
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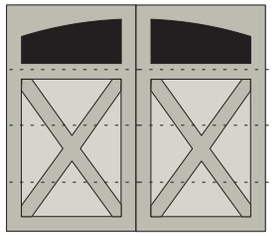
305-B

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HANDCRAFTED FOR YOUR STYLE

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CONTEMPORARY DOORS

WE ARE PROUD TO PRESENT

a beautiful and ever-growing collection of contemporary garage doors. Each door in this collection is handcrafted according to the specifi ations of the architect, builder, or homeowner. Made from the nest materials avai- lable, these doors allow you to harness the warmth of wood and the cool tone of steel. For more examples of our contemporary doors collection, visit our website or ask your dealer for a Contemporary Collection brochure.

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SEE MORE DESIGNS ON OUR WEBSITE

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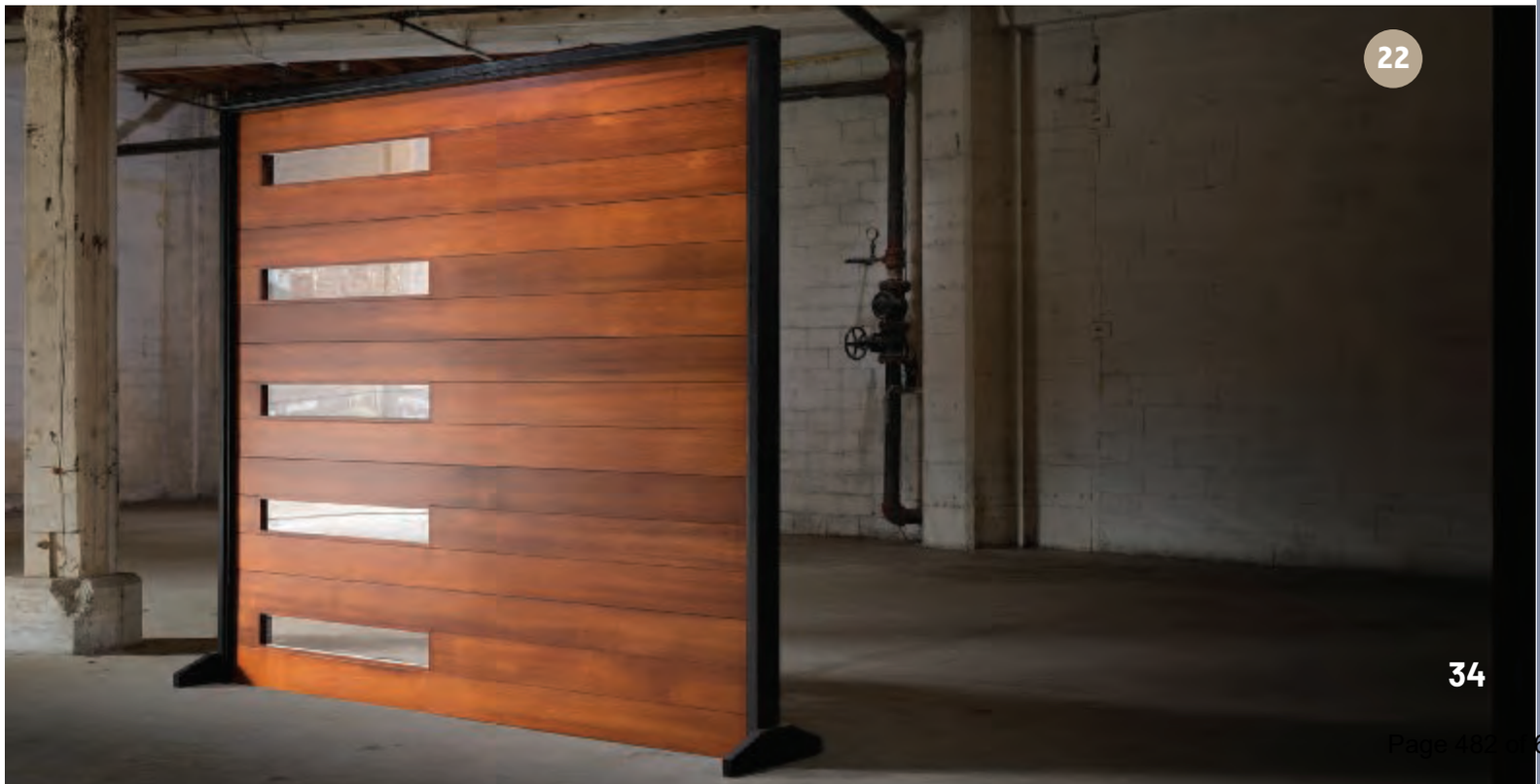

22

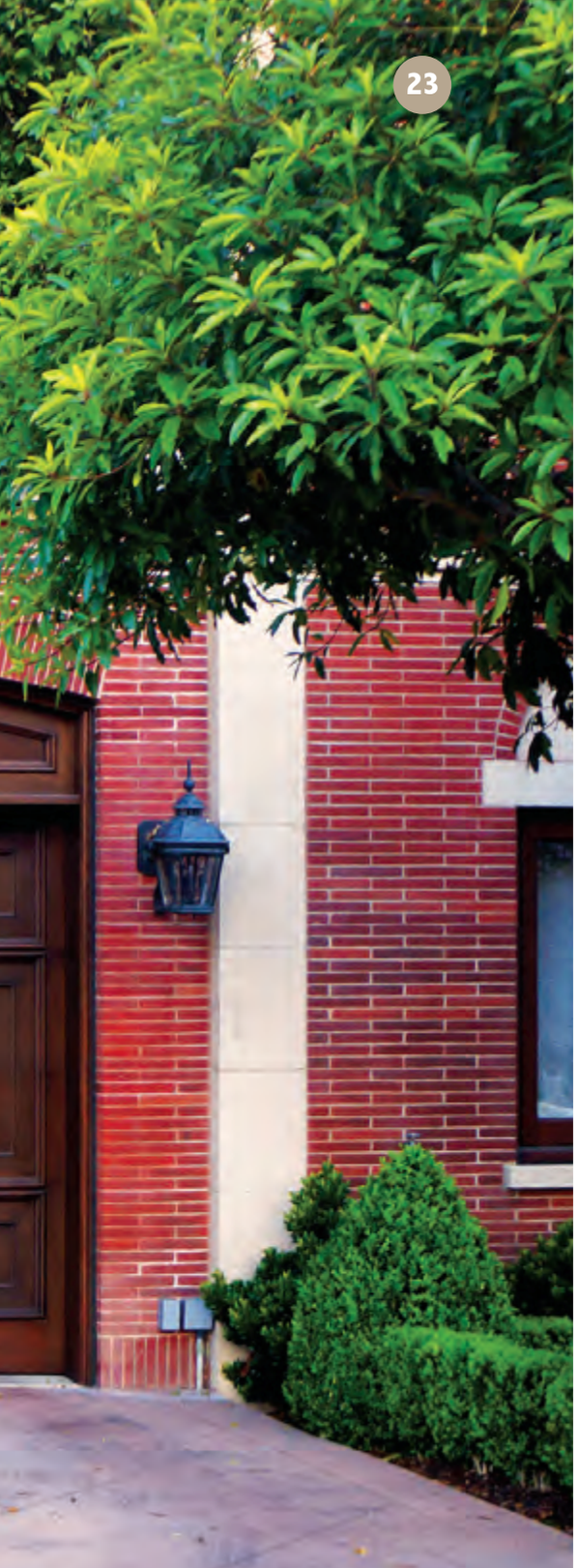
DESIGN A CUSTOM DOOR

We give you the freedom to design, with the support of our experienced designers and craftsmen, individually handcrafted doors, built to your exact specifications. No design style is too complex, no vision too difficult to capture. Whether you want doors from existing contemporary or classic designs, or something wholly original, time and again we have delivered what clients dream for their homes.

More examples of our custom doors can be found on our website.

Custom doors are also available as sliding barn doors, bifold doors, and swing doors.

carriagedoor.com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WIND LOAD DOORS

Carriage House Door Company underwent an extensive six-month testing process in 2006 to attain wind load certific tion and again in 2018 to meet Florida building codes "High Velocity Hurricane Zone" specific tions. Carriage House Door Company is now certifie , with a variety of overhead garage doors tested with or without impact glass and approved for high-wind coastal areas.

Check the specific tions below to find a door ertified o meet your region's wind load requirements.

Sectional Doors

Wind Load and Impact Tested

Door can be up to a 10' x 12' in size with windows
- Impact glass in the top or middle section
- FBC TAS 201, 202, 203, HVHZ
- Positive dp: 48 lbs/sf
- Negative dp: 55 lbs/sf

Door can be up to 18' x 10' in size with windows
- Impact glass in the top section only
- FBC TAS 201, 202, 203, HVHZ
- Positive dp: 36.1 lbs/sf
- Negative dp: 40.2 lbs/sf

Door can be up to 16' x 12' in size without windows
- Positive dp: 40 lbs/sf
- Negative dp: 43 lbs/sf

Wind Load Tested (non-impact)

Door can be up to a 10' x 12' in size with windows
- Positive dp: 37 lbs/sf
- Negative dp: 37 lbs/sf

Door can be up to a 18' x 10' in size with windows
- Positive dp: 25 lbs/sf
- Negative dp: 25 lbs/sf

Swing Doors

Wind Load and Impact Tested

Door can be up to 10' x 8' in size with windows
- Positive dp: 40 lbs/sf
- Negative dp: 45 lbs/sf

Carriage House Doors are Fire Rated

Our Wood, Steel, and Contemporary Collections are all available fire rated. They meet the guidelines required by the State of California Fire Marshall's Office.

Carriage House doors were tested in accordance with SFM Standards 12-7A-1 for exterior wall siding and sheathing. Our doors were found to have successfully met the conditions of specified acceptance. Carriage House fire-rated doors are available in a number of materials including Western Red Cedar, STK Incense Cedar, 5/8" MDO, Mahogany, Douglas Fir, Redwood, 5/8" Breckenridge, 1/2" Marine Mahogany Plywood, and steel.

We are proud to offer superior products that offer a level of protection seldom found in competing doors.

carriagedoor.com

Carraige House Gates

OFFER THE SAME SPLENDOR

and luxurious design as our garage doors. Whether driving into your home or returning from a walk, every time you see your home should feel like the first. Match your gate to your garage door, drive gate, or front door, or opt for a design that is truly unique and will capture your imagination the first time, and every time you see it.

SEE MORE DESIGNS ON OUR WEBSITE

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SHUTTERS

If you're looking to match your new Carriage House Door garage door, drive gate, or want a unique accent for your home, our shutters are made with an emphasis on care and craftsmanship. We offer both solid construction and entry-door style shutters, made from either solid wood or contemporary materials.

SEE MORE DESIGNS ON OUR WEBSITE

carriagedoor.com

A

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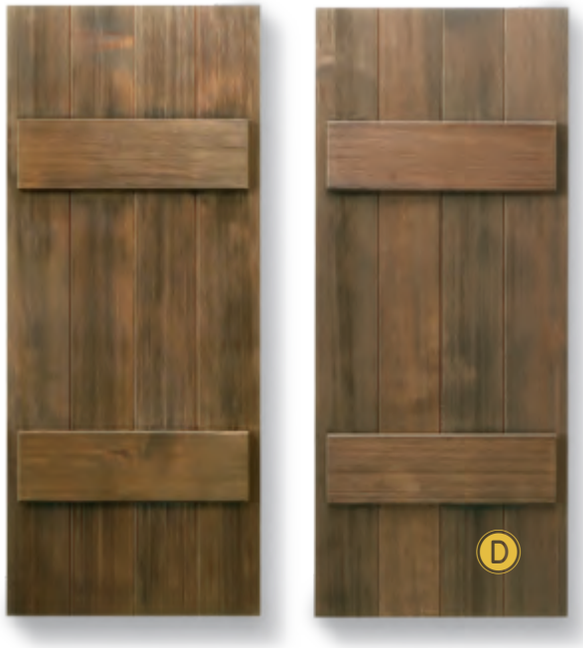
D

E

F

ENDURING QUALITY

TIMELESS DESIGN

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FOR OVER 20 YEARS

CARRIAGE HOUSE DOOR COMPANY has upheld a tradition for handcrafting unique door designs of the highest quality from only the most select materials.

No one has more experience and expertise than Carriage House Door Company when it comes to crafting the highest possible quality garage doors, shutters, and drive and walkway gates. More importantly, we ensure that our craftsmen complete every project the correct way, exceeding the expectations of our clients. What started as a passion for crafting beautiful garage doors has become an obsession for delivering on the dreams of designers, architects, builders, and homeowners around the world.

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1077

GARAGE DOORS GATES SHUTTERS

West Coast

121 Main Ave
Sacramento, CA 95838

866.890.1776

sales@carriagedoor.com

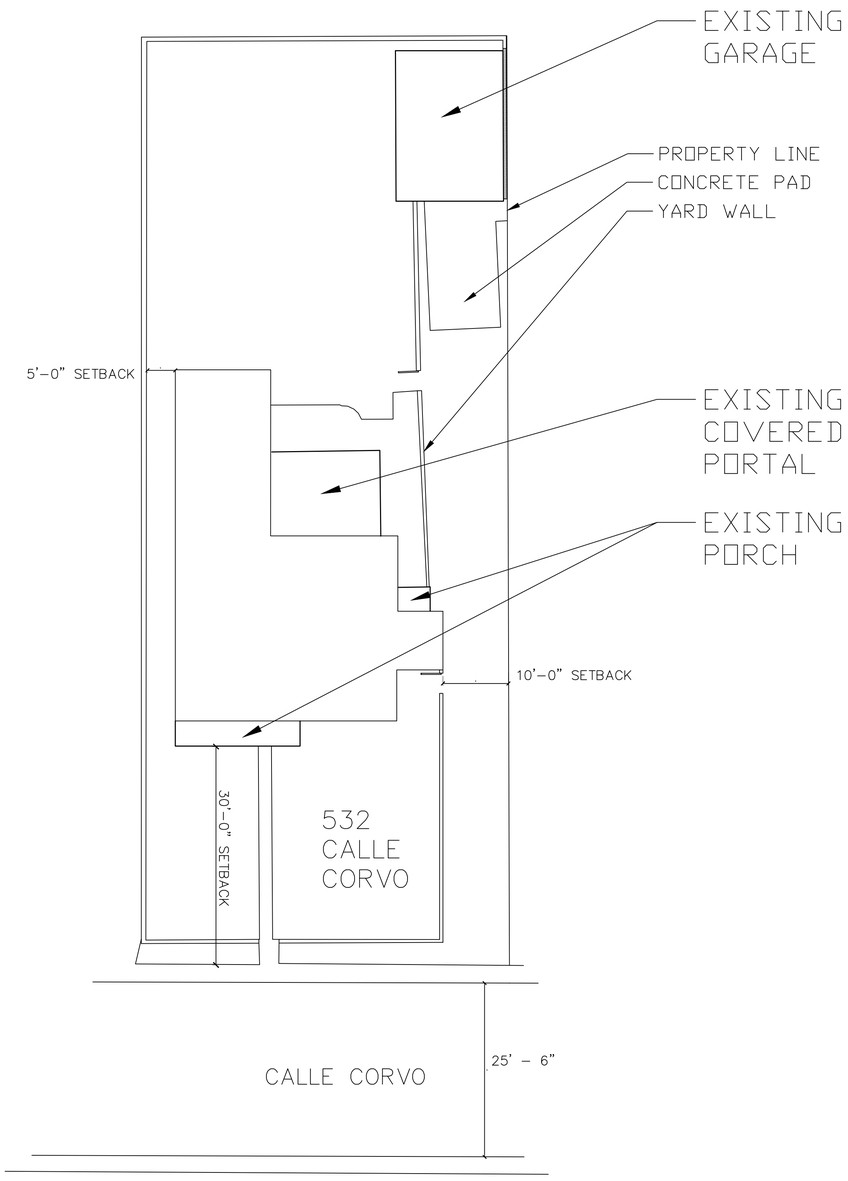
East Coast and Midwest

1571 East Main St/Hwy 70
Old Fort, NC 28762

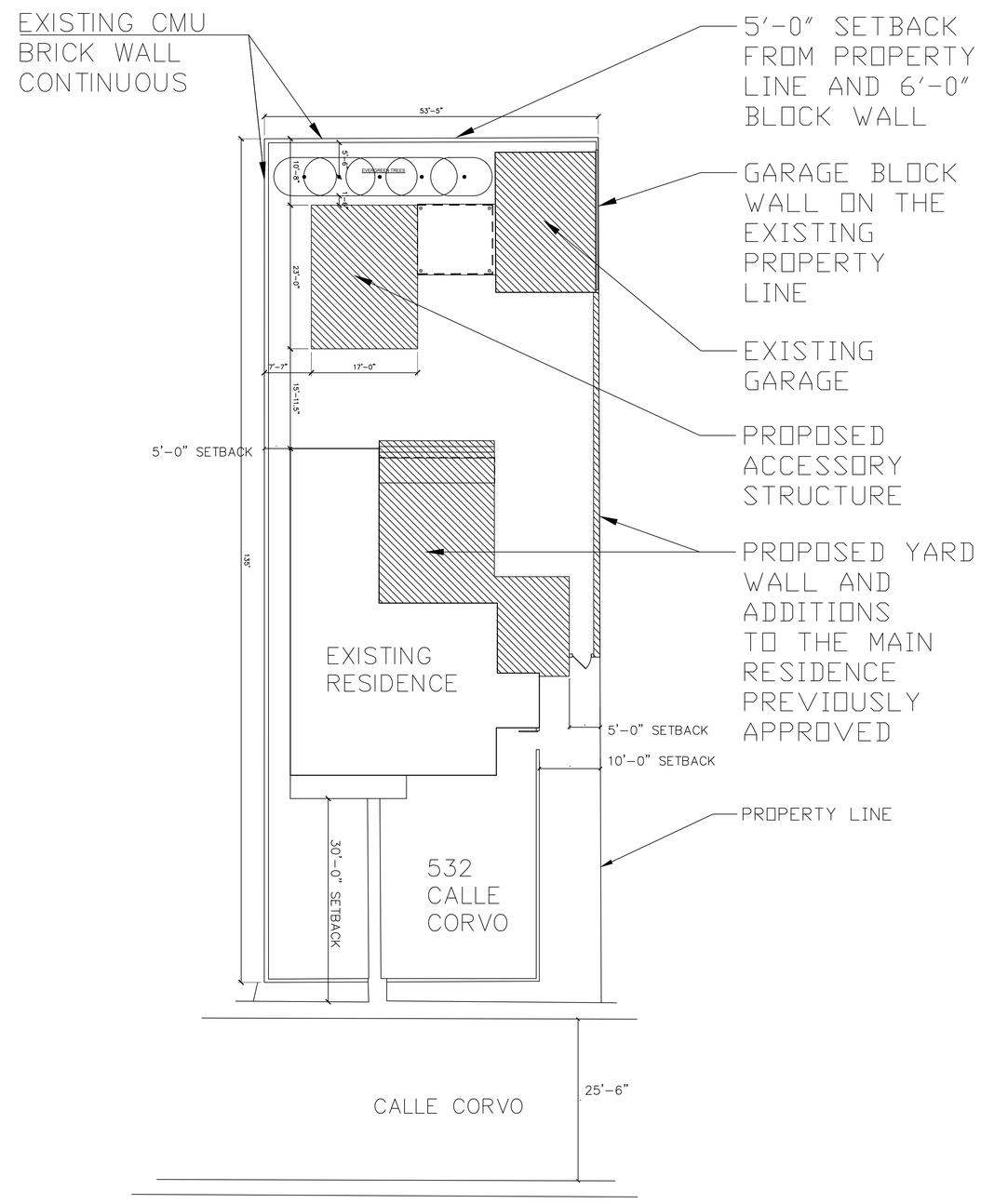
877.668.1601

salesnc@carriagedoor.com

carriagedoor.com



EXISTING SITE PLAN SCALE: 3/32" = 1" 9



PROPOSED SITE PLAN SCALE: 3/32" = 1" 1

JAP ARCHITECT
PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 03/11/2026
DRAWN BY: CK
CHECKED BY:

REVISIONS:

NO:	DATE:	DETAIL:
	~~02/18/2026~~	~~REDLINES~~
	~~03/08/2026~~	~~REDLINES~~
	04/21/2026	REDLINES

SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

COPYRIGHT 2026
JOHN A. PADILLA AIA

SHEET NO:

SP-1

GENERAL NOTES:

GENERAL:

1. REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS
2. RE-STUCCO ENTIRE RESIDENCE

EXISTING FLOOR PLAN SHEET KEYED NOTES

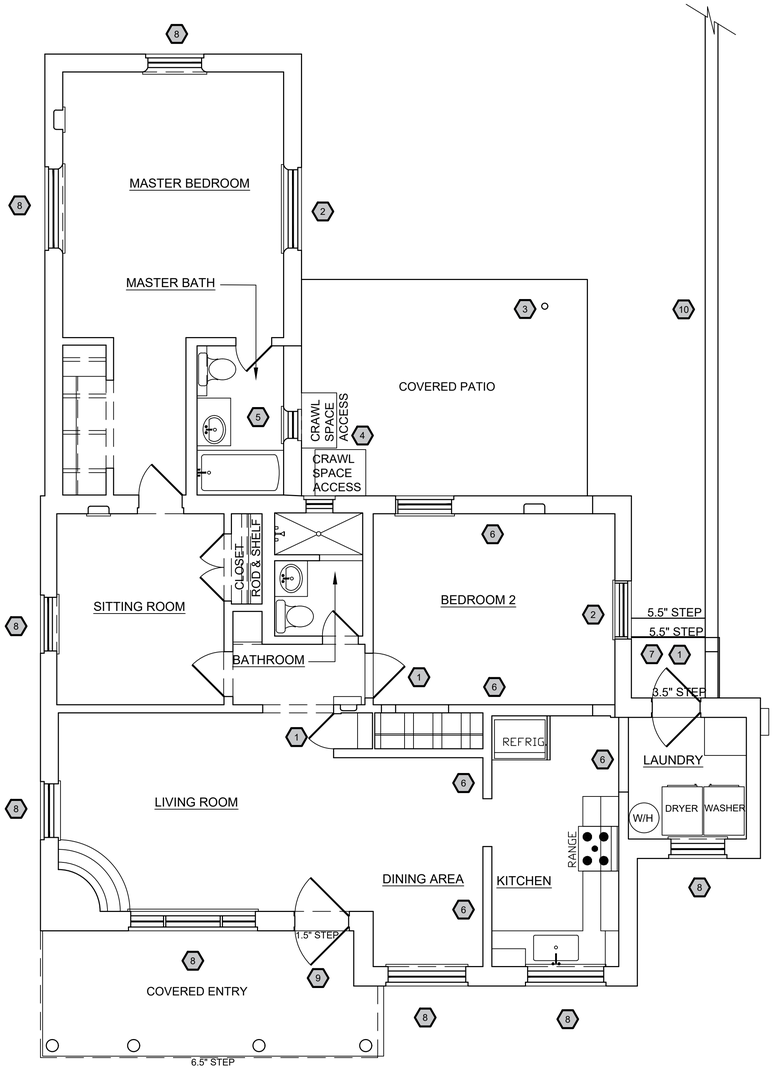
GENERAL: (X)

1. REMOVE EXISTING DOOR
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING COVERED PATIO AND POSTS
4. REMOVE EXISTING CRAWL SPACE ACCESS DOOR TO NEW LOCATION
5. REMOVE EXISTING TUB, BATHROOM FIXTURES AND WALL
6. REMOVE EXISTING WALLS FOR NEW WALL OPENING
7. REMOVE EXISTING CONCRETE STEPS
8. REMOVE AND REPLACE WINDOW WITH SIMILAR
9. REMOVE AND REPLACE DOOR WITH SIMILAR
10. REMOVE EXISTING YARD WALL

PROPOSED FLOOR PLAN SHEET KEYED NOTES

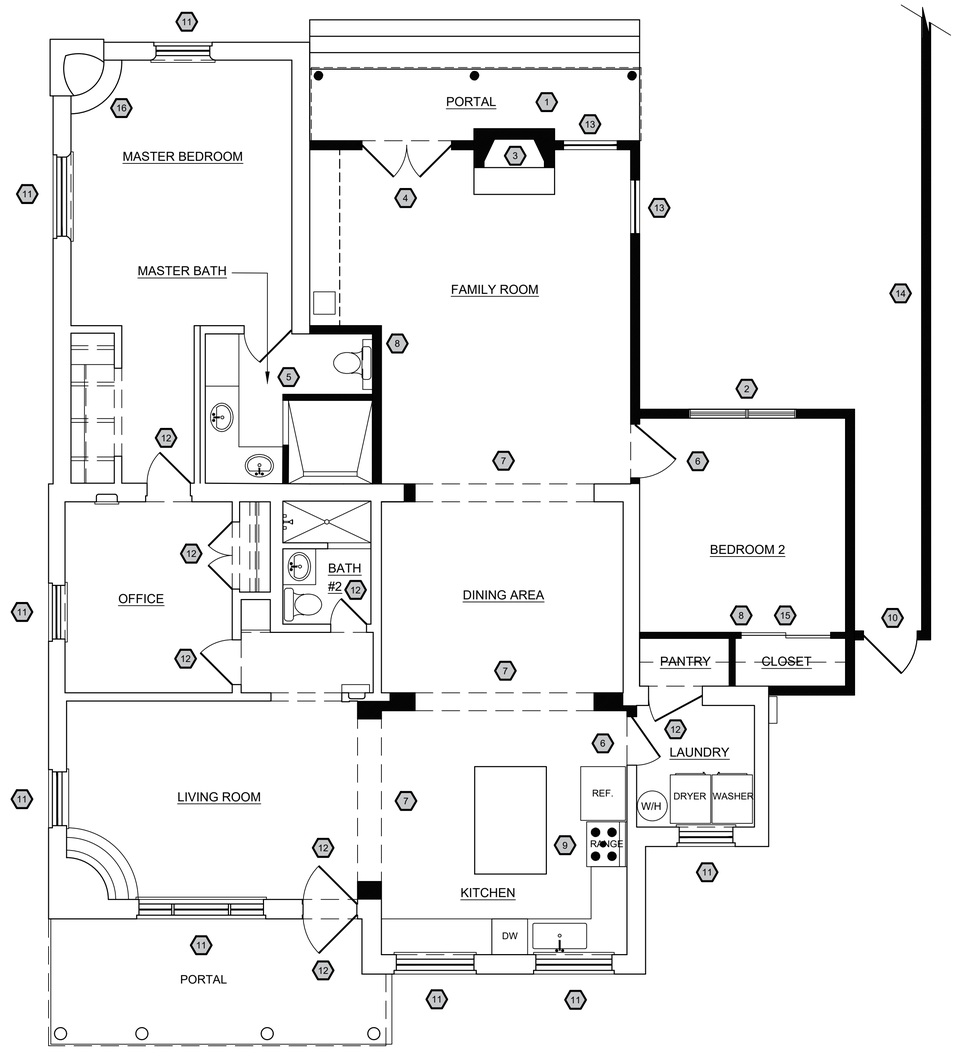
GENERAL: (X)

1. INSTALL NEW COVERED PATIO AND STEPS
2. INSTALL NEW WINDOW
3. INSTALL NEW FIREPLACE
4. INSTALL NEW 5'-0" DOUBLE SWING FRENCH DOOR
5. INSTALL NEW MASTER BATHROOM: NEW WALL, WALK-IN SHOWER, COUNTERTOP, FIXTURES AND VANITY
6. INSTALL NEW 3'-0" SINGLE SWING DOOR
7. INSTALL NEW WALL OPENING
8. INSTALL NEW INTERIOR WALLS
9. INSTALL NEW KITCHEN: CABINETS, COUNTERTOP, FIXTURES AND ISLAND
10. INSTALL NEW YARD WALL WITH 3'-0" SINGLE SWING GATE
11. INSTALL NEW WINDOW
12. INSTALL NEW DOOR
13. INSTALL NEW 3'-0" FIXED PATIO DOOR
14. INSTALL NEW YARD WALL
15. INSTALL NEW 5'-0" SLIDING BI-PASS DOOR
16. INSTALL NEW FIREPLACE WITH BANCO



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING FLOOR PLAN — SCALE: 1/4" = 1'-0" — 9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED FLOOR PLAN - PREVIOUSLY APPROVED — SCALE: 1/4" = 1'-0" — 1

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION AND ADDITION

532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:
	~~02/18/2026~~	~~REDLINES~~
	~~03/08/2026~~	~~REDLINES~~
	04/21/2026	REDLINES

SHEET TITLE:

EXISTING & PROPOSED FLOOR PLAN

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JOHN A. PADILLA AIA

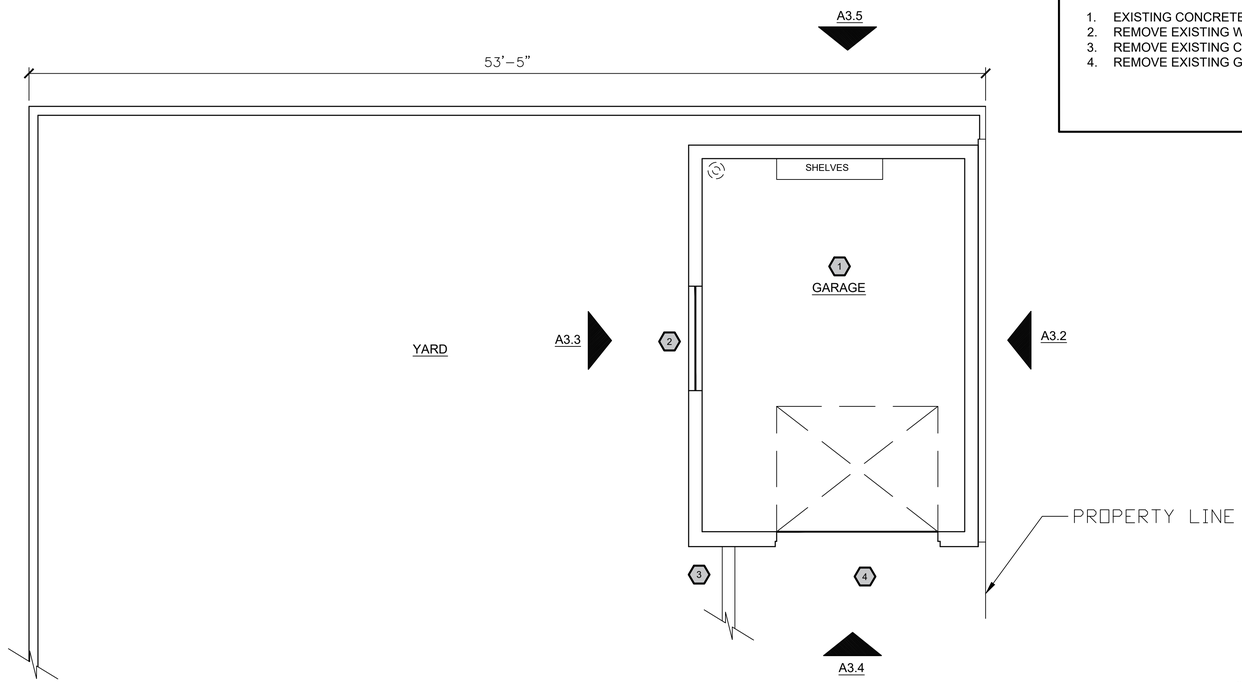
SHEET NO:

A1

EXISTING/DEMOLITION PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE FLOOR
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING CMU WALL WITH STUCCO FINISH
4. REMOVE EXISTING GARAGE DOOR AND PREP FOR NEW WINDOW



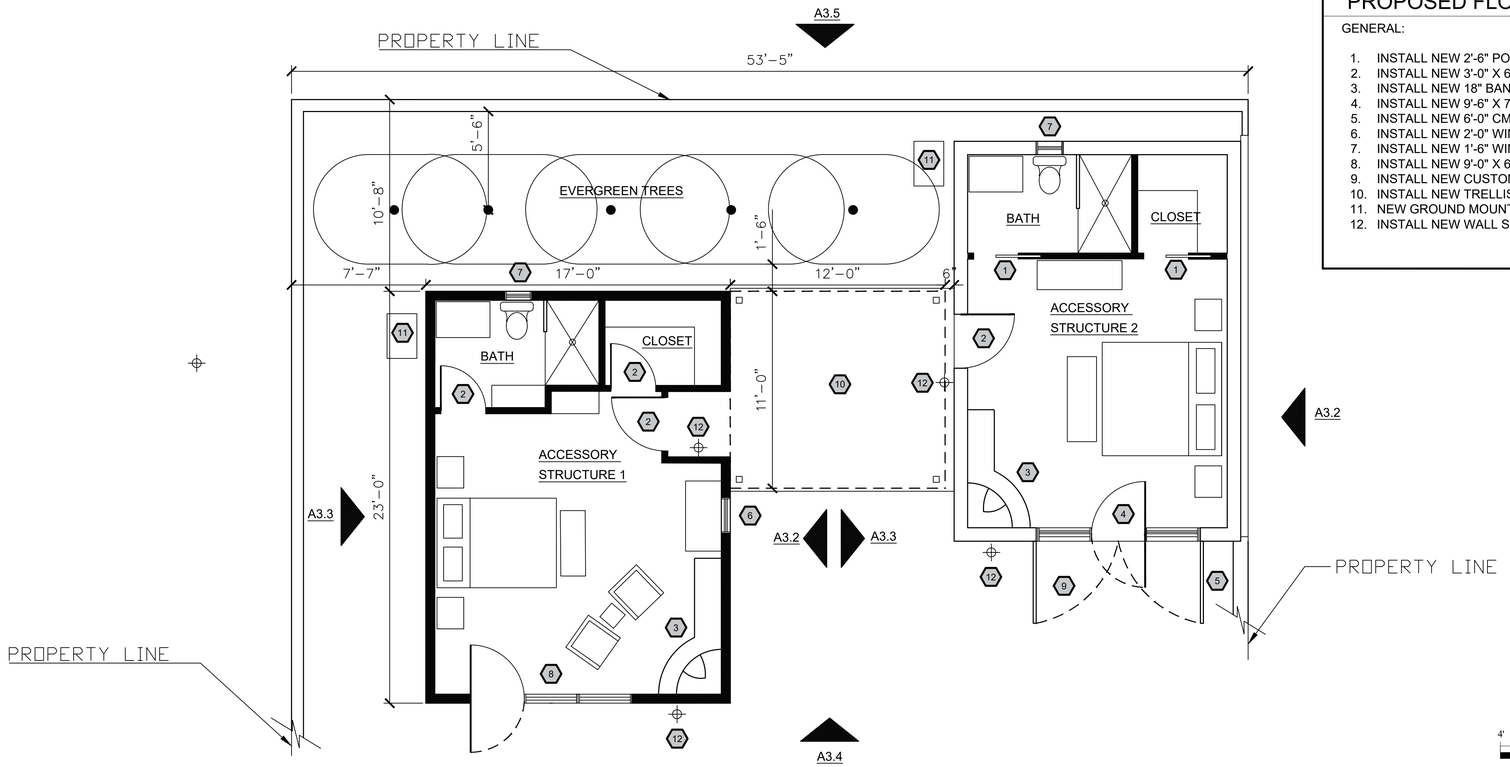
GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING FLOOR PLAN - GARAGE — SCALE: 1/4" = 1'-0" — 3

PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 2'-6" POCKET DOOR
2. INSTALL NEW 3'-0" X 6'-8" SINGLE SWING DOOR
3. INSTALL NEW 18" BANCO W/ BUILT IN KIVA FIREPLACE
4. INSTALL NEW 9'-6" X 7'-0" SINGLE SWING FRENCH DOOR W/ SIDELIGHTS
5. INSTALL NEW 6'-0" CMU YARD WALL WITH STUCCO
6. INSTALL NEW 2'-0" WINDOW
7. INSTALL NEW 1'-6" WINDOW
8. INSTALL NEW 9'-0" X 6'-8" FRENCH DOORS
9. INSTALL NEW CUSTOM SHUTTERS
10. INSTALL NEW TRELLIS OVER NEW CONCRETE PATIO
11. NEW GROUND MOUNTED MINISPLIT CONDENSING UNIT
12. INSTALL NEW WALL SCONCE - TYPICAL



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED FLOOR PLAN - ACCESSORY STRUCTURES — SCALE: 1/4" = 1'-0" — 1

JAP ARCHITECT

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 03/11/2026
DRAWN BY: CK
CHECKED BY:

REVISIONS:

NO:	DATE:	DETAIL:
	~~02/18/2026~~	~~REDLINES~~
	~~03/08/2026~~	~~REDLINES~~
	04/21/2026	REDLINES

SHEET TITLE:
EXISTING & PROPOSED FLOOR PLAN ACCESSORY STRUCTURES

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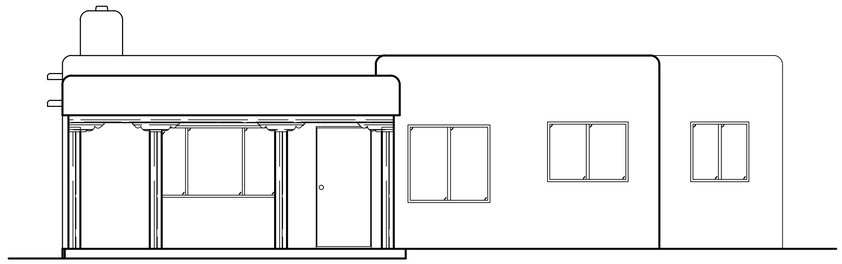
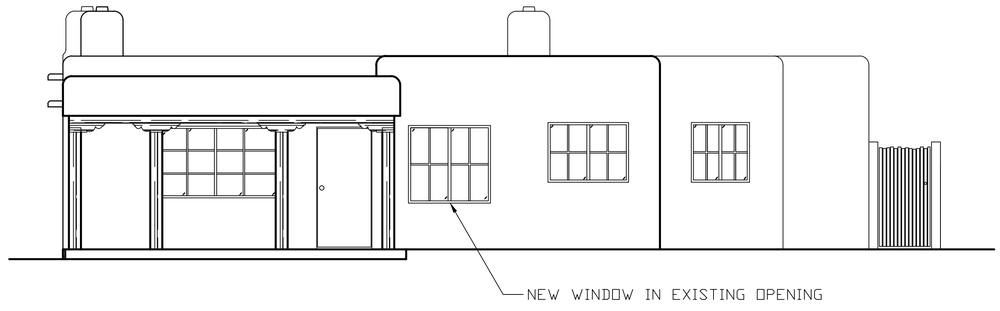
SHEET NO:
A2



EXISTING EAST ELEVATION | SCALE: 1/4" = 1'-0" | 3



PROPOSED EAST ELEVATION | SCALE: 1/4" = 1'-0" | 1

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RENOVATION AND ADDITION

532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:
	~~02/18/2026~~	~~REDLINES~~
	~~03/08/2026~~	~~REDLINES~~
	04/21/2026	REDLINES

SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATION

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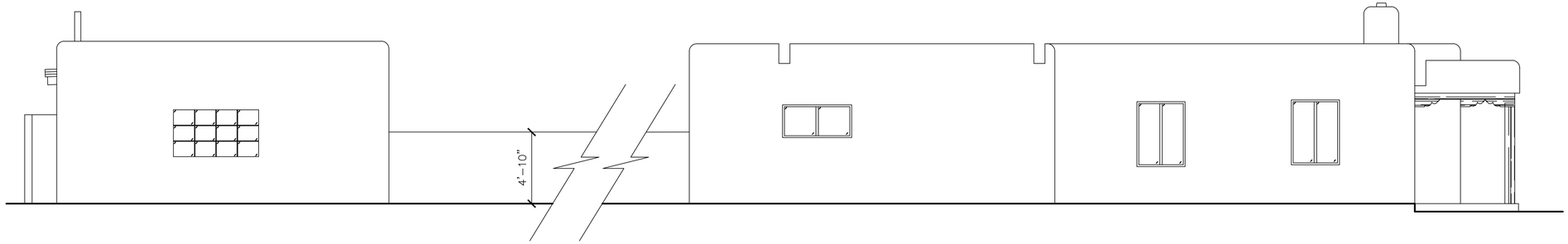
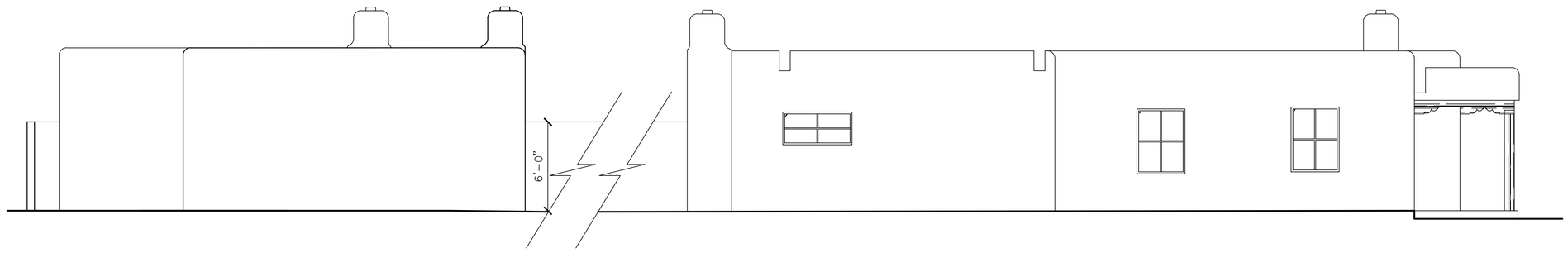
SHEET NO:

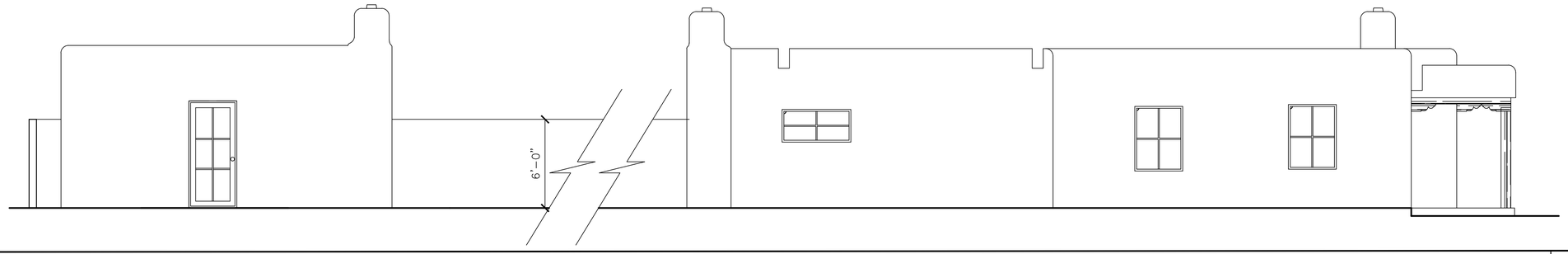
A3



EXISTING SOUTH ELEVATION — SCALE: 1/4" = 1'-0" — 3



PROPOSED SOUTH ELEVATION - ENTIRE — SCALE: 1/4" = 1'-0" — 2



PROPOSED SOUTH ELEVATION - ACCESSORY STRUCTURE #1 — SCALE: 1/4" = 1'-0" — 1

JAP ARCHITECT

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.:	532 CC
ISSUE DATE:	10/06/2025
DRAWN BY:	JAO
CHECKED BY:	JAP

REVISIONS:

NO:	DATE:	DETAIL:
	~~02/18/2026~~	~~REDLINES~~
	~~03/09/2026~~	~~REDLINES~~
	04/21/2026	REDLINES

SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATION

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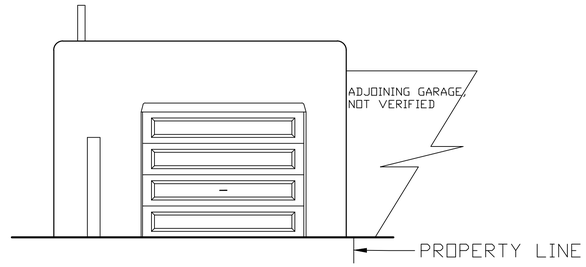
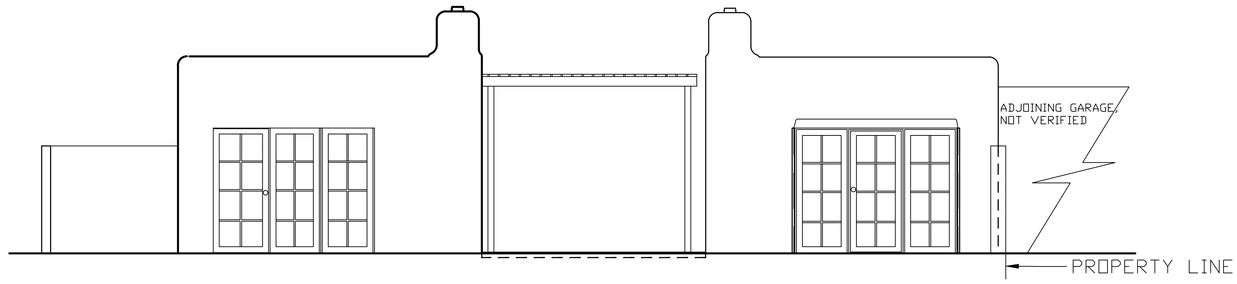
SHEET NO:

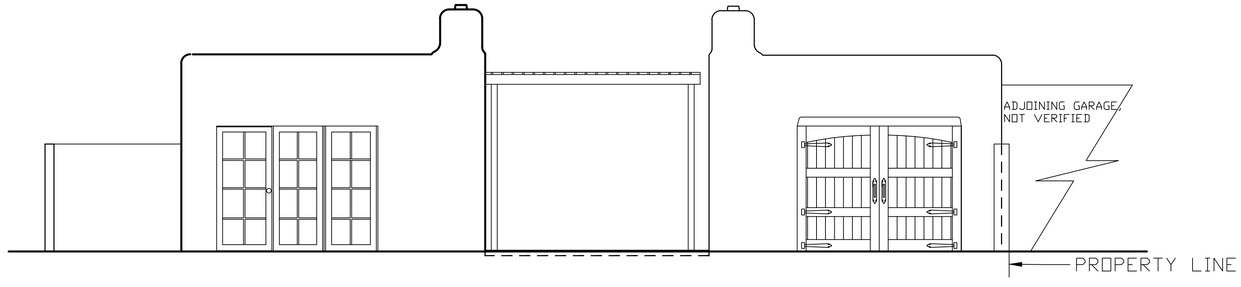
A3.3



EXISTING EAST ELEVATION - GARAGE | SCALE: 1/4" = 1'-0" | 3



PROPOSED EAST ELEVATION ACCESSORY STRUCTURE - SHUTTERS OPEN | SCALE: 1/4" = 1'-0" | 2



PROPOSED EAST ELEVATION ACCESSORY STRUCTURE - SHUTTERS CLOSED | SCALE: 1/4" = 1'-0" | 1

JAP ARCHITECT

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 03/11/2026
DRAWN BY: CK
CHECKED BY:

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
EXISTING & PROPOSED EAST ELEVATION ACCESSORY STRUCTURE

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SHEET NO:

A3.4

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 JAP Architect/Susan & Al Salomone
532 Calle Corvo
Santa Fe, NM 87501
japadillaarchitect@gmail.com

JOB	DATE
532 CALLE CORVO, SANTA FE, NM 87501	08/12/2025

LOCATION	DESCRIPTION
EAST	
A	84 x 48 PICTURE HORIZONTAL SLIDER STORM WINDOW – WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
DR #1	36 x 80 RH INSWING DOOR WITH 14-PANEL AND 1-PANEL 4-LT GLASS ALL WOOD
B	51 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
C	51 x 35 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
D	35 x 35 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
DR #2	32 x 79 RH INSWING DOOR WOOD 2W2H/3-HORIZONTAL PANELS
NORTH	
E	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
F	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
G	17 x 35 SH WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED

JOB	DATE
532 CALLE CORVO, SANTA FE, NM 87501	08/12/2025

LOCATION	DESCRIPTION
NORTH	
H	17 x 35 SH WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
I	50 x 37 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
WEST	
J	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
SOUTH	
K	50 ½ x 23 ½ HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
L	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
M	35 x 47 HS WHITE INTERIOR STORM WITH BRONZE EXTERIOR STORM WINDOW 1-LT SINGLE GLAZED
GARAGE-EAST	
G – DR #3	108 x 84 SWINGING ALUMINUM/STEEL GARAGE DOOR
SOUTH	
G - N	69 x 37 4W3H FIXED STEEL CASEMENT

In closing, my professional opinion is as follows:

Window A, B, C, D, E, F, G, H, I, J, K, L and M are non-historic. The units are 2-sets of storm windows installed into each opening. The original windows were steel casements. The window openings reflect the steel casement openings of that era. Along with the garage having a steel casement and the house to the north (which is from the same era) having steel casements.

Garage window G-N is historic.

Door #1 is non-historic. The unit is from 1995.

Door #2 is historic.

Garage Door #3 is historic.

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.

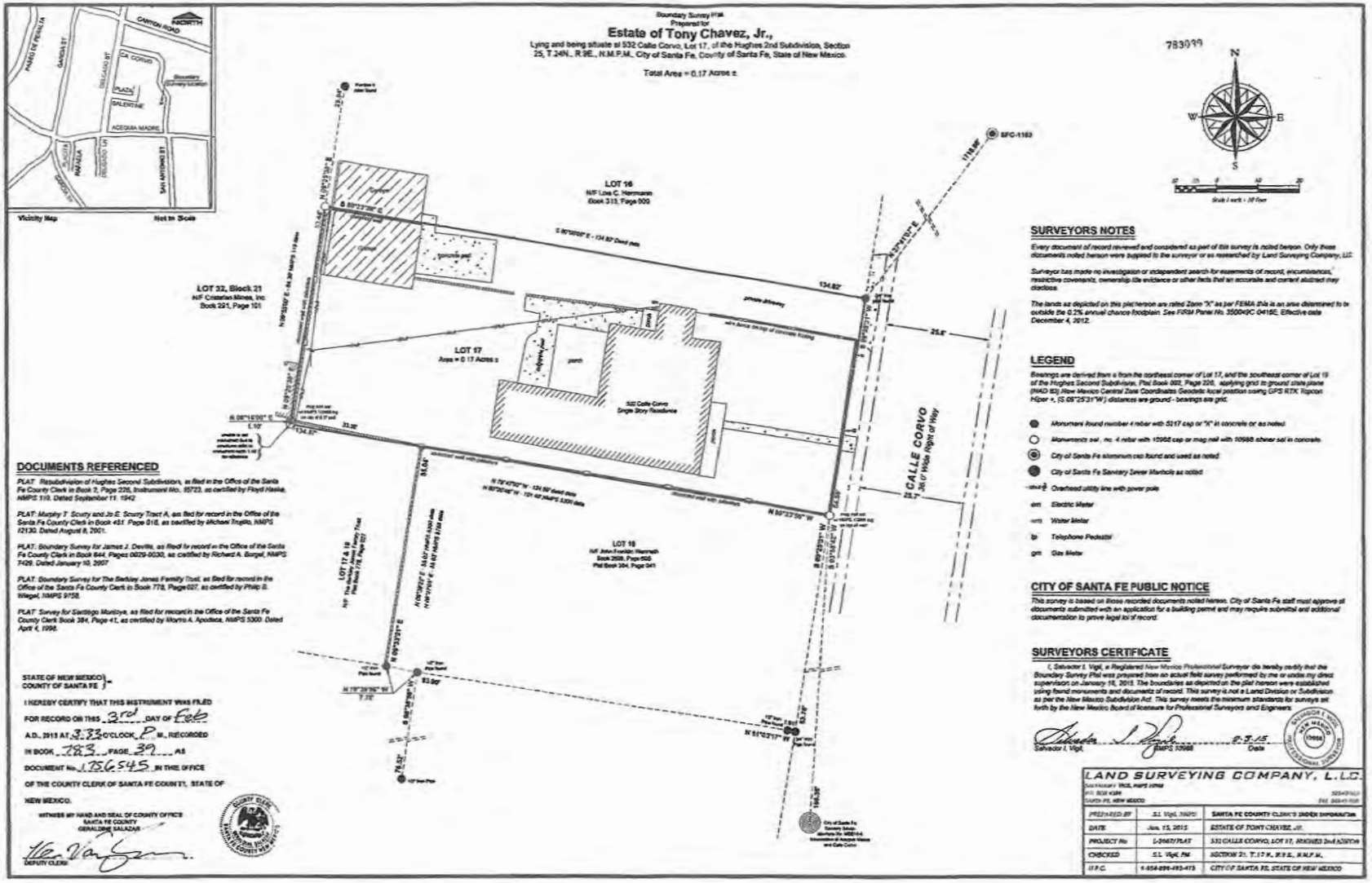
NOTES:

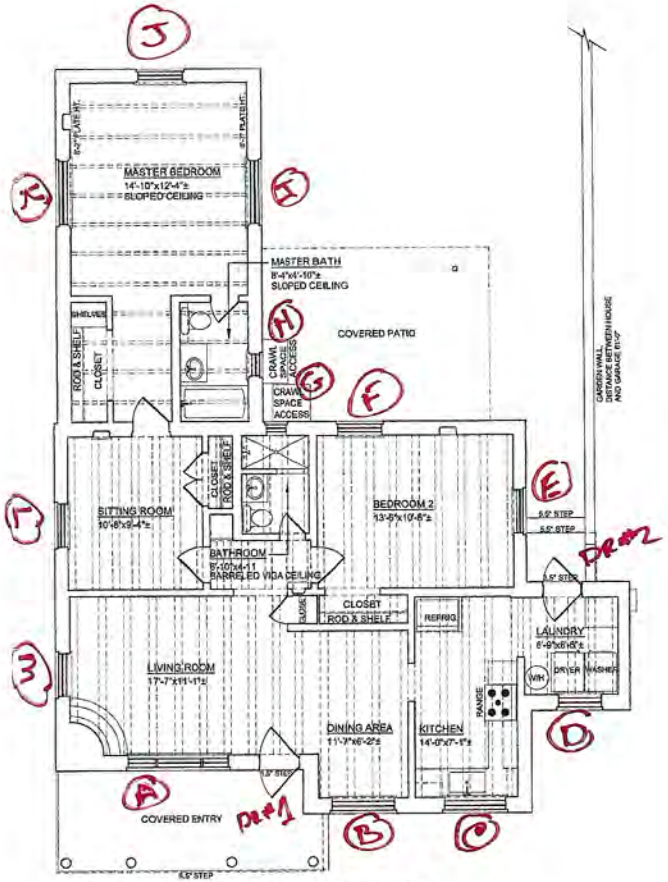
LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	84 x 48 PICTURE HORIZONTAL SLIDER WHITE INTERIOR STORMS W/BRONZE EXTERIOR STORMS SINGLE GLAZED 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
DR #1	36 x 80 RH INSWING DOOR W/14-PANELS AND 1-PANEL OF LITE 4-LT (2W2H)	S	NON-HISTORIC – SIMPSON DOOR (1995)
B	51 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
C	51 x 35 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
D	35 x 35 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
DR #2	32 x 79 RH INSWING WOOD DOOR 2W2H/3-HORIZONTAL PANELS	S	HISTORIC
E	35 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
F	35 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
G	17 x 35 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
H	17 x 35 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC – AGE
I	50 x 37 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
J	35 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
K	50 ½ x 23 ½ HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
L	35 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
M	35 x 47 HORIZONTAL SLIDER 1-LT	P	NON-HISTORIC – TO REPLACE STEEL CASEMENTS (1986)
GARAGE – G – DR# 3	108 x 84 HINGED TILT-UP STEEL GARAGE DOOR	F	HISTORIC
GARAGE – G - N	69 x 37 FIXED STEEL CASEMENT 4W3H	F	HISTORIC

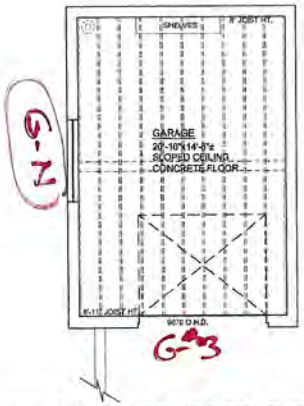
NOTES:


Boundary Survey Plat
Prepared for
Estate of Tony Chavez, Jr.,
Lying and being situate at 532 Calle Corvo, Lot 17, of the Hughes 2nd Subdivision, Section 25, T.24N., R.9E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.
Total Area = 0.17 Acres ±
Vicinity Map
Not to Scale
LOT 16
N/F Lora C. Hermann
Book 313, Page 500
LOT 32, Block 21
N/F Cristobal Mireles, Inc
Book 221, Page 101
LOT 17
Area = 0.17 Acres ±
532 Calle Corvo
Single Story Residence
CALLE CORVO
26.0' Wide Right of Way
LOT 15
N/F John Franklin Hamrath
Book 2699, Page 052
Plat Book 304, Page 041
LOT 17 & 18
N/F The Bailey Family Trust
Plat Book 716, Page 027
SFC-1163
783099
N
S
E
W
Scale 1 inch = 10 feet
SURVEYORS NOTES
Every document of record reviewed and considered as part of this survey is noted hereon. Only those documents noted hereon were supplied to the surveyor or as researched by Land Surveying Company, LLC.
Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current abstract may disclose.
The lands as depicted on this plat hereon are rated Zone "X" as per FEMA this is an area determined to be outside the 0.2% annual chance floodplain. See FIRM Panel No. 35049C 0415E, Effective date December 4, 2012.
LEGEND
Bearings are derived from a from the northeast corner of Lot 17, and the southeast corner of Lot 19 of the Hughes Second Subdivision, Plat Book 002, Page 226, applying grid to ground state plane (NAD 83) New Mexico Central Zone Coordinates Geodetic local position using GPS RTK Topcon Hiper +, (S 05°25'31"W) distances are ground - bearings are grid.
Monument found number 4 rebar with 5317 cap or "X" in concrete or as noted
Monument set , no. 4 rebar with 10968 cap or mag nail with 10968 shiner set in concrete
City of Santa Fe aluminum cap found and used as noted
City of Santa Fe Sanitary Sewer Manhole as noted
Overhead utility line with power pole
Electric Meter
Water Meter
Telephone Pedestal
Gas Meter
CITY OF SANTA FE 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 and additional documentation to prove legal lot of record.
SURVEYORS CERTIFICATE
I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that the Boundary Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on January 16, 2015. The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.
Salvador I. Vigil, NMPS 10968
8-3-15
Date
DOCUMENTS REFERENCED
PLAT: Resubdivision of Hughes Second Subdivision, as filed in the Office of the Santa Fe County Clerk in Book 2, Page 226, Instrument No. 85723, as certified by Floyd Hanke, NMPS 119. Dated September 11, 1942
PLAT: Murphy T. Scurry and Jo E. Scurry Tract A, as filed for record in the Office of the Santa Fe County Clerk in Book 451 Page 018, as certified by Michael Trujillo, NMPS 12130. Dated August 8, 2001.
PLAT: Boundary Survey for James J. Devitis, as filed for record in the Office of the Santa Fe County Clerk in Book 644, Pages 0029-0030, as certified by Richard A. Burgel, NMPS 7426. Dated January 10, 2007.
PLAT: Boundary Survey for The Barkley Jones Family Trust, as filed for record in the Office of the Santa Fe County Clerk in Book 778, Page 027, as certified by Philip B. Winget, NMPS 9758.
PLAT: Survey for Santiago Montoya, as filed for record in the Office of the Santa Fe County Clerk Book 384, Page 41, as certified by Morris A. Apodaca, NMPS 5300. Dated April 4, 1998.
STATE OF NEW MEXICO)
COUNTY OF SANTA FE)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED
FOR RECORD ON THIS 3rd DAY OF Feb
A.D., 2015 AT 3:33 O'CLOCK P M., RECORDED
IN BOOK 783 PAGE 39 AS
DOCUMENT No. 1756545 IN THE OFFICE
OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF
NEW MEXICO.
WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
GERALDINE SALAZAR
DEPUTY CLERK
LAND SURVEYING COMPANY, L.L.C.
PREPARED BY: S.I. Vigil, NMPS
DATE: Jan. 15, 2015
PROJECT No: L-2015/PLAT
CHECKED: S.I. Vigil, PM
U.P.C.: 1-454-699-493-415
SANTA FE COUNTY CLERK'S INDEX INFORMATION
ESTATE OF TONY CHAVEZ, JR.
532 CALLE CORVO, LOT 17, HUGHES 2nd ADDTN
SECTION 25, T.17 N., R.9 E., N.M.P.M.
CITY OF SANTA FE, STATE OF NEW MEXICO



532 CALLE CORVO MAIN RESIDENCE

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



532 CALLE CORVO DETACHED GARAGE

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

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE WOOD UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

HEATED AREA	1269.92 SQ. FT.
GARAGE AREA	362.40 SQ. FT.
PORTAL & PATIO AREA	322.11 SQ. FT.
TOTAL AREA	1954.43 SQ. FT.

PROJECT:
532 CALLE CORVO SANTA FE NEW MEXICO

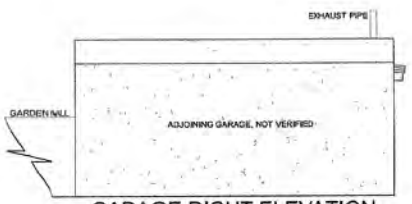
DESCRIPTION:
AS BUILT DRAWINGS

CLIENT:
AL W. SALOMONE

SHEET # 01 OF 02

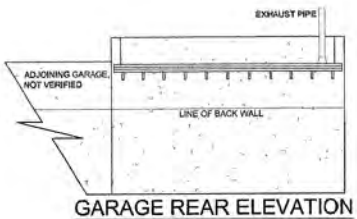
ORIENTATION	MEASURED BY	PM	REVISIONS 2 4 1 2 1
	DESIGNED BY	N.A.	
	DRAFTED BY	PM	
	CHECKED BY	M.G.	
	REVISED:		
SCALE 1/4"=1'-0"	DATE 10/30/2024		

DRAFTING
505-899-1199



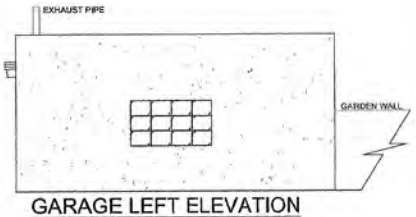
GARAGE RIGHT ELEVATION

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



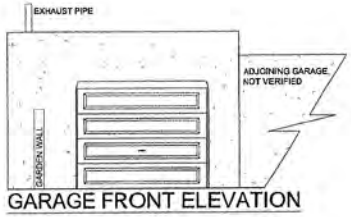
GARAGE REAR ELEVATION

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



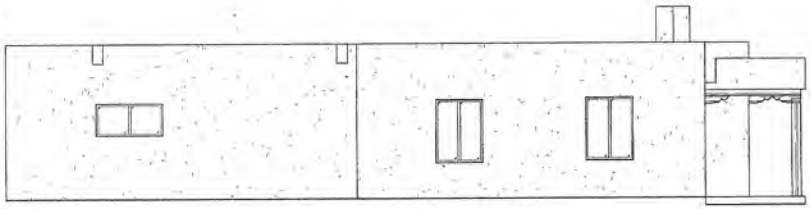
GARAGE LEFT ELEVATION

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



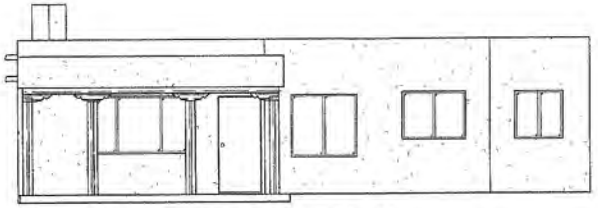
GARAGE FRONT ELEVATION

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



HOUSE LEFT ELEVATION

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

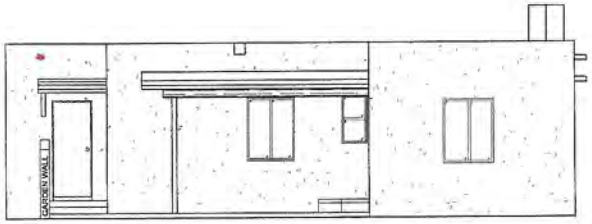


HOUSE FRONT ELEVATION

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

HOUSE RIGHT ELEVATION

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



HOUSE REAR ELEVATION

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

PROJECT:
532
CALLE CORVO
SANTA FE
NEW MEXICO

DESCRIPTION:
ELEVATION
DRAWINGS

CLIENT:
AL W.
SALOMONE

SHEET #
02
OF 02

ORIENTATION
N/A

MEASURED BY	PM	REFERENCE # 2412
DESIGNED BY	N.A.	
DRAFTED BY	PM	
CHECKED BY	M.G.	
REVISED:		

SCALE 1/4"=1'-0" DATE 10/30/2024

DRAFTING

505-899-1199

East Elevation
Window A

East Elevation
Door #1

East Elevation
Window
B

East Elevation
Window
C

East
Elevation
Window
D

West Elevation
Door #2

North Elevation
Window
E

Elevation
Window
F

West Elevation
Window
G

North Elevation
Window
H

North Elevation
Window I

West
Elevation
Window
J

South Elevation
Window
K

South Elevation
Window
L

South Elevation
Window
M

Garage
South Elevation
Window
G-N

Garage
East Elevation
Door #3

Typical showing both the interior and exterior Storm Windows

Interior storm

Exterior Storm

Typical showing white
interior storm

532 Calle Corvo
Northwest Elevation

532 Calle Corva
East Elevation

532 Calle Corvo
South Elevation

Regular Meeting of the Historic Districts Review Board
February 10, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=toXV-e32Fpk

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

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

2. **Approval of Agenda**
Mr. Moquino noted that cases 2026-011831-HDRB, 1489 Upper Canyon Road; and 2026-011825-HDRB, 619 West Alameda Street; under New Business, have been postponed.

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

3. **Approval of Minutes**

There were no minutes to approve.

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

There were no findings and conclusions to approve.

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, expressed disappointment via teleconference that City Council did not uphold the Board's decision in a recent case regarding windows and suggested that the Board clarify and maintain its rules regarding windows that are over or under 40% degraded.

6. **Staff Communications**

a. **HDRB Workshop:** An HDRB workshop is tentatively scheduled for March 17, 2026, from 2:00 p.m. to 5:00 p.m. in the Council chambers. Board members were asked to indicate their availability.

b. **Changes in Code:** Mr. Moquino noted that some of the cases to be presented would fall under the new code, and staff would indicate them. Staff will email Board members a PDF copy of the new code.

c. **2026 Santa Fe Heritage Preservation Awards:** Board members were encouraged to participate in the nomination process by February 27, 2026. Staff will send the Board a list of completed projects that have received their final inspections.

d. **February 24, 2026, Meeting Start Time:** The February 24, 2026, HDRB meeting will start at 6:00 p.m. due to a special Governing Body meeting.

7. **Old Business**

There were no cases under Old Business.

8. **New Business**

a. **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 620-square-foot addition to the main house and a 518-square-foot addition to the garage. Four exceptions are requested to Section 14-5.2(D)(5)(a)(i), removal of windows and doors of a contributing structure, and Section14-5.2(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 façade.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Lamboy presented the case and staff recommendation. Staff found that the exception criteria to Section 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further testimony from the applicant. Otherwise, staff recommended approval of the exception request for Section 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary façade of a contributing structure, and the other proposed alterations that do not require an exception request to the main structure, as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios requested confirmation that the project involved wholesale replacement of windows and doors and that the openings are historic, but the windows are not.

Ms. Lamboy responded that this is correct. The deep recesses are consistent throughout the building, but the windows are not historic. Their proposed replacements are wood-clad divided light windows.

Member Biedscheid asked whether staff considered the 1966 addition to be part of the historic footprint when assessing whether the proposed addition would exceed 50%.

Ms. Lamboy responded that the addition is to the garage in this case. The two buildings are calculated separately. If an addition were proposed to the main residence, staff would calculate based on 50% of its existing footprint, including the 1966 addition.

Chair Rios asked whether staff feels that the applicant has met the exception criteria.

Ms. Lamboy responded that, regarding the garage structure, staff does not feel the exception criteria have been met and does not recommend approval. Regarding the infill of the window on the primary façade, staff is seeking additional information from the applicant.

Al Salomone, the owner, and John Padilla, addresses inaudible, Santa Fe, were sworn in. Mr. Salomone and his wife have maintained homes in New Mexico for over 23 years. They plan to spend more time in Santa Fe as they approach retirement. They chose the home in question with the intention of adding a room for additional family members and

enlarging the detached garage in a manner that incorporates historic pueblo revival style. He intends to incorporate strictly historical elements. He shared images of improvements made by previous owners and noted that the proposed addition is shielded by mature trees, only one of which will require careful relocation. The garage, which does not accommodate modern vehicles, will be converted into a bedroom. The proposed garage addition and door are not publicly visible. He provided letters of support for the project from two immediate neighbors and other neighbors in the Eastside Historic District.

Mr. Padilla noted that the Salomones intend to make the home in question their permanent residence and that, in order for them to do that, they need to remodel it to accommodate their family, as has been historically common for homes in the area. The house currently has a small footprint. Regarding the window on the primary façade, it sits lower than that of the dining nook window next to it. The owner would like to lengthen the kitchen counter, which would require reducing the existing window opening by a few inches. He noted that the garage addition was proposed to accommodate family, not for use as a rental or an Airbnb. He noted that the proposed addition is 444 square feet, not 518; because the existing structure is 360 square feet, the addition would result in the structure being 264 square feet larger than the 50% rule allows.

Chair Rios inquired regarding the appearance of the proposed garage door and whether the garage would still be identified as a garage.

Mr. Padilla responded that the garage will still be visible, but the addition will not be. The non-historic garage door will be replaced by a window in the same opening.

Member Degnan noted that a window of the same dimensions of the garage door would resemble a glass wall.

Mr. Padilla responded that the window would provide light and air circulation.

Public Comment:
Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed appreciation to the architect and owner for maintaining sensitivity to the area in the proposed design, noting that it was a positive innovation that could influence other buildings. She expressed support for owner-occupied, short-term rentals though the owner does not intend to rent the garage in this case.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she expressed disapproval that exceptions were sought for family members who would visit for a couple of weeks per year. She expressed opposition to the proposed window in the garage door opening and suggested that a garage door with windows be installed instead. She noted that one bedroom in the main house was removed to create a larger dining room and that the setback should be more than two feet.

Member Biedscheid asked staff whether the garage addition would cause it to lose its contributing status.

Ms. Lamboy responded that the Board has permitted additions to historic garages, but not of the proposed size. Replacing the garage door with a window could be problematic.

Member Biedscheid noted that three exceptions were requested for the garage addition and asked whether the applicant had considered constructing a separate building on the site to avoid this.

Mr. Salomone comments inaudible.

Member Aguilar Medrano requested clarity regarding the calculations for the main residence and suggested that homeowners moving to a new community respect the local standards rather than requesting multiple exceptions. She noted that the bedroom in the garage was proposed because a secondary living room in the main structure occupied excessive square footage.

Ms. Lamboy responded that the existing portal and deck are not historic and are not included in the historic footprint. The applicant has indicated an addition of 421 square feet to the historic footprint, which is under 50% of the existing 1619 square feet.

Mr. Padilla noted that the square footage without the portal is 1,300.

Ms. Lamboy requested confirmation that the noted historic footprint of 1691 square feet includes the portal.

Mr. Padilla responded that it does.

Ms. Lamboy asked when the portal was added, noting that it may be historic, but the deck is not.

Mr. Salomone responded that the portal was added in 1966, along with the back bedroom. The next owner changed the deck.

Member Cherry noted that, in any case, the addition to the main structure is under 50%.

Member Aguilar Medrano suggested that the applicant consider not adding a living room to the main structure so that it can accommodate a bedroom, thereby avoiding exceptions for the garage.

Mr. Padilla responded that there are only three exceptions requested for the garage and one exception for a window on the main structure.

Member Cherry noted that the proposed addition to the garage would completely alter its appearance; further, the addition encroaches onto the driveway and changes the landscape. He noted that the garage currently has no plumbing and that there is space behind the house to add another structure that is not attached to the garage.

Mr. Padilla responded that the addition does not encroach onto the driveway, as that area is part of the developable area available to owners. He and the owner discussed several options, and the one presented was the most ideal. They have spent a lot of time on the proposal, and the case was postponed twice for reasons unconnected to them.

Mr. Salomone noted that the garage addition was designed to be completely out of public view.

Member Bienvenu noted that the job of the Board is to apply the ordinance, and the ordinance is clear. The contributing status of the garage limits what can be done to it. He expressed agreement with staff that the exception criteria were not met. He noted that additional space could be added to the garage, provided that it is under 50% of the current footprint and that the setback from the primary façade is sufficient. He noted that the garage could lose its contributing status if it no longer resembles a garage.

Board Action:
Member Bienvenu moved in case 2025-011246-HDRB at 532 Calle Corvo to deny the request regarding the addition to the garage, finding that the exception criteria have not been met for the reasons stated in the staff report; that the exception criteria have not been met for the alteration to the window on the primary façade, as no hardship has been demonstrated requiring a change to the historic opening, subject to further evidence that the opening is not historic, should the applicant wish to present it; and to otherwise approve the application as meeting all other requirements of the ordinance. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

At the request of the applicant, the Board clarified that the alterations to the house, with the exception of narrowing the window opening on the primary façade, were approved. Alterations to the garage were denied. The garage will need to be reconsidered, as the application did not include an indication that the applicant and owner were willing to consider alternatives. It was suggested that the applicant resubmit the paperwork regarding the garage.

b. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, non-contributing,** Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14’-8”, where the maximum allowable height is 18’-9”.

This item was postponed.

City of Santa Fe

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

PROJECT DESC: 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 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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.

CASE NUMBER: 2025-011246--HDRB

PROJECT TYPE: Remodel

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS:

Applicant	JOHN A PADILLA	2114 OLD ARROYO CHAMISO RD SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 10, 2026. The decision of the Board was to deny the request with respect to the addition to the garage, finding that the exception criteria have not been met for all the reasons set forth in the staff report, finding that the exception criteria have not been met for the alteration of the window on the primary facade for the reasons no hardship has been demonstrated for maintaining the historic opening, which is what the code requires and is subject to finding further evidence and wishes to present that the historic window opening is not historic, and otherwise the application would move to be approved as the application meets the requirements of the ordinance.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

Ver. 12 1/14/2020

City of Santa Fe, New Mexico

memo

DATE: **February 10, 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**

2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: Previous Case Documents	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff finds that the exception criteria to 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further

testimony from the applicant. Otherwise, staff recommends approval of the exception request for 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary facade of a contributing structure and the other proposed alterations that do not require an exception request to the main structure as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo.
b. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo subject to conditions.
c. Approve or deny the four exception requests to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 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.
d. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo that do not require an exception.

Should the Board deny the application and exception requests, the applicant shall return with an alternative proposal for review and approval prior to proceeding to 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:

The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style as observed by the construction material, recessed doors and windows, flat roof and rounded parapets.

In Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition on the south elevation, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the

yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

Previous cases for 532 Calle Corvo include:

On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff's recommendation for historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façades of each structure as the primary facades.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main House:

1) Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
2) Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings with the exception to one window on the primary facade which the applicant proposes to narrow the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, which requires an exception to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure. Color to be "Hemlock Green" by Sierra Pacific Windows.
3) Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom #2 on the west elevation.
4) Addition of a new Family Room/Bedroom #2, and Portal for a total proposed area of 620 sq. ft. for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint on the west elevation.
5) Addition of a new 5'-0" tall concrete masonry stuccoed (CMU) yard wall with a 3' single swing gate along the north property line from the new Bedroom #2 to the renovated existing garage's east façade.

Garage:

6) Renovation of the existing garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage, exception 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.
7) Addition to the existing garage of a portal, entry area, closets, and a bathroom for a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the garage by 337 sq. Ft, exception requested to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint.
8) Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening, exception requested to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary facade.

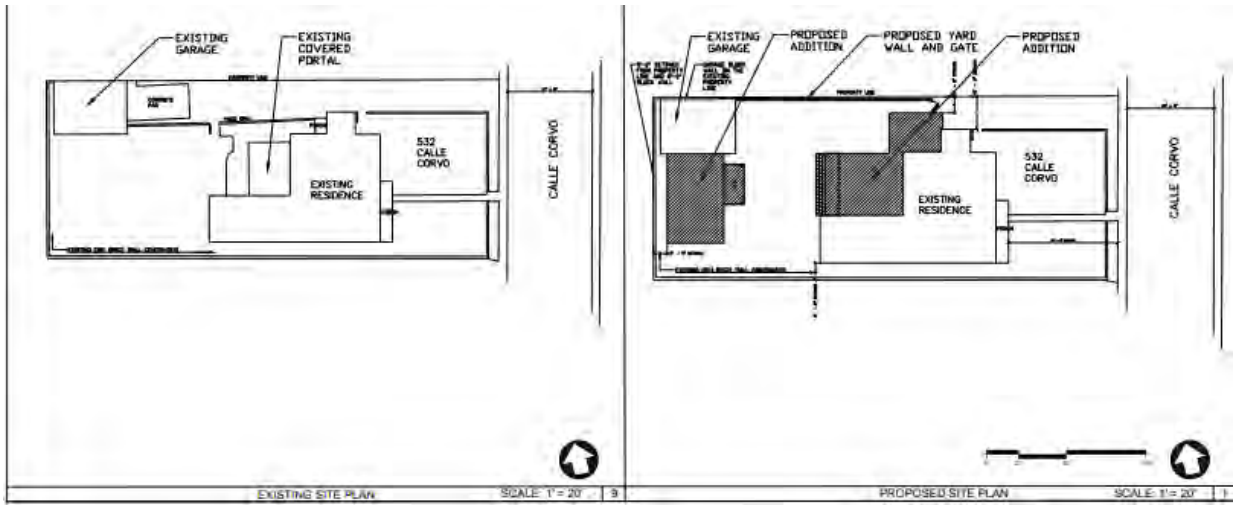


Figure 1. Existing and Proposed Site Plan.

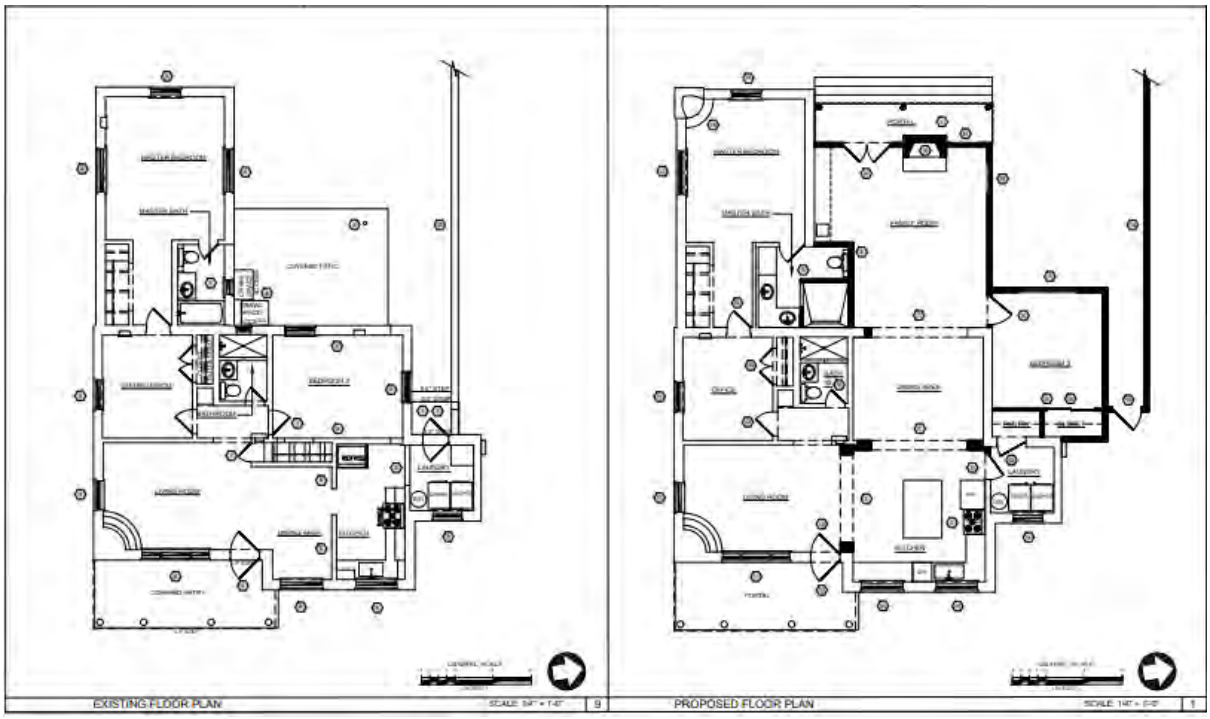


Figure 2. Existing and Proposed Floor Plan for the main residential structure.

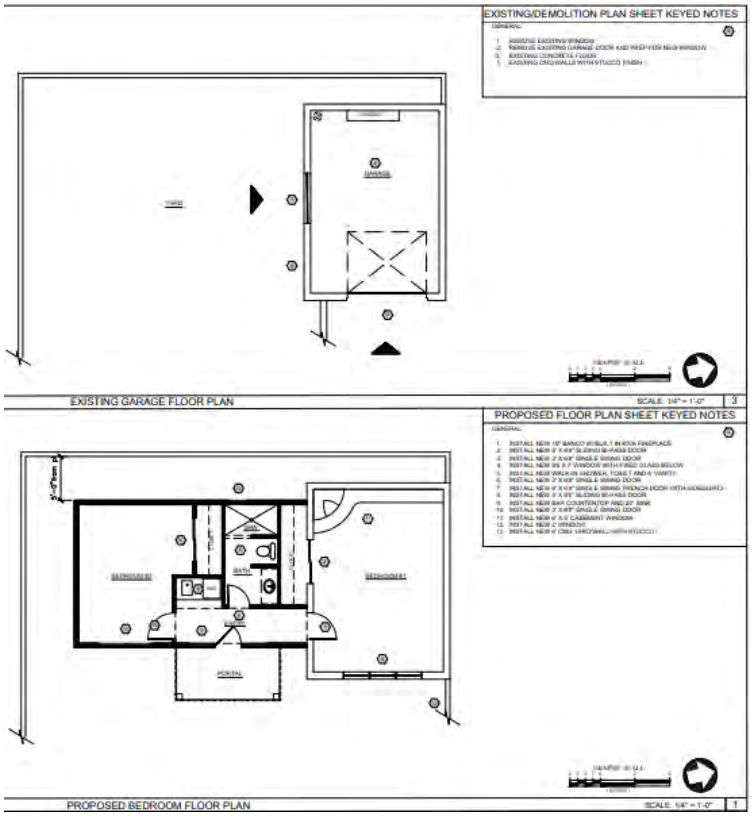


Figure 3. Existing and Proposed Floor Plan of the garage structure.

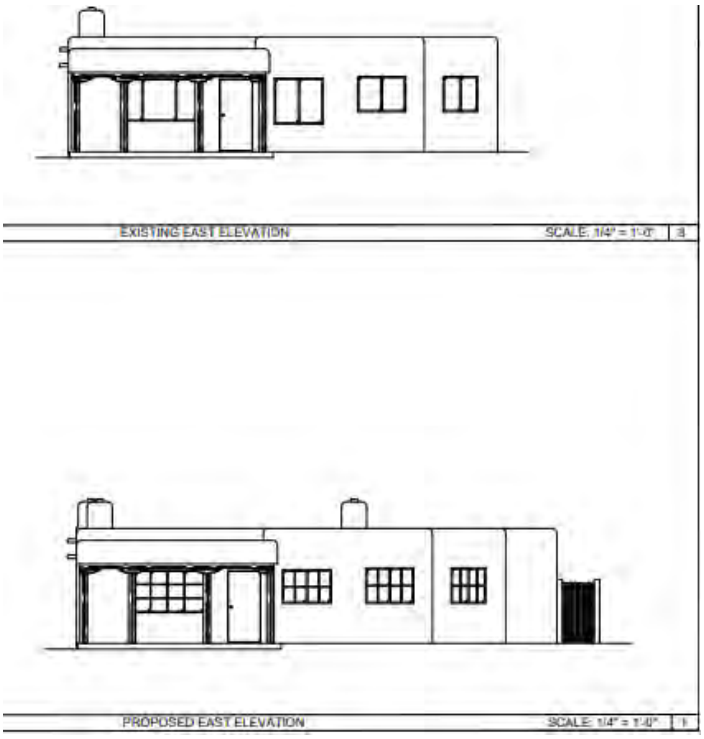


Figure 4. Existing and Proposed East Elevation and Primary Facade of the main residential structure.

Figure 5. Existing and Proposed East Elevation and Primary Facade of the garage structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i) to narrow a historic window opening on the primary facade of a contributing structure from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high:

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

Applicant Response: The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

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

Applicant Response: The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will provide the owner with the upgraded energy efficiency requested while maintaining the historic district standards.

(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 door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

Exception 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: Staff requests an exception for the proposed addition to the contributing garage to the east primary façade that is less than 10'-0" is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

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

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage's east façade on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed design completely changes the current contributing condition of the Garage and will threaten the status.

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

Applicant Response: The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family.

The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed changes to the contributing garage structure will completely change the use and design in which the Board made a previous motion to preserve. The current request for alterations on the main residential structure do not need an exception request and should be adequate to meet the needs of the homeowners.

(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 alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception for the proposed addition to the contributing garage due to the addition of the portal, entry area, closets, and bathroom total a proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion has not been met. The proposed 518 sq. ft. addition envelopes the current 337 sq. ft. Garage and completely changes the current contributing condition of the garage which will threaten the status.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing Garage structure and changes the use and design in which the Board made a previous motion to preserve. It is the expectation that building character be maintained; the large addition completely changes the character of the structure. Incremental changes such as this can establish a precedent and cause a much greater degree of change across all historic districts.

(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 addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing garage. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the Garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary façade: Staff requests an exception for the proposed addition to the Contributing Garage due to the addition exceeds fifty percent of the primary façade's existing dimension by 10'-6" along the east façade.

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition exceeds fifty percent of the primary façade's existing

dimension by 10'-6" along the east façade which changes the overall character of the Garage which the Board has determined is worth preserving.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed impact on the primary façade should be reconsidered and not diminish the character defining presence on the streetscape.

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

Applicant Response: The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition and impact on the primary façade should strengthen the contributing garage not completely change the look and use of what the Board has determined is worth preserving.

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.

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

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

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

(1) Old Santa Fe Style

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

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

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

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

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

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe*

effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

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

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

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

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

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

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

DEFINITIONS:

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

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

City of Santa Fe

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

PROJECT DESC: 2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

CASE NUMBER: 2025-011108--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant JOHN A PADILLA 2114 OLD ARROYO CHAMISO RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Sep 23, 2025. The decision of the Board was to adopt staff recommendations the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façade's of each structure as the primary façades (numbers one and two on the façade drawing)

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

Ver. 12 1/14/2020

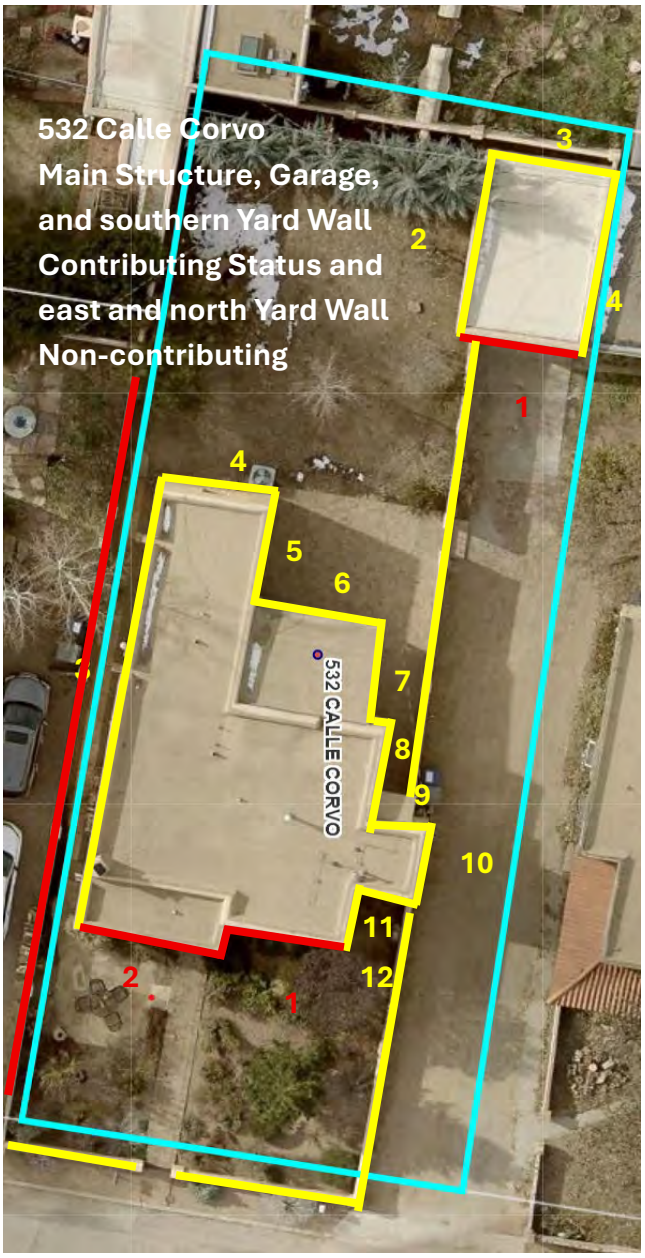


Figure 1: Façade Diagram for 532 Calle Corvo.

Primary Façade:

Non-primary Façade:

October 03, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
532 Calle Corvo

Dear Paul
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 532 Calle Corvo. This address is Lot #17 of the Hughes 2nd subdivision. Noted in Tracts of Land Surveyed for Mrs. J.K. Bangs Precinct 3 – Santa Fe, NM, September 23, 1949. Also noted in the Boundary Survey Plat prepared for the estate of Tony Chavez, Jr., dated January 15, 2015.

At the meeting of the Historic Districts Review Board on September 23, 2025, Case #2025-011108 532 Calle Corvo was reviewed, and the residence, garage, and southern wall were upgraded to “Contributing Status” with the east façade of each structure designated as the primary façade.

The Main Residence has a historic footprint of 1,619 sq. ft., and the Garage has a historic footprint of 362 sq. ft. All areas are measured as gross square footage.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
- Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings. Color to be “Hemlock Green” by Sierra Pacific Windows.
- Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom 2.
- Addition of a new Family Room/Bedroom 2, and Portal for a total proposed area of 620 sq. ft., less the original Covered Portal 193 sq. ft., for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint.
- Renovation of the existing Garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage.

P.O. Box 22986
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japadillaarchitect@gmail.com
padillaarchitect.com

- Addition to the existing garage of a portal, entry area, closets, and a bathroom for the owner's family members. The addition has a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.
- Addition of a new 5'-0" tall yard wall with a gate along the north property line from the new Bedroom 2 to the renovated existing garage east façade.
- Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening.

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

Criteria for approval:

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

The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

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

The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with the streetscape.

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

The proposed door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

The addition to the Garage primary east façade of less than 10’-0” requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The addition to the Contributing Garage to the east primary façade that is less than 10’-0” is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

Criteria for approval:

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

The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage’s east façade on the property.

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

The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family. The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

(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 alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Exceeding the Garage's existing historic footprint and dimension of the primary façade by 50% requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- Exceeding the historic footprint and dimension of the primary façade of the Garage is requested for an addition of 504 SF, exceeding the Garage's historic footprint by 323 sq. ft., and the primary façade existing dimension by 10'-6" along the east façade.

Criteria for approval:

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

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

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

The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

(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

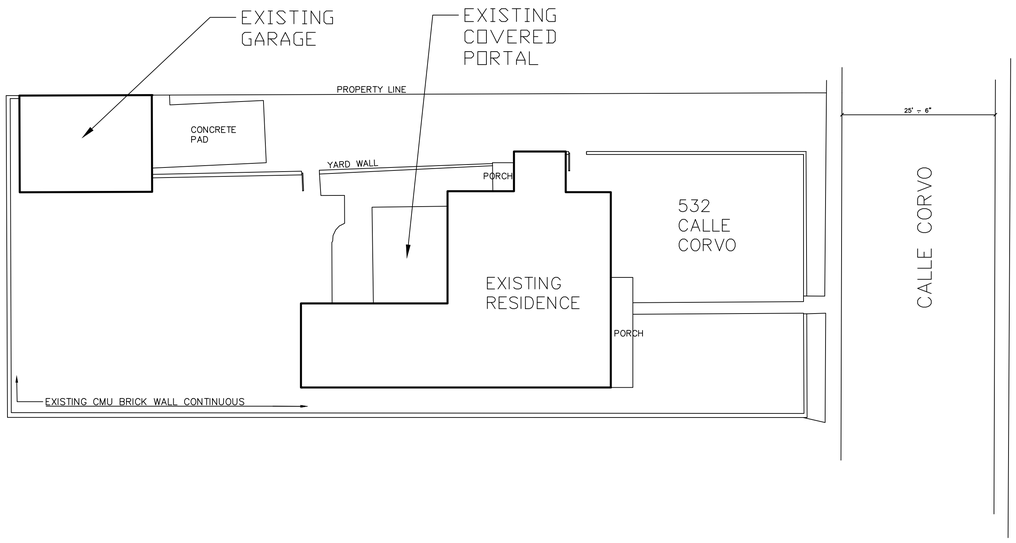
The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

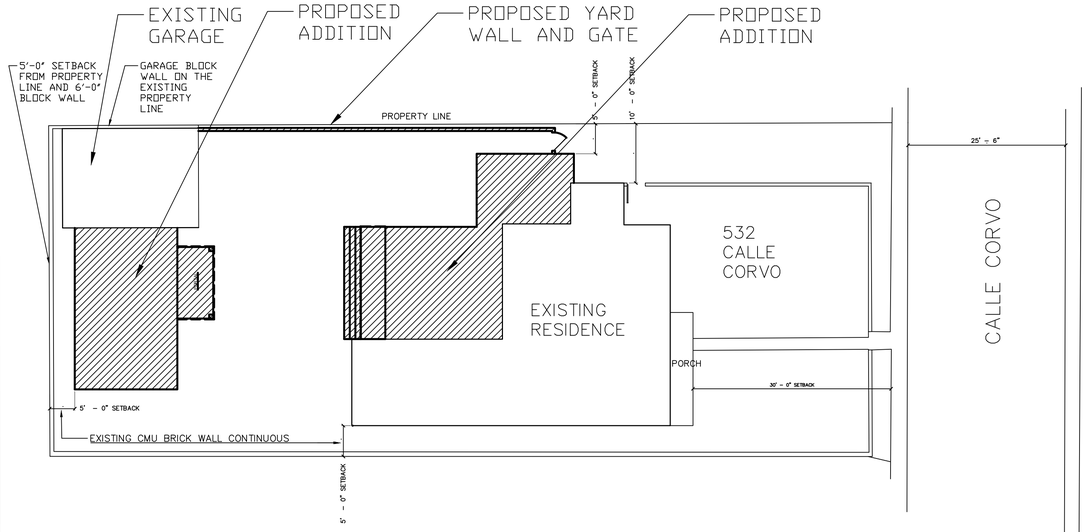
Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,

John A. Padilla, AIA
Architect



EXISTING SITE PLAN SCALE: 1' = 20' 9



PROPOSED SITE PLAN SCALE: 1' = 20' 1

JAP ARCHITECT

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RENOVATION AND ADDITION

532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED SITE PLAN

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SHEET NO:

SP-1

GENERAL NOTES:

GENERAL:

1. REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS
2. RE-STUCCO ENTIRE RESIDENCE

EXISTING FLOOR PLAN SHEET KEYED NOTES

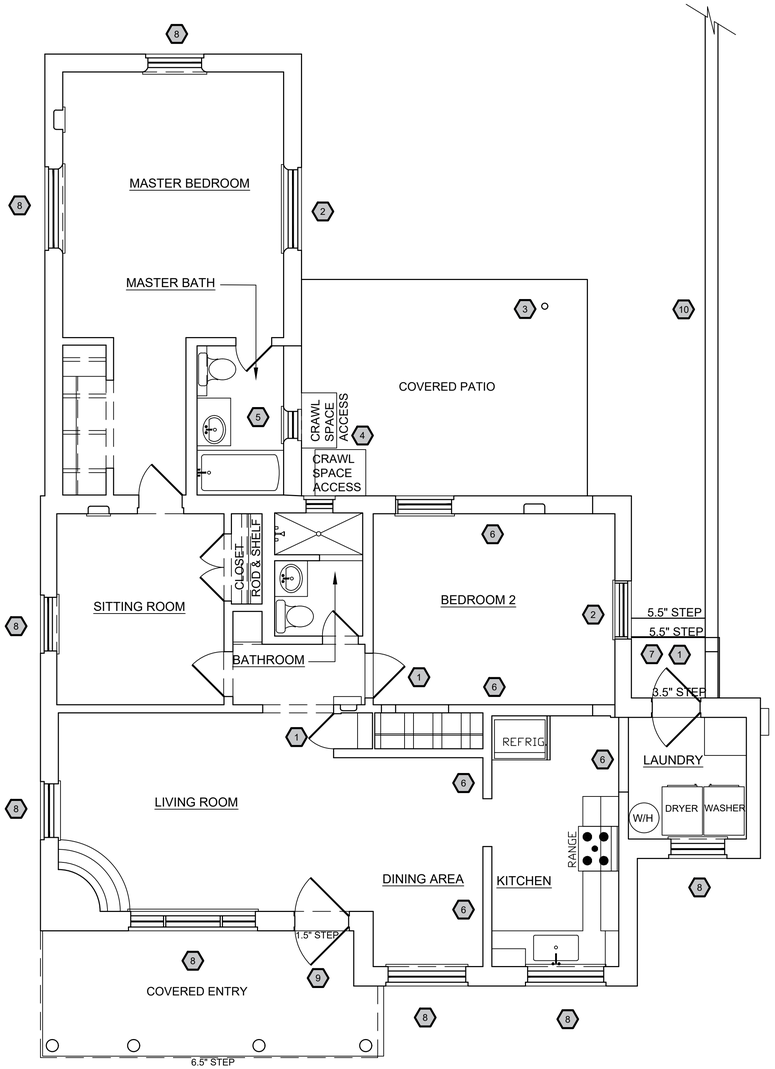
GENERAL: (X)

1. REMOVE EXISTING DOOR
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING COVERED PATIO AND POSTS
4. REMOVE EXISTING CRAWL SPACE ACCESS DOOR TO NEW LOCATION
5. REMOVE EXISTING TUB, BATHROOM FIXTURES AND WALL
6. REMOVE EXISTING WALLS FOR NEW WALL OPENING
7. REMOVE EXISTING CONCRETE STEPS
8. REMOVE AND REPLACE WINDOW WITH SIMILAR
9. REMOVE AND REPLACE DOOR WITH SIMILAR
10. REMOVE EXISTING YARD WALL

PROPOSED FLOOR PLAN SHEET KEYED NOTES

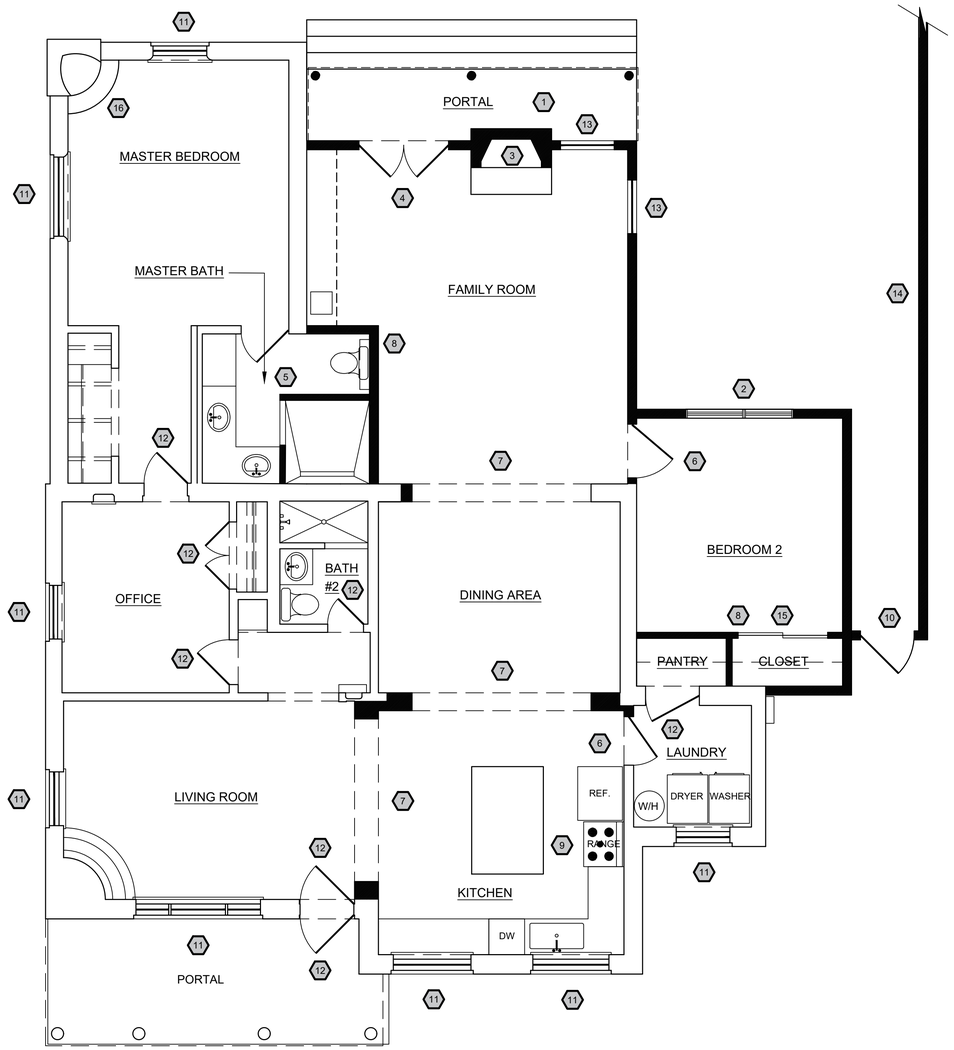
GENERAL: (X)

1. INSTALL NEW COVERED PATIO AND STEPS
2. INSTALL NEW WINDOW
3. INSTALL NEW FIREPLACE
4. INSTALL NEW 5' DOUBLE SWING FRENCH DOOR
5. INSTALL NEW MASTER BATHROOM: NEW WALL, WALK-IN SHOWER, COUNTERTOP, FIXTURES AND VANITY
6. INSTALL NEW 3' SINGLE SWING DOOR
7. INSTALL NEW WALL OPENING
8. INSTALL NEW INTERIOR WALLS
9. INSTALL NEW KITCHEN: CABINETS, COUNTERTOP, FIXTURES AND ISLAND
10. INSTALL NEW YARD WALL WITH 3' SINGLE SWING GATE
11. INSTALL NEW WINDOW
12. INSTALL NEW DOOR
13. INSTALL NEW 3' FIXED PATIO DOOR
14. INSTALL NEW YARD WALL
15. INSTALL NEW 5' SLIDING BI-PASS DOOR
16. INSTALL NEW FIREPLACE WITH BANCO



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING FLOOR PLAN — SCALE: 1/4" = 1'-0" — 9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

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

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RENOVATION AND ADDITION

532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED FLOOR PLAN

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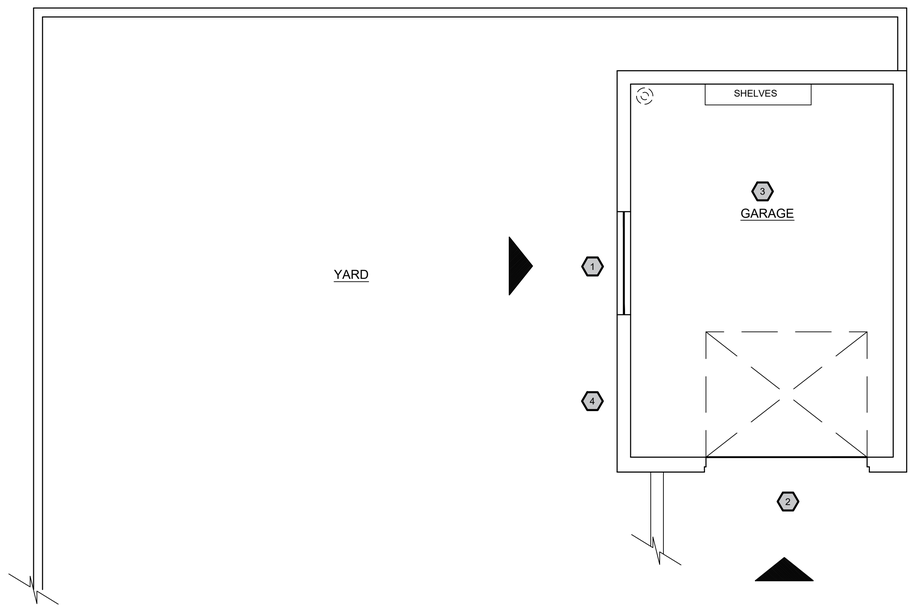
SHEET NO:

A1

EXISTING/DEMOLITION PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING WINDOW
2. REMOVE EXISTING GARAGE DOOR AND PREP FOR NEW WINDOW
3. EXISTING CONCRETE FLOOR
4. EXISTING CMU WALLS WITH STUCCO FINISH



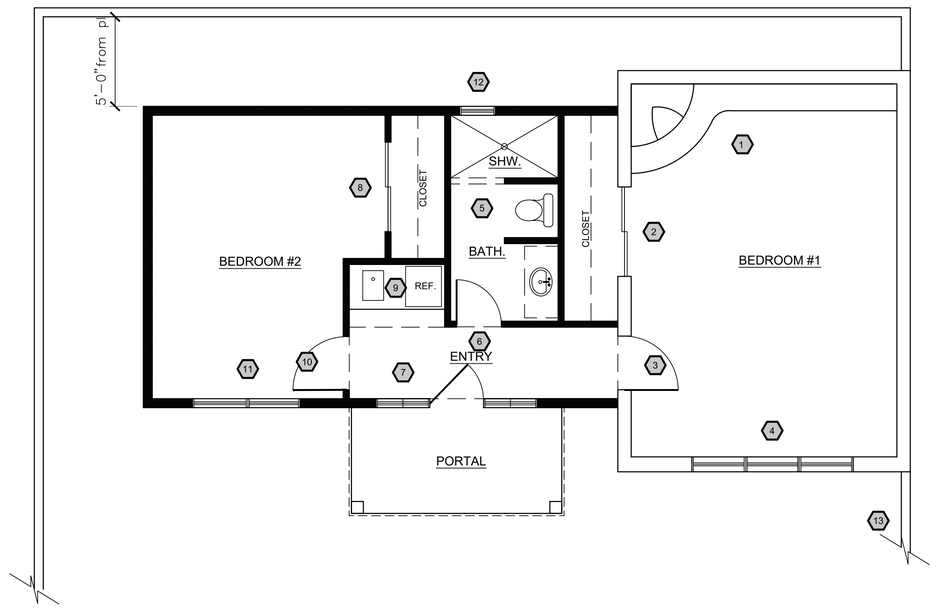
GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING GARAGE FLOOR PLAN — SCALE: 1/4" = 1'-0" — 3

PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 18" BANCO W/ BUILT IN KIVA FIREPLACE
2. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
3. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
4. INSTALL NEW 9'6 X 7' WINDOW WITH FIXED GLASS BELOW
5. INSTALL NEW WALK-IN SHOWER, TOILET AND 4' VANITY
6. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
7. INSTALL NEW 6' X 6'8" SINGLE SWING FRENCH DOOR WITH SIDELIGHTS
8. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
9. INSTALL NEW BAR COUNTERTOP AND 20" SINK
10. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
11. INSTALL NEW 6' X 5' CASEMENT WINDOW
12. INSTALL NEW 2' WINDOW
13. INSTALL NEW 6' CMU YARD WALL WITH STUCCO



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED BEDROOM FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY:
CHECKED BY:

REVISIONS:

NO:	DATE:	DETAIL:
	09/28/25	REDLINES

SHEET TITLE:

EXISTING & PROPOSED FLOOR PLAN

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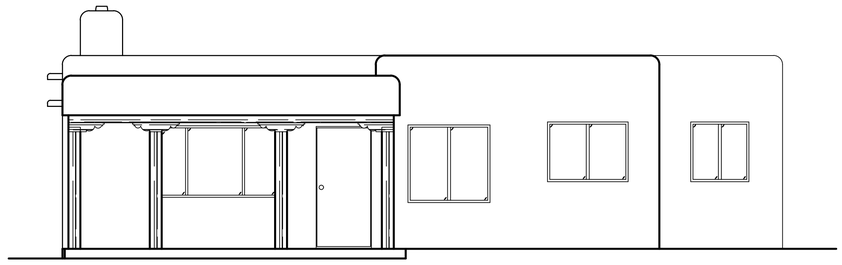
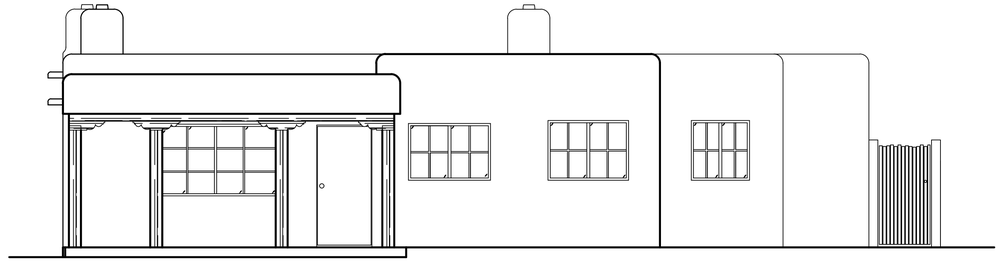
SHEET NO:

A2



EXISTING EAST ELEVATION | SCALE: 1/4" = 1'-0" | 3



PROPOSED EAST ELEVATION | SCALE: 1/4" = 1'-0" | 1

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
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REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATION

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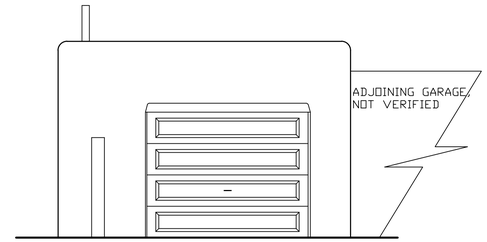
SHEET NO:

A3



EXISTING EAST ELEVATION GARAGE | SCALE: 1/4" = 1'-0" | 3

PROPOSED EAST ELEVATION BEDROOMS | SCALE: 1/4" = 1'-0" | 1

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
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NO: DATE: DETAIL:

SHEET TITLE:

ADU - EXISTING & PROPOSED EAST ELEVATION

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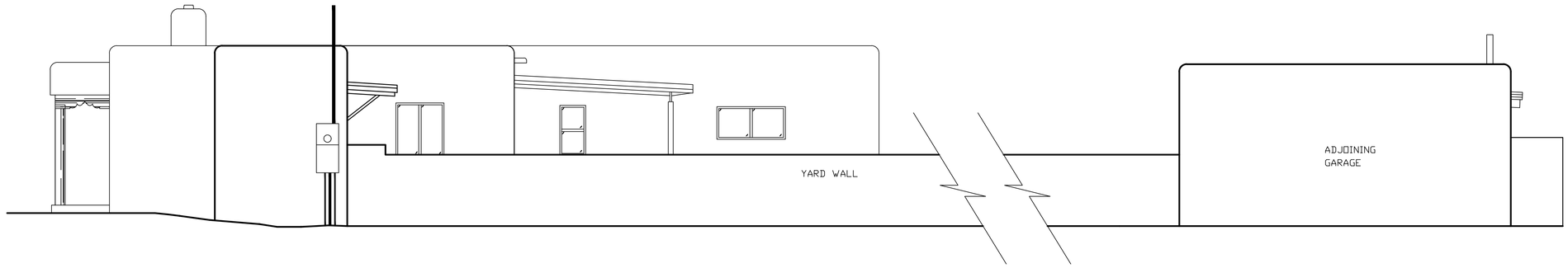
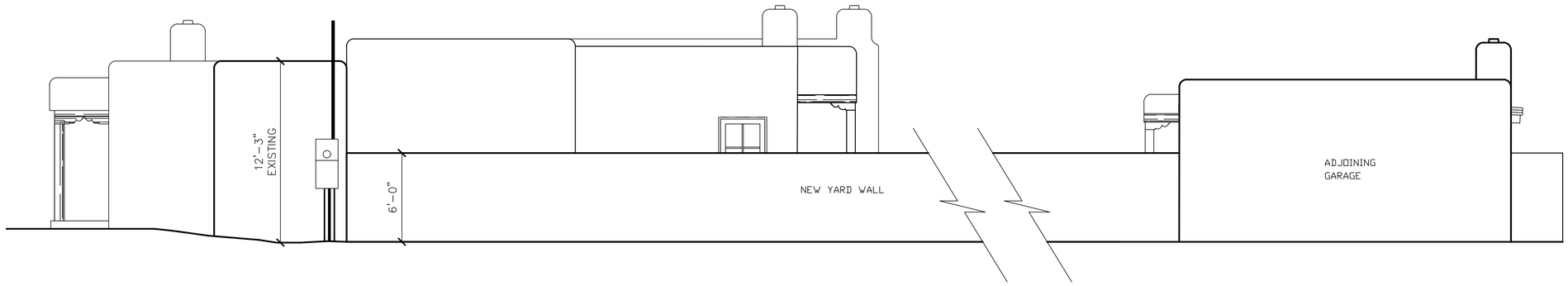
SHEET NO:

A3.4



EXISTING NORTH ELEVATION — SCALE: 1/4" = 1'-0" — 3



PROPOSED NORTH ELEVATION — SCALE: 1/4" = 1'-0" — 2

PROPOSED NORTH ELEVATION - W/O YARD WALL — SCALE: 1/4" = 1'-0" — 1

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

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NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATION

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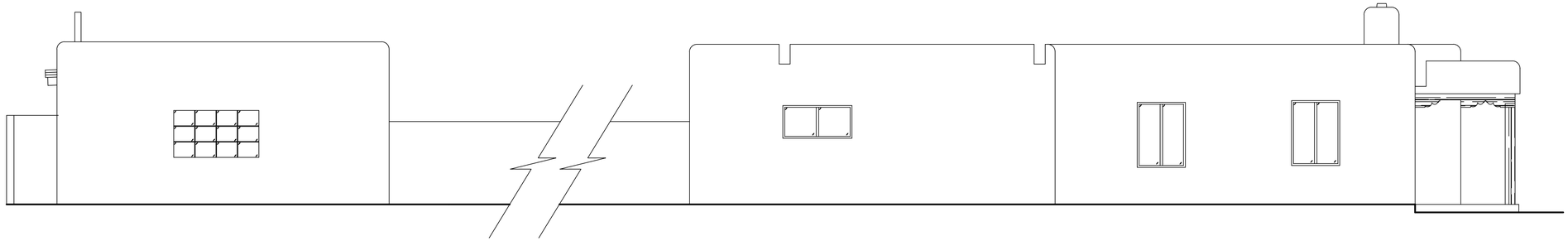
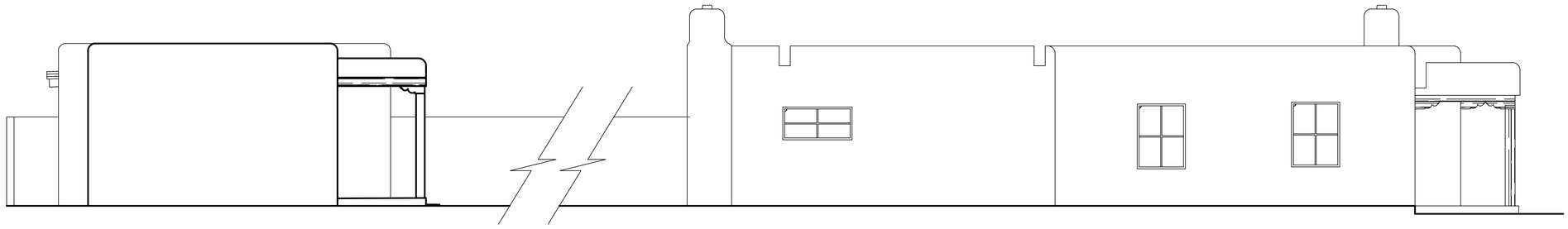
SHEET NO:

A3.1



EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0" 3



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

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
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NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATION

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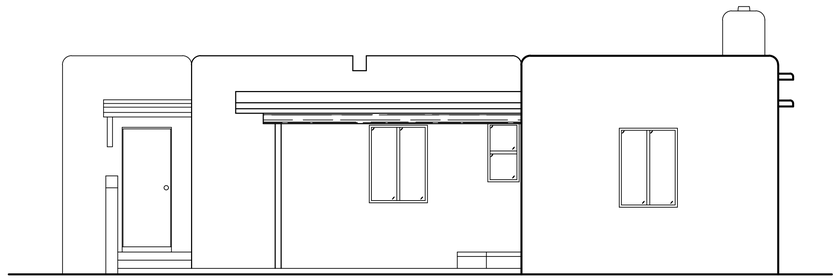
SHEET NO:

A3.3



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0" 3

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

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RENOVATION AND ADDITION
532 CALLE CORVO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
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REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATION

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SHEET NO:

A3.2

Regular Meeting of the Historic Districts Review Board
September 23, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
View meeting on YouTube: https://www.youtube.com/watch?v=a02boo62Ui4

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

1. **Roll Call**
Roll Call indicated the presence of a quorum as follows:

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Jennifer Biedscheid

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

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

would increase heat gain. Alternative methods for mitigating heat, such as window shades or changing openings, should be considered.

Onesimo Vigil, previously sworn in, expressed confusion with the ongoing process, noting it has spanned several years, and questioned the consistency of window replacements. While some windows will remain historic, new, energy-efficient windows will be added elsewhere, potentially creating a visual mismatch. It was requested that the Board reconsider approval of the front door, which has been replaced multiple times and is non-historic.

Member Mather departed the meeting at 7:42 p.m.

The Board acknowledged that the previous door approval rejection must hold merit and that the applicant was within their right to appeal, but they did not.

Board Action:
Member Bienvenu moved in case 2025-011105-HDRB at 128 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

e. **2025-011108-HDRB, 532 Calle Corvo**: Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

Mr. Duran presented the case and staff recommendation for the historic status of the main residential structure, garage, and southern yard wall to be upgraded to contributing and designating the east façades of each structure as the primary façades numbers one and two on the façade diagram per Section 14-5.2(C) designation of significant, contributing, and non-contributing status within the Historic Districts.

Mr. Duran confirmed that the wood, along with altered windows, doorways, and the middle garage door, is non-historic and should be excluded from the primary façade designation. Although Mr. Murphy's report does not address the walls, aerials show they were present as of 1968, although the north and east sides are unclear. By 1985, the southern boundary wall was present with fencing along the streetscape.

Mr. Padilla, previously sworn in, noted that several improvements were made by the previous owner after 2015, including the addition of the north wall and the replacement of the portal's metal posts with heavy beams. Only a portion of the south wall is indicated in the façade diagrams, and the CMU wall, which has been in existence for over 50 years,

does not add historic significance and should be considered non-contributing. The east and west walls were built more recently with modern materials.

Regarding the garage, as the original architectural features no longer exist, it should be non-contributing, as is the neighboring unit.

Public Comment:
Ms. Beninato, previously sworn in, emphasized that each property should be evaluated individually, and past precedent should not dictate current decisions. Rear garages were typical of specific historic periods and may be considered contributing if consistent with original openings. Similarly, block walls, used before 1950, can be historically significant, despite not being made of adobe. While the primary façade is generally the front, the façade featuring a single window may also warrant consideration as a contributing element.

Mr. Al, 530 Calle Corvo, Santa Fe, was sworn in. Mr. Al noted that the garages at 532 and 530 Calle Corvo share a back wall and have a zero-lot-line configuration, with shared interior and west-side walls. The garage at 530 Calle Corvo was deemed non-contributing on September 9, 2025. Although plans for that structure are unclear, it has historically served as a residence.

Mr. Moquino added that a wall, fence, maintenance and repairs were approved by the historic preservation division in 2016.

Board Action:
Member Cherry moved in case 2025-011108-HDRB at 532 Calle Corvo to follow staff recommendations to revise the designated structure as contributing, identify façades one and two on the east side as primary façades, designate the south wall as contributing, designate the garage as contributing, with its east façade as primary, and elevating the property's status from non-contributing to contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

f. **2025-011122-HDRB, 121 E. Santa Fe Ave.:** Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to the primary façade to a height of 13’-0” where the maximum allowable is 18’-3” and other minor alterations. An exception is 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 façade.

Mr. Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the addition to the primary façade and other elements of the application as they comply with 14-5.2(D)2(d) General Design Standards for all Historic Districts and 14-5.2(H) Don Gaspar Area Historic District Design

City of Santa Fe, New Mexico

memo

DATE: **September 23, 2025**

TO: **Historic Districts Review Board**

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

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

2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	___ Proposal Letter
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
____ Other: Proposed Primary Façade Diagram	___ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and that the east façade of each structure be designated as primary (numbers one and two on the façade drawing), per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Three motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), and one required for the yard wall.

Status (main residence):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the main residence, as contributing, designating facade (number one and two from the façade diagram) as primary façade(s).
b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the main residence as non-contributing.

Status (garage):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the garage, as contributing, designating facade (number one from the façade diagram) as primary façade(s).
b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the garage as non-contributing.

Status (yard wall):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the southern yard wall, as contributing.
b. In case 2025-011108-HDRB, for 532 Calle Corvo, designate the east and north yard wall as non-contributing.

BACKGROUND & SUMMARY:

Streetscape:
The general streetscape at 532 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry block with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tile portal and entry-way roofing material, making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture and divided lite windows. Most of the structures in the streetscape are one-story but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.

Site Description:
The single-family residence at 532 Calle Corvo is designated as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and totals 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style, as observed by the construction material, recessed doors and windows, flat roof and rounded parapets. The previous status of the structure was assigned in the 1980s during a "drive-by" assessment by staff which was a common practice at the time in the historic districts.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations from 1958 to 1996 including a bedroom addition, covered portal, and laundry room (Murphey 2025:3). A post 1975 window replacement and exterior insulation project occurred on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred. A post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the yard wall is historic while the east and north portions are recent and replaced a metal fence that once was along Calle Corvo (Murphey 2025:19).

PREVIOUS CASE SUMMARIES:

There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. Currently, there is a 1985 Historic Building Inventory (HBI) form completed by staff with nominal information pertaining to the structure and its historic significance.

APPLICANT'S REQUEST:

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

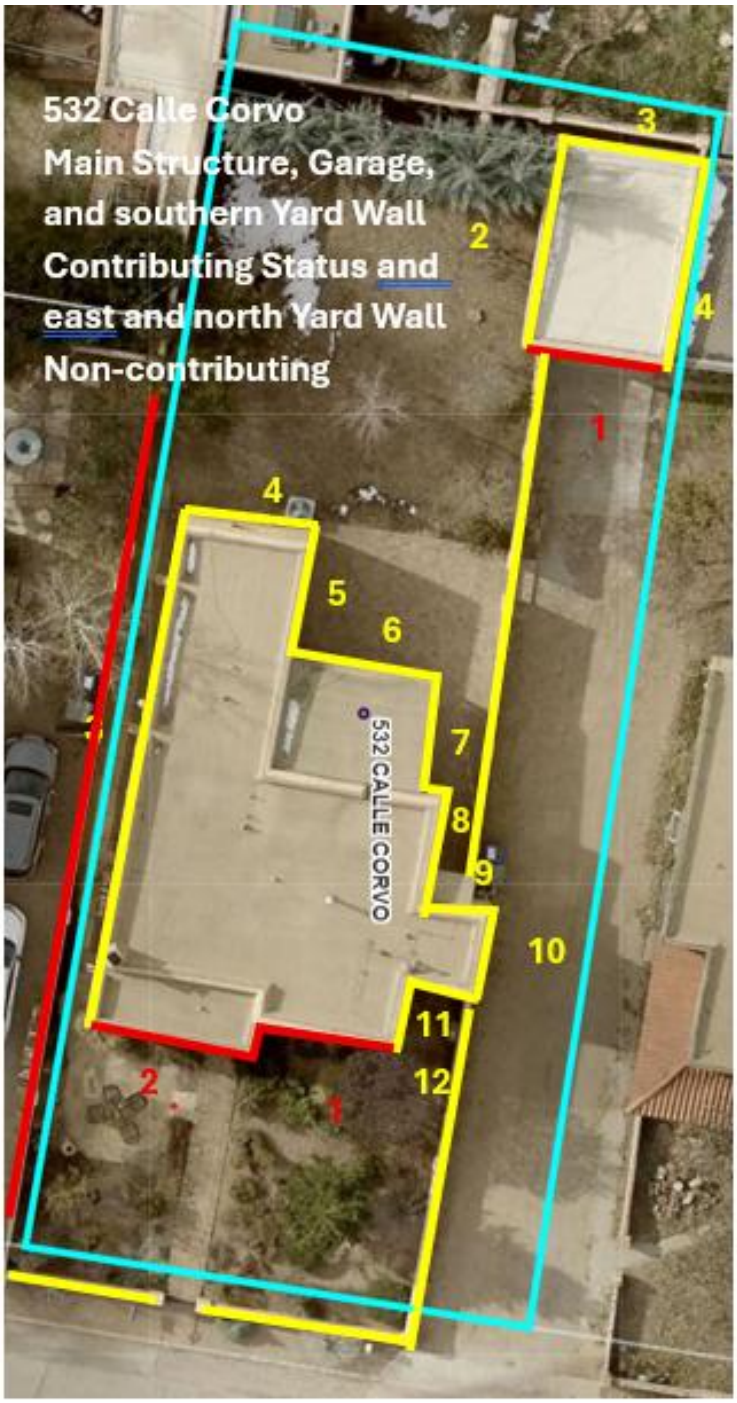


Figure 1: Proposed Façade Diagram for 532 Calle Corvo.

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.

DEFINITIONS:

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.

A638

building threatened? yes	surveyed date 12-12-85 by mb	county Santa Fe	ID no. 051611646
field map number SFHD-6-1645		UTM reference zone 12 13 easting	northing

location description
532 Cons

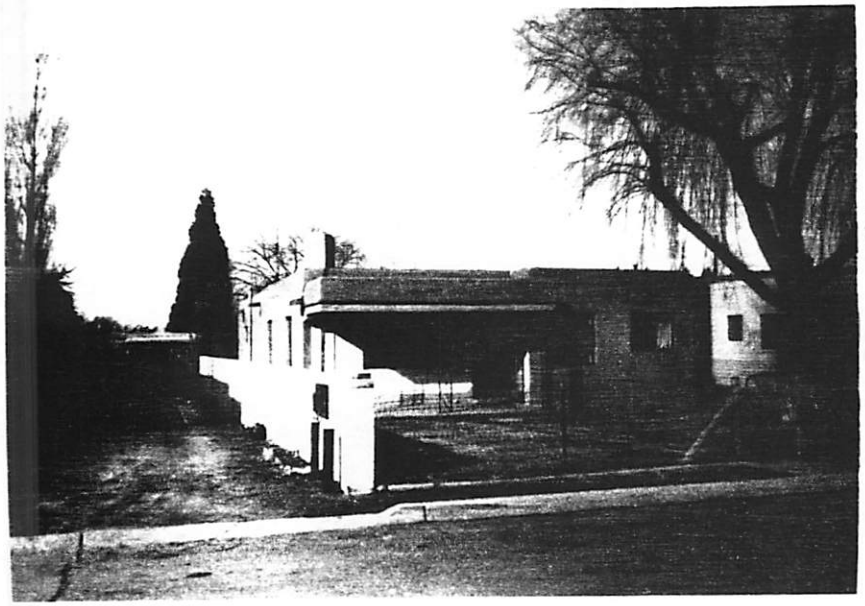
city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ph. roll by mb no. 23	negative nos. 2	loc. of neg.	plan shape



date of construction
P 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

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025 – Revised

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 10470528

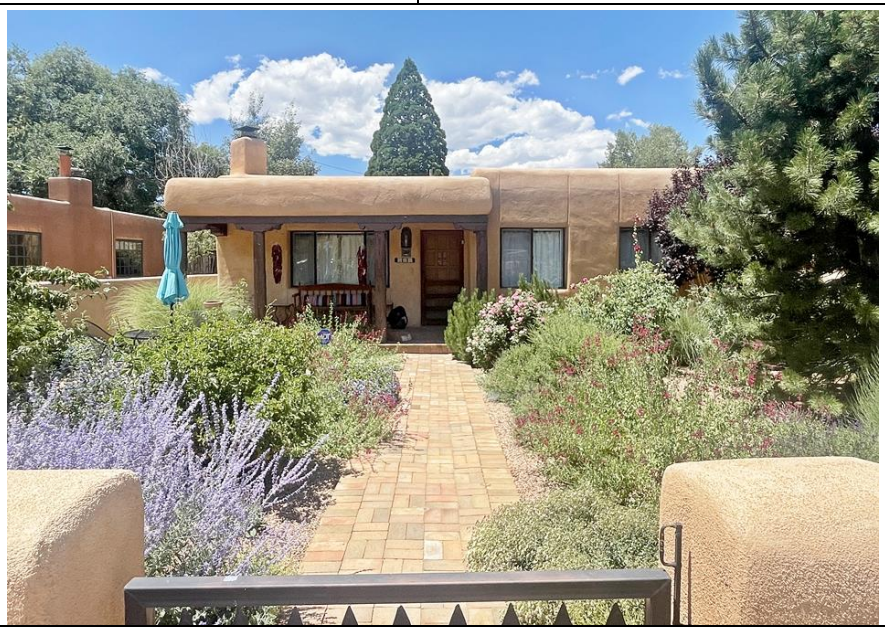
5. Property Type:
_x Buildings: 2
_x Structures: walls
__ Site __ Object

6. Date of Survey: July 27, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1985, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6806349,-105.9331281



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

Erected around 1950, the house began as a compact rectangular structure with two bedrooms. Between 1958 and 1966, a narrow primary bedroom addition and a roofed patio were added to the rear, expanding the home to its current footprint of approximately 1,302 heated square feet. The building's façade was altered in the 2010s, when its original decorative metal porch supports were removed and replaced with wood members intended to evoke an earlier architectural period. The property also includes a one-car garage and several sections of stuccoed yard wall, most of which are recent additions. The house and garage are currently designated Non-contributing to the Downtown and Eastside Historic District. The yard walls have no status.
Continued on Page 5.

12. Who uses the property? Residence

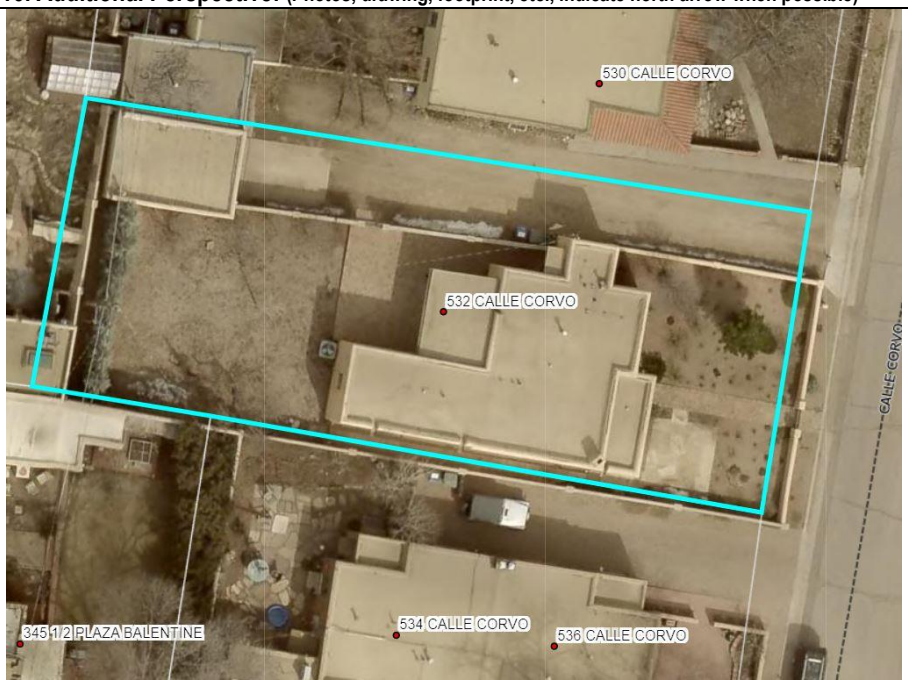
13. Construction Date:
Date: c. 1950
_ _Known _x_ Estimated Source: deeds, city directories, and aerial photographs

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

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

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

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



Source: Office of the Santa Fe County Assessor
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: Current owner, via John A. Padilla, AIA

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

Current owner: Susan McShane Salomone Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing: house and garage _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-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 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 __ Aluminum Siding __ Wood: Board and Batten

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

__ Wood: Tongue and Groove __ Other:

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

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

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ 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 House and Garage

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	2
Sliding	Aluminum	1-1	10
Combination	Aluminum	1S-1F-1S	1
Fixed	Steel	12	1

Abbreviations: C = casement, F = fixed, S = sliding, T = transom

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	17 Panel & Vision Lite	Wood	1
Single-Leaf	½ Light & Panel	Wood	1
Garage	Tilt-Up Pantel	Steel	1

12. Chimneys _x_ Short, stuccoed stack; interior, southeast corner

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; primary bedroom addition, covered patio, and canopy over laundry room entry; aerial photographs
#2 Date: Unknown, post 1975; wholesale replacement of windows; material and visual evidence
#3 Date: Post-1914; alteration of front portal, to include new wood elements; Google Street View imagery
#4 Date: Post-1914; construction of front yard walls; Google Street View imagery.

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

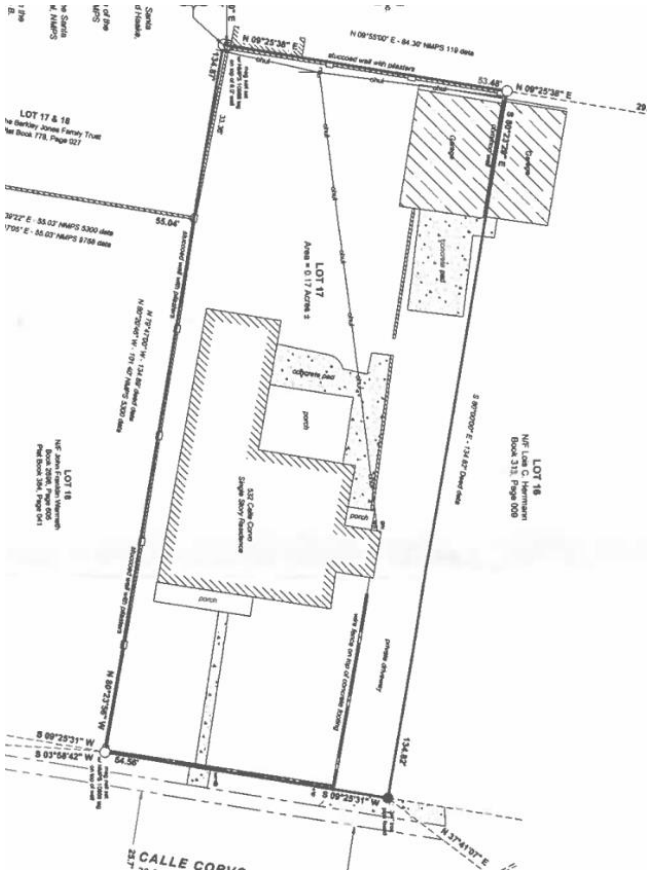
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2025 site plan. Courtesy of Ladn Surveying Company, L.L.C.



For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home**	**2. Location:** **532 Calle Corvo** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number: Santa Fe ID: H-638** **4. County: Santa Fe** **5. Date of Survey: July 27, 2025**

Architectural Description Continued

Setting

Occupying Lot 17, the subject property is located on the west side of Calle Corvo, facing the parking lot of Acequia Madre Elementary School—a facility that had not yet been constructed when the residence was built.

The house sits near the front of the lot with a setback consistent with its neighbors, reflecting a 1941 subdivision covenant (Photo 1). The site is level and enclosed by low stuccoed walls, most of which are recent additions. Prior to 2015, the front yard consisted of bare earth and was enclosed by wire fencing (Fig. 6).

Following the construction of the current walls, a formal planting scheme was introduced. An additional wall section along the shared driveway was stuccoed in 2024. The backyard consists primarily of hardscaping and graded earth. The property shares a driveway with the adjacent parcel to the north.

East (Front Façade)

The front façade, which faces Calle Corvo, presents a Spanish Pueblo Revival vocabulary, although several elements were introduced in recent years. At the south end is a generously sized *portal* (Photo 2). This flat-roofed structure with a stuccoed parapet is supported by round wood posts topped with double *zapatas* (corbels).

As shown in a 2014 Google Street View image (Fig. 6), the portal was previously supported by scrolled metal brackets. This prefabricated bracket type—advertised in the SANBUSCO catalog during the postwar period—was commonly used on modest Santa Fe homes for both structural and decorative effect. Identical supports remain on the adjoining house to the north.

Centered within the portal is an aluminum combination window composed of a fixed central panel flanked by sliding sashes (Photo 3). Like most windows on the house, it is covered by a metal storm unit. The portal floor is now finished in brick and square concrete pavers, replacing the original poured concrete surface. The main entry door is sheltered beneath the portal; it is a wood unit with an 18-panel design and a small glazed vision light Photo 4).

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North of the portal, the façade steps forward approximately three feet to accommodate the dining room and kitchen area (Photo 5). This section contains tall sliding aluminum windows, also protected by storm units (Photo 6).

At this point—and continuing around the structure—are pronounced vertical control joints in the stucco, likely introduced to manage cracking or movement in the wall surface. Evidence of prior or ongoing movement is further suggested by an aftermarket metal angle bracket affixed to the top-left corner of the kitchen window surround, apparently installed to stabilize the projecting stucco or conceal visible cracking.

The façade steps forward once more, approximately seven feet, to a small, boxy volume that houses the laundry room. Like the adjacent rooms, it is lit by a sliding aluminum window with a storm unit.

North and West Elevations

The north elevation, which faces the shared driveway, begins at the east end with the projecting volume of the laundry room (Photo 7). Around the corner, on the west-facing wall of this volume, is a secondary entry providing access to the laundry area (Photo 8). This door is a half-light wood panel unit that appears to be of an earlier vintage.

It is sheltered by a shallow shed-roof canopy made of corrugated metal, supported by peeled-log vigas. A galvanized steel brace—likely a later addition—anchors the canopy to the wall, marking it as an aftermarket intervention not original to the building. The canopy does not appear in the 1958 aerial photograph (Fig. 4).

Continuing west, the north elevation extends approximately 11 feet to enclose a bedroom (Photo 7). Like other walls on the house, this section includes a sliding aluminum window providing light to the interior.

Turning the corner, the west elevation of the original house comes into view. This section includes a sheltered rear porch added after 1958, as well as window openings serving the bedroom and bathroom (Photo 10).

Beyond this is a primary bedroom addition, constructed—based on aerial photographs—between 1958 and 1966 (Figs. 4 & 5. This rectangular volume projects approximately 13 feet and features privacy-oriented fenestration: high-set horizontal windows and a vertical aluminum sliding unit placed in the short west-facing wall (Photo 11).

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South

The south elevation sits close to the property line (Photo 12). It includes the south wall of the primary bedroom addition, which is marked by a single high-set privacy window (Photo 13). The remainder of the elevation belongs to the original volume and is fenestrated with two vertical openings, each fitted with sliding aluminum units (Photo 14).

Interior

The interior was not entered during the site visit.

Garage

Tucked into the northwest corner of the lot, at the end of the driveway, is a one-bay garage (Photo 15). The roughly 392-square-foot structure is constructed of stuccoed concrete masonry units (CMU) and was likely built contemporaneously with the house. Its north wall shares a zero-lot-line condition with an adjoining garage—now used for storage—on the neighboring property.

The subject garage features a metal tilt-up door painted with a decorative scene of an Indian Pueblo. The south elevation includes a single 12-light steel industrial window. No other fenestration is present.

Walls

A CMU yard wall extends along the south property line. Based on aerial photographs, this wall was in place by 1958 (Fig. 4). It was coated with stucco in the 2010s. All other front yard walls are of recent construction.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank, who died in 1934. His eldest son, Levi A. Hughes, Jr., vice president of the Santa Fe Builders Supply Company, sought to develop the family land with suburban-style housing.

In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition (Fig. 1).

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were not constructed until after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described the neighborhood as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!"[1] Behind this marketing language lay a harsher reality. Item "e" of the subdivision's eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: "No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant."[2]

While such language was common boilerplate in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe's Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[3]

Lot 17

Designated as Lot 17 on the 1938 subdivision plat, the parcel that would become 532 Calle Corvo first changed hands in late 1944 when Christine Hughes sold it to Mary Gray Bangs. Bangs also owned the adjoining lot to the south.[4]

Born Mary Blakeney Gray in 1862 in Brooklyn, New York, she was the second wife of American humorist and author John Kendrick Bangs. Formerly his secretary, she married him in New York City in 1904. John Kendrick Bangs died in 1922, and Mary remained in Yonkers, where he had once served as mayor.

---

[1] "Homes for Sale [advertisement]," *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.
[3] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[4] Warranty Deed, Elizabeth L. Hughes to Mary Gray Bangs, recorded December 28, 1944, Book 26, Page 509, Instrument # 75296, Santa Fe County, New Mexico.

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Twenty-one years later, in 1943, Mary Gray Bangs arrived in Santa Fe by motorcar, accompanied by Madame Tripier of Paris, France. The *Santa Fe New Mexican* marked their arrival with a glowing profile, describing Bangs as a woman of "dash and charm," whose many friends in literary and artistic circles had "benefitted by conversation which is punctuated by sharp shafts of irony and satire, and mellowed by electrified humor."[5]

Bangs likely entered Christine Hughes's circle informally and may have purchased the Calle Corvo lots on a whim. However, she ultimately settled elsewhere, having purchased a home in Plaza Balentine the previous year. Lot 17 eventually reverted to Hughes, who sold it in 1946 to Frank and Elizabeth Flanagan.[6]

Originally from Kansas City, Frank Flanagan first came to Santa Fe in 1933 to visit his sister—who was married to Levi Hughes Jr., the original developer of the Calle Corvo subdivision and son of Elizabeth Hughe who owned the property.

Frank later relocated to Santa Fe with his first wife, Calla Belle. After their divorce, he married Elizabeth Zook, a member of the Zook Pharmacy family. He initially worked for the Santa Fe Builders Supply Company, where his brother-in-law was vice president, and later joined Allen Stamm and Associates during Santa Fe's postwar building boom. Given these connections, he likely built the home on Lot 17.

Frank and Elizabeth, however, lived elsewhere, occupying a Stamm-built house in the Casa Linda addition. In March 1951, the Flanagans sold Lot 17 to Tony and Margarita Chavez, who would keep the property in her family for nearly 65 years.[7] The lot had a house at the time, which is confirmed by aerial flyover made two months later (Fig. 2).

The Chavez Home

Born in 1921 in Santa Fe, Antonio (Tony) Chavez Jr. lived in the city until the death of his mother when he was ten. He was then sent to St. Anthony's Orphanage in Albuquerque,

[5] "Mrs. John K. Bangs, Widow of Humorist, To Make Home Here," *Santa Fe New Mexican*, May 5, 1943, 2.
[6] Warranty Deed, Elizabeth Hughes to Frank S. and Elizabeth Flanagan, recorded March 3, 1946, Book 22, Page 371, Instrument # 80519, Santa Fe County, New Mexico.
[7] Warranty Deed, Frank S. and Elizabeth Flanagan to Tony (Jr.) and Margie V. Chavez, recorded March 15, 1951, Book 56, Page 178, Instrument # 102655, Santa Fe County, New Mexico.

where he spent several years before returning to Santa Fe.[8] He attended Harrington Junior High and graduated from Santa Fe High School in 1939.

Drafted in 1942, Tony Chavez attained the rank of Sergeant in Battery C of the 447th AAA Battalion, a mobile anti-aircraft artillery unit. He was deployed to the European Theatre, serving in England, France—including during the Normandy campaign—and Germany.[9]

During combat operations, he was severely wounded by an anti-personnel mine and was discharged in 1945 due to his injuries.[10] His military honors included the Purple Heart with four clusters, the European-African-Middle Eastern Campaign Medal, the American Campaign Medal, the World War II Victory Medal, the French Medal of Freedom, and the Good Conduct Medal.

After returning to Santa Fe, Tony worked at Bruns Army Hospital off Cerrillos Road, where he met Margarita (Margie) Varela, a nurse's aide who treated combat veterans. They were married in 1949.

Following a brief stint as a fireman, Tony secured a position with the U.S. Postal Service as a mail carrier—a job he would hold for 38 years.[11] A 1953 photograph shows him sorting mail with a coworker (Fig. 3), corresponding with the first year Tony and Margie were listed in the city directory at the Calle Corvo address. They would go on to raise three daughters in the home.

The dwelling, originally a two-bedroom house, is visible in a 1958 aerial photograph (Fig. 4). It shows a compact rectangular home with a full-width front porch, approached by a concrete walkway. As the family grew, a rear addition was constructed, likely in the early 1960s; it appears in aerial imagery by 1966 (Fig. 5).

[8] "Antonio (Tony) Chavez Jr. [obituary]," *Santa Fe New Mexican*, March 9, 2014, C-3.
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: Military Discharges; Box Number: 16569; Box Title: Military Discharges Chavez-Chavez.
[10] Antonio (Tony) Chavez Jr."
[11] Ibid.

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A Makeover

Margarita Varela Chavez died in 1998 at age 64, and her husband Antonio followed in 2014 at the age of 92.

In 2015, one of their daughters deeded 532 Calle Corvo to Karen Parfitt Hughes, a former television reporter and prominent Texas Republican who served as a top adviser to George W. Bush during his 2000 presidential campaign.[12] Hughes was credited with helping craft the campaign's messaging—most notably the phrase "compassionate conservative"—and ghostwriting Bush's campaign autobiography.[13]

Hughes used the property as her vacation home and made significant changes to its front façade. These included replacing the original metal porch supports with more rustic wood elements, enclosing the front yard with short CMU walls, and installing a designed landscape.

Hughes sold the property to the current owner in 2024.

[12] Warranty Deed, Angela Chavez (PR) to Karen Parfitt Hughes, recorded February 9, 2015, Instrument # 1756913, Santa Fe County, New Mexico.
[13] "Bush Confidante's New Boss Ran Hillary Clinton's Campaign," *Fort Worth Star-Telegram*, July 13, 2008, B-2.

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

The house, erected in 1950 as a modest Pueblo Revival starter home, received a rear addition and covered porch by 1966. It has seen no further additions or changes in massing since that time. Around 2015, the front façade was modestly reworked. The original 1950s decorative metal porch supports were replaced with rustic stained wood posts and beams in a retrofitted, backward-looking style. While this alteration introduces a false sense of historical development, the building, overall, has retained its form since 1966.

For these reasons, the house is recommended for Contributing status, with the east (front) elevation designated as the primary façade. This reflects the home's principal architectural expression, even though it has been modified with later materials and replacement windows.

The garage is 50 years old, retains its overall plan, and continues to convey its original function. Its primary significance is the street-facing façade, with the garage door as the key character-defining feature. It is recommended that the garage be designated Contributing, with the east elevation recognized as its primary façade.

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Illustrations

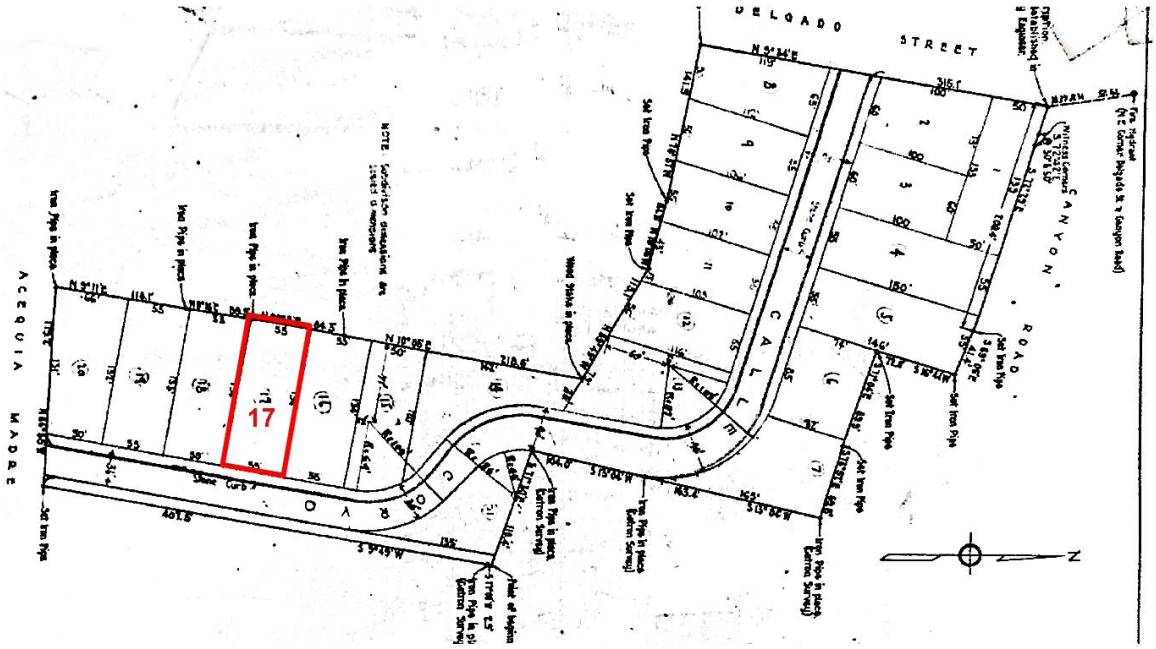

Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: May 26, 1951, aerial photograph. House and garage present.

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Figure 3:1953 photograph of Tony Chavez, Jr. (left) alongside retirement-era portrait (right). Both courtesy of the *Santa Fe New Mexican*.

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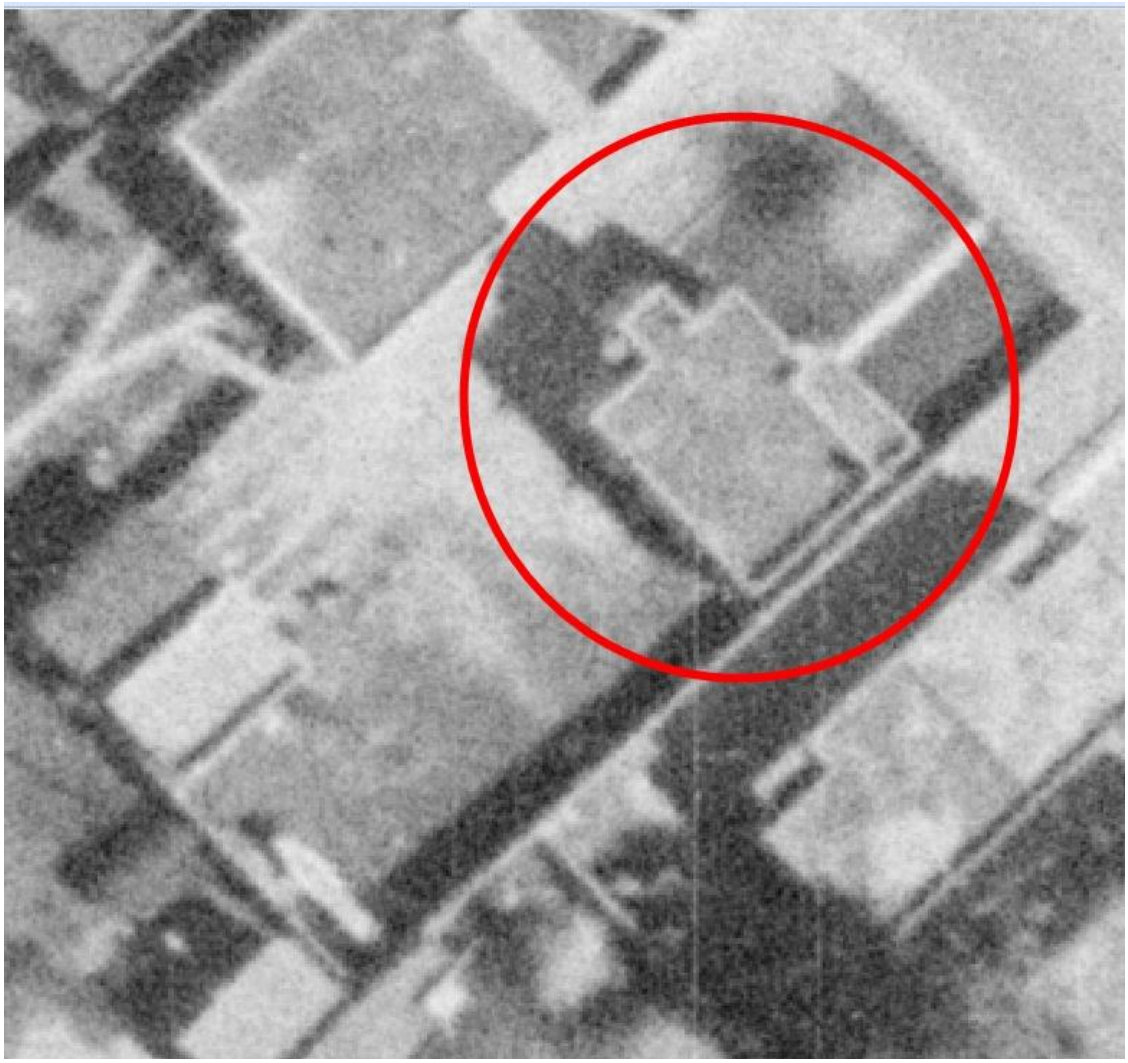

Figure 4: November 10, 1958, aerial photograph. Note original footprint of house and absence of walls except across the south property line.

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Figure 5: June 6, 1966, aerial photograph. Note presence of primary bedroom addition, roofed patio, and canopy over laundry room entry.

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Figure 6: April 2014 Google Street View image taken before Karen Parfitt Hughes purchased the property.

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Survey Photographs

(All images taken by Giulia Caporuscio, July 27, 2025, unless otherwise noted)

Photo 2: East (front) façade. Camera facing west.

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Photo 3: East (front) façade. Replaced window at portal. Camera facing west.

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Photo 4: East (front) façade. Front entry door. Camera facing west.

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Photo 5: East (front) façade. Camera facing southwest.

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Photo 6: East (front) façade. Window and stucco detail. Camera facing west.

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Photo 7: North elevation. Camera facing south.

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Photo 8: West elevation. Laundry room. Camera facing east.

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Photo 9: West elevation. Laundry room entry. Camera facing east.

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Photo 10: West elevation. Original section. Camera facing east.

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Photo 11: West elevation. Primary bedroom addition. Camera facing east.

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Photo 12: South elevation and property wall. Camera facing northeast.

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Photo 13: South elevation. Privacy window at primary bedroom addition. Camera facing north.

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Photo 14: South elevation. Original section. Window detail. Camera facing north.

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Photo 15: Garage (left of red line). Camera facing southwest.

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: October 04, 2024

To: Building Permit Division

From: Paul A. A

Paul Duran

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

Project Address: 532 CALLE CORVO, Santa Fe, NM 87501

Case Number: 2024-009232--ADMIN

Contact Name: Al Salomone

Phone Number: 405-203-8344 **Email:**

Approved Scope of Work: *1) Stucco with STO elastomeric stucco color fawn to match the existing house.*

Conditions of Approval: *1) No construction permit or final historic inspection is needed.*
2) No other work is approved.

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
REQUEST FOR MAINTENANCE AND REPAIR

Applicant Information (to be completed by the Applicant)

Date: 9/9/24 Location of Project: 532 Calle Corvo

Applicant

Name: AL Salomone

Phone: 405 203 8344 Email: asalomone@gulfexploration.com

Property Owner

Name: AL and Susan Salomone (Susan McShane Salomone Rev Trust)

Phone: 405 203 8344 Email: asalomone@gulfexploration.com

Proposed Work:

Stucco and paint back yard cinda block fencing to match front yard fencing and house. Color to match existing color of house and front yard fencing.

Please provide the following documentation with this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

Provide all information digitally to hpdsubmittal@santafenm.gov . See the HPD webpage for detailed instruction.

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete
Skylights	Brick Coping	Hardscaping
Canales	Exterior Lights	Stucco and Paint
Mechanical Equipment	*Fences, Walls, and Gates	*Windows and Doors

*May require HDRB approval.

November 2021

Al and Susan Salomone
15850 Farm Cove Road
Edmond, Oklahoma 73013

September 9, 2024

Santa Fe Historical Preservation District
200 Lincoln Ave
Santa Fe, N.M. 87501
hpdsubmittal@santafenm.gov

RE: 532 Calle Corvo Rd
Santa Fe, N.M. 87501

To Whom It May Concern:

On September 9, 2024 Al and Susan Salomone are closing the purchase of the property at 532 Calle Corvo Rd from Karen Hughes. Santa Fe Title Co. is handling the closing. Upon purchasing the property Al and Susan Salomone would like to complete finishing the backyard fence by stuccoing and painting the existing cinder block fence (see attached). The fence will be painted to match the existing home color and the color of the front fence.

This is strictly a request to finish the fence project by adding stucco and paint. I can be reached at 405-203-8344 or at asalomone@gulfexploration.com if you having any questions regarding this application. Thank you for your assistance with this request.

Best Regards,

Al Salomone

From: Al Salomone
Sent: Friday, September 6, 2024 9:30 AM
To: Al Salomone

Sent from my iPhone

From: Al Salomone
Sent: Friday, September 6, 2024 9:31 AM
To: Al Salomone

Sent from my iPhone

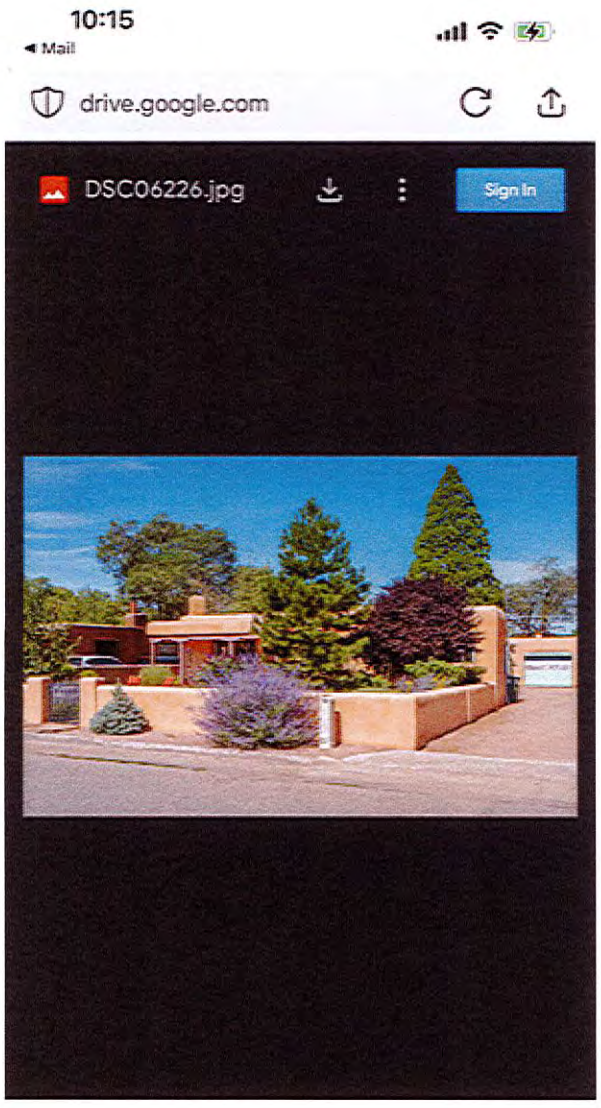
From: Al Salomone
Sent: Friday, September 6, 2024 9:32 AM
To: Al Salomone

Sent from my iPhone

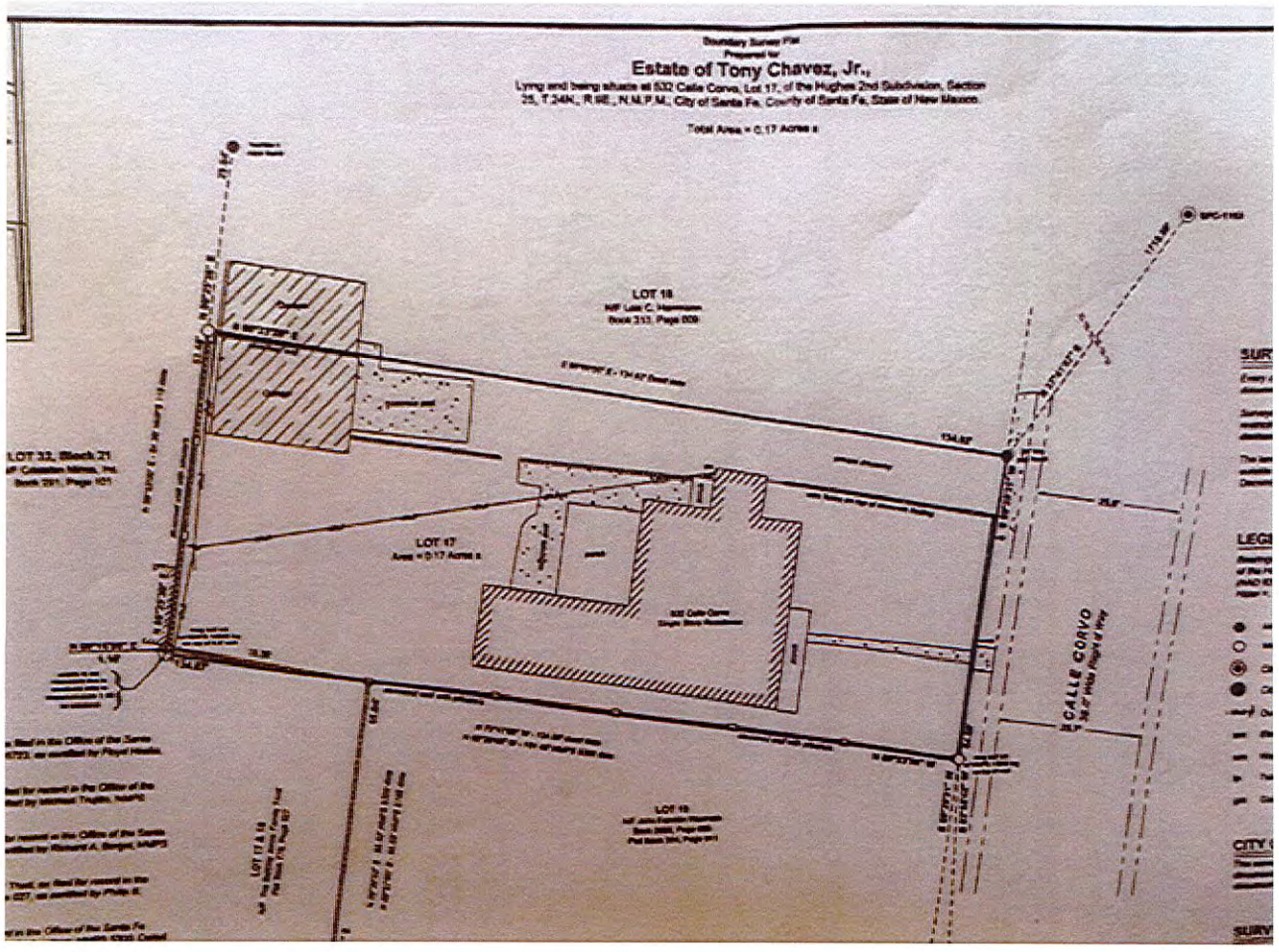
From: Al Salomone
Sent: Friday, September 6, 2024 9:33 AM
To: Al Salomone

Sent from my iPhone

From: Al Salomone
Sent: Friday, September 6, 2024 9:34 AM
To: Al Salomone



From: Al Salomone
Sent: Friday, September 6, 2024 10:46 AM
To: Al Salomone



Sent from my iPhone

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: 7.25.16

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez-Thomas, HPD Planner Senior _____ (STAFF INITIALS)

Sobia Sayeda, HPD Planner Technician Senior _____ (STAFF INITIALS)

Date Submitted: 7-20-16

Contact Name: Barbara Holmes

Phone Number: 982-6733

Project Address: 532 Calle Corvo

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:

6 PVC weep holes installed in wall and painted to match stucco color

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

☐ Yes ☑ No PERMIT or PERMIT REVISION REQUIRED
ROUTE TO HISTORIC DIVISION DR

☐ Yes ☑ No INTERIM HISTORIC INSPECTION DR

☑ Yes ☐ No FINAL HISTORIC INSPECTION DR

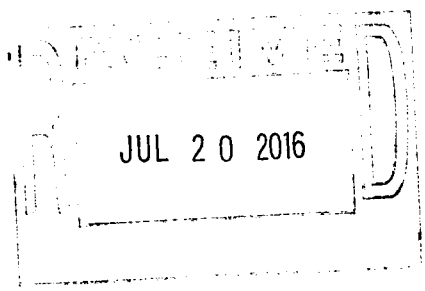
Karen Hughes Residence July 20/16

In addition to the walkway and wall at 532 Calle Corvo there needs to be six weep holes along the north wall. These will be 31" below the top of the wall. They will be 3" PVC stuccoed w/ El Rey # 108 cementious Kokanee stucco and painted on the inside.

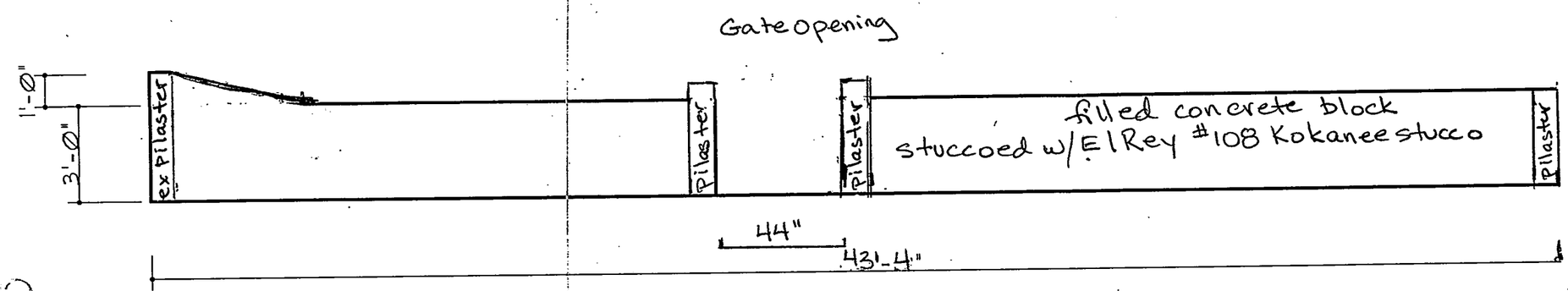
Contact information

Barbara Holmes

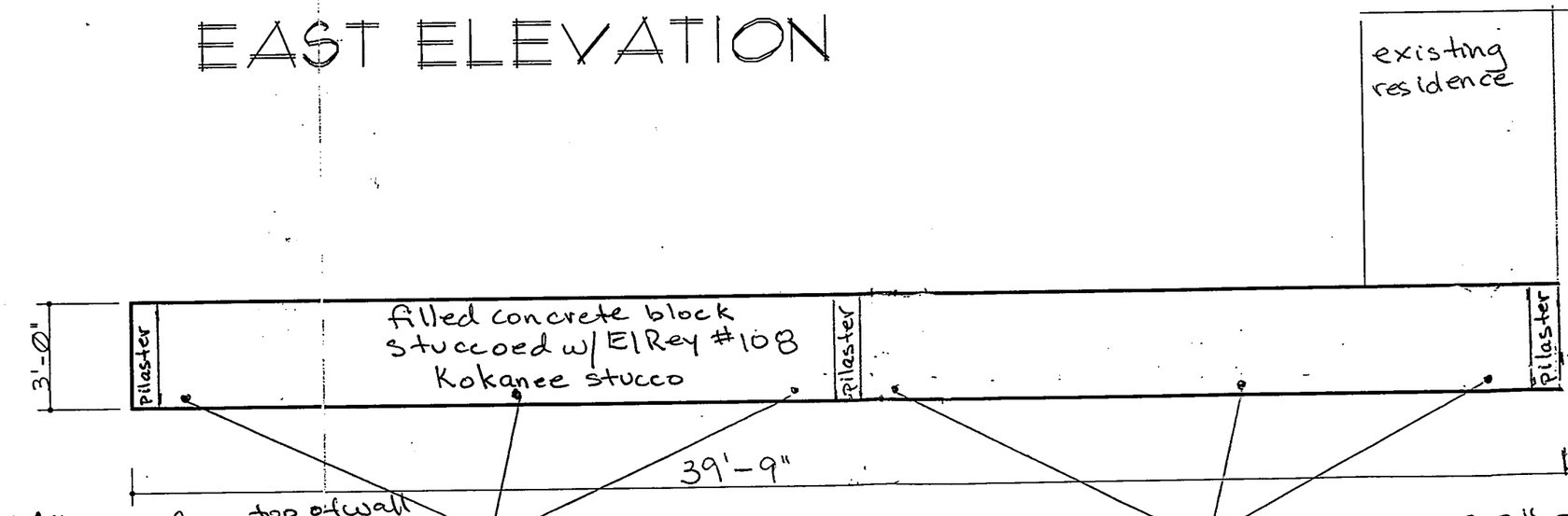
505-982-6733



532 Calle Corvo



EAST ELEVATION



NORTH ELEVATION

1/4" = 1'-0"

weep holes of 3"PVC stuccoed w/El Rey #108
cementitious Kokamee stucco painted on inside
3#" down from top of wall

LOT 16
N/F Lois C. Hermann
Book 313, Page 009

1" = 20'

N

N 09°25'38" E

53.48'

S 80°23'29" E

Garage

Gutter

concrete pad

S 80°00'00" E - 134.82' Deed data

134.82'

private driveway

N 37°41'07" E

S 09°25'31" W

25.6'

filled concrete block stuccoed w/ El Rey #108 Kokamee stucco

LOT 17
Area = 0.17 Acres ±

porch

532 Calle Corvo
Single Story Residence

4'4" wide brick walkway in Kinney Brick Colonado Summit

poran

filled concrete blocks stuccoed w/El Rey #108 Kokamee Stucco

CALLE CORVO
36.0' Wide Right of Way

N 09°25'38" E - 84.30' NMPS 119 data

stuccoed wall with pilasters

mag nail set w/ NMPS 10568 tag on top of 6.0' wall

33.36'

134.87'

55.04'

N 79°47'00" W - 134.89' deed data
N 80°20'46" W - 101.40' NMPS 5300 data

N 80°23'56" W

54.56'

mag nail set w/ NMPS 10568 tag on top of wall

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: May 23, 2016

To: BUILDING PERMIT DIVISION

From: David Rasch, HPD Planner Supervisor: DR (STAFF INITIALS)

Nicole Ramirez Thomas, HPD Planner Senior NART (STAFF INITIALS)

Date Submitted: May 23, 2016

Contact Name: Barbara Holmes

Phone Number: 505-982-6733

Project Address: 532 Calle Corvo

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:

Replacemt of a wire fence and gate w/ a stucco wall and wrought iron gate. Brick walkway will replace the existing concrete walk.

- Wall will not exceed 36" w/in the designated traffic triangle. Gate pilasters will be 4'0" in height.
- Gate will be wrought iron, open design.
- Stucco for wall will be "Kokanee" El Rey Cementisorus stucco.
- Brick walkway will be Kenney Brick "Coronado Summit" Color.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

- ☑ Yes ☐ No ROUTE TO HISTORIC DIVISION DR
- ☑ Yes ☐ No INTERIM HISTORIC INSPECTION DR
- ☑ Yes ☐ No FINAL HISTORIC INSPECTION DR

May 23/16

Barbara Holmes acting as agent for Karen Hughes ~~work~~ would like to change the fence and walkway at 532 Calle Corvo

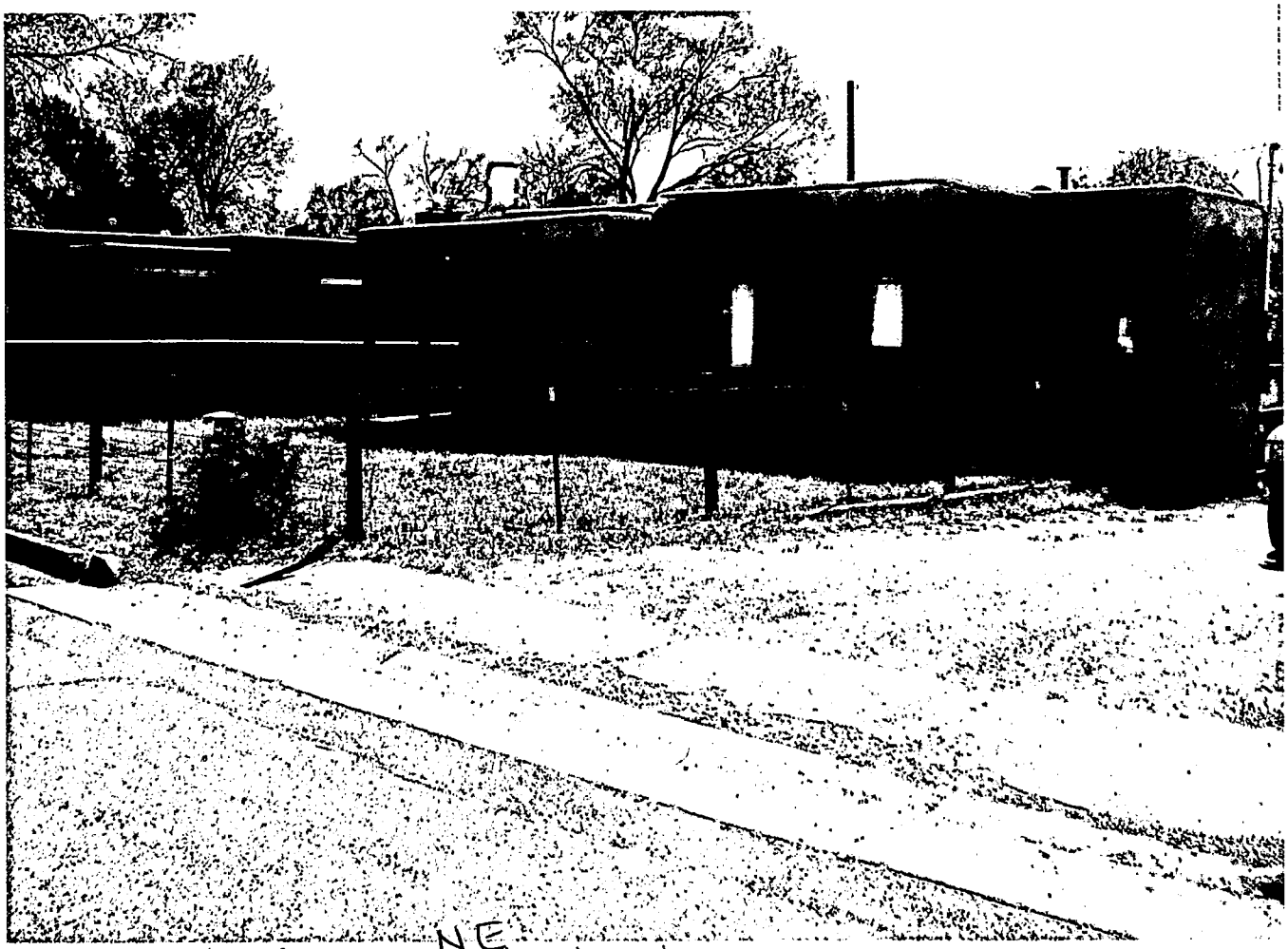
The ~~E~~existing wire fence would be replaced with a 36" high filled concrete block wall stuccoed with El Rey #108 cementious Kokanee stucco.

There is one existing pilaster at the end on the south wall which is a 48" wall. This would slope down in 4' to the 36" height on the east wall. On the east wall a 44" gate opening would center on the brick walkway. Two 40" pilasters would be on either side of the opening. There would be a wrought iron gate 42" wide and 40" high. The wall would continue at 36" high along the east front and another pilaster of 36" high would be at the NE corner. The wall would turn 90° to begin the north wall which would have a pilaster of 36" high approximately 20' along. The wall would continue and meet with the existing ~~house~~ residence. Another pilaster of 36" high would finish the wall.

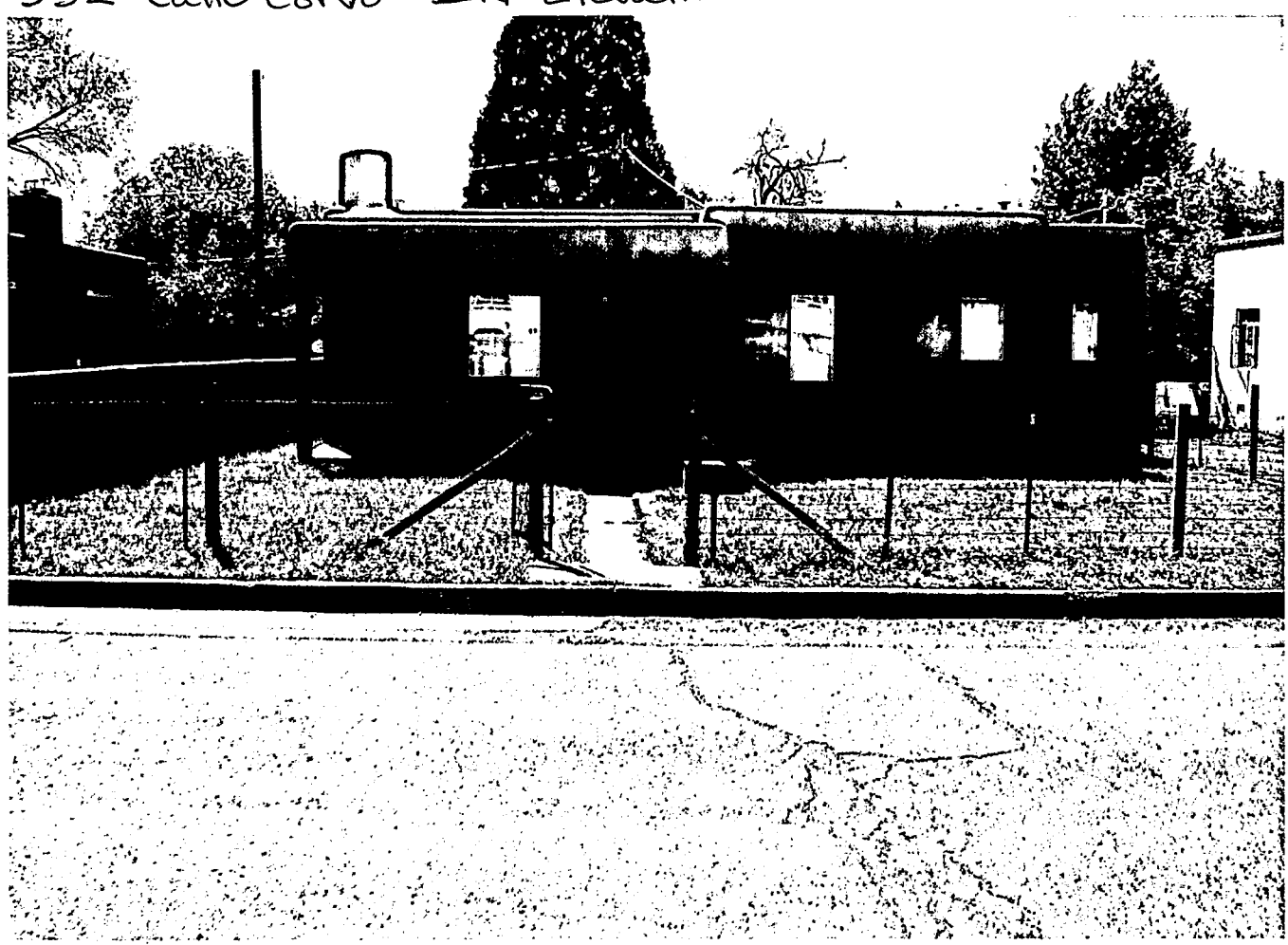
The wrought iron gate would be opening into the yard.

A 44" wide brick walkway of Kinney Brick Coronado Summit. The sides and first bricks in from the sides will be cemented in and the rest will be bedded in sand.

Barbara Holmes May 23/16

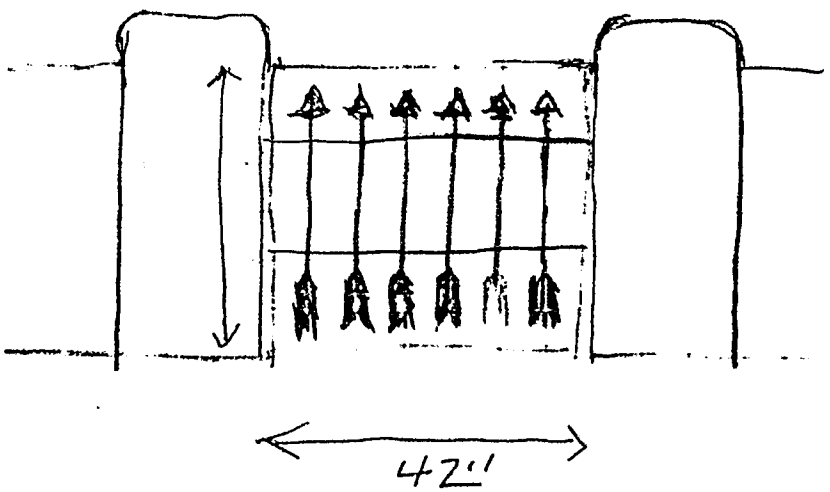


532 Calle Corvo ~~SW~~ NE Elevation



532 Calle Corvo ~~East~~ E Elevation

532 Calle Corvo ~~E~~ Elevation
Walkway detail


42'

blasingame design

Quote

May 13, 2016

Mr. and Mrs. Jerry Hughes
2 Brett Cove
Rollingwood, TX 78746

Custom Iron Gate for Santa Fe
42" wide, height tbd (see attached for design)

Total $1,475.00

Shipping, installation and tax additional.

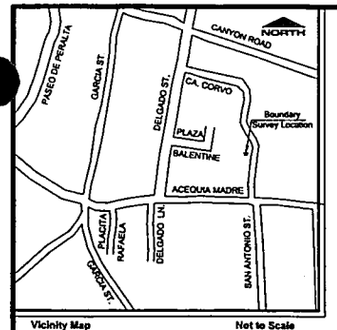
Boundary Survey Plat
Prepared for

Estate of Tony Chavez, Jr.,

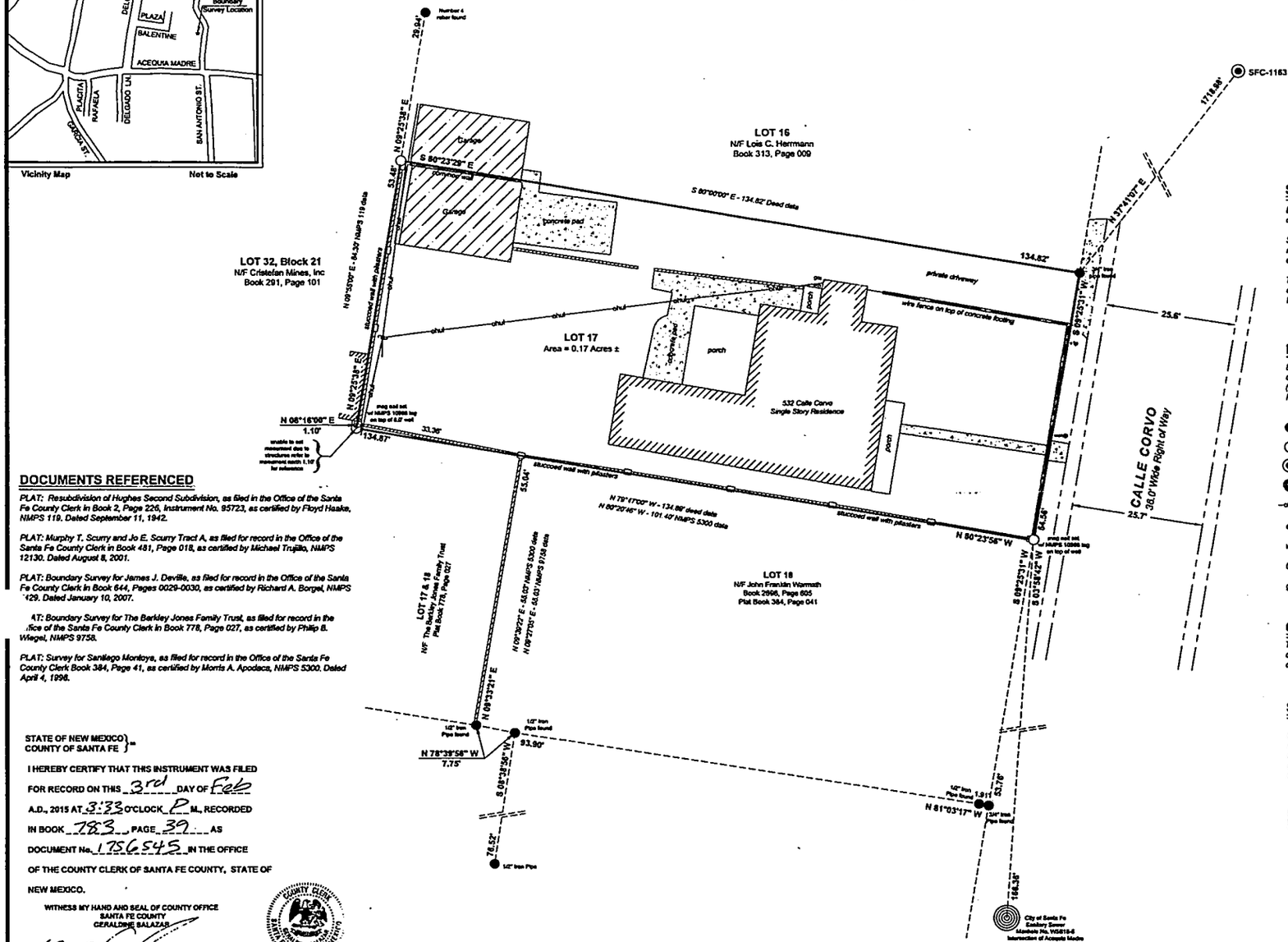
Lying and being situate at 532 Calle Corvo, Lot 17, of the Hughes 2nd Subdivision, Section 25, T.24N., R.9E., N.M.P.M., City of Santa Fe, County of Santa Fe, State of New Mexico.

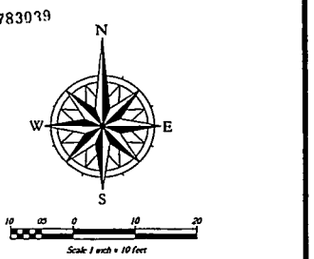
Total Area = 0.17 Acres ±

783039



Vicinity Map — Not to Scale





SURVEYORS NOTES

Every document of record reviewed and considered as part of this survey is noted hereon. Only those documents noted hereon were supplied to the surveyor or as researched by Land Surveying Company, L.L.C.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or other facts that an accurate and current abstract may disclose.

The lands as depicted on this plat hereon are rated Zone "X" as per FEMA this is an area determined to be outside the 0.2% annual chance floodplain. See FIRM Panel No. 350049C 0416E, Effective date December 4, 2012.

LEGEND

Bearings are derived from a from the northeast corner of Lot 17, and the southeast corner of Lot 19 of the Hughes Second Subdivision, Plat Book 002, Page 226, applying grid to ground state plane (NAD 83) New Mexico Central Zone Coordinates Geodetic local position using GPS RTK Topcon Hiper +, (S.09°25'31"W.) distances are ground - bearings are grid.

- Monument found number 4 rebar with 5217 cap or "X" in concrete or as noted.
- Monuments set , no. 4 rebar with 10988 cap or meg nail with 10988 shiner set in concrete.
- City of Santa Fe aluminum cap found and used as noted.
- City of Santa Fe Sanitary Sewer Manhole as noted.
- ohu-2 Overhead utility line with power pole.
- em Electric Meter
- wm Water Meter
- tp Telephone Pedestal
- gm Gas Meter

DOCUMENTS REFERENCED

PLAT: Resubdivision of Hughes Second Subdivision, as filed in the Office of the Santa Fe County Clerk in Book 2, Page 226, Instrument No. 95723, as certified by Floyd Haake, NMPS 119. Dated September 11, 1942.

PLAT: Murphy T. Scurry and Jo E. Scurry Tract A, as filed for record in the Office of the Santa Fe County Clerk in Book 481, Page 018, as certified by Michael Trujillo, NMPS 12130. Dated August 8, 2001.

PLAT: Boundary Survey for James J. Deville, as filed for record in the Office of the Santa Fe County Clerk in Book 644, Pages 0029-0030, as certified by Richard A. Borgel, NMPS 429. Dated January 10, 2007.

PLAT: Boundary Survey for The Berkley Jones Family Trust, as filed for record in the Office of the Santa Fe County Clerk in Book 778, Page 027, as certified by Philip B. Wegel, NMPS 9758.

PLAT: Survey for Santiago Montoya, as filed for record in the Office of the Santa Fe County Clerk Book 384, Page 41, as certified by Morris A. Apodaca, NMPS 5300. Dated April 4, 1998.

CITY OF SANTA FE 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 and additional documentation to prove legal lot of record.

SURVEYORS CERTIFICATE

I, Salvador I. Vigil, a Registered New Mexico Professional Surveyor do hereby certify that this Boundary Survey Plat was prepared from an actual field survey performed by me or under my direct supervision on January 16, 2015. The boundaries as depicted on the plat hereon were established using found monuments and documents of record. This survey is not a Land Division or Subdivision as per the New Mexico Subdivision Act. This survey meets the minimum standards for surveys set forth by the New Mexico Board of licensure for Professional Surveyors and Engineers.

Salvador I. Vigil, NMPS 10988 — 2.5.15 Date

SALVADOR I. VIGIL NEW MEXICO 10988 PROFESSIONAL SURVEYOR

STATE OF NEW MEXICO }
COUNTY OF SANTA FE }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 3rd DAY OF Feb A.D., 2015 AT 3:33 O'CLOCK P M., RECORDED IN BOOK 783 PAGE 39 AS DOCUMENT No. 1756545 IN THE OFFICE OF THE COUNTY CLERK OF SANTA FE COUNTY, STATE OF NEW MEXICO.

WITNESS MY HAND AND SEAL OF COUNTY OFFICE
SANTA FE COUNTY
GERALDINE SALAZAR

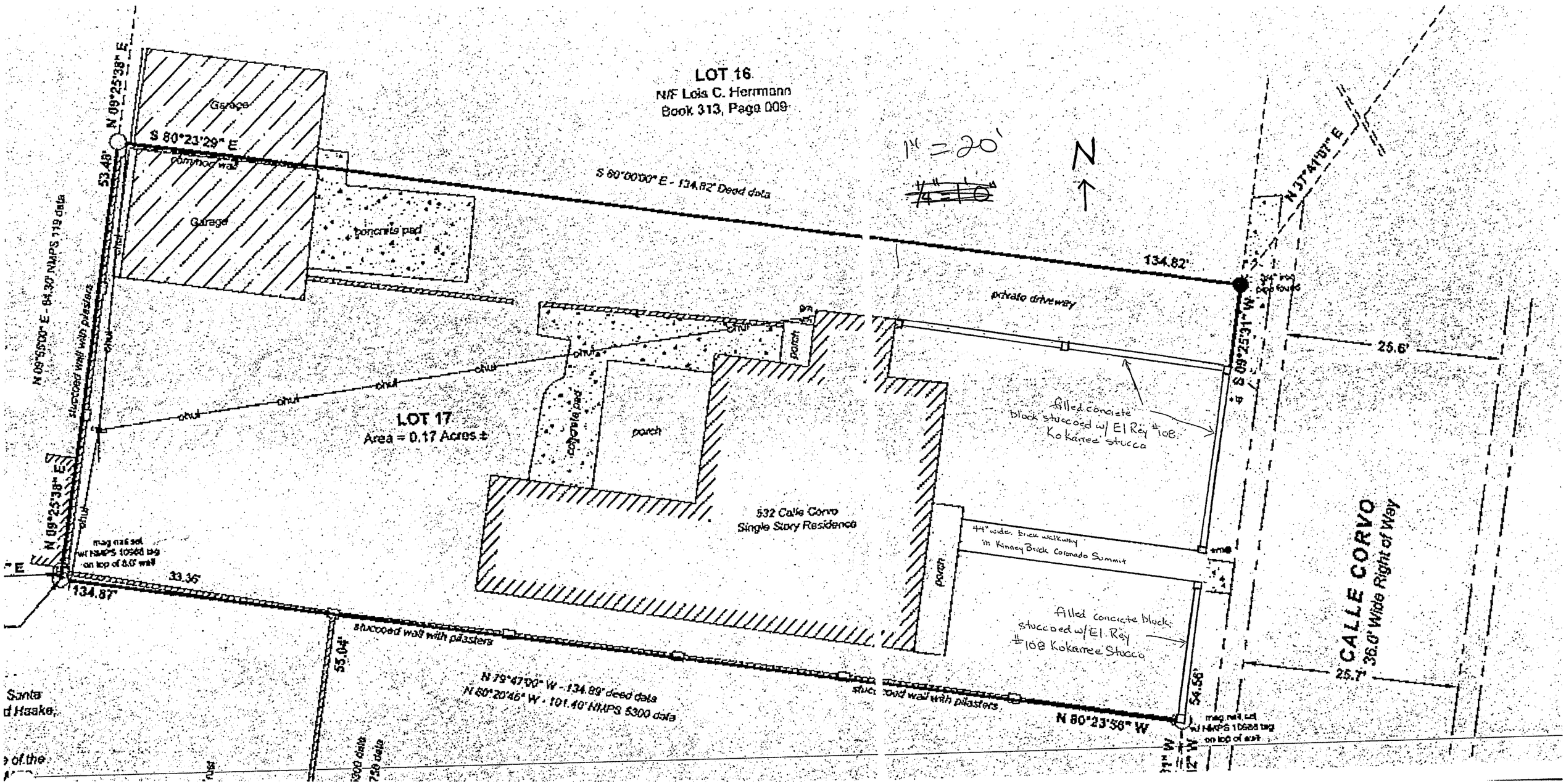
DEPUTY CLERK

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

LAND SURVEYING COMPANY, L.L.C.
SALVADOR I. VIGIL, NMPS 10988
P.O. BOX 4334
SANTA FE, NEW MEXICO
505-473-0033
FAX 505-471-9050

PREPARED BY	S.I. Vigil, NMPS	SANTA FE COUNTY CLERK'S INDEX INFORMATION
DATE	Jan. 15, 2015	ESTATE OF TONY CHAVEZ, JR.
PROJECT No.	L-2567/PLAT	532 CALLE CORVO, LOT 17, HUGHES 2nd ADDITION
CHECKED	S.I. Vigil, PM	SECTION 25, T.17 N., R.9 E., N.M.P.M.,
U.P.C.	1-854-898-493-475	CITY OF SANTA FE, STATE OF NEW MEXICO

1" = 20'


LOT 16
N/F Lois C. Herrmann
Book 313, Page 009
LOT 17
Area = 0.17 Acres ±
532 Calle Corvo
Single Story Residence
Garage
Garage
concrete pad
porch
porch
porch
overhang
overhang
overhang
overhang
overhang
overhang
overhang
overhang
S 80°23'29" E
N 09°25'38" E
53.48'
S 80°00'00" E - 134.82' Deed data
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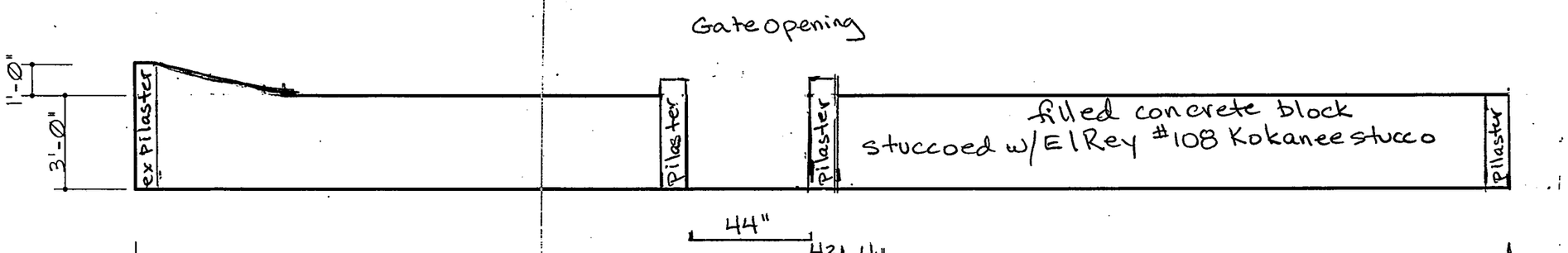
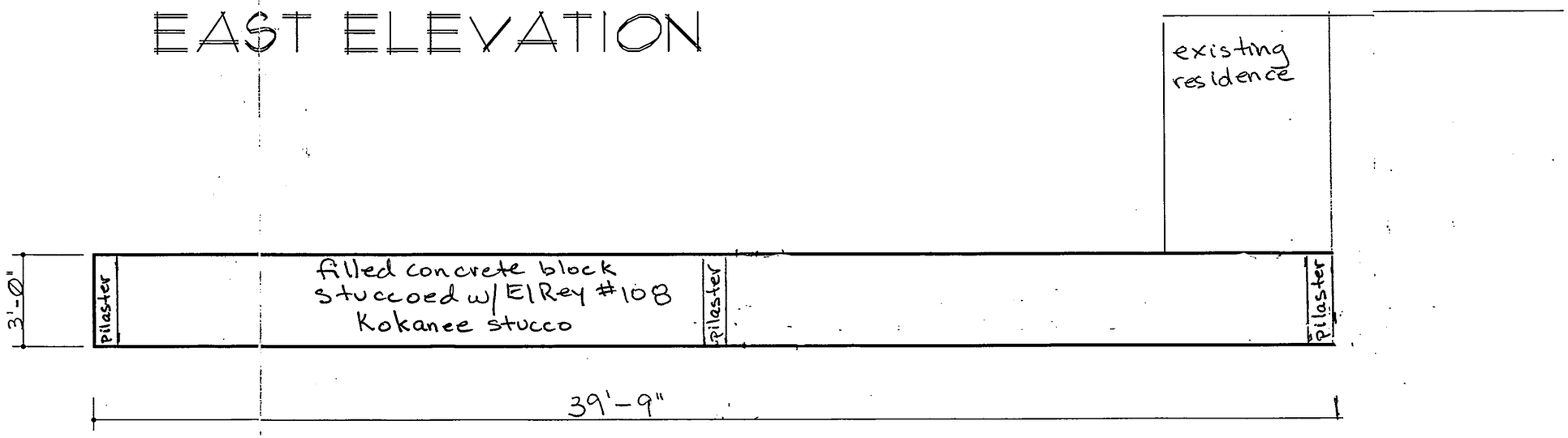
44" wide Brick walkway in Kinney Brick Colonado Summit
filled concrete block stuccoed w/ El Rey #108 Kokaree Stucco
54.58'
mag nail set w/ NMPS 10568 tag on top of wall
CALLE CORVO
36.0' Wide Right of Way
25.7'
1" = 20'
N

532 Calle Corvo



EAST ELEVATION



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