Agenda

Regular Meeting of the Historic Districts Review Board
July 14, 2026 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

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

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

By Phone: 301 715 8592

Webinar ID: 847 9443 3712

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

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

    a. 2026-012674-HDRB. 208 W. Houghton St. Don Gaspar Area Historic District. Significant. Hoopes & Associates Architects, agent for Robert Truckner, owner, requests a historic status downgrade with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley, LJMcCulley@santafenm.gov)

b.

2026-012686-HDRB. 203 W. Water St., Downtown & Eastside Historic District, Contributing, Steve McCormick, agent for Raya Golden, owner, request a historic status downgrade with primary façade(s) designation, if applicable for a commercial structure. (Amanda Romero, alromero@santafenm.gov)

c.

2026-012701-HDRB. 804 Apodaca Hill, Downtown & Eastside Historic District, non-contributing, Warren Wagner, agent, for Mary Jean Little, proposed to construct a 670 sq. ft. portal addition to the height of 11'-3", an approval of an unapproved existing pergola. (Amanda Romero)

d.

2026-012702-HDRB. 878 E. Palace. Downtown & Eastside Historic District, contributing. Ward & Marilyn Halla, owners, request window replacements on a primary façade with exception to 14-4.6 (4)(I)(a) (Amanda Romero)

e.

2026-012691-HDRB. 216 Maynard Unit A & B. Westside-Guadalupe Historic District, Contributing, Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change garage door into a window with exceptions to 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall. (Amanda Romero)

f.

2026-012703-HDRB. 201 E. Marcy St., Downtown & Eastside Historic District, non-contributing Barbara Felix, agent, for City of Santa Fe, Convention Center, is proposing a 520 sq. ft. heated storage room and portal 3,530 sq. ft to height of 13'-6" on terrace. A monumental stair in courtyard, 8'-0 wrought iron fence and gates. (Amanda Romero)

10. Discussion Items
11. Matters from the Board
12. Next Meeting:
13. Adjourn

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

City of Santa Fe, New Mexico

memo

DATE: July 14, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*

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

2026-012674-HDRB. 208 W. Houghton St. Don Gaspar Area Historic District. Significant. Hoopes & Associates Architects, agent for Robert Truckner, owner, requests a historic status downgrade with primary facade(s) designation, if applicable, for a residential structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: [Previous Case Documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2026 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be downgraded from significant to contributing, with the north and west facades of the original structure and the 1930s addition as the primary façades (Facades 1, 2, 3, 4, and 12), and the historic street frontage fence be designated as contributing per section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

a. In case 2025-012674-HDRB, for 208 West Houghton Street, retain the main residence as significant, designating all facades as primary.
b. In case 2025-012674-HDRB, for 208 West Houghton Street, downgrade the main residence status to contributing and designate facades (Facades 1-4, and 12) as primary façade(s).

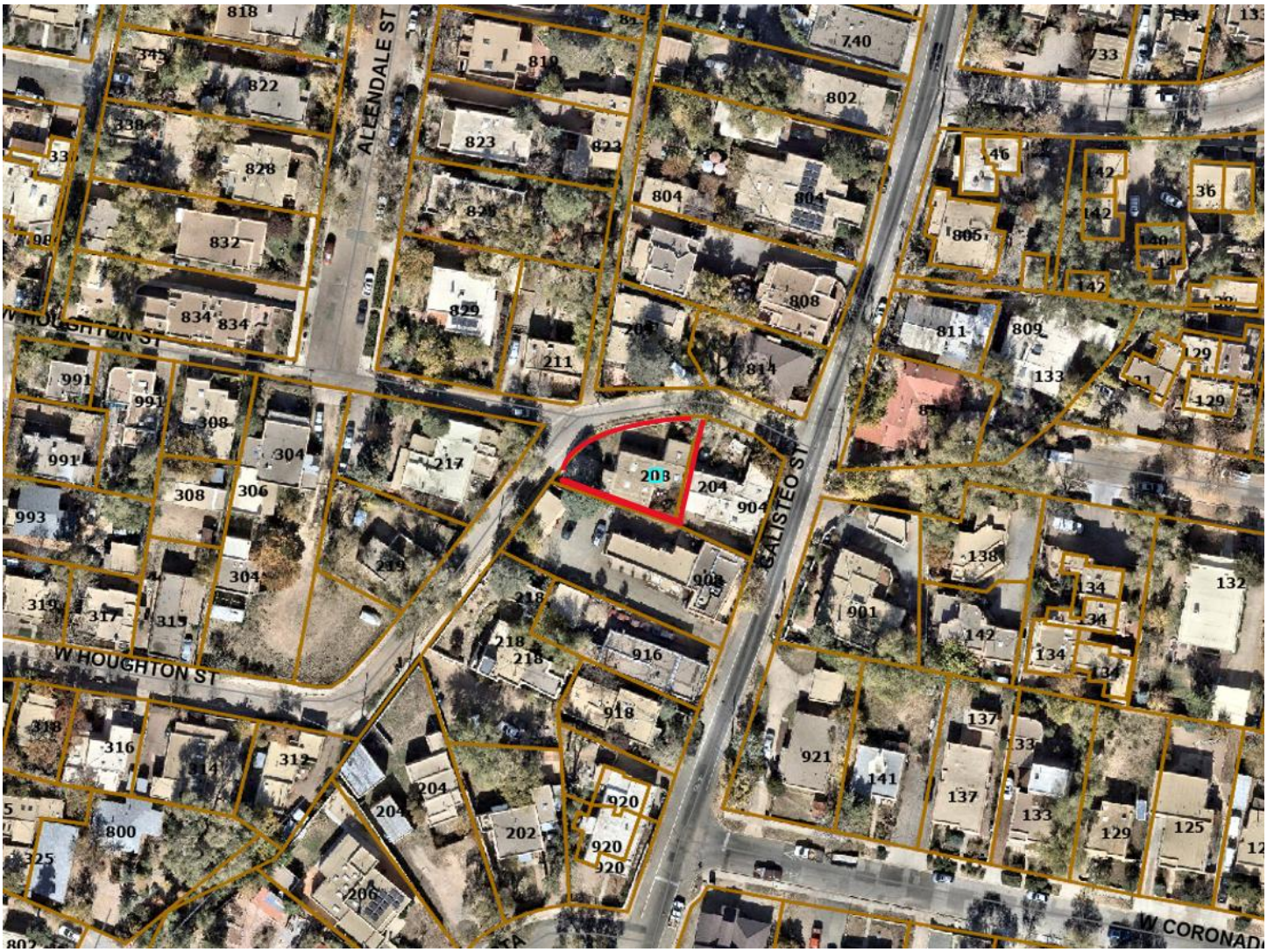


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
West Houghton Street runs west from Galisteo Street and follows a radial curve that represents the previous location of the Acequia Madre irrigation ditch. The area was previously farm and ranch land on the south side of the Santa Fe River. The original homes here are tied to the Camino Real de Galisteo, or Galisteo Road, which was once a dirt route connecting Santa Fe with the village of Galisteo. The area housed many members of the extended Romero family, most of whom were born in the area. This created a unique feel to West Houghton Street, in which the residences are close together and sometimes connected. Houses along the street are set back, and there are a few sheds that are close to the street that face to the side or away from the street. Almost all of the residences are Spanish Pueblo Revival style, with a few in vernacular style.


Figure 2: Subject Residence

Site Description:
The Elias and Rufina Romero House is listed as significant to the Don Gaspar Area Historic District and was in the Romero family for eight decades. The 1,233 sq. ft. residence sits on 0.132 acres and was designated when the District was established in 1983. The original adobe residence was constructed by 1912 in Territorial style. An addition on the northeast corner was constructed by the 1930s and created an L-shaped floor plan. Another addition on the southwest corner was constructed between 1948 and 1950. The enclosed frame on the west elevation was constructed between 1969 and 1975. Sometime between 1993 and 2026, a second roof alteration was done, which created a pocket roof cavity and a shed roof. In 2001, a 216 sq. ft. addition replaced the 1950s addition in the southwest corner.

The original structure is adobe, and the additions are frame construction. The original residence has inset windows with three-over-one wood windows. The door to the original structure and the door to the 1930s addition are nine-lite single-leaf in wood frames. The windows in the 1930s addition have pediments. According to the 2026 HCPI,1930s addition windows are craftsman-era windows.

In the 2001 case H-01-009, the residential structure is referred to as significant in the staff report inferred the status to be contributing later in the staff report, when it states that the addition is being placed on the south non-primary façade, and that it will be set back greater than 10' from the west primary elevation. (see the 2.20.2001 staff memo). The minutes from February 20, 2001, state, *"Although not on the agenda as such, it was clarified*

that this case had two parts: Part a on the status of the property and Part b on the proposed rehabilitation and construction. Ms. Abbott said the property was listed in three different historic districts but actually is in the Don Gaspar Historic District." However, the minutes do not refer to the status or a change of status. Therefore, staff is presenting this case for clarification of the status of the residence. The applicant followed the requirements for a request for downgrade since the City GIS map still refers to the property as significant.

Along the street frontage of the property is a wood frame with scalloped top double looped wire fence. The wood and wire are painted in a teal blue to match the color of the 1975 enclosed porch. This type of wire fence has been manufactured since the late 1800s. Its highest popularity was between 1920 and 1970. The 1982 Historic Cultural Properties Inventory shows that the fence was in this configuration in August 1982. The 1969 aerial shows a teal-colored fence; therefore, the fence was constructed by 1969, making it historic.



Figure 3: N. L. King, "Official Map of the City of Santa Fe," 1912. Subject house highlighted.

According to John Murphy's 2026 Historic Cultural Properties Inventory, the basis for the significant status is unclear given the alterations to the residence that prevent it from reading as the original Territorial style. Mr. Murphy states,

> *"Originally a modest three-room adobe residence, the house was expanded repeatedly during the twentieth century, with identifiable additions completed by 1930, by 1950; between 1969 and 1975, and again in 2001. Additional alterations include replacement windows, reroofing campaigns that modified the original roof forms into shed-roof profiles, the installation of skylights and roof vents, and changes to exterior materials and finishes.*

Although the historic adobe core remains partially visible, the cumulative effect of these Additions and alterations have substantially diminished the building's Territorial-period character and design integrity."

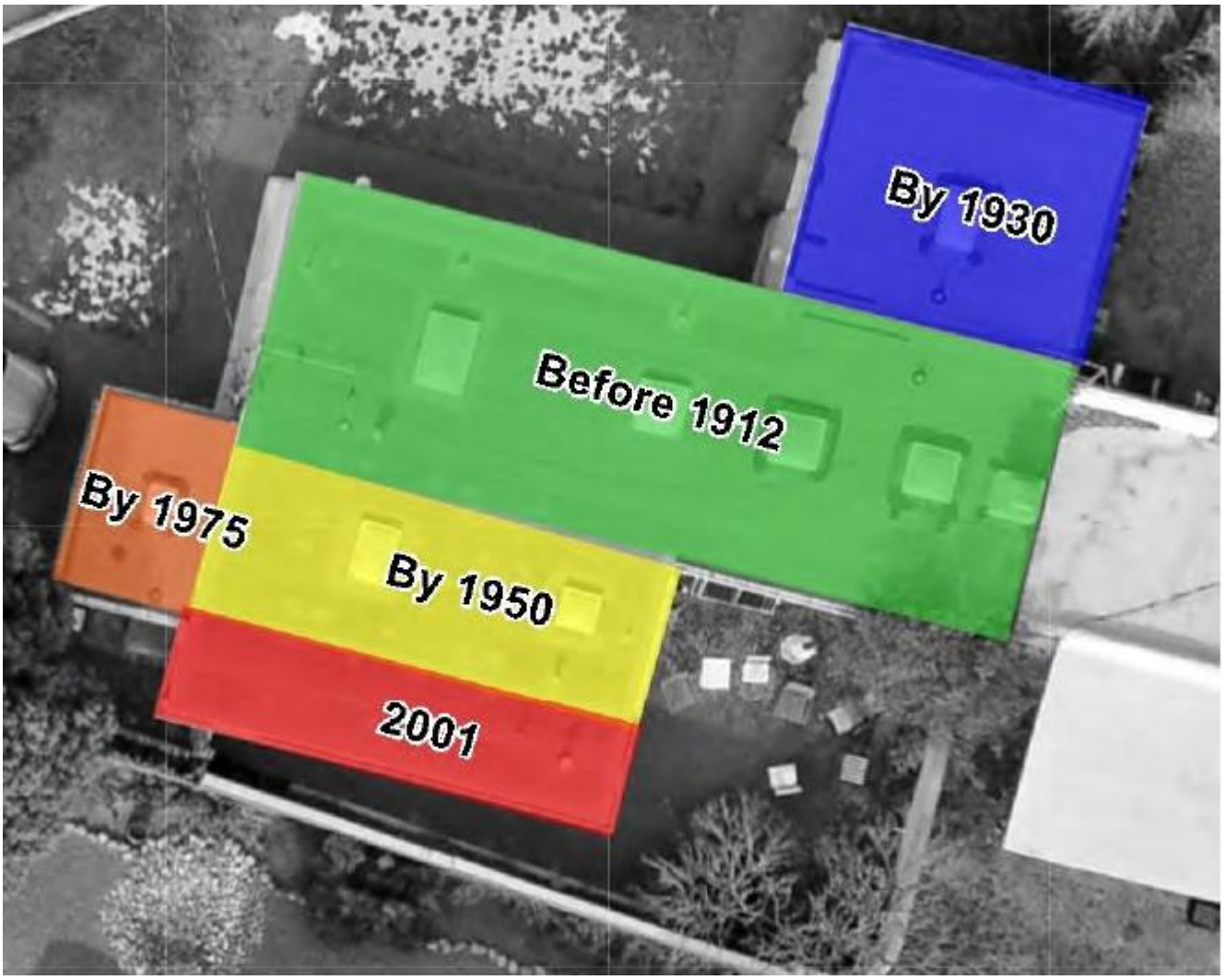


Figure 4: Property Development

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property

HDRB:

2019-000962-HDRB approved the installation of publicly visible solar in line with a pitched roof of a significant structure.

H-01-009 approved the demolition of the pre-1930 wood storage structure in the southwest corner of the property, construct a 112 sq. ft. addition, 6'-0" high coyote fencing on the south and east, a brick patio, door replacement including new door openings, restore the screen porch to match the rest of the property by replacing the screening over the insulated glass and wood, change the wood facia to metal, stucco in "sand", reroof, and installation of a fireplace chimney, replace windows on the south, restore the north and west windows.

ADMINISTRATIVE:
No administrative approval cases are on file.

APPLICANT'S REQUEST:
The applicant requests:

1) A status downgrade from significant to contributing for the residence with primary façade designation, if applicable.
2) Status designation of the front street-facing fence.

Staff Analysis for the Residence:
To qualify for a Significant Status

1. Embodies distinctive characteristics of a type, period, or method of construction.
    a. The original residence was stucco construction and territorial in style, but additions and alterations to the roofline have altered the style of the residence and the introduction of wood frame construction techniques diminishes the distinctive characteristics of the property.
2. Retains a high level of historic integrity.
    a. Several alterations over time, some historic in their own right, but the 1975 addition consumes an elevation and is not in keeping with the style of the original residence; the 1980s-1990s alteration to the shed roof style damages the original Territorial style that the building. The 2001 addition is not historic; the significant styles called out that represent the significant status are only located in portions of the building and are not on the original adobe structure. Therefore, staff find that the historic integrity is not at a high level.
3. 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;
    a. While owned by the Romero family for an extended period of time, the structure is not associated with any events or persons that are considered important on a local, regional, national, or global level.
4. Is listed or eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
    a. The property is not listed on the State Register of Cultural Properties or the National Register of Historic Places, nor is it eligible for listing.

To qualify for a Contributing Status

1. Helps to establish and maintain the character of that historic district.
    a. As one of the oldest houses in the area, this property does establish and maintain the character of the Don Gaspar Area Historic District.
2. Adds to the historic associations or historic architectural design qualities that are significant for a district.
    a. The residence is associated with the Romero family, and while not of significant associations

for the city, the Romero family was well established in this area and was instrumental in the settlement of the area.

3. The contributing structure may have had minor alterations, but its integrity remains.
    a. The footprint of the original structure is distinguishable from the additions.
    b. Several additions are historic in their own right.
    c. While the roof line has changed the residence from a Territorial style to a Vernacular, the footprint has integrity.

Staff's analysis shows that the residence does not retain the elements to constitute a significant structure. However, does find that the overall growth, style, and history contribute to the district. Therefore, staff recommends a status of contributing with the facades of the original adobe residence and the 1930 addition as primary facades. Staff also recommend the historic fence be designated as contributing.

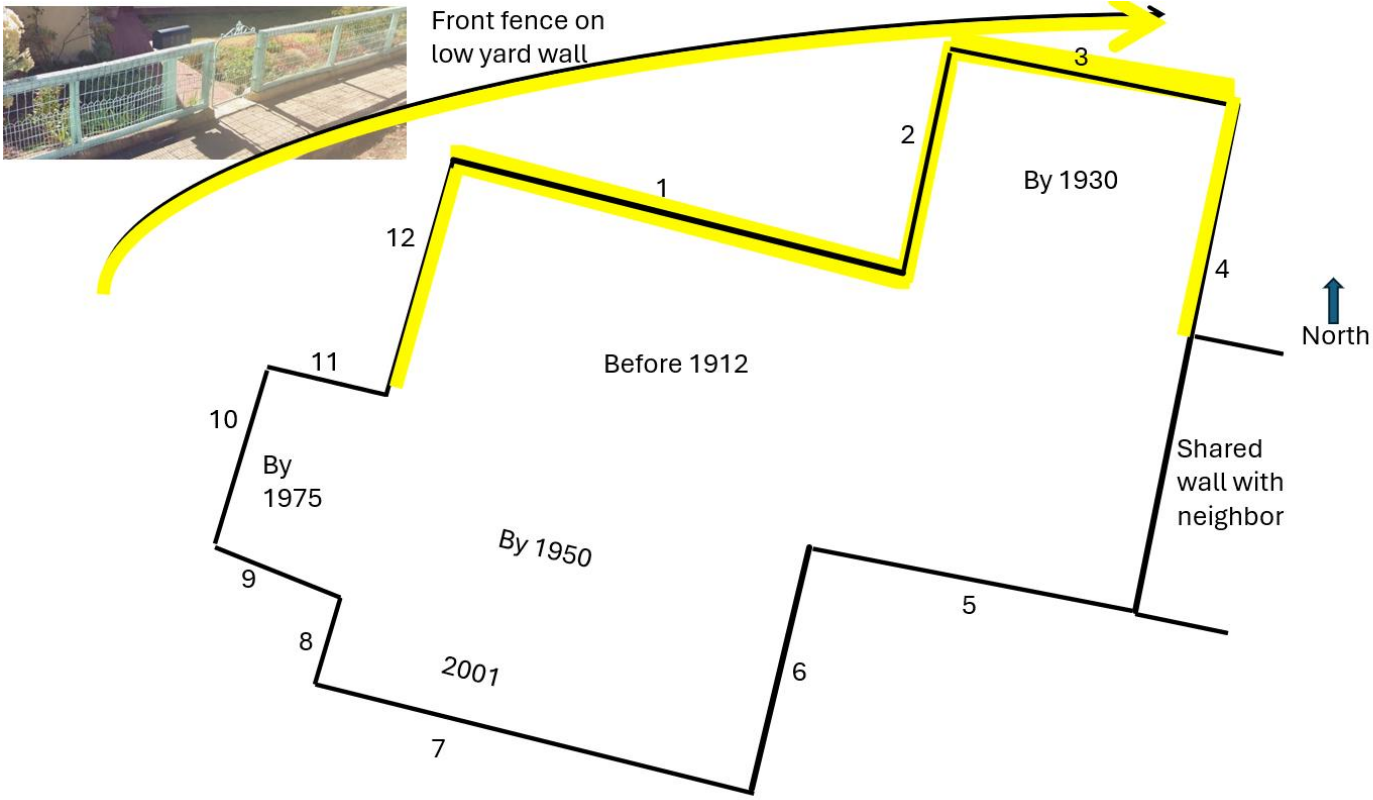


Figure 5: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

I. 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 of 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 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 a poster shall be securely posted, prominently displayed, and 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

I. **Don Gaspar Area Historic District**

1. District Standards

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

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

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

c. The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:
   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 case of ground solar collectors by a wall or vegetation;
   6. In the case of wall collectors by enclosing by end or other walls;
   7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

e. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.

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

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

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

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

II. Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 808 W. Houghton

ID NUMBER: 051600469

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2385

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SW 1/4

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

DATE OF CONSTRUCTION:
by 1912 ESTIMATE by 1928 ACTUAL
SOURCE(S) poss. King's map; city directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? shed (connected to building to E)

IF INVENTORIED, LIST ID NUMBER(S)

051600401 (1982)

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: SW corner addition

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

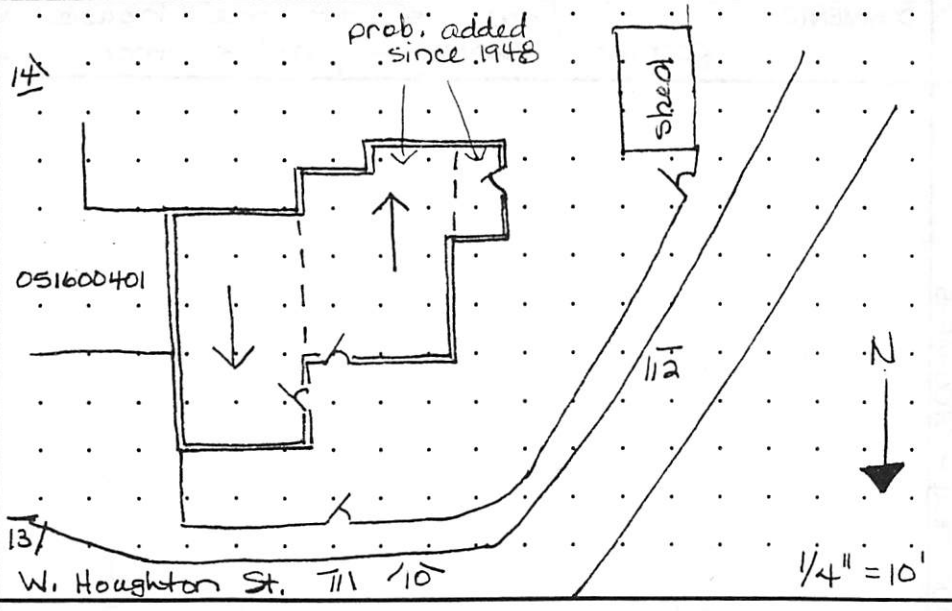
___ YES X NO

PHOTO



#11 north center

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 9/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB1 NEG # 10 TO 14

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed with wood & metal fascia, slight rafter ends visible
BUILDING WALLS	adobe/ beige stucco
FOUNDATIONS	not visible — reinforced, stuccoed
DOORS	Craftsman large light doors  with pedimented lintels, old wood screens
WINDOWS	3/1 wood DHWs, paired & single, pedimented lintels, hanging wood screens
PORCHES OR PORTALES	screened porch on west with wood siding, wood panel door, metal fascia on roof
BALCONIES	
COURTYARDS	
FENCES/WALLS	old wood rail/ wire fence on north & west
ARCH. DETAILS	
OTHER	wood plank storage shed on west connected to building on east
COMMENTS	Tenants/owners at the house were reluctant to permit survey — photos from public access only.

ADDITIONAL PHOTOGRAPHS



#10 north elevation, east end



#13 from NE

IDENTIFICATION

ADDRESS

208 W. Houghton

ID NUMBER: 0516 00469

SANTA FE ID NUMBER: H2385

SURVEYED/RESEARCHED

DATE 9/93 BY DB



#14 from SE



#12 west end

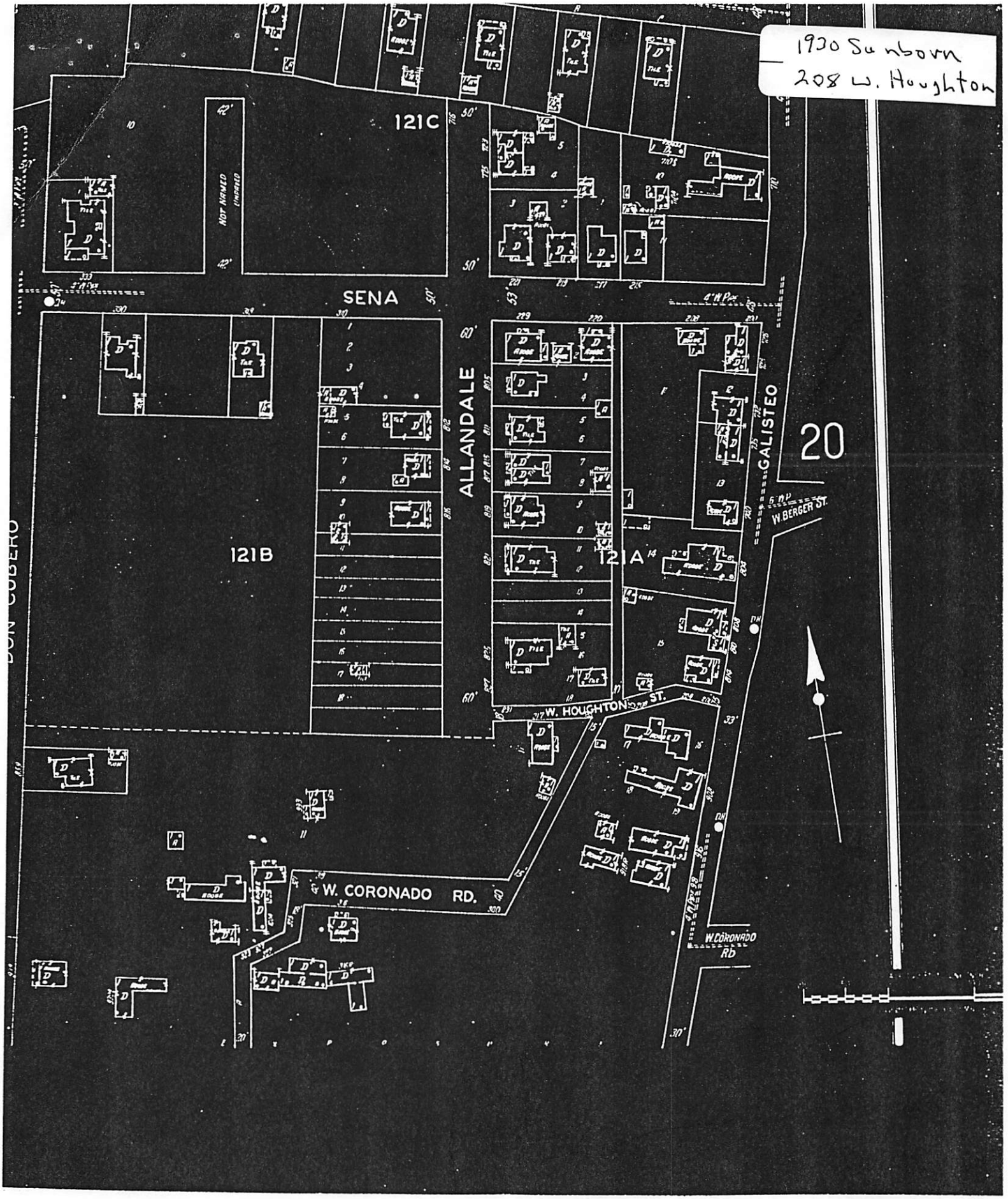
(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

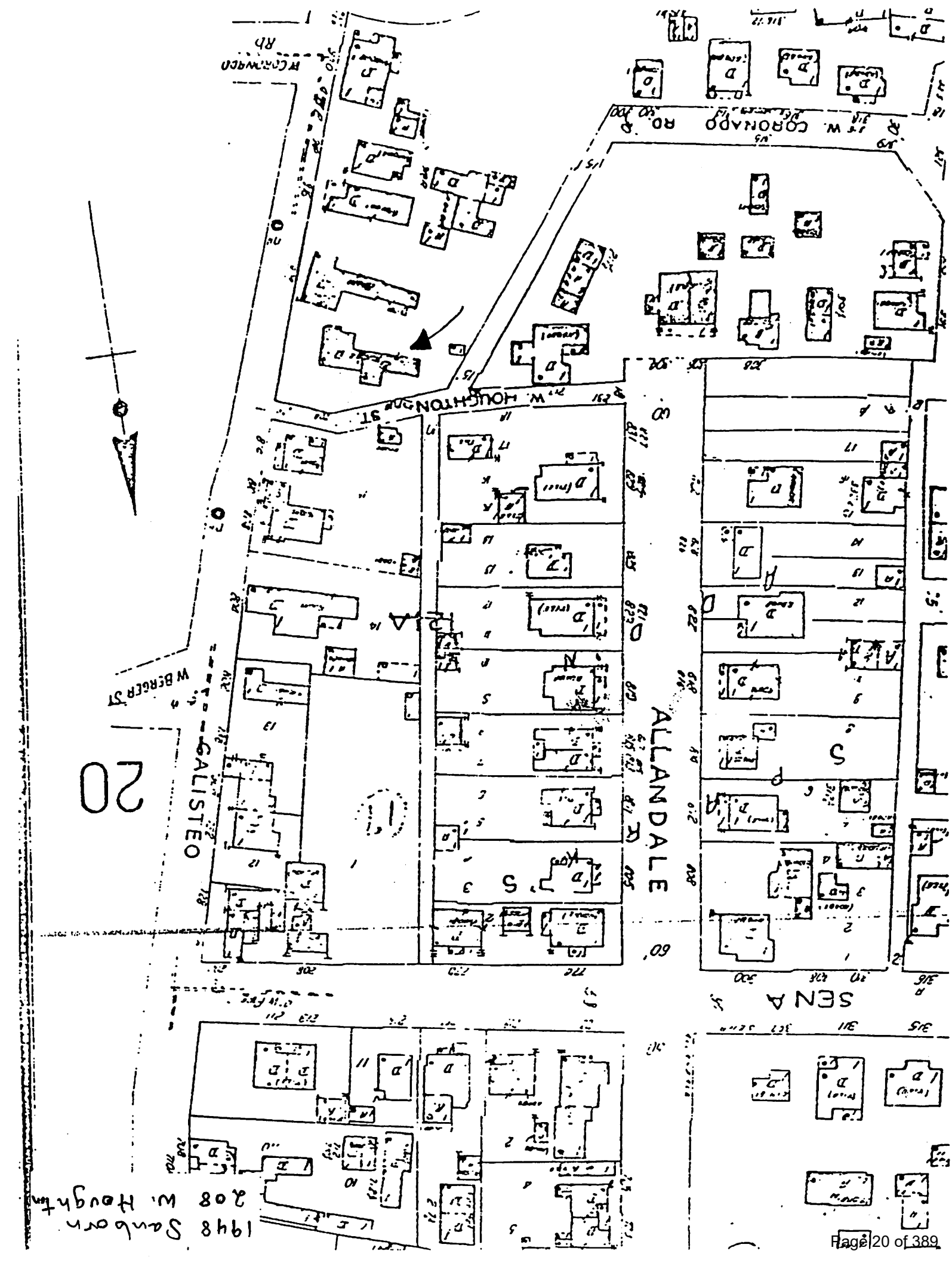
IDENTIFICATION		
ADDRESS	208 W. Houghton	ID NUMBER: 0516 0469
		SANTA FE ID NUMBER: H2385
		SURVEYED/RESEARCHED DATE 9/93 BY DB

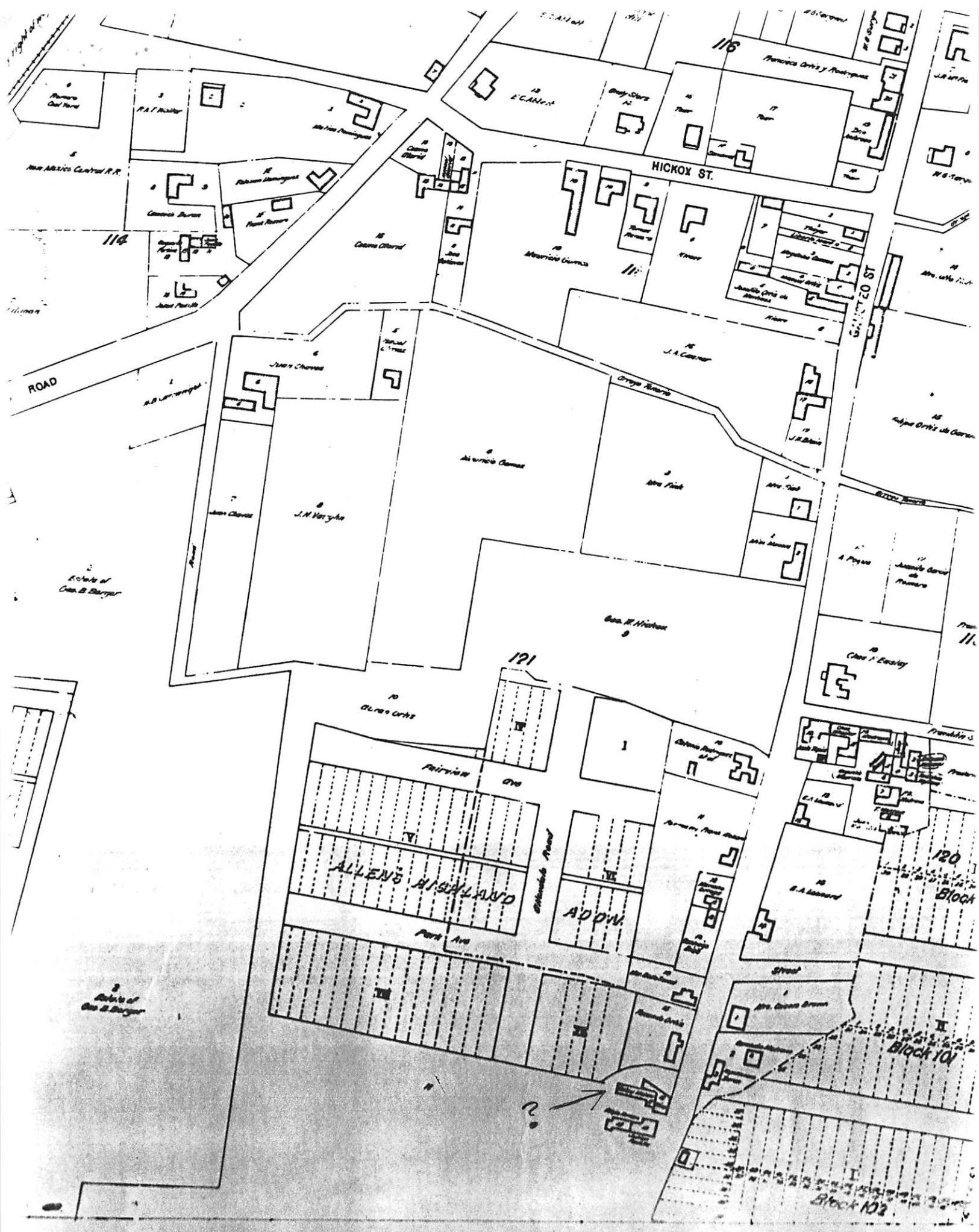
Brief interview with 2 older people living in house — very little communication — believe house to be approx. 50 years old. House appears to be older, with Prairie/Craftsman doors and windows in a very plain Spanish-Pueblo vernacular building. Only Territorial detail is pedimented lintels. Different roof slopes indicate sequential construction. Building may appear on King's map (can't identify block & lot). Area not mapped on Sanborn until 1930. Listed in 1928 city directory as Elias Romero.

Small enclosed porch and southwest corner do not appear on historic maps, but as residents do not permit access for survey, it is difficult to ascertain the extent of this change, which is toward the rear of the house, and only partially visible from the street.

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


1930 Sanborn
208 W. Houghton
121C
SENA
ALLANDALE
GALISTEO
20
121B
121A
W. BERGER ST.
W. HOUGHTON ST.
W. CORONADO RD.
W CORONADO RD
DON GASPAR


W CORONADO RD
W HOUGHTON ST
W BERGER ST
GALISTEO
ALLANDALE
SENA
20
1948 Sanborn
208 W. Houghton


HICKOX ST.
ROAD
ALLENS HIGHLAND
ADDN.
Block 101
Block 102
120
121
114
116

ADDRESS: 208 W. Houghton **HIST. SURVEY #:** 469

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 4169	UTM reference zone 12 (13)	easting	northing

location description: 208 W Houghton

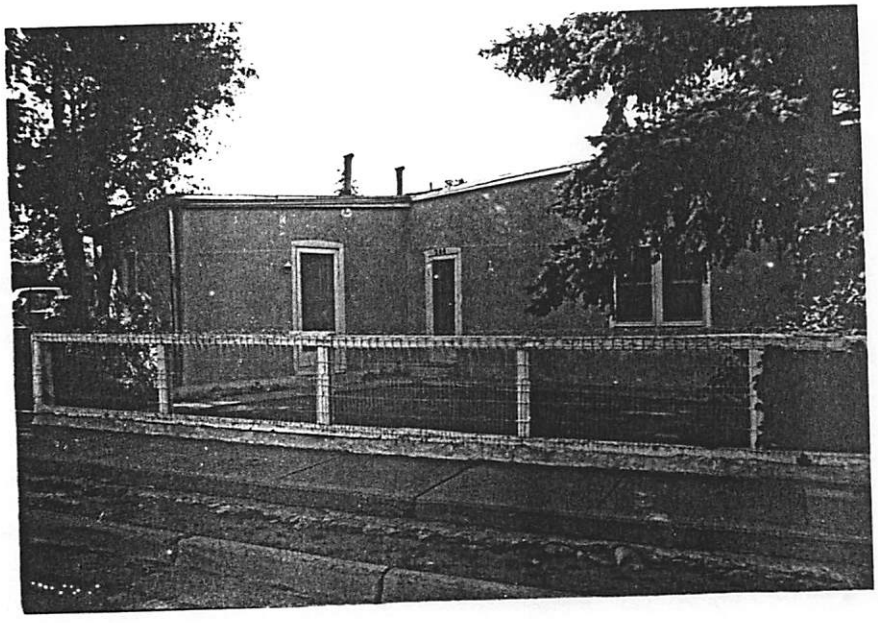
city/town: Santa Fe

land grant/reservation:

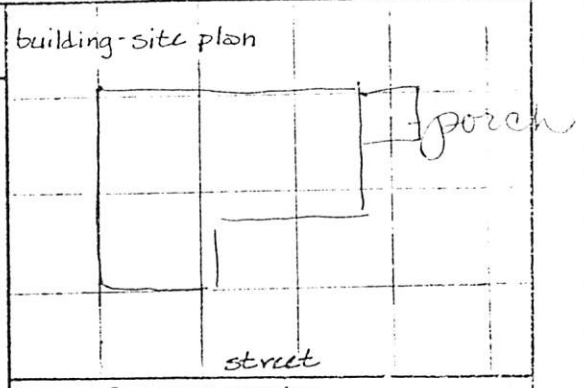
building name:

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

film roll 1K | negative nos. 25 | loc. of neg. Fe



building-site plan



date of construction: 1925 estimate Before 1912 actual

source: Kings Map

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

style: Territorial Revival

foundation material: NV

wall material/surface: stucco/adobe

architectural features
pedimented moldings
flat - slight overhang
cvd a/p 3-1
dble porch wood, screen

surroundings: MS

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant X contributing
___ supporting ___ intrusive

comments
WPI fence

1936 ed - Romero Elias
1998 ed - Romero Elias Dpr Summary Report on 1912 Kings Map - 1 [illegible]

associated buildings? X yes
what type?
shed

if inventoried, list ID nos.

see back? ___ yes

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2385

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 469	UTM reference zone 12 (13)	easting 411410	northing 3945210

location description: 208 W Houghton

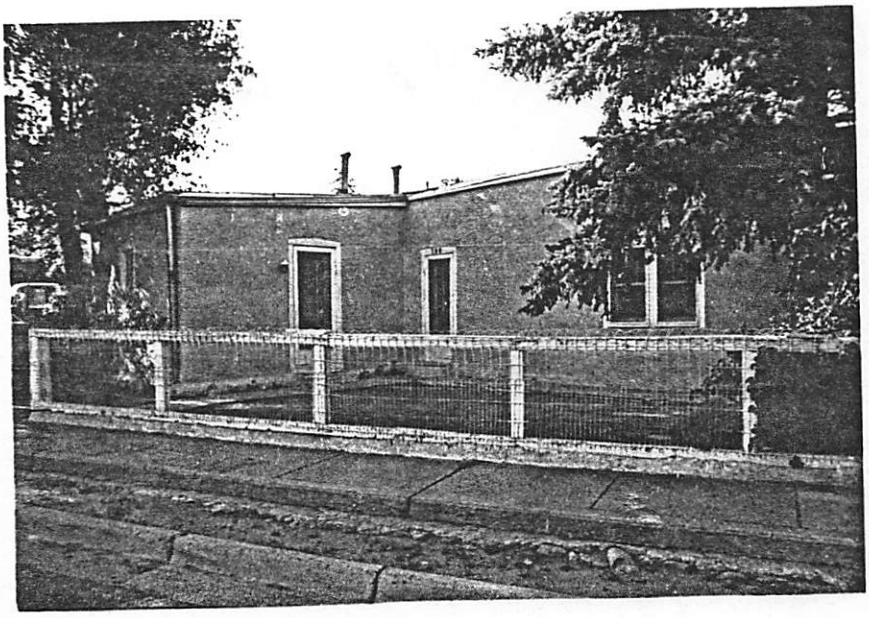
city/town: Santa Fe

land grant/reservation:

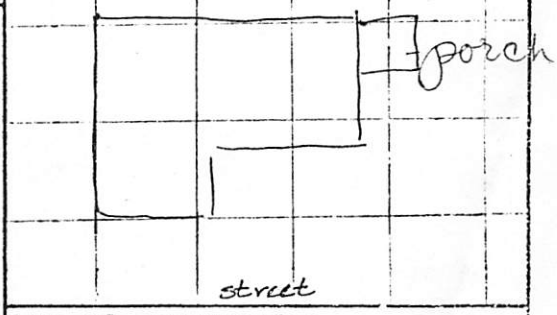
building name:

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

film roll 1N | negative nos. 25 | loc. of neg. Fe



building-site plan



date of construction: 1925 estimate before 1912 actual

source: Kings Map

use
present: residential
other:
historic: residential
other:

condition
___ excellent X good
___ fair ___ deteriorating

degree of remodeling
X minor ___ moderate ___ major
describe:

surroundings: Res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

significance
X significant X contributing
___ supporting ___ intrusive
date?

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

style: Territorial Revival

foundation material: N/V

wall material/surface: stucco/adobe

architectural features:
Pedimented Moldings
flat - slight overhang
wd d/h 3-1
Side porch wood, screen

comments:
wire fence

1936 cd - Romero Elias
1998 cd - Romero Elias Upr Summers Camp
portion on 1912 Kings Map - Palace

see back? ___ yes

ESS

208 W. Houghton

ID NUMBER: 0516 00469

SANTA FE ID NUMBER: H2385

SURVEYED/RESEARCHED
DATE 9/93 BY DB



#14 from SE



#12 west end

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

ADDRESS	ID NUMBER: 0516 04469
208 W. Houghton	SANTA FE ID NUMBER: H2385
IDENT	SURVEYED/RESEARCHED DATE 9/93 BY DB

Brief interview with 2 older people living in house — very little communication — believe house to be approx. 50 years old. House appears to be older, with Prairie/Craftsman doors and windows in a very plain Spanish-Pueblo vernacular building. Only Territorial detail is pedimented lintels. Different roof slopes indicate sequential construction. Building may appear on King's map (can't identify block & lot). Area not mapped on Sanborn until 1930. Listed in 1928 city directory as Elias Romero.

Small enclosed porch and southwest corner do not appear on historic maps, but as residents do not permit access for survey, it is difficult to ascertain the extent of this change, which is toward the rear of the house, and only partially visible from the street.

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

HOOPES
ARCHITECTS

June 17, 2023

Ms Lani McCulley
City of Santa Fe Historic Preservation Department
Santa Fe, Nm 87501

Re: 208 W. Houghton Street

Dear Ms. McCulley,

We are requesting a status review for the property at 208 W. Houghton Street. The current status is listed as Significant but we would request that the status be changed to Contributing. The reasons for this are due to the HCPI that was recently done on the property.

1. The house, originally built prior to 1912, has been modified at least 4 different times. The last modification was in 2001 after the Significant status was placed on the property. This indicates that the property was not deemed by the HSRB to be significant in order to allow these changes.
2. Previous modifications to the house indicate that the elements noted in the significant status, such as the pediments over doors, were added at a later date as a decorative element and not as originally part of the Territorial Style that is claimed.
3. Other modifications such as the major changes to roof lines have removed any semblance to Territorial Style.

We feel that Contributing is the correct status for this house. Though they have been significantly altered, there are some portions of the original façades that are still visible. Though windows have been replaced they are still in the same configuration of the original structures. Therefore Contributing seems to be appropriate.

We thank you for your review of this matter.

Sincerely,

Craig Hoopes

Craig Hoopes, AIA

Hoopes Architects is a Best of Santa Fe Award Winner 2021, 2022, 2023, 2024, 2025
AIA Santa Fe Firm of the Year 2023
Hoopes Architects Ltd. Co.
333 Montezuma Avenue
Santa Fe. NM 87501
505.986.1010

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 15, 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:
Elias and Rufina Romero House	208 West Houghton Street Don Gaspar Area Historic District – Santa Fe	Santa Fe ID: H-2385 4. County: Santa Fe Parcel #

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

6. Date of Survey:
May 21, 2026

7. Previous Survey Date(s):
_x_Yes: August 1982, Ellen Threinen; September 1993, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6764916,-105.9473626



10. Photo Information: Jim Rodman, photographer. Photo 1: View north (front) elevation, facing southeast.

11. Brief Description of the Property:

With its rectangular core dating to the pre-Statehood period, the Elias and Rufina Romero House is a roughly 1,233-square-foot adobe dwelling whose present appearance reflects more than a century of additions and alterations. The building has received at least four additions since its initial construction, with the most recent completed in 2001. The house exhibits little wall articulation, instead consisting of a series of interconnected volumes capped by sloped roof forms and characterized by relatively limited fenestration. Architectural detailing is restrained and consists primarily of Craftsman-era windows, several accented by simple pedimented heads. The predominantly adobe building contains three bedrooms, a living room, kitchen, bathroom, and a non-historic enclosed porch that functions as an outdoor room. The house is designated Significant to the Don Gaspar Area Historic District.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date: Rectangular core, 1902; with multiple additions, the last made in 2001.
_x_Known _x_ Estimated Source: aerial photographs, deeds, and plats

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

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

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



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

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

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

For: Current owner, via Craig Hoopes, AIA

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

Current owner: Robert Truckner

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: x__ Significant; house __ Contributing __ Non-contributing _x_ No Status: fence
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
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-2385
Elias and Rufina Romero House	208 West Houghton Street Don Gaspar Area Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 21, 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 _x_ 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
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets: not visible
Materials: _x_Asphalt: BRAI
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Hung-Sash	Wood	1/1	1
Hung-Sash	Wood	3/1	7
Casement, awning, or hopper	Wood	1	

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	9-light	Wood	2
Single-Leaf	5-panel	Wood	2

12. Chimneys _x_ one, low, stucco, northeast corner

13. Porches __ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap
x Enclosed frame porch

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Pre-1930; addition of foot of L-**plan at northeast corner; 1912 King's map and 1930 Sanborn map.**
#2 Date: c.1948-1950; addition at southwest corner; 1948 Sanborn map and 1950 survey plat.
#3 Date: 1969-1975; erection of enclosed frame porch; aerial photographs.
#4 Date: 1993-2026; second roof alteration creating pocket roof cavity and shed profile form; 1982 HBI survey photo and visual evidence.
#5 Date: c.2001, rear, southwest corner addition; HDRB case materials; drawings, and aerial photographs.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	_x_ 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

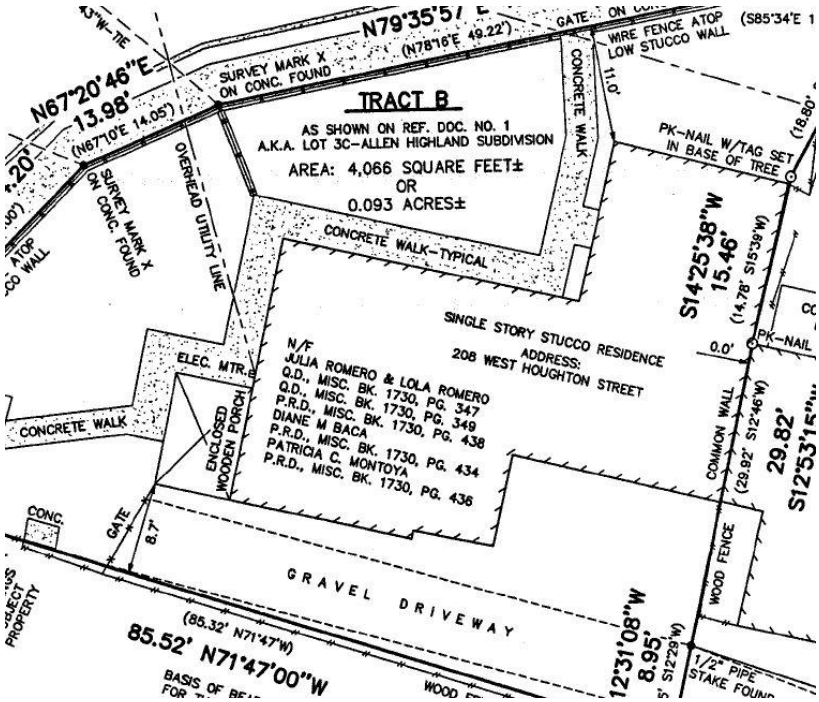
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2000 survey plat. Courtesy Armijo Surveys, Inc.



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Elias and Rufina Romero House	2. Location: 208 West Houghton Street Don Gaspar Area Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2385
		4. County: Santa Fe
		5. Date of Survey: May 21, 2026

Architectural Description Continued

Lot

The house is aligned along the south side of West Houghton Street, following a shallow radial curve that reflects an earlier course of the Acequia Madre irrigation ditch. Occupying much of its 0.132-acre lot, the building lies on a roughly east-west axis. The front yard is minimally landscaped with gravel and a small number of recent plantings. A mature Siberian elm shades the northeast corner of the property. Defining the north property line is an older woven-wire fence stretched between wooden posts. A shallow driveway occupies the southwest corner of the parcel. To the east, the house and yard directly abut 204 West Houghton Street—a neighboring residence whose pre-Statehood core has likewise been enlarged through a series of additions.

North (Front) Elevation

The house faces north onto West Houghton Street, presenting its two oldest sections (Photos 1 & 2). The historic core consists of a rectangular volume measuring approximately 16 feet by 50 feet and containing the primary entrance marked "208." This section is likely the building depicted on the 1912 King's Map and referenced in early deeds as containing three rooms.

A floor plan prepared for the 2001 rear-room addition indicates that this portion retains the thickest walls in the building, supporting its identification as the earliest section (Fig. 10). The square projection immediately east of the core was constructed by 1930, as evidenced by the Sanborn Fire Insurance maps (Fig. 3).

Both sections are illuminated by older wood double-hung windows with three-over-one sash. The window within the square addition is distinguished by a simple pedimented head, a detail repeated elsewhere on the addition (Photo 3). The junction of the two sections has separate entrances serving each portion of the house. Both consist of full-light wood-frame doors divided into nine lights (Photo 4).

West of the entrances are paired three-over-one wood-sash windows separated by a narrow mullion and surrounded by simple wood casings. The windows have locking

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hardware at the meeting rails that appears to date from the early- to mid-twentieth century. Their proportions and sash configuration differ from those commonly associated with pre-Statehood Territorial buildings, which typically employed taller and narrower window openings.

Several alterations are visible across the façade. The oldest portion of the building exhibits a pronounced line of *contrapared*. Louvered attic vents positioned immediately below the metal-capped parapet indicate the presence of a ventilated roof cavity associated with later reroofing campaigns. The original flat earthen roof has been replaced by a shed-roof system, resulting in a sloping parapet profile that alters the building's historic proportions and appearance (Fig. 9).

West Elevation

The west elevation overlooks the driveway and contains a single opening fitted with a three-over-one wood-sash window (Photo 5). Like the windows on the north elevation, it appears to be an early- to mid-twentieth-century replacement unit rather than original fenestration.

The southern portion of the elevation is dominated by an enclosed frame porch finished in light-green painted board-and-batten siding (Photo 6). Constructed between 1969 and 1975 (Fig. 8), the shed-roof structure represents a distinctly later addition to the building. Its frame construction, materials, and textured appearance contrast with the more restrained appearance of the Territorial-era adobe dwelling.

South Elevation

Positioned close to the south property line, the south elevation exhibits the greatest degree of alteration. At the west end is a roughly 216-square-foot addition completed in 2001 following Historic Districts Review Board approval. The addition was constructed over an earlier extension that, based on aerial photographs, had been erected by 1950. The newer work is distinguished by a broad roof overhang with an exposed rough-sawn board soffit (Photo 7).

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The addition introduced two doors, a window, and a small mechanical room. Fenestration was designed to be visually compatible with the historic building, consisting of a one-over-one wood-sash window and painted five-panel wood doors (Photo 8).

The historic core of the building is exposed east of the addition. A three-over-one wood-sash window occupies a constrained position near the junction of later additions, suggesting that surrounding construction altered the original wall composition (Photo 9). The final opening contains paired three-over-one wood-sash windows (Photo 10). Based on their proportions, locking hardware, and construction details, these windows appear to represent an early replacement campaign rather than original Territorial-era fenestration.

East Elevation

The east elevation shares a common wall with the adjoining property at 204 West Houghton Street (Photo 11). The exposed portion of the elevation, corresponding to the pre-1930 addition, contains a single window. Like its counterpart on the north elevation, the opening is capped by a simple pedimented head.

Exterior Details

The building is finished in cementitious stucco painted a tan color. The parapet is capped with metal coping, and the roof perimeter is finished with matching metal fascia. The roof is covered with built-up roofing, is penetrated by eight skylights, and includes a newer chimney.

Interior

The interior was not accessible during the site visit. However, limited views into the historic core revealed exposed vigas and worn strip-wood flooring, both of which appear to be older features of the dwelling.

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Fence

The north side of the property is enclosed by an older 36”-high woven-wire fence supported by stout wood posts and rails. Painted light green, the fence visually relates to the enclosed porch addition. A pedestrian gate provides access to the entry walk (Photo 12). The date of construction is unknown; however, a fence occupying the same alignment is visible in both the 1958 and 1969 aerial photographs, suggesting that the enclosure has defined the property for at least the latter half of the twentieth century (Figs. 7 & 8).

Historical Overview

Introduction

The subject house at 208 West Houghton Street has historically shared a common wall with the dwelling immediately to the east at 204 West Houghton Street. Both buildings predate the development of the South Capitol area, an early-twentieth-century landscape of speculative subdivisions populated by contractor-built houses. Along with several dwellings situated nearby on Galisteo Street, the two houses reflect an earlier period of farming and ranching on the south side of the Santa Fe River. Their origins are tied to what was known as the Camino Real de Galisteo, or Galisteo Road, a meandering dirt route connecting Santa Fe with the village of Galisteo located approximately 24 miles to the southwest.

Lot History

The earliest deed identified for the property, a Spanish-language warranty deed executed in 1902, records Santiago Billas and Piedad Montoya de Billas transferring the parcel to Damasio (sometimes Damacio) Montoya.[1] The deed references the property's

[1] *Documento Garantizado*, Santiago Billas and Piedad Montoya de Billas to Damacio Montoya, executed June 7, 1902, Page 109, Santa Fe County, New Mexico. Citation derived from a scanned chain-of-title report; book and instrument information were not available.

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location along the Camino Real de Galisteo and further notes that it sat immediately south of the Acequia Madre.

The winding course of the ditch would later be paved and become West Houghton Street, named for William S. Houghton. Houghton was a Boston resident who served as one of the financial backers of the Allen Highlands Addition, a post-railroad subdivision located to the west. The deed also referred to "una cierta casa que se compone de tres piezas," or a dwelling consisting of three rooms. This establishes that a house occupied the property prior to New Mexico statehood.

Other than two appearances in federal census records during his youth, little information has been located regarding Damasio Montoya, including his occupation or whether he resided at the property.

Early Owners

In 1911, Damasio Montoya transferred the property to Rafael Medrano and his wife, Simona Pacheco de Medrano.[2] The 1912 King's Map confirms this ownership and provides the first known visual representation of the dwelling (Fig. 2). At that time, the house consisted of a narrow rectangular adobe building oriented east to west, with a small ell projecting from its southeast corner. The adjacent house to the east occupied the northeast side of the Medrano property, creating an almost interlocking arrangement between the two dwellings.

Married in 1901, Rafael Medrano appears to have pursued a varied career. Public records indicate that he operated a gold mine in Golden, New Mexico, and later worked for the Denver & Rio Grande Railroad. Whether he and Simona ever occupied the West Houghton Street house is unclear.

[2] *Documento Garantizado*, Damacio Montoya to Rafael and Simona Pacheco de Medrano, executed January 3, 1911, Page 362, Santa Fe County, New Mexico. Citation derived from a scanned chain-of-title report; book and instrument information were not available.

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In 1919, the Medranos transferred the property to Alpha John Garrison, a Kansas-born entrepreneur.[3] The deed continued to describe the building as a three-room dwelling.

Trained as a plasterer, Garrison established several businesses in Santa Fe, including a transportation company that connected the capital with the emerging homestead community of Willard in Torrance County. Much of his work centered on residential construction, including the erection of houses within the Sparks Addition of the South Capitol area. The 1920 census recorded Garrison residing at the property, then addressed as 604 Galisteo Street.[4] The household consisted of Alpha, age 34, his wife Alice, age 23, also a native of Kansas; and daughters Francis and Florence. Alpha was then employed as a building contractor.

The Romero Family

In 1922, Garrison sold the property to Elias Romero.[5] The deed associated with the transfer again referred to the building as a three-room dwelling. A native of Santa Fe, Romero established a family home at the property, beginning what would become one of the longest periods of occupancy in its history. By this time, the property had assumed the address of 208 West Houghton Street.

Born in 1878, Elias Romero grew up on family property along Hickox Street.[6] In 1901, he married Rufina Trujillo, the adopted daughter of attorney Adolph P. Hill.[7] Many members of the extended Romero family acquired property along West Houghton Street and established a residence there. In Elias's case, however, the house was already standing. As Marie Romero Cash later recalled in her memoir *Tortilla Chronicles*, West

[3] Warranty Deed, Rafael and Simona Pacheco de Medrano to Alpha John Garrison, recorded September 29, 1919, Book M3, Page 259, Instrument # 1919000157, Santa Fe County, New Mexico.
[4] U.S. Census Bureau, Year: *1920*; Census Place: *Santa Fe, Santa Fe, New Mexico*; Roll: *T625_1080*; Page: *18B*; Enumeration District: *129.*
[5] Warranty Deed, A. J. Garrison and wife to Elias Romero, executed December 27, 1922, Page 123, Santa Fe County, New Mexico. Citation derived from a scanned chain-of-title report; book and instrument information were not available.
[6] United States, Selective Service System. *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.
[7] "Minor City Topics," *Santa Fe New Mexican*, Oct. 28, 1901, 4.

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		5. Date of Survey: May 21, 2026

Houghton Street became a "neighborhood of Spanish families, many of whom were related by degrees and most of whom had been born in the neighborhood."[8]

The 1930 census recorded Elias and Rufina living at the property. Elias, age 48, worked as a cook at St. Michael's College, while Rufina, age 47, managed a household of ten children—six sons and four daughters—whose ages ranged from infancy to twenty-seven. Several of the children were employed, including daughters working as domestic servants and a son employed as a hotel bellhop. The property was valued at $1,500.[9]

That same year, the 1930 Sanborn Fire Insurance Map, the first to document the South Capitol area, recorded the property (Fig. 3). Similar to its depiction on the King's Map eighteen years earlier, the house retained its largely rectangular footprint. By this time, however, a square addition had been constructed at the northeast corner, transforming the building into the L-plan configuration that it would retain for several decades.

The 1940 census presented a similar picture of a large household that included six unmarried adult children.[10] The 1948 Sanborn map indicates that the dwelling had changed little in size since it was documented eighteen years earlier (Fig. 4).Two years later, the 1950 census again recorded Elias and Rufina, now both in their sixties, living with six unmarried adult children, the eldest being Joe Romero, age forty.[11]

In July 1950, a survey prepared by Walter G. Turley divided a larger family tract into separate parcels identified as Tracts A and B. Through reciprocal quitclaim deeds executed the same day, Elias and Rufina Romero conveyed Tract A to Carmalita M. Romero, while Carmalita conveyed Tract B to Elias Romero, thereby partitioning

[8] While the house appears on a sketch map printed in Marie Romero Cash's memoir, neither Elias nor Rufina Romero are discussed in the book. Marie Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe* (Albuquerque: University of New Mexico Press, 2007).
[9] U.S. Census Bureau, Year: *1930*; Census Place: *Santa Fe, Santa Fe, New Mexico*; Page: *12B*; Enumeration District: *0009*; FHL microfilm: *2341134*
[10] U.S. Census Bureau, Year: 1940; Census Place: *Santa Fe, Santa Fe, New Mexico;* Roll: m-t0627-02452; Page: 64A; Enumeration District: 25-9B.
[11] Ibid., National Archives at Washington, DC; Washington, D.C.; *Seventeenth Census of the United States, 1950*; Year: *1950*; Census Place: *Santa Fe, Santa Fe, New Mexico*; Roll: *3578*; Page: *5*; Enumeration District: *26-28.*

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: Elias and Rufina Romero House	2. Location: 208 West Houghton Street Don Gaspar Area Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2385
		4. County: Santa Fe
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ownership of the property and vesting sole title to Tract B in Elias Romero.[12] Tract B, as seen on plat of 1950, contained the house at 208 West Houghton Street, now with a small across its southwest flank (Fig. 5).

Elias Romero died in 1955 at the age of seventy-six. His obituary listed ten surviving children and sixteen grandchildren, suggesting that many members of the once-crowded household had established families of their own.[13] Ownership passed to Rufina, who continued to reside at the property until her death in 1963.

By the time of a 1958 aerial photograph, the house had been enlarged by an addition along the southwest elevation consisting of a roughly seventeen-foot-long rectangular volume and an attached porch at its west end (Fig. 6).

Later Ownership

Following Rufina Romero's death in 1963, ownership became divided among numerous heirs. Probate proceedings initiated during the 1990s resulted in the distribution of fractional interests in the property while preserving life-estate rights for Julia Romero and Lola (Lolita) Romero, daughters of Elias and Rufina Romero. A related 1998 quitclaim deed from Adolfo J. Trujillo transferred the property to Julia and Lola Romero, further consolidating ownership within the Romero family.

Following a series of probate-related transfers among Romero heirs, Julia Romero conveyed her remaining interest in 208 West Houghton Street to Deborah A. Bristow in 2000, ending nearly eight decades of Romero family ownership.[14]

[12] Quitclaim Deed, Carmelita M. Romero to Elias Romero, recorded August 2, 1950, Book 50, Page 411, Instrument # 99464, Santa Fe County, New Mexico.
[13] "Obituary, Mr. Romero, Elias," *Santa Fe New Mexican*, Oct. 28, 1955, 18.
[14] Warranty Deed, Julia A. Romero to Deborah A. Bristow, recorded November 3, 2000, Book 1823, Page 782, Instrument # 1135112, Santa Fe County, New Mexico.
[14]© John W. Murphey / Architectural History Services. All rights reserved. This Historic Cultural Property Inventory form is the intellectual property of the author and is provided for regulatory review purposes only. No reproduction, distribution, or other use is permitted without the author's written consent, except as required by the City of Santa Fe Historic Preservation Division and related governmental review bodies.

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Bristow, a painter and Iyengar yoga instructor, appeared before the Historic Design Review Board the following year with plans to rehabilitate the building and construct a small addition along the south elevation (H-01-09). The proposal included restuccoing the exterior and replacing windows and doors.

Initial review of the application was postponed and subsequently reheard, at which time the addition appears to have been approved. The approximately 216-square-foot addition was constructed at the southwest corner of the dwelling and introduced two new doors and one window.

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Evaluation of Historical Status

The house at 208 West Houghton Street received its Significant designation during the City of Santa Fe's survey that established the Don Gaspar Area Historic District in July 1983. In the accompanying survey report, the City's consultants noted that "[a]mong the striking [buildings in the West Houghton and Don Manuel streets area] is a Territorial period house with pedimented moldings which dates to before 1912," a description directed toward the Elias and Rufina Romero House.[15]

The basis for this assessment is unclear. The triangular pedimented heads cited in the report are limited to the square addition constructed after 1912 and the entry door of the older portion of the house; they are not associated with most of the fenestration of the pre-Statehood adobe core. Moreover, the trim consists of simple applied wood boards rather than molded architectural elements.

Originally a modest three-room adobe residence, the house was expanded repeatedly during the twentieth century, with identifiable additions completed by 1930; by 1950; between 1969 and 1975, and again in 2001 (Fig. 1). Additional alterations include replacement windows, reroofing campaigns that modified the original roof forms into shed-roof profiles, the installation of skylights and roof vents, and changes to exterior materials and finishes.

Although the historic adobe core remains partially visible, the cumulative effect of these additions and alterations has substantially diminished the building's Territorial-period character and design integrity. A designation of Contributing therefore appears more appropriate than Significant, recognizing the property's age, adobe core, and contribution to the historic district streetscape while acknowledging that it no longer retains the degree of architectural integrity that appears to have informed its 1983 evaluation.

[15] Ellen Threinen Ittlelsen and Linda Tigges, *Don Gaspar Architectural Historic Survey*, (Santa Fe: Report prepared for the City of Santa Fe, 1983), 24.

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

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Illustrations

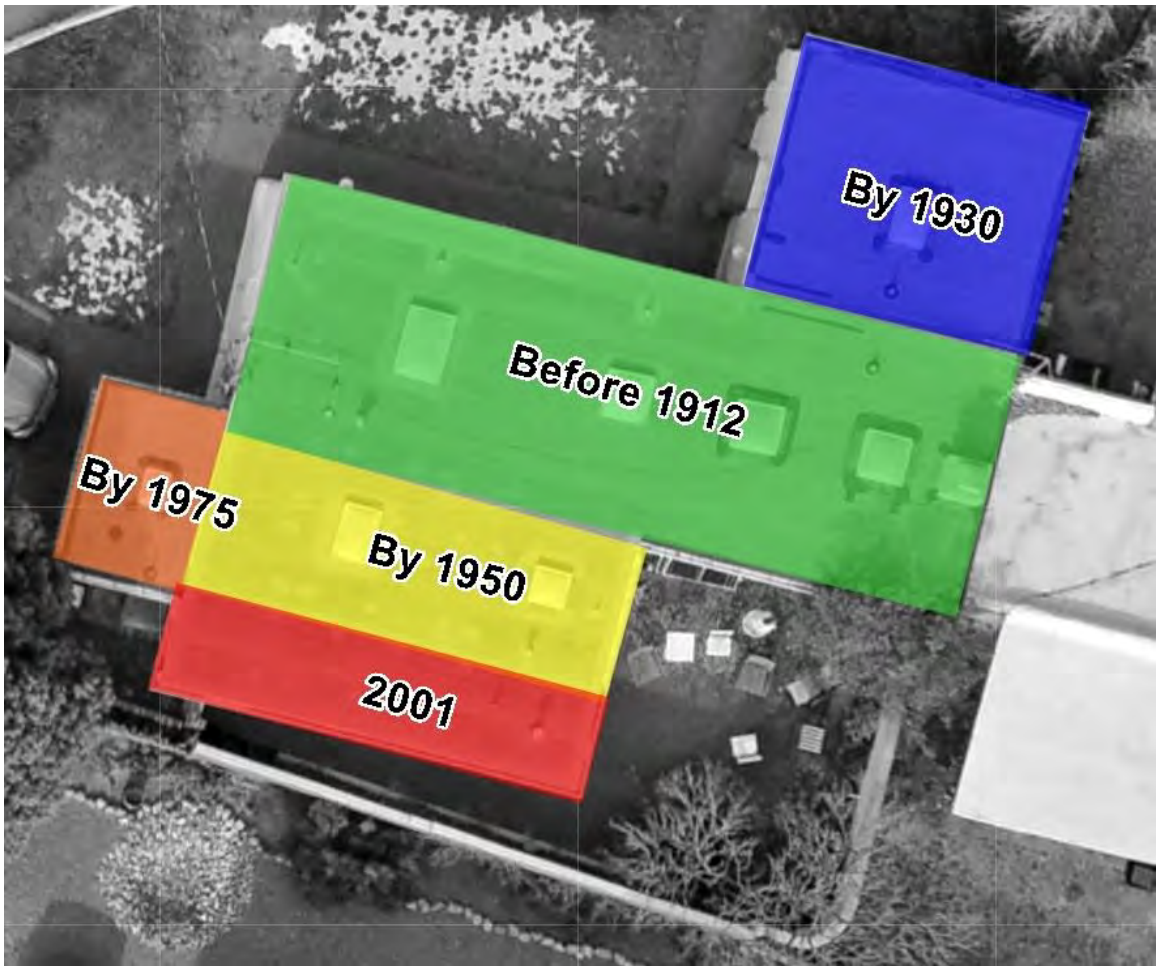


Figure 1: Ground plan evolution.

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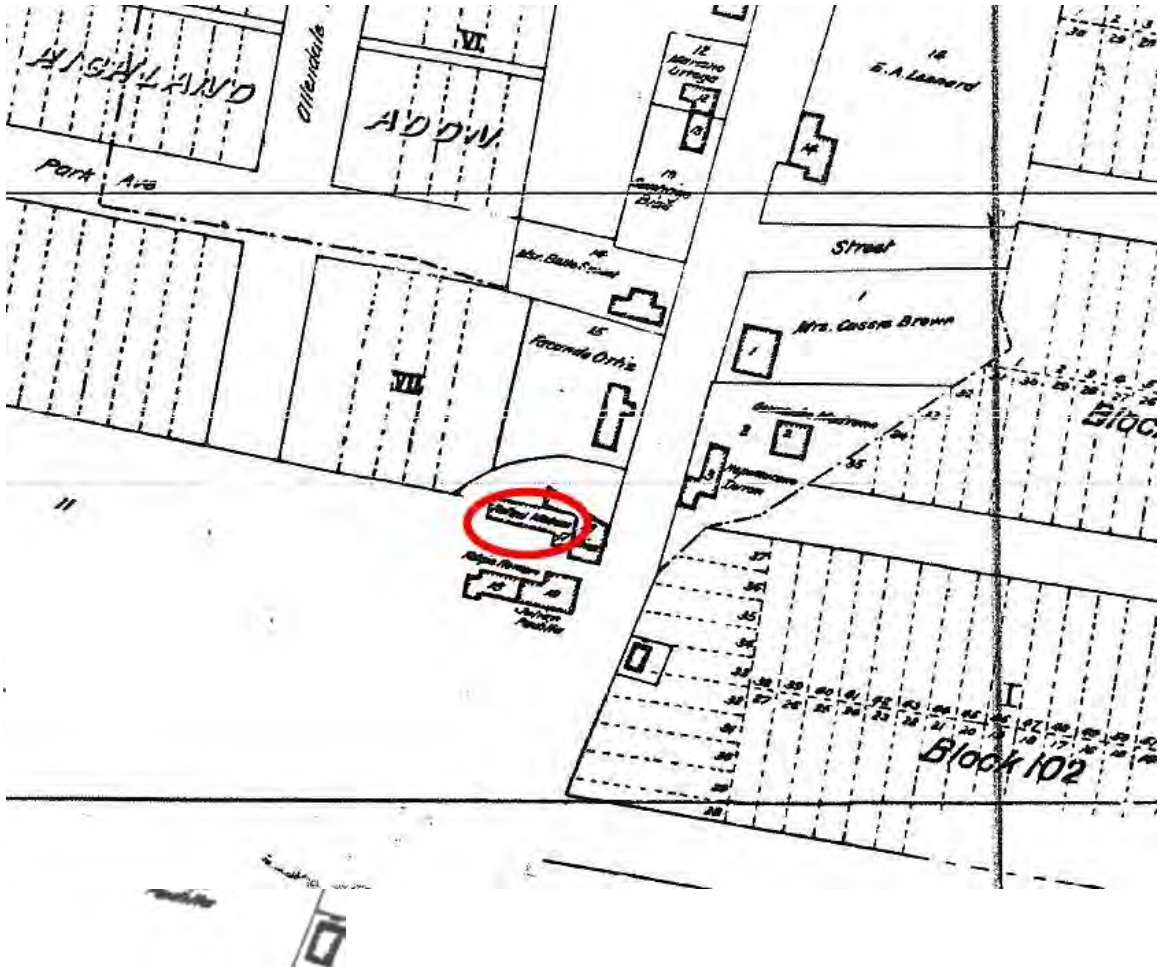


Figure 2: N. L. King, "Official Map of the City of Santa Fe," 1912. Subject house highlighted.

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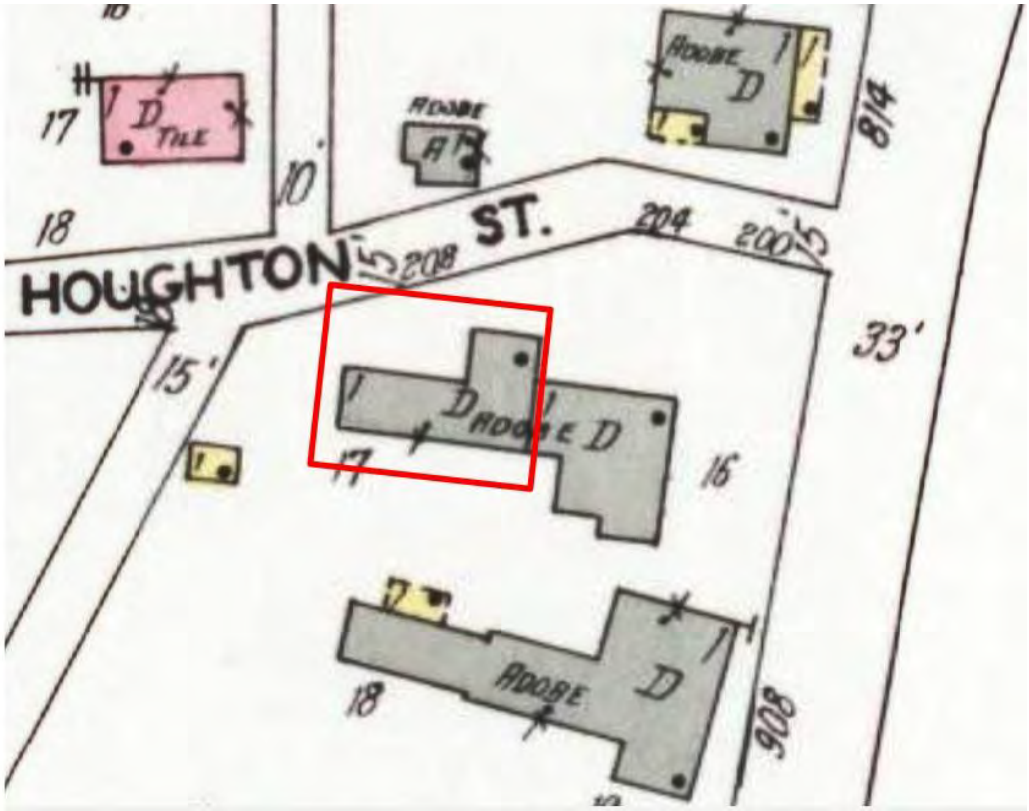


Figure 3: 1930 Sanborn Fire Insurance Company Map. Subject house highlighted.

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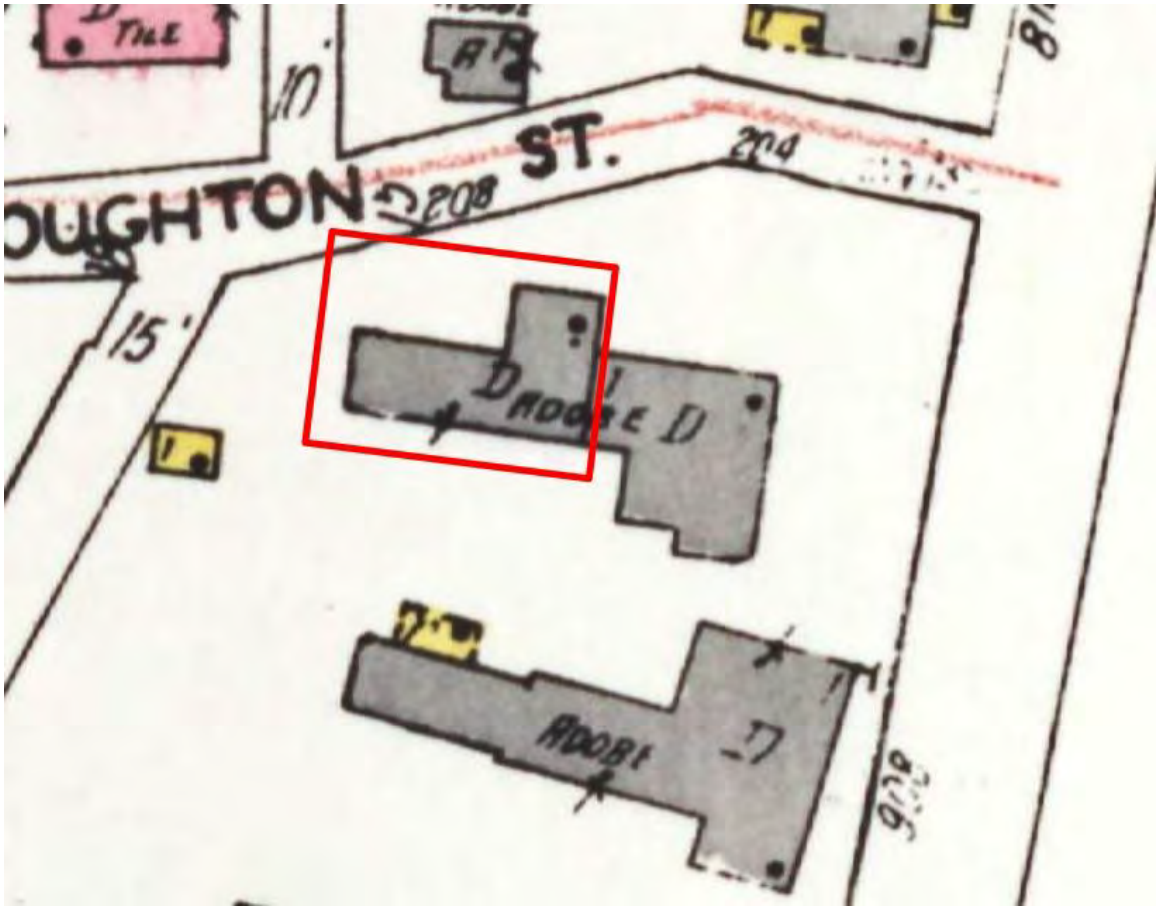


Figure 4: 1948 Sanborn Fire Insurance Company Map. Subject house highlighted.

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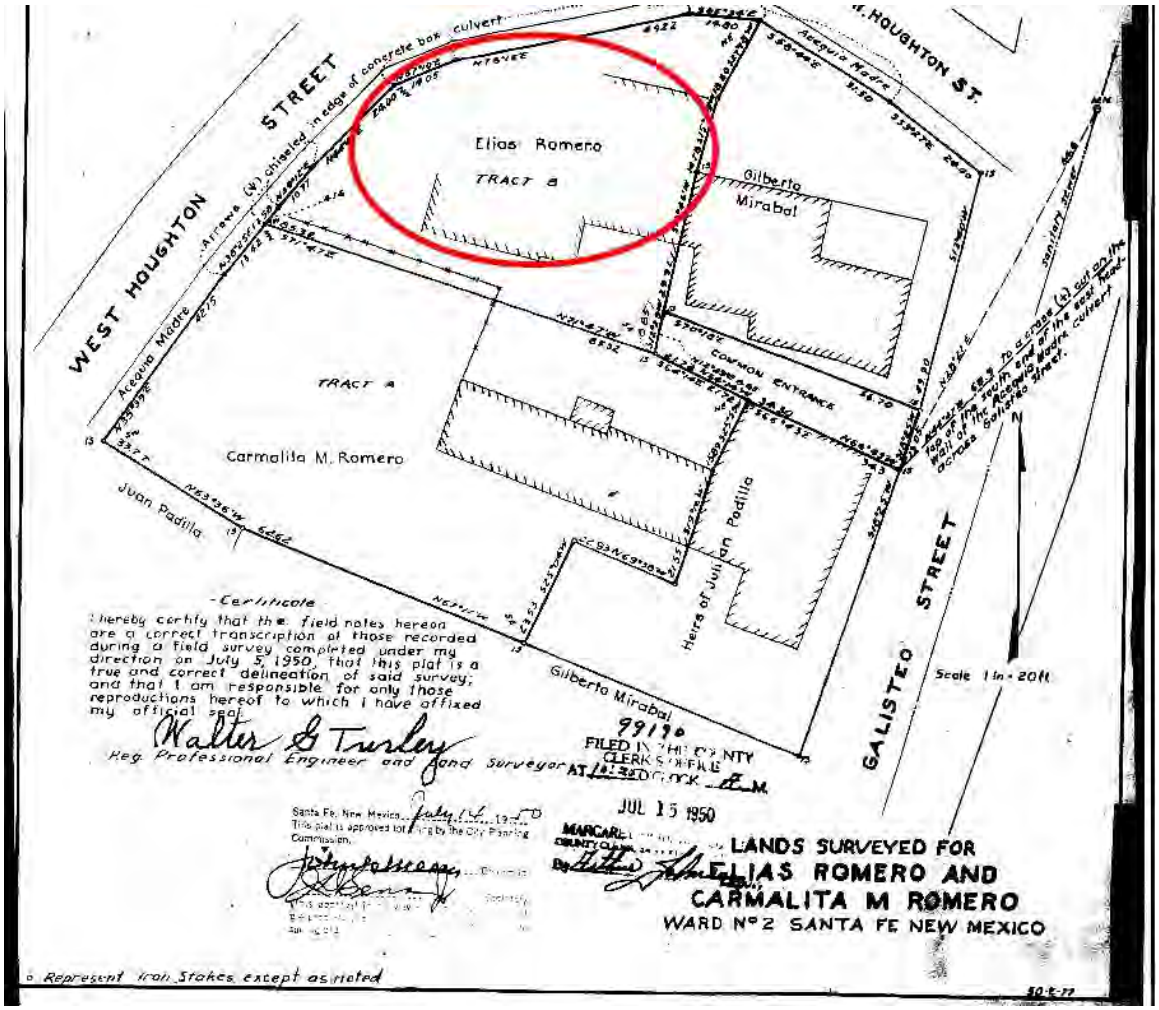


Figure 5: 1950 survey plat. Subject house highlighted.

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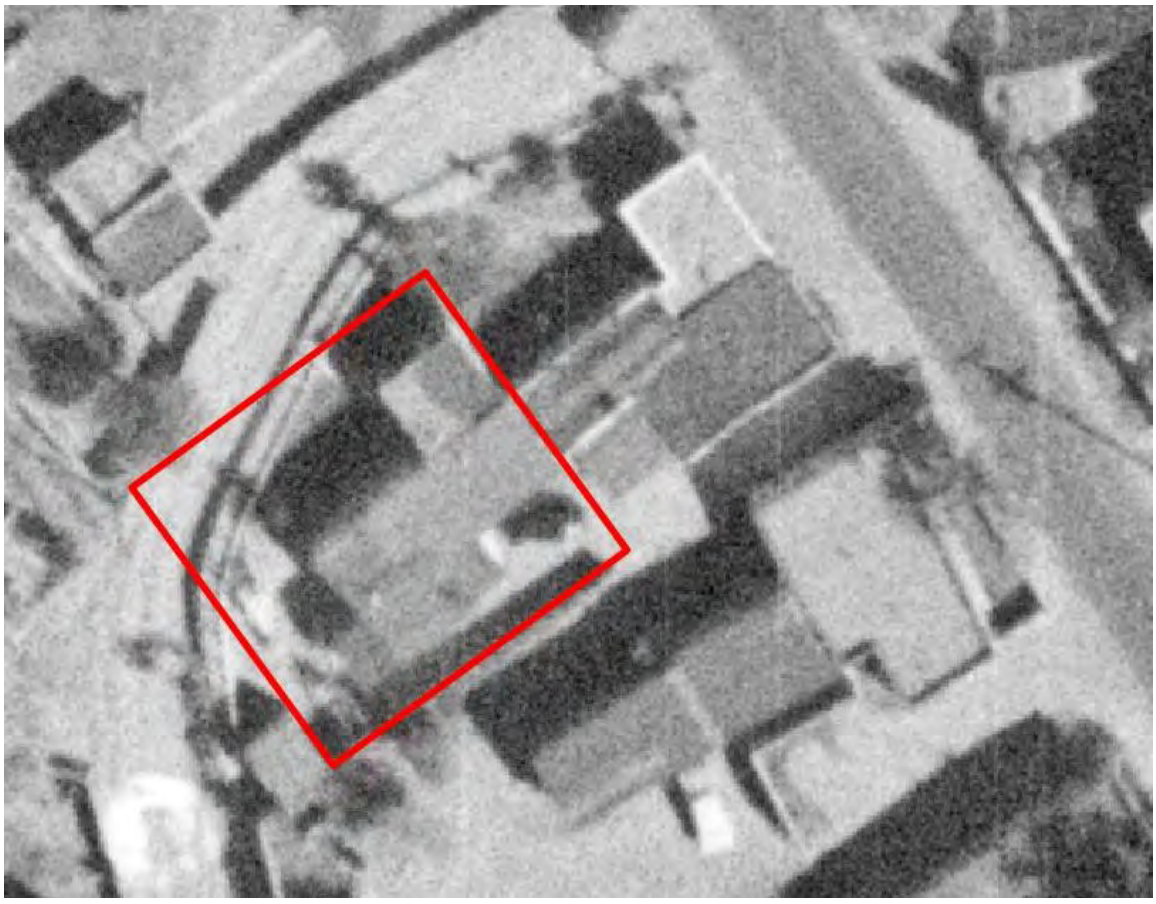


Figure 6: November 10, 1958, aerial photograph. Subject house highlighted.

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Figure 7: February 27, 1969, aerial photograph. Subject house highlighted.

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Figure 8: April 19, 1975, aerial photograph. Subject house highlighted.

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Figure 9: Roof comparison. 1982 survey above; 2026 survey below.

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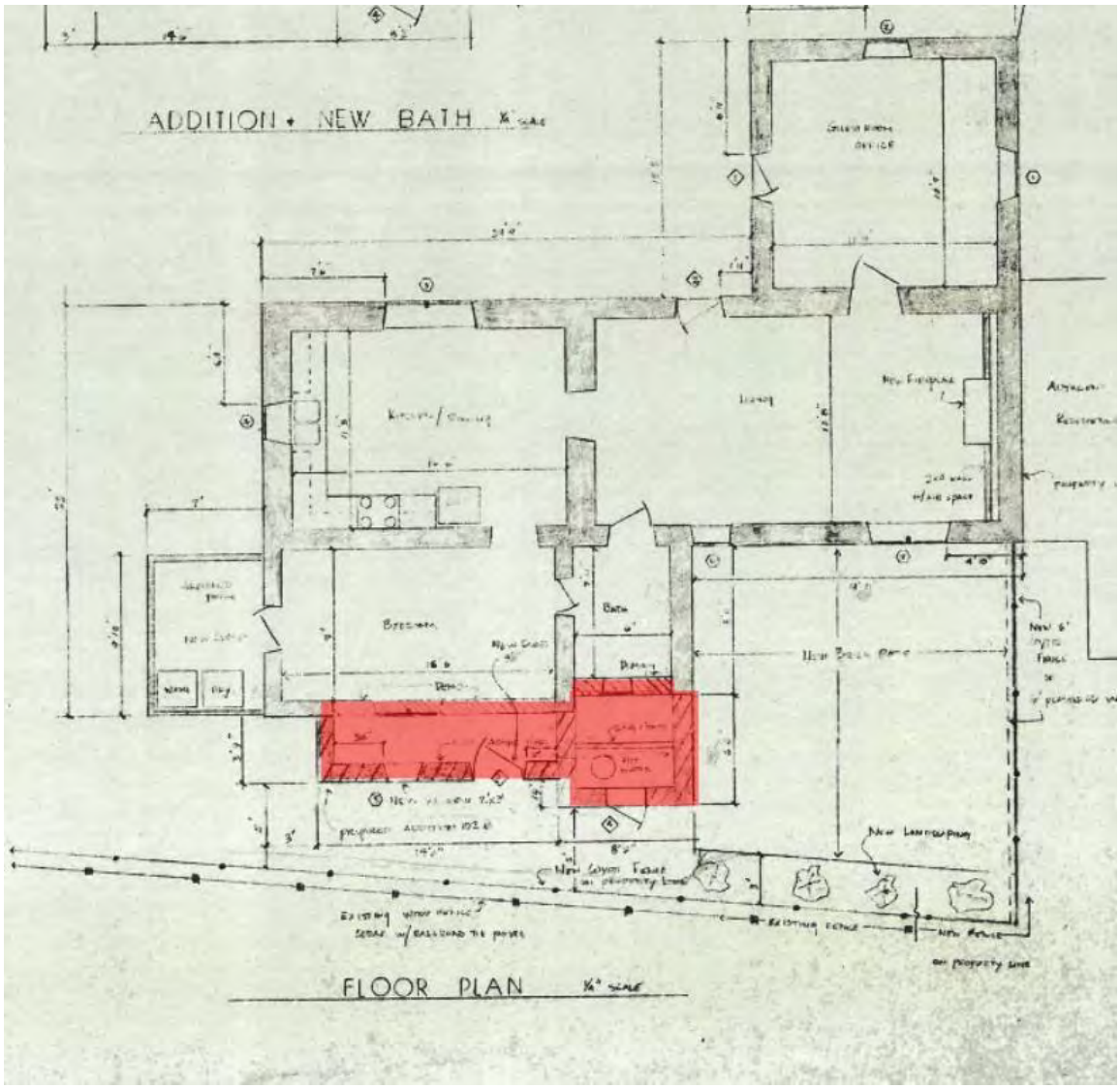


Figure 10: Stamped 2001 combined existing and proposed floor plan. Red area represents addition made in 2001.

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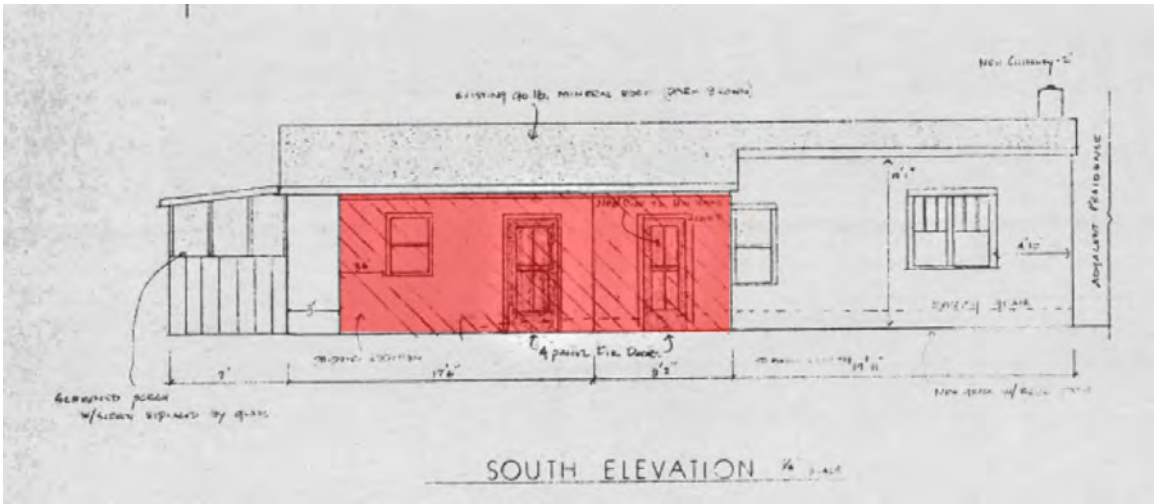


Figure 11: Stamped 2001 combined existing and proposed south elevation drawing. Red area represents addition made in 2001.

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Survey Photographs

(All images taken by Jim Rodman on May 21, 2026, unless otherwise noted)



Photo 2: North elevation, east end. Pre-1930 addition at left; original core at right. Camera facing southeast.

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3

Photo 3: North elevation, east end. Window detail. Camera facing southeast.

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Photo 4: North elevation. Door giving entry to original core. Note contrapared treatment encroaching into door frame. Camera facing southeast.

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Photo 5: West elevation. Pre-1975 enclosed porch at right. Camera facing east.

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Photo 6: Detail of pre-1975 enclosed porch. Camera facing east.

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Photo 7: South elevation, 2001 addition. Camera facing east. June 10, 2026.

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Photo 8: South elevation, 2001 addition. Door detail. Camera facing down.

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Photo 9: South elevation, original core. Camera facing north. June 10, 2026.

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Photo 10: South elevation, original core. Camera facing north.

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Photo 11: East elevation of pre-1930 addition at right, window circled; 204 West Houghton Street at left. 2023 Google Street View image of window below.



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Photo 12: Fence and entry gate. Camera facing southeast.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Sunpro Solar, agent for Deborah Bristow, owner, proposes to install publicly visible solar equipment in line with a pitched roof on a significant residential structure in the Don Gaspar Area Historic District.

Case number: **2019-000962-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 208 West Houghton Street

OW – Deborah Bristow	208 West Houghton Street	Santa Fe NM 87505
AP – Sunpro Solar	5811 Midway Park Blvd NE	Albuquerque NM 87109

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☑ Downtown and Eastside ☐ Historic Review ☐ Transition ☐ Westside-Guadalupe ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ Non-Contributing ☐ Contributing ☐ Significant ☑ Landmark ☐ N/A ☐

PRIMARY ELEVATIONS: North ☑ South ☑ West ☑ East ☑ N/A ☐

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No ☑

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER H2385

YEAR OF CONSTRUCTION pre1912

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☐ New ☐ Other Solar

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME _____

City of Santa Fe, New Mexico

memo

DATE: November 26, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Historic Preservation Division Manager

Case # 2019-000962-HDRB

Address: 208 West Houghton Street
Historic Status: Significant
Historic District: Don Gaspar Area

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

____ Other:

STAFF RECOMMENDATION:

Staff finds the proposal to be compliant and encouraged by the Don Gaspar Area district standards (14-5.2(H)); however, a decision is deferred to the Board about whether the proposal may adversely impact the structure's significant status or detract from streetscape harmony. If the Board finds the proposal would not result in adverse impacts to the structure or the district, staff recommends approval of the project per 15-5.2(D) General Design Standards for All H Districts and 14-5.2(H) Don Gaspar Area Historic District.

BACKGROUND & SUMMARY:

208 West Houghton Street is a single-family residence listed as significant to the Don Gaspar Area Historic District. The original, easternmost massing of the home was likely constructed prior to 1912 in a vernacular manner, and there have been a series of additions since 1948. The home has a low pitched roof, the majority of which slopes to the south, away from and parallel to the curvilinear street frontage at West Houghton Street.

The applicant requests solar equipment integrated into the south-facing, westernmost pitched roof plane. The proposed ten solar panels will be flush mounted, attachments are not permanent, and no historic material will be removed. According to the applicant, there are no roof surfaces on which solar equipment can be mounted so as to not be publicly visible, but the proposed locations minimize this visual impact. As proposed, the solar panels would be visible in profile from West Houghton at the west elevation of the building, where the road curves to the south. However, public visibility of the panels is minimal, and the proposal complies with district-specific specifications for screening rooftop solar equipment (see below).

SOLAR SCREENING GUIDANCE:

The Governing Body's recent passage of various resolutions recognizes a climate emergency and urges public and private actors to take bold action to address climate change and sustainability (Resolutions 2014-85, 2015-30, 2019-47; Sustainable Santa Fe Plan 2018). Additionally, the New Mexico Solar Rights Act encourages and protects the right to use solar energy (NMSA 1978, §§ 47-3-1 to -12). Responding to the state and city-recognized climate crisis and the policy of encouraging the use of solar energy, and in an effort to be more consistent in administering the code, the land use department seeks to adopt a written code interpretation in the near future regarding publicly visible solar in the historic districts.

In the Don Gaspar Area Historic District, publicly visible solar equipment is allowed, encouraged, and subject to administrative approval if it is "screened." The district-specific design standards for each of these districts specifies methods of screening, which include, "in the case of pitched roofs... integrating the collector into the pitch" (14-5.2(F)(2)(c); 14-5.2(G)(3)(a)(iv); 14-5.2(H)(1)(C); 14-5.2(I)(1)(d)). Because "screened" solar equipment is encouraged and administratively approvable in these historic districts, staff have determined that no exception is required for otherwise compliant projects.

Although the code allows administrative approval of screened solar projects in all historic districts except the Downtown and Eastside Historic District, staff may refer decisions on contributing, significant, and landmark buildings to the Board. Though the *general* aspects of a screened solar project may comply with district standards, staff may ask the Board to review whether the *specific* aspects of the proposed project are consistent with streetscape harmony, particularly if the project could affect the significant structure's contribution to the historic character of the district.

RELEVANT CODE CITATIONS:

14-5.2(D) General Design Standards for all H Districts

(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.

14-5.2(D) General Design Standards for all H Districts

(3) Remodeling to Increase Height; Rooftop Appurtenances

(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.

14-5.2(H) Don Gaspar Area Historic District

(1) District Standards

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

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;
(ii) setting back from the edge of the roof;
(iii) framing the collector with wood;
(iv) in the case of pitched roofs, by integrating the collector into the pitch;
(v) in case of ground solar collectors by a wall or vegetation;
(vi) in the case of wall collectors by enclosing by end or other walls;
(vii) other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

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

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the land use department. Approval, disapproval, or

referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 208 W. Houghton

ID NUMBER: 051600469

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 2385

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SW 1/4

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

DATE OF CONSTRUCTION:
by
1912 ESTIMATE by 1928 ACTUAL
SOURCE(S) poss. King's map; city directory

BUILDING DATA

ARCHITECTURAL STYLE: Vernacular

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? shed (connected to building to E)

IF INVENTORIED, LIST ID NUMBER(S)

051600401 (1982)

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR SW corner

EXPLAIN: addition

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

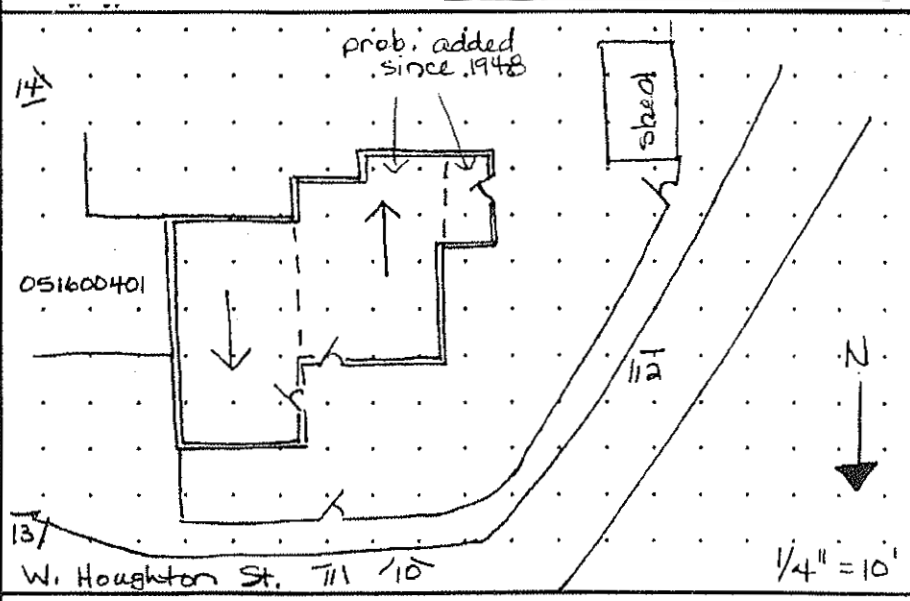
BUILDING THREATENED?

___ YES X NO

PHOTO



SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

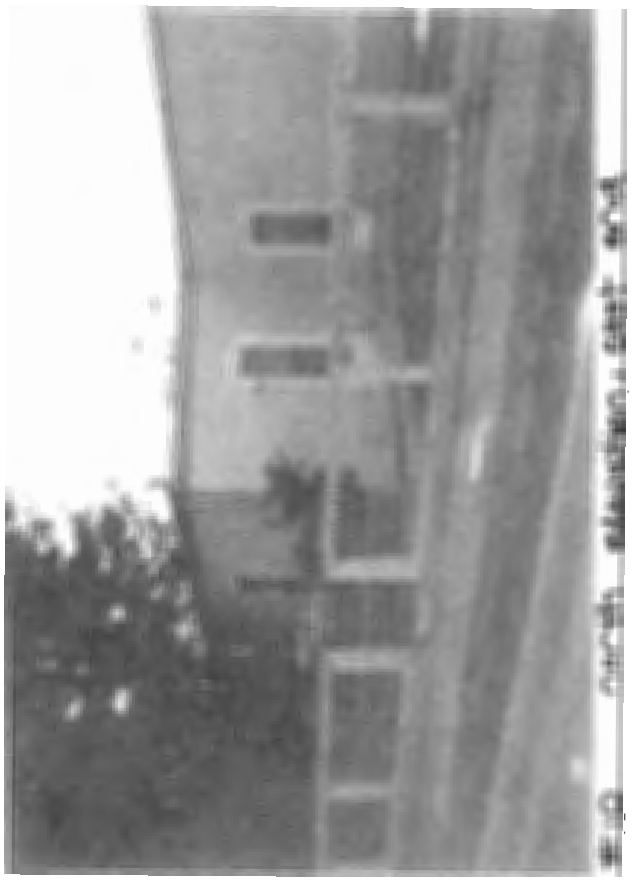
SURVEYED 9/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB7 NEG # 10 TO 14

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	shed with wood & metal fascia, slight rafter ends visible
BUILDING WALLS	adobe/ beige stucco
FOUNDATIONS	not visible — reinforced, stuccoed
DOORS	Craftsman large light doors  with pedimented lintels, old wood screens
WINDOWS	3/1 wood DHWs, paired & single, pedimented lintels, hanging wood screens
PORCHES OR PORTALES	screened porch on west with wood siding, wood panel door, metal fascia on roof
BALCONIES	
COURTYARDS	
FENCES/WALLS	old wood rail/ wire fence on north & west
ARCH. DETAILS	
OTHER	wood plank storage shed on west connected to building on east
COMMENTS	Tenants/ owners at the house were reluctant to permit survey — photos from public access only.

ADDITIONAL PHOTOGRAPHS



#12 arch. detail, east end



#13 from NE

IDENTIFICATION

ADDRESS

208 W. Houghton

ID NUMBER: 0516 00469

SANTA FE ID NUMBER: H2385

SURVEYED/RESEARCHED

DATE 9/93 BY DB



#14 from SE



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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION

ADDRESS: 208 W. Houghton

ID NUMBER: 0516 04609

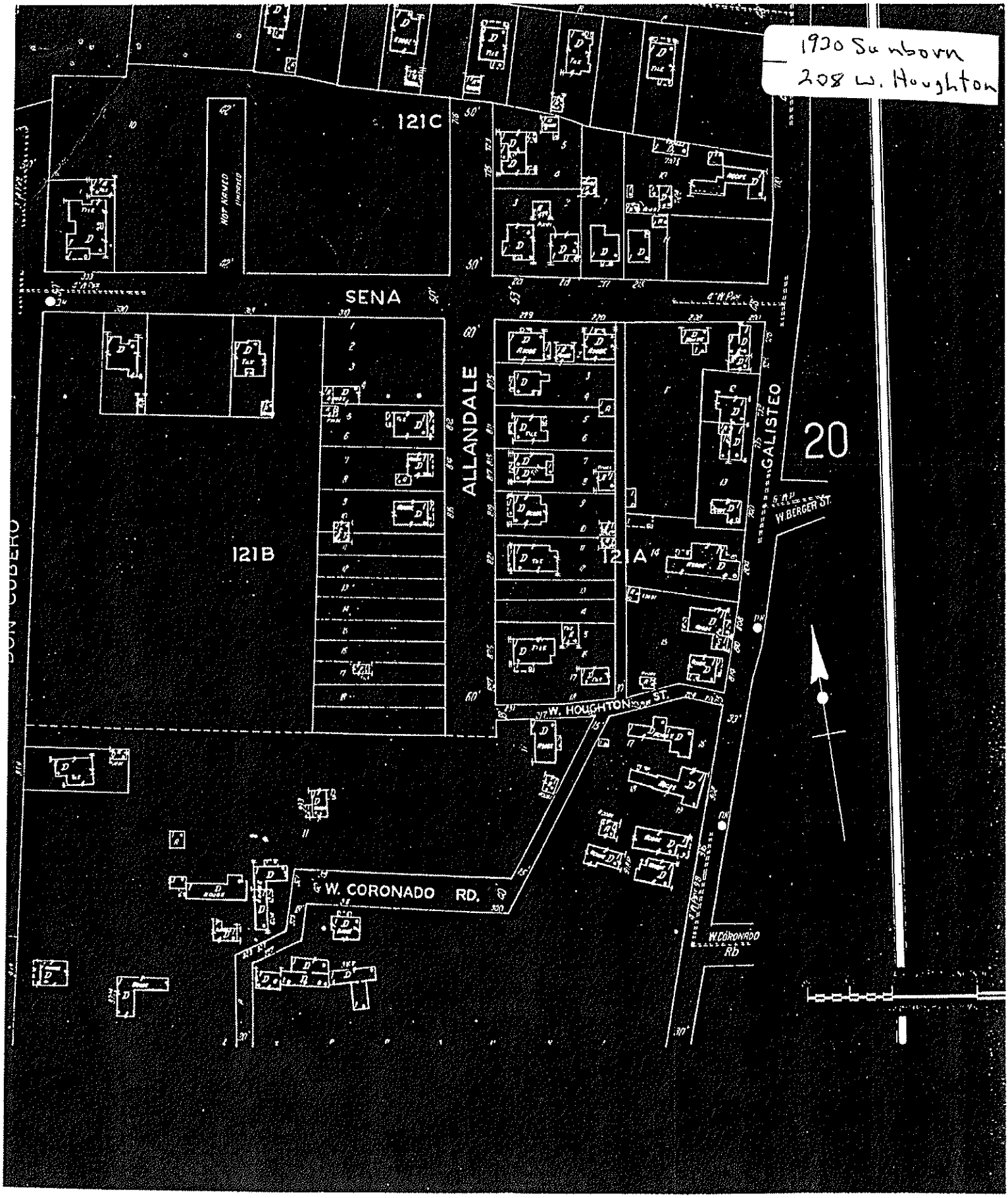
SANTA FE ID NUMBER: H2385

SURVEYED/RESEARCHED DATE 9/3 BY DB

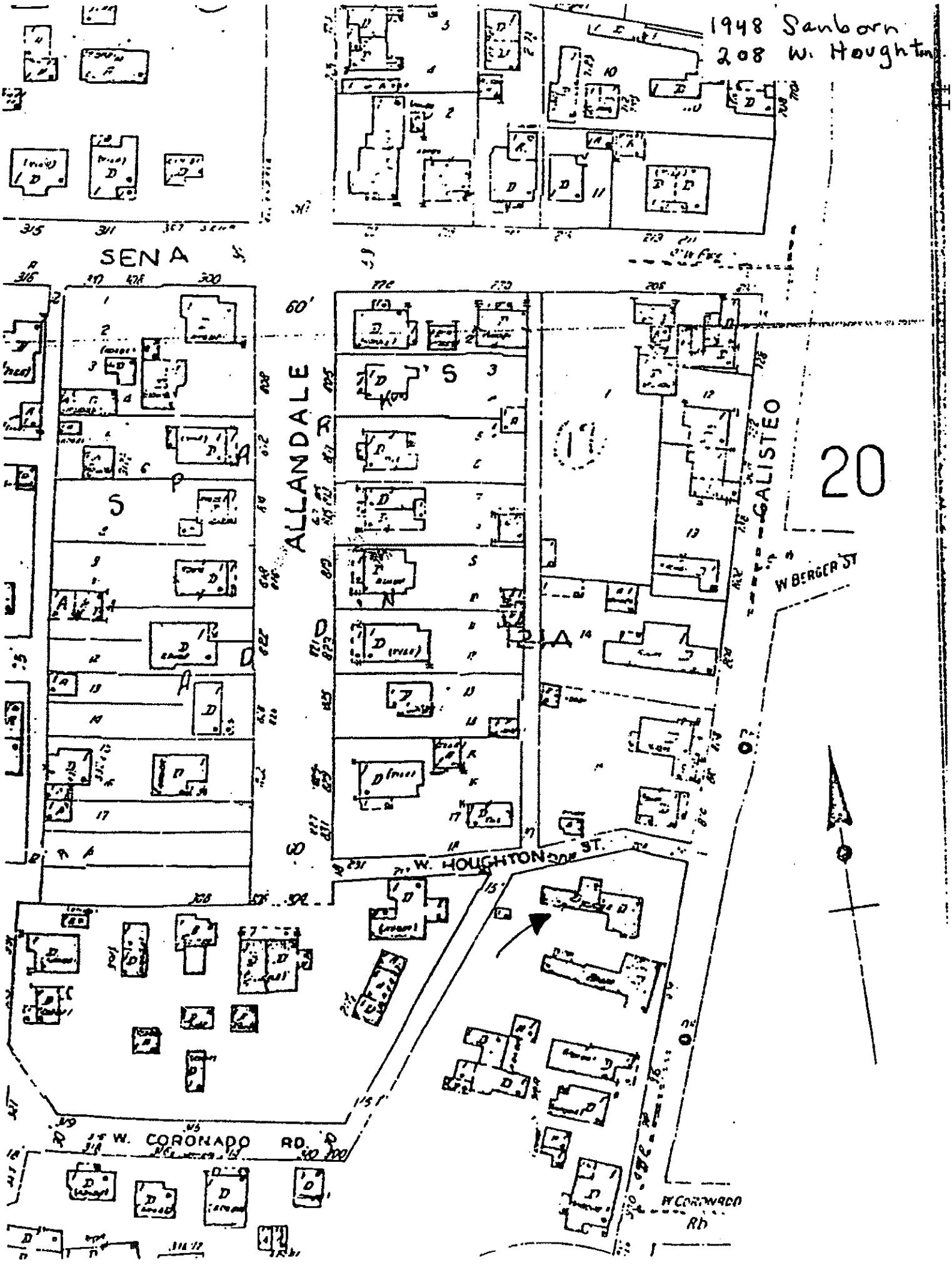
Brief interview with 2 older people living in house — very little communication — believe house to be approx. 50 years old. House appears to be older, with Prairie/Craftsman doors and windows in a very plain Spanish-Pueblo vernacular building. Only Territorial detail is pedimented lintels. Different roof slopes indicate sequential construction. Building may appear on King's map (can't identify block & lot). Area not mapped on Sanborn until 1930. Listed in 1928 city directory as Elias Romero.

Small enclosed porch and southwest corner do not appear on historic maps, but as residents do not permit access for survey, it is difficult to ascertain the extent of this change, which is toward the rear of the house, and only partially visible from the street.

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


1930 Sanborn
208 W. Houghton
121C
SENA
ALLANDALE
GALISTEO
20
121B
121A
W. BERGER ST.
W. HOUGHTON ST.
W. CORONADO RD.
W. CORONADO RD

1948 Sanborn
208 W. Houghton



ADDRESS: 208 W. Houghton **HIST. SURVEY #:** 469

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2385 ✓

building threatened? yes	surveyed date 8-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 4169	UTM reference zone 12 (13)	easting 414[illegible] northing 39[illegible]

location description: 208 W Houghton

city/town: Santa Fe

land grant/reservation:

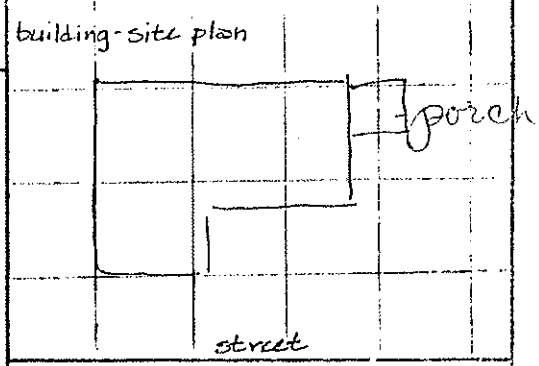
building name:

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

film roll 11 | negative nos. 25 | loc. of neg. Sa



building-site plan



date of construction: 1925 estimate Before 1912 actual

source: Kings Map

use
present: residential
other:
historic: residential
other:

condition: ___excellent X good ___fair ___deteriorating

degree of remodeling: X minor ___moderate ___major
describe:

surroundings: Res

relationship to surroundings: X similar ___not similar

district potential: X yes ___no

significance: X significant 8 contributing date?
___supporting ___intrusive

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

style: Territorial Revival

foundation material: N/V

wall material/surface: stucco/adobe

architectural features:
Pedimented Moldings
Flat - Slight overhang
Wd d/h "3-1
Dble porch wood, screen

comments:
Wire fence

1936 ed - Romero Elias
1988 ed - Romero Elias Upr Summers
Portion on 1912 Kings Map - Ranch Camp

see back? ___yes

To Whom It May Concern,

This document serves to notify the Santa Fe Historic Districts Review Board of proposed alterations to be made at 208 West Houghton Street. These alterations include installing 10 roof mounted LG 335 solar panels along with 10 IQ7 micro inverters. Since the roof is pitched, these improvements will be visible from certain angles of the street.

To Whom It May Concern,

This letter is to summarize the proposed solar panel project at 208 West Houghton Street. It will include installing 10 roof mounted LG 335 solar panels and 10 IQ7 micro inverters. Since the home is in a significant historical neighborhood and the roof is pitched, the panels will be visible from certain angles of the street. Therefore, we would like to petition on behalf of the homeowner to the Historic Districts Review Board for approval of this project.

(i) We do not believe that this alteration will damage the character of the district because the proposed project reflects "going green." Transitioning to solar powered energy is important to our neighborhoods who have a desire to improve our environment.

(ii) The real hardship to the homeowner for this project is since the home is located on the curve of Houghton Street and it is a pitched roof, it is not possible to completely conceal the panels. There is no part of the roof that exists where we would be able to place the solar panels without it being somewhat visible to the public. This is what is creating an issue for our homeowner. We are working with the homeowner and local jurisdiction to ensure that all planning and zoning permits are properly obtained, and construction is completed up to code.

(iii) Because Santa Fe is such a unique location, we expect the alteration to strengthen the heterogeneous character of the City. The solar panels, though somewhat visible from the street, is not expected to take away from the historical value of the neighborhood. It is a progressive step in the process of improving communities, pollution, and a more efficient solution to long term energy usage.

Thank you for your time and consideration,

Sunpro Solar

Verizon LTE
11:15 PM
media.app.gosunpro.com
8%











SOL Engineering Solutions, LLC
6995 Golden Mesa
Santa Fe, New Mexico 87507
Mark's Cell - 505.358.6499
Jeff's Cell - 505.264.5710

July 25, 2019

Ms. Jennifer Bradley
Project Coordinator
Sunpro Solar
5811 Midway Park Blvd. NE; Suite A
Albuquerque, NM 87109

Re: Deborah Bristow Residence (208 West Houghton Street, Santa Fe, NM 87505)
SOL-19-298

Dear Ms. Bradley:

Per your request, our office visited the residence at the above-mentioned address to determine the roof framing size, spacing, and maximum span at the roof area that is supporting the new flush mounted PV solar array. Our office has performed a structural analysis of the existing roof framing to support the additional ~3 psf load [with a maximum (roof zone 2) point load of 227lb (up)], beyond the existing dead load and locally accepted live and snow loads. It is our understanding that the roof attachments will be made using EcoFasten Solar SimpleGrip-SQ product with average ultimate load of 1147, per the EcoFasten Solar product specification sheet (Document Version 07.11.2016) provided by your company. We also have reviewed the inputs used and the engineering report for the racking system (Unirac U-Builder Project ID # BB758DED – July 23, 2019), provided by your company. Based on our analysis, the existing roof framing appears to be structurally sufficient to support the additional ~3 psf loading of the proposed flush mounted solar array.

No other portion of the existing structure was observed and/or analyzed by our office. Please contact our office, if you have any questions or concerns.

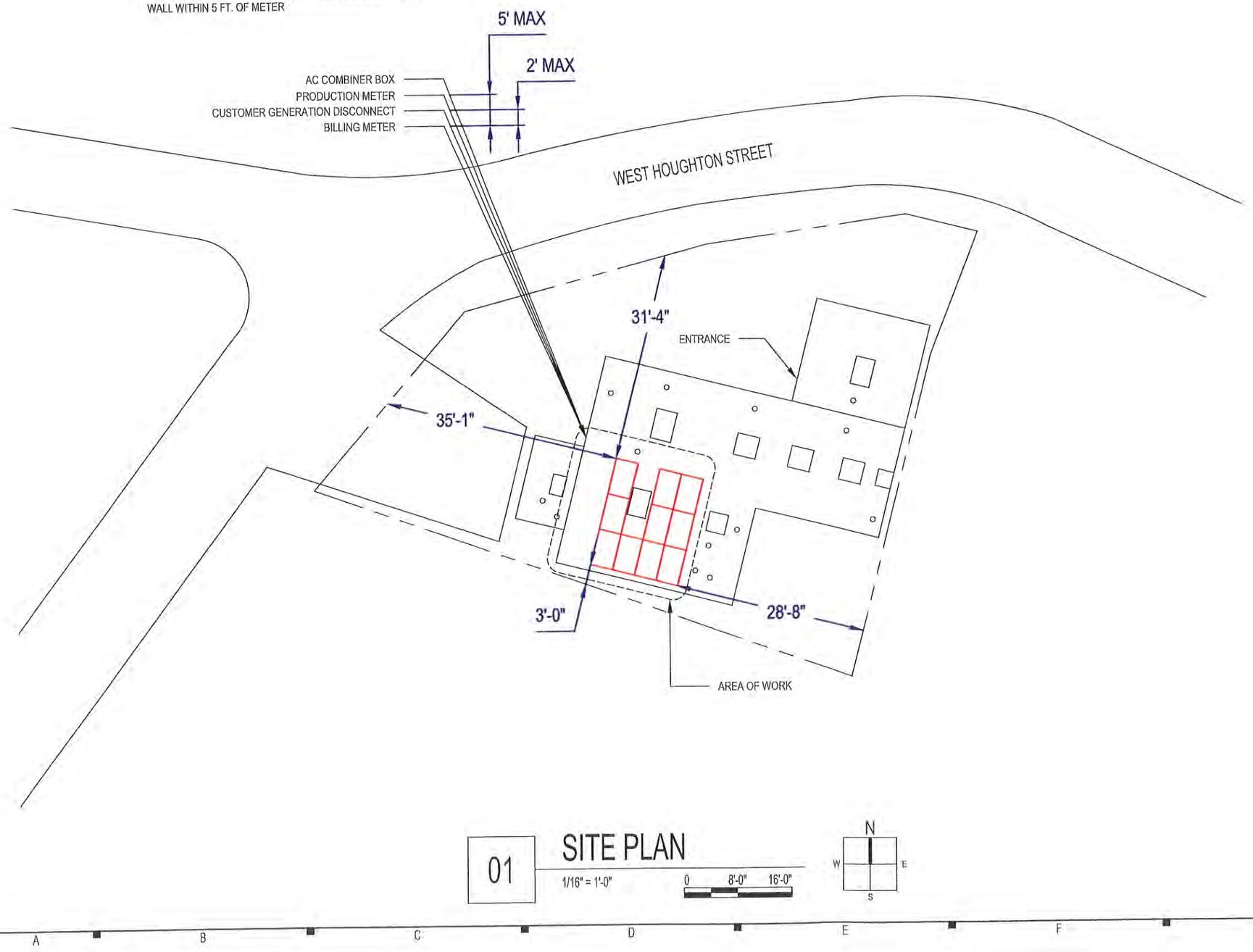
Sincerely,
Sol Engineering Solutions, LLC

Mark A. Medina, PE
Member/Principal Engineer



THE VISIBLE LOCKABLE AND LABELED AC DISCONNECT IS LOCATED ON ACCESSIBLE EXTERIOR WALL WITHIN WITHIN 2 FT. OF METER

PRODUCTION METER LOCATED ON ACCESSIBLE EXTERIOR WALL WITHIN 5 FT. OF METER



01 SITE PLAN

1/16" = 1'-0"

0 8'-0" 16'-0"

N W E S

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

—·—·—·— PROPERTY LINE

STC: 10X335= 3.350kW
MAX AC POWER: 2.500kW

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

PHONE: 505-355-2555

ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M

REVISIONS

A-101.00

(SHEET 3)

22

GENERAL NOTES

1.1.1 **PROJECT NOTES:**

1.1.2 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURERS'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.

1.1.3 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION

1.1.4 GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE MICROINVERTER IN ACCORDANCE WITH NEC 690.41(B)

1.1.5 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC 690.4:
PV MODULES: UL1703, IEC61730, AND IEC61215, AND NFPA 70 CLASS C FIRE
INVERTERS: UL 1741 CERTIFIED, IEEE 1547, 929, 519
COMBINER BOX(ES): UL 1703 OR UL 1741 ACCESSORY

1.1.6 MAX DC VOLTAGE CALCULATED USING MANUFACTURER PROVIDED TEMP COEFFICIENT FOR VOC. IF UNAVAILABLE, MAX DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.

1.1.7 ALL INVERTERS, PHOTOVOLTAIC MODULES, PHOTOVOLTAIC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAIC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING [NEC 110.3].

1.1.8 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

1.2.1 **SCOPE OF WORK:**

1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESIGN, SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

1.3.1 **WORK INCLUDES:**

1.3.2 PV ROOF ATTACHMENTS - QUICK MOUNT PV QMLM: L-MOUNT

1.3.3 PV RACKING SYSTEM INSTALLATION - UNIRAC STANDARD

1.3.4 PV MODULE AND INVERTER INSTALLATION - LG ELECTRONICS LG335N1C-A5/ ENPHASE IQ7-60-2-US

1.3.5 PV EQUIPMENT GROUNDING

1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED SOLADECK

1.3.7 PV LOAD CENTERS (IF INCLUDED)

1.3.8 PV METERING/MONITORING (IF INCLUDED)

1.3.9 PV DISCONNECTS

1.3.10 PV GROUNDING ELECTRODE & BONDING TO (E) GEC

1.3.11 PV FINAL COMMISSIONING

1.3.12 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV

1.3.13 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

SCOPE OF WORK

SYSTEM SIZE:	STC: 10 x 335 = 3.350kW PTC: 10 x 311.1 = 3.111kW DC (10) LG ELECTRONICS LG335N1C-A5 (10) ENPHASE IQ7-60-2-US
ATTACHMENT TYPE:	QUICK MOUNT PV QMLM: L-MOUNT
MSP UPGRADE:	NO

NEW PV SYSTEM: 3.350 kWp

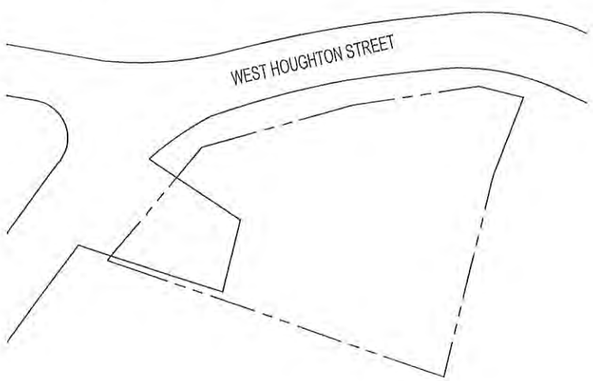
BRISTOW RESIDENCE

208 WEST HOUGHTON STREET
SANTA FE, NM 87505
ASSESSOR'S #: 012301952



01 AERIAL PHOTO

NOT TO SCALE



02 PLAT MAP

NOT TO SCALE

N
W E
S

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
A-104	ELEVATION PLAN
E-601	LINE DIAGRAM
E-602	PLACARDS
S-501	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT
R-007	RESOURCE DOCUMENT
R-008	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER	
NAME:	DEBORAH BRISTOW
PROJECT MANAGER	
NAME:	JOSEPH CHEVALIER
PHONE:	505-355-2555
CONTRACTOR	
NAME:	MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR
PHONE:	505-355-2555
AUTHORITIES HAVING JURISDICTION	
BUILDING:	CITY OF SANTA FE
ZONING:	CITY OF SANTA FE
UTILITY:	PNM
DESIGN SPECIFICATIONS	
OCCUPANCY:	II
CONSTRUCTION:	SINGLE-FAMILY
ZONING:	RESIDENTIAL
GROUND SNOW LOAD:	5 PSF
WIND EXPOSURE:	B
WIND SPEED:	120 MPH
APPLICABLE CODES & STANDARDS	
BUILDING:	IBC 2015 IRC 2015
ELECTRICAL:	NEC 2017
FIRE:	IFC 2015

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

PHONE: 505-355-2555

ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

COVER PAGE

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M.

REVISIONS

T-001.00

(SHEET 1)

2.1.1 **SITE NOTES:**

2.1.2 A LADDER WILL BE IN PLACE FOR INSPECTION IN COMPLIANCE WITH OSHA REGULATIONS.

2.1.3 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.

2.1.4 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.

2.1.5 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED AS PER SECTION NEC 110.26.

2.1.6 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

2.2.1 **EQUIPMENT LOCATIONS:**

2.2.2 ALL EQUIPMENT SHALL MEET MINIMUM SETBACKS AS REQUIRED BY NEC 110.26.

2.2.3 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY NEC 690.31 (A),(C) AND NEC TABLES 310.15 (B)(2)(A) AND 310.15 (B)(3)(C).

2.2.4 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES ACCORDING TO NEC 690.34.

2.2.5 ADDITIONAL AC DISCONNECT(S) SHALL BE PROVIDED WHERE THE INVERTER IS NOT WITHIN SIGHT OF THE AC SERVICING DISCONNECT.

2.2.6 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL ACCORDING TO NEC APPLICABLE CODES.

2.2.7 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

2.3.1 **STRUCTURAL NOTES:**

2.3.2 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED ACCORDING TO CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, ACCORDING TO RAI MANUFACTURER'S INSTRUCTIONS.

2.3.3 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.

2.3.4 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.

2.3.5 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER.

2.3.6 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

2.4.1 **WIRING & CONDUIT NOTES:**

2.4.2 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.

2.4.3 CONDUCTORS SIZED ACCORDING TO NEC 690.8, NEC 690.7.

2.4.4 VOLTAGE DROP LIMITED TO 1.5%.

2.4.5 DC WIRING LIMITED TO MODULE FOOTPRINT. MICROINVERTER WIRING SYSTEMS SHALL BE LOCATED AND SECURED UNDER THE ARRAY W/ SUITABLE WIRING CLIPS.

2.4.6 AC CONDUCTORS COLORED OR MARKED AS FOLLOWS:

PHASE A OR L1- BLACK

PHASE B OR L2- RED, OR OTHER CONVENTION IF THREE PHASE

PHASE C OR L3- BLUE, YELLOW, ORANGE**, OR OTHER CONVENTION

NEUTRAL- WHITE OR GREY

IN 4-WIRE DELTA CONNECTED SYSTEMS THE PHASE WITH HIGHER VOLTAGE TO BE MARKED ORANGE [NEC 110.15].

4.5.1 **GROUNDING NOTES:**

2.5.2 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVISES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.

2.5.3 PV EQUIPMENT SHALL BE GROUNDED ACCORDING TO NEC 690.43 AND MINIMUM NEC TABLE 250.122.

2.5.4 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDED IN ACCORD WITH 250.134 AND 250.136(A).

2.5.5 EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED ACCORDING TO NEC 690.45 AND MICROINVERTER MANUFACTORERS' INSTRUCTIONS.

2.5.6 EACH MODULE WILL BE GROUNDED USING WEEB GROUNDING CLIPS AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ. IF WEEBS ARE NOT USED, MODULE GROUNDING LUGS MUST BE INSTALLED AT THE SPECIFIED GROUNDING LUG HOLES PER THE MANUFACTURERS' INSTALLATION REQUIREMENTS.

2.5.7 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.

2.5.8 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER [NEC 250.119]

2.5.9 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690.47 AND NEC 250.50 THROUGH 250.106. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED ACCORDING TO NEC 250, NEC 690.47 AND AHJ.

2.5.10 GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690.41(B)(1) AND (2) TO REDUCE FIRE HAZARDS

DISCONNECTION AND OVER-CURRENT PROTECTION NOTES:

2.6.1 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH

2.6.2 IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).

2.6.3 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH

2.6.4 PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.12(A) THROUGH (D).

2.6.5 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690.8, 690.9, AND 240.

2.6.6 MICROINVERTER BRANCHES CONNECTED TO A SINGLE BREAKER OR GROUPED FUSES IN ACCORDANCE WITH NEC 110.3(B).

2.6.7 IF REQUIRED BY AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION ACCORDING TO NEC 690.11 AND UL1699B.

2.7.1 **INTERCONNECTION NOTES:**

2.7.2 LOAD-SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH [NEC 705.12 (B)]

2.7.3 THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120% OF BUSBAR RATING [NEC 705.12(D)(2)(3)].

2.7.4 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD [NEC 705.12(B)(2)(3)].

2.7.5 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE COMBINED OVERCURRENT DEVICE MAY BE EXCLUDED ACCORDING TO NEC 705.12 (B)(2)(3)(C).

2.7.6 FEEDER TAP INTERCONECTION (LOAD SIDE) ACCORDING TO NEC 705.12 (B)(2)(1)

2.7.7 SUPPLY SIDE TAP INTERCONNECTION ACCORDING TO NEC 705.12 (A) WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.42

2.7.8 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING [NEC 705.12 (B)(5)].

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

PHONE: 505-355-2555

ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

LIC. NO.:
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS DRAWING SET WITHOUT WRITTEN PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

NOTES

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M.

REVISIONS

G-001.00

(SHEET 2)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

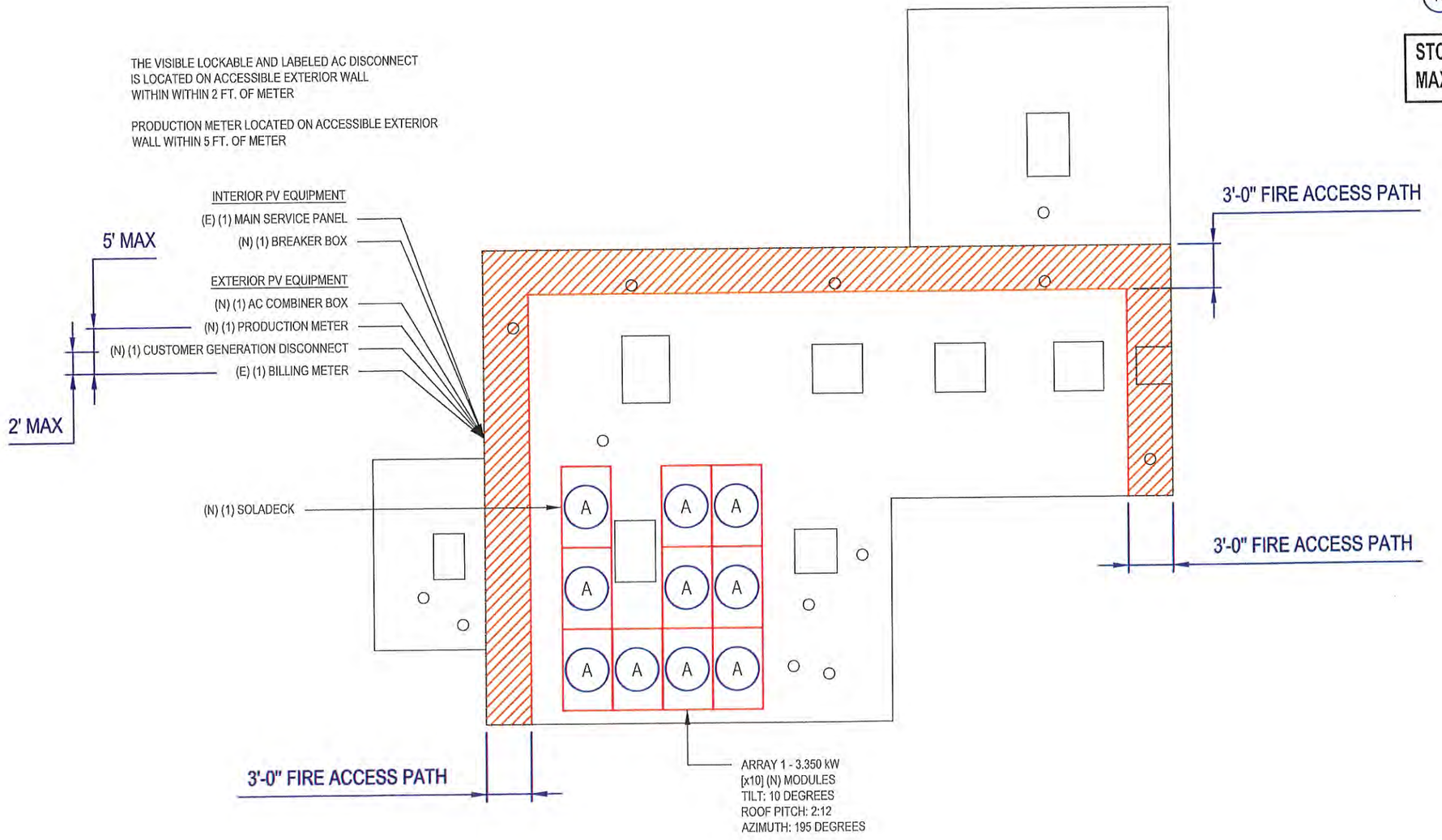
FIRE CLEARANCE

(A) MODULE STRINGING

STC: 10X335= 3.350kW
MAX AC POWER: 2.500kW

THE VISIBLE LOCKABLE AND LABELED AC DISCONNECT IS LOCATED ON ACCESSIBLE EXTERIOR WALL WITHIN WITHIN 2 FT. OF METER

PRODUCTION METER LOCATED ON ACCESSIBLE EXTERIOR WALL WITHIN 5 FT. OF METER

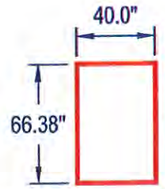


01 ELECTRICAL PLAN

1/8" = 1'

0 4' 8'

N E S W



MODULE:
LG ELECTRONICS
LG335N1C-A5
335 WATTS

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELECTRICAL PLAN

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M

REVISIONS

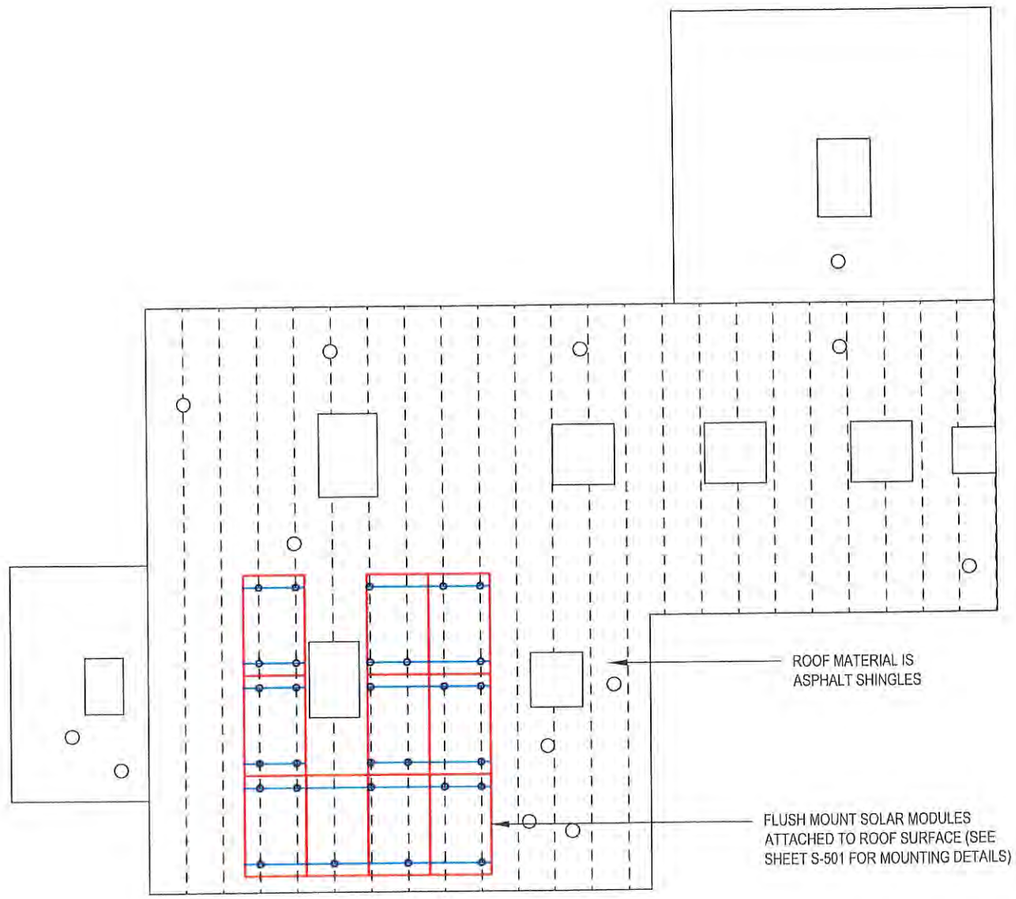
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GENERAL NOTES

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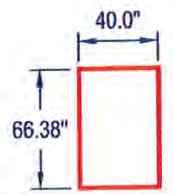
_ _ _ _ ROOF TRUSSES



01 SOLAR ATTACHMENT PLAN

1/8" = 1'

0 4' 8'



MODULE:
LG ELECTRONICS
LG335N1C-A5
335 WATTS

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SOLAR ATTACHMENT PLAN

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M

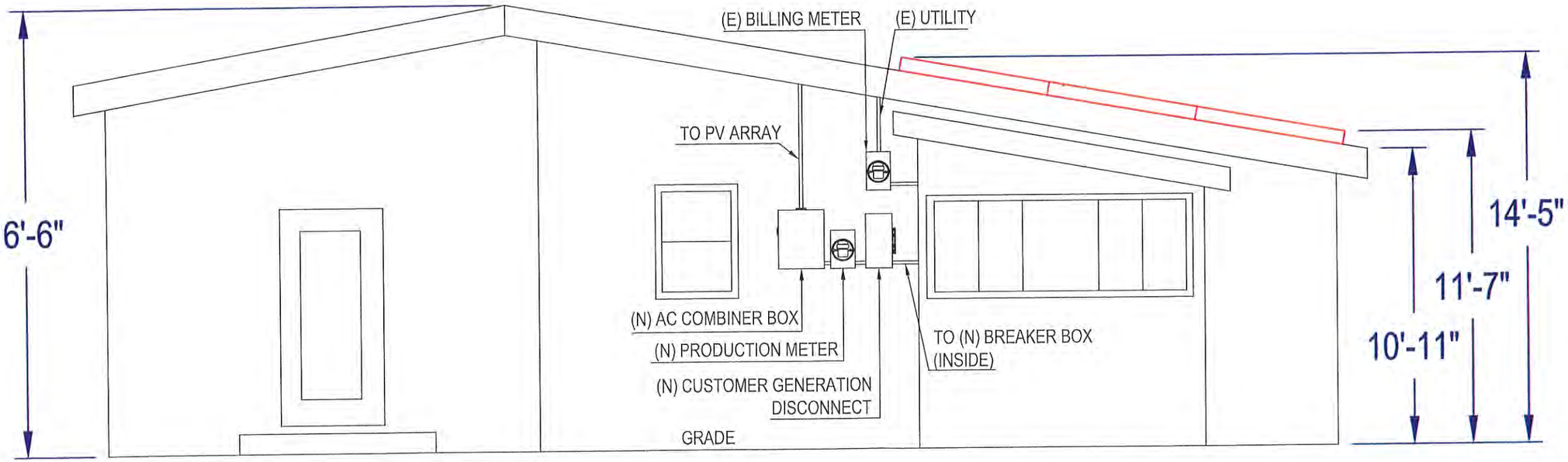
REVISIONS

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(SHEET 5)

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE



01 HOUSE ELEVATION (WEST)

NOT TO SCALE

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555

ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ELEVATION PLAN

DATE: 07.18.2019

DESIGN BY: A.Y.

CHECKED BY: M.M

REVISIONS

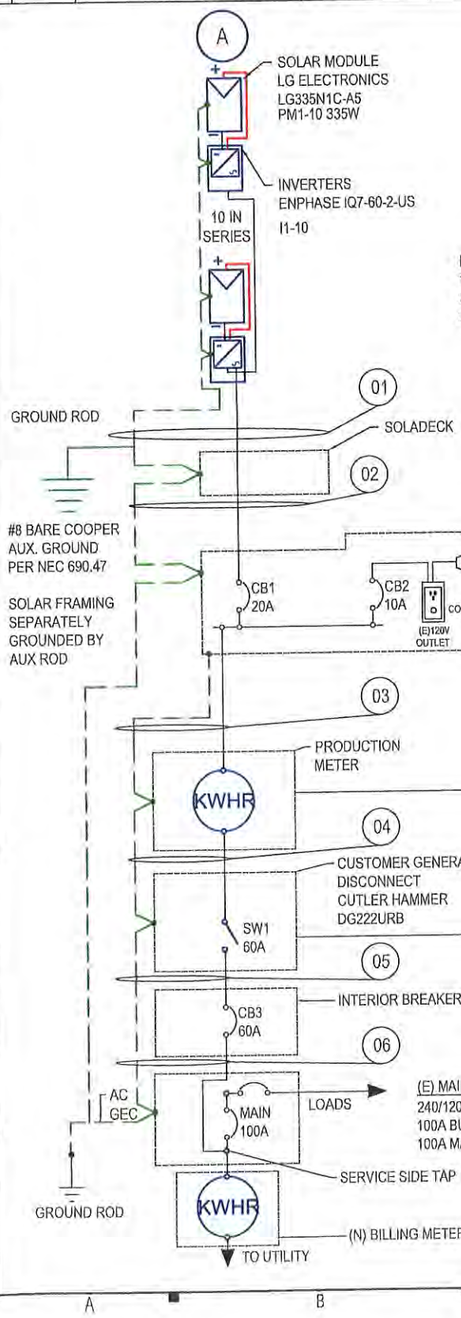
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CONDUCTOR AND CONDUIT SCHEDULE W/ELECTRICAL CALCULATIONS

ID	TYPICAL	CONDUCTOR	CONDUIT	CURRENT-CARRYING CONDUCTORS IN CONDUIT	OCPD	EGC	TEMP. CORR. FACTOR	CONDUIT FILL FACTOR	CONT. CURRENT	MAX. CURRENT (125%)	BASE AMP.	DERATED AMP.	TERM. TEMP. RATING	AMP. @ TERMINAL
01	1	12 AWG THWN-2, COPPER	FREE AIR	2	N/A	12 AWG THWN-2, COPPER	0.76 (55°C)	1.0	10A	12.5A	30A	22.8A	75°C	25A
02	1	12 AWG ROMEX/THWN, COPPER	0.75" DIA. EMT	2	20A	12 AWG ROMEX/THWN, COPPER	0.76 (55°C)	1.0	10A	12.5A	30A	22.8A	75°C	25A
03	1	6 AWG THWN, COPPER	0.75" DIA. EMT	3	N/A	6 AWG THWN, COPPER	0.96 (33°C)	1.0	10A	12.5A	75A	72A	75°C	65A
04	1	6 AWG THWN, COPPER	0.75" DIA. EMT	3	N/A	6 AWG THWN, COPPER	0.96 (33°C)	1.0	10A	12.5A	75A	72A	75°C	65A
05	1	6 AWG THWN, COPPER	0.75" DIA. EMT	3	60A	6 AWG THWN, COPPER	0.96 (33°C)	1.0	10A	12.5A	75A	72A	75°C	65A
06	1	6 AWG THWN, COPPER	0.75" DIA. EMT	3	N/A	6 AWG THWN, COPPER	0.96 (33°C)	1.0	10A	12.5A	75A	72A	75°C	65A



NOTE:
1.SYSTEM EQUIPPED WITH RAPID SHUTDOWN DISCONNECT PER NEC 690.12
2. SYSTEM COMPLIANT WITH NEC 690.17

STC: 10X335= 3.350kW
MAX AC POWER: 2.500kW

PV PRODUCTION METER SOCKET IS RATED AT 200A. PV PRODUCTION METER HAS THE PV GENERATION WIRED TO ITS LINE SIDE TERMINALS (TOP OF METER BLOCK) PV PRODUCTION METER HAS A STAMPED BRASS, ALUMINUM OR STAINLESS STEEL TAG STATING,"208 WEST HOUGHTON STREET, SANTA FE, NM 87505, UNITED STATES" AND "PV ROD". PV PRODUCTION METER IS LOCATED WITHIN 5 FEET OF THE MAIN METER.

VISIBLE, LOCKABLE AND LABELED AC DISCONNECT LOCATED ON ACCESSIBLE EXTERIOR WALL WITH 2 FEET OF METER

SYSTEM SUMMARY

	BRANCH #1
INVERTERS PER BRANCH	10
MAX AC CURRENT	10A
MAX AC OUTPUT POWER	2,500W
ARRAY STC POWER	3,350W
ARRAY PTC POWER	3,111W
MAX AC CURRENT	10A
MAX AC POWER	2,500W
DERATED (CEC) AC POWER	2,500W

DESIGN TEMPERATURES

ASHRAE EXTREME LOW	-18.8°C (-1.8°F), SOURCE: SANTA FE CO. MUNI (35.62°; -106.09°)
ASHRAE 2% HIGH	33°C (91.4°F), SOURCE: SANTA FE CO. MUNI (35.62°; -106.09°)

MODULES

REF.	QTY.	MAKE AND MODEL	PMAX	PTC	ISC	IMP	VOC	VMP	TEMP. COEFF. OF VOC	FUSE RATING
PM1-10	10	LG ELECTRONICS LG335N1C-A5	335W	311.1W	10.49A	9.83A	41V	34.1V	-0.111V/°C (-0.27%/°C)	20A

INVERTERS

REF.	QTY.	MAKE AND MODEL	AC VOLTAGE	GROUND	MAX OCPD RATING	RATED POWER	MAX OUTPUT CURRENT	MAX INPUT CURRENT	MAX INPUT VOLTAGE	CEC WEIGHTED EFFICIENCY
I1-10	10	ENPHASE IQ7-60-2-US	240V	FLOATING	20A	240W	1.0A	15A	48V	97%

DISCONNECTS

REF.	QTY.	MAKE AND MODEL	RATED CURRENT	MAX RATED VOLTAGE
SW1	1	CUTLER HAMMER DG222URB OR EQUIV.	60A	240VAC

OCPDS

REF.	QTY.	RATED CURRENT	MAX VOLTAGE
CB1	1	20A	240VAC
CB2	1	10A	240VAC
CB3	1	60A	240VAC

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555
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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

LINE DIAGRAM

DATE: 07.18.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.

REVISIONS

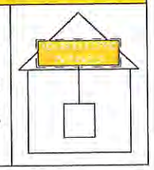
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(SHEET 7)
28

! WARNING !

LABEL 3
AT EACH DISCONNECTING MEANS FOR PHOTOVOLTAIC EQUIPMENT
[NEC 690.13 AND 690.15]

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWICH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



LABEL 1
AT RAPID SHUTDOWN SYSTEM
[NEC 690.56(C)(1)(A)].

! WARNING !
DUAL POWER SOURCES
SECOND SOURCE IS PV SYSTEM

LABEL 6

! CAUTION !
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL 7

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED WEST SIDE OF THE HOUSE

PLAQUE

AT POINT OF INTERCONNECTION; LABEL, SUCH AS LABEL 5 OR LABEL 6 MUST IDENTIFY PHOTOVOLTAIC SYSTEM
[NEC 705.12(B)(4)]

DIRECTORY
PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION
[NEC 690.56(B)]
WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS. PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED

LABEL 8
AT UTILITY METER
[NEC 690.56(B)]

PHOTOVOLTAIC AC DISCONNECT
OPERATING CURRENT: 10.0 A AC
OPERATING VOLTAGE: 240 V AC

LABEL 5
AT POINT OF INTERCONNECTION, MARKED AT DISCONNECTING MEANS
[NEC 690.54]

PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN

LABEL 10
AT RAPID SHUTDOWN SWITCH
[NEC 690.56(C)].
LETTERS AT LEAST 3/8 INCH; WHITE ON RED BACKGROUND; REFLECTIVE
[IFC 605.11.1.1]

WARNING: PHOTOVOLTAIC POWER SOURCE

LABEL 11
AT EXPOSED RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS; SPACED AT MAXIMUM 10 FT SECTION OR WHERE SEPARATED BY ENCLOSURES, WALLS, PARTITIONS, CEILINGS, OR FLOORS.
[NEC 690,31(G)]
LETTERS AT LEAST 3/8 INCH; WHITE ON RED BACKGROUND; REFLECTIVE
[IFC 605.11.1.1]

PHOTOVOLTAIC AC DISCONNECT

LABEL 12
AT EACH AC DISCONNECTING MEANS
[NEC 690.13(B)]

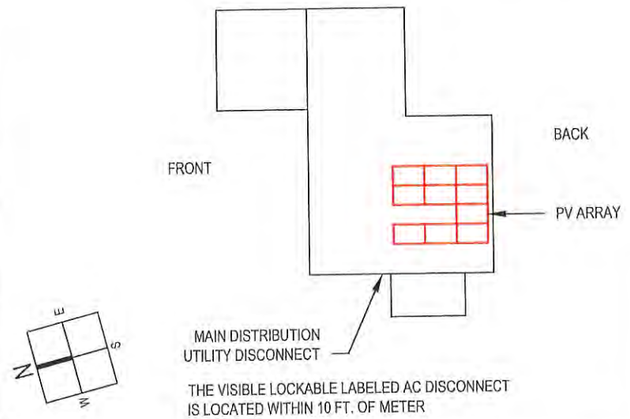
! WARNING !
POWER SOURCE OUTPUT CONNECTION - DO NOT RELOCATE THIS OVERCURRENT DEVISE

LABEL 13
AT POINT OF INTERCONNECTION OVERCURRENT DEVICE
[NEC 705.12(B)(2)(3)(B)]

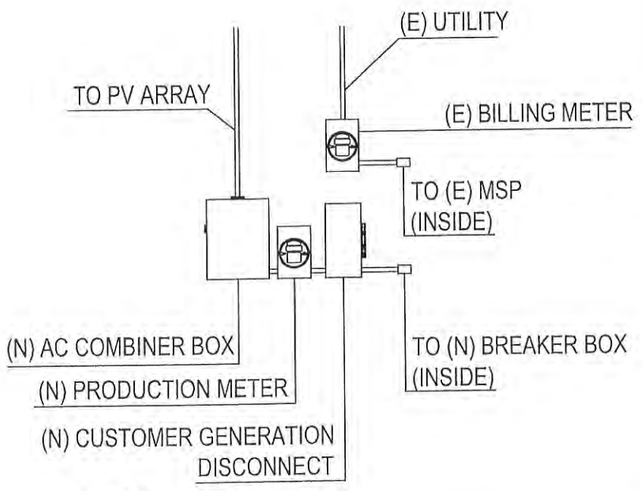
LABELING NOTES
1.1 LABELING REQUIREMENTS BASED ON THE 2017 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 605.11, OSHA STANDARD 1910.145, ANSI Z535
1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND. [ANSI Z535]

!CAUTION!

POWER TO THIS BUILDING IS ALSO SUPPLIED FROM ROOF MOUNTED SOLAR ARRAYS WITH SAFETY DISCONNECTS AS SHOWN:



THE VISIBLE LOCKABLE LABELED AC DISCONNECT IS LOCATED WITHIN 10 FT. OF METER



01 EQUIPMENT ELEVATION
NOT TO SCALE

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

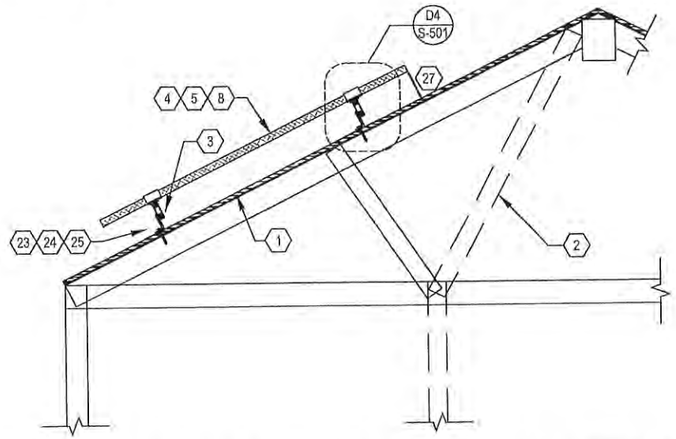
PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 07.18.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.

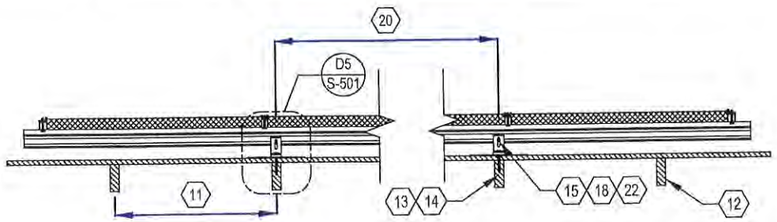
REVISIONS

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(SHEET 8)
29



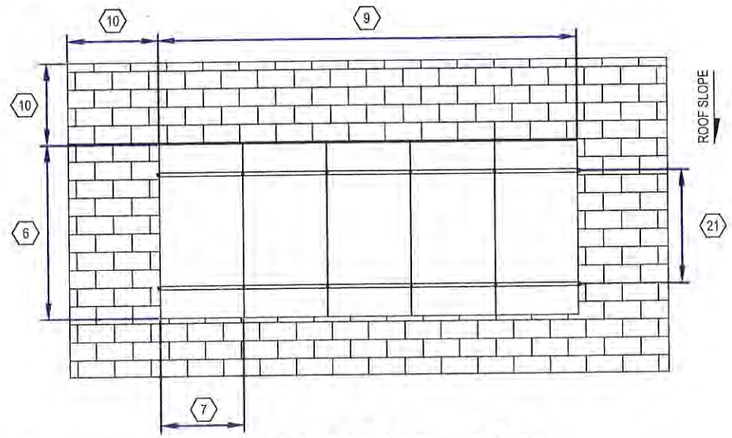
D1 RACKING DETAIL (TRANSVERSE)

NOT TO SCALE



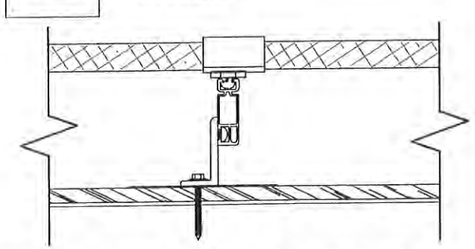
D2 RACKING DETAIL (LONGITUDINAL)

NOT TO SCALE



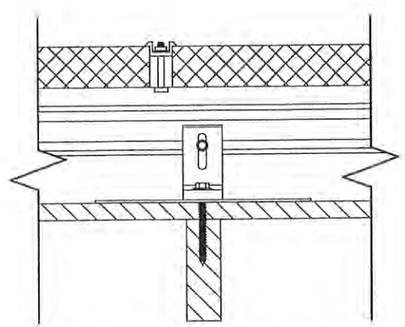
D3 RACKING DETAIL (TOP)

NOT TO SCALE



D4 DETAIL (TRANSVERSE)

NOT TO SCALE



D5 DETAIL (LONGITUDINAL)

NOT TO SCALE

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS

SHEET KEYNOTES

1. ROOF MATERIAL: ASPHALT SHINGLE
2. ROOF STRUCTURE: TRUSS
3. ATTACHMENT TYPE: : QUICK MOUNT PV QMLM: L-MOUNT
4. MODULE MANUFACTURER: LG ELECTRONICS
5. MODULE MODEL: LG335N1C-A5
6. MODULE LENGTH: 66.38 IN.
7. MODULE WIDTH: 40.0 IN.
8. MODULE WEIGHT: 39.68 LBS.
9. SEE SHEET A-103 FOR DIMENSION(S)
10. MIN. FIRE OFFSET: 36" FROM RIDGE/RAKE, 18" FROM HIPS/VALLEYS
11. TRUSS SPACING: 24 IN. O.C.
12. TRUSS SIZE: 2X4 NOMINAL
13. LAG BOLT DIAMETER: 5/16 IN.
14. LAG BOLT EMBEDMENT: 3 IN.
15. TOTAL # OF ATTACHMENTS: 29
16. TOTAL AREA: 184.39 SQ. FT.
17. TOTAL WEIGHT: 469.13 LBS.
18. WEIGHT PER ATTACHMENT: 16.18 LBS.
19. DISTRIBUTED LOAD: 2.54 PSF.
20. MAX. HORIZONTAL STANDOFF: 48 IN.
21. MAX. VERTICAL STANDOFF: LANDSCAPE: 26 IN., PORTRAIT: 32 IN.
22. STANDOFF STAGGERING: YES
23. RAIL MANUFACTURER (OR EQUIV.): UNIRAC
24. RAIL MODEL (OR EQUIVALENT): STANDARD
25. RAIL WEIGHT: 0.728 PLF.
26. MAX. TRUSS SPAN: 8 FT.
27. MODULE CLEARANCE: 3 IN. MIN., 6 IN. MAX.

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CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

ASSEMBLY DETAILS

DATE: 07.18.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.

REVISIONS

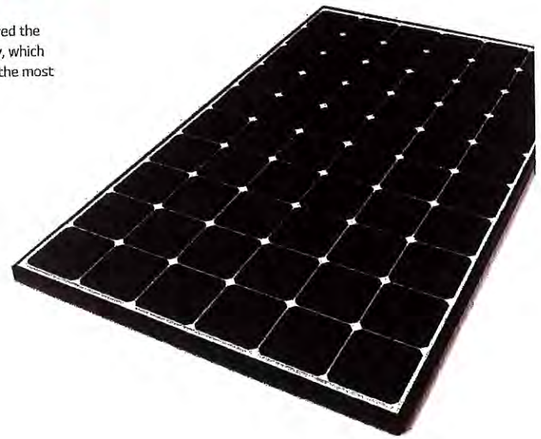
S-501.00
(SHEET 10)

LG NeON® 2

LG340N1C-A5 | LG335N1C-A5 | LG330N1C-A5 | LG325N1C-A5

340W | 335W | 330W | 325W

The LG NeON® 2 is LG's best-selling solar module. The NeON® 2 received the acclaimed 2015 Intersolar AWARD for featuring LG's Cello Technology, which increases power output and reliability and makes the NeON® 2 one of the most powerful and versatile modules on the market.



Feature

Enhanced Performance Warranty

LG NeON® 2 has an enhanced performance warranty. The annual degradation has fallen from -0.6 %/yr to -0.5%/yr. Even after 25 years, the cell guarantees 2.4% more output than the previous LG NeON® 2 modules.

High Power Output

Compared with previous models, the LG NeON® 2 has been designed to significantly enhance its output efficiency, thereby making it efficient even in limited space.

Roof Aesthetics

LG NeON® 2 has been designed with aesthetics in mind, using thinner wires that appear all black at a distance.

Outstanding Durability

With its newly reinforced frame design, LG has extended the warranty of the NeON® 2 from 15 years to 25 years, including labor. In addition, LG NeON® 2 can endure a front load up to 6000 Pa, and a rear load up to 5400 Pa.

Improved Performance on Sunny Days

LG NeON® 2 now performs better on sunny days, thanks to its improved temperature coefficient.

Near Zero LID (Light Induced Degradation)

The n-type cells used in LG NeON® 2 have almost no boron. This leads to less LID (Light Induced Degradation) right after installation.

About LG Electronics

LG Electronics is a global big player, committed to expanding its operations with the solar market. The company first embarked on a solar energy source research program in 1985, supported by LG Group's vast experience in the semi-conductor, LCD, chemistry and materials industries. In 2010, LG Solar successfully released its first MonoX® series to the market, which is now available in 32 countries. The NeON® (previous. MonoX® NeON), NeON®2, NeON®2 BiFacial won the "Intersolar AWARD" in 2013, 2015 and 2016, which demonstrates LG Solar's lead, innovation and commitment to the industry.

LG NeON® 2

LG340N1C-A5 | LG335N1C-A5 | LG330N1C-A5 | LG325N1C-A5

Mechanical Properties

Cells	6 x 10
Cell Vendor	LG
Cell Type	Monocrystalline / N-type
Cell Dimensions	161.7 x 161.7 mm / 6 inches
# of Busbar	12 (Multi Wire Busbar)
Dimensions (L x W x H)	1,686 x 1,016 x 40 mm 66.38 x 40 x 1.57 in
Front Load	6,000Pa / 125 psf*
Rear Load	5,400Pa / 113 psf*
Weight	18 kg / 39.68 lb
Connector Type	MC4 (MC), PV-JM601A(JMTHY)
Junction Box	IP68 with 3 Bypass Diodes
Cables	1,000 mm x 2 ea / 39.37 in x 2 ea
Glass	Tempered Glass with AR Coating
Frame	Anodized Aluminium

* Please refer to the installation manual for the details.

Certifications and Warranty

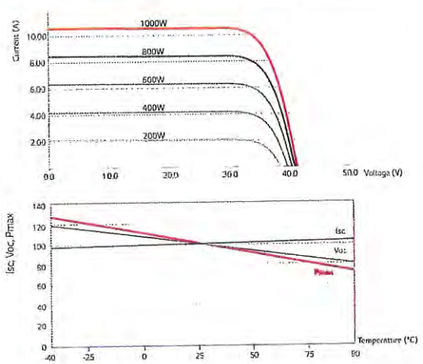
Certifications	IEC 61215, IEC 61730-1/-2
	UL 1703
	IEC 61701 (Salt mist corrosion test)
	IEC 62716 (Ammonia corrosion test)
	ISO 9001
Module Fire Performance	Type 1 (UL 1703)
Fire Rating	Class C (ULC/ORD C 1703, IEC 61730)
Product Warranty	25 Years
Output Warranty of Pmax	Linear Warranty*

* 1) 1st year: 98%, 2) After 1st year: 0.5% annual degradation 3) 86% for 25 years

Temperature Characteristics

NOCT	[°C]	45 ± 3
Pmax	[%/°C]	-0.37
Voc	[%/°C]	-0.27
Isc	[%/°C]	0.03

Characteristic Curves



Electrical Properties (STC*)

Model		LG340N1C-A5	LG335N1C-A5	LG330N1C-A5	LG325N1C-A5
Maximum Power (Pmax)	[W]	340	335	330	325
MPP Voltage (Vmpp)	[V]	34.5	34.1	33.7	33.3
MPP Current (Impp)	[A]	9.86	9.83	9.80	9.77
Open Circuit Voltage (Voc)	[V]	41.1	41.0	40.9	40.8
Short Circuit Current (Isc)	[A]	10.53	10.49	10.45	10.41
Module Efficiency	[%]	19.8	19.6	19.3	19.0
Operating Temperature	[°C]	-40 ~ +90			
Maximum System Voltage	[V]	1000 (UL / IEC)			
Maximum Series Fuse Rating	[A]	20			
Power Tolerance	[%]	0 ~ +3			

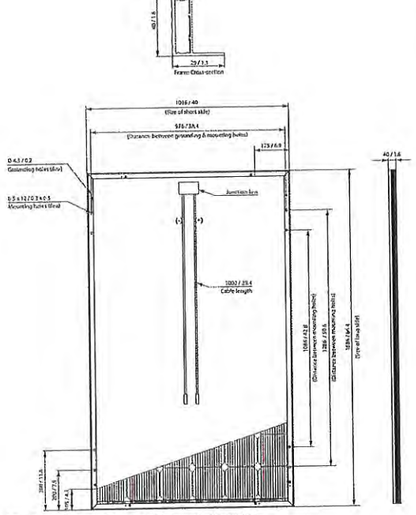
* STC (Standard Test Condition): Irradiance 1000 W/m², cell temperature 25 °C, AM 1.5
The nameplate power output is measured and determined by LG Electronics at its sole and absolute discretion.
The Typical change in module efficiency at 200 W/m² in relation to 1000 W/m² is -2.0%

Electrical Properties (NOCT*)

Model		LG340N1C-A5	LG335N1C-A5	LG330N1C-A5	LG325N1C-A5
Maximum Power (Pmax)	[W]	251	247	243	240
MPP Voltage (Vmpp)	[V]	31.9	31.5	31.2	30.8
MPP Current (Impp)	[A]	7.86	7.83	7.81	7.78
Open Circuit Voltage (Voc)	[V]	38.3	38.2	38.1	38.0
Short Circuit Current (Isc)	[A]	8.47	8.44	8.41	8.38

* NOCT (Nominal Operating Cell Temperature): Irradiance 800 W/m², ambient temperature 20 °C, wind speed 1 m/s

Dimensions (mm / inch)



* The distance between the center of the mounting/grounding

LG Life's Good

North America Solar Business Team
LG Electronics U.S.A. Inc
1000 Sylvan Ave, Englewood Cliffs, NJ 07632

Contact: lg.solar@lge.com
www.lgsolarusa.com

Product specifications are subject to change without notice.
DS-N5-60-C-G-F-EN-80308

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SHEET 10

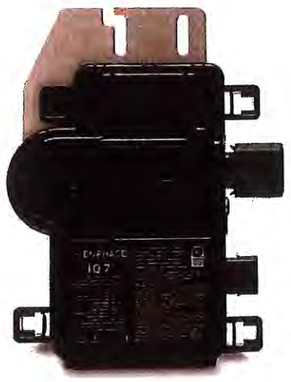
Data Sheet
Enphase Microinverters
Region: US

Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate seamlessly with the Enphase IQ Envoy™, Enphase Q Aggregator™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.



Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.

To learn more about Enphase offerings, visit **enphase.com**

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Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US	IQ7PLUS-72-2-US
Commonly used module pairings[1]	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Peak power tracking voltage	27 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Min/Max start voltage	22 V / 48 V	22 V / 60 V
Max DC short circuit current (module Isc)	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	

OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[2]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A	1.15 A	1.21 A	1.39 A
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit[3]	16 (240 VAC) 13 (208 VAC)		13 (240 VAC) 11 (208 VAC)	
Overvoltage class AC port	III		III	
AC port backfeed current	0 A		0 A	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.7 leading ... 0.7 lagging		0.7 leading ... 0.7 lagging	
EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak CEC efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %

MECHANICAL DATA	IQ 7 Microinverter
Ambient temperature range	-40°C to +65°C
Relative humidity range	4% to 100% (condensing)
Connector type	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Dimensions (WxHxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	
Communication	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit **enphase.com**

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2018-02-08

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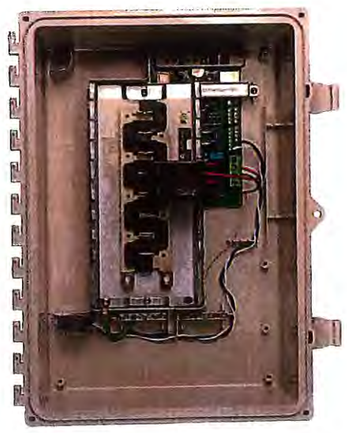
SHEET 11

Data Sheet
Enphase Networking

Enphase IQ Combiner 3

(X-IQ-AM1-240-3)

The **Enphase IQ Combiner 3™** with Enphase IQ Envoy™ consolidates interconnection equipment into a single enclosure and streamlines PV and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.



Smart

- Includes IQ Envoy for communication and control
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and optional consumption monitoring

Simple

- Reduced size from previous combiner
- Centered mounting brackets support single stud mounting
- Supports back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year warranty
- UL listed

LISTED

To learn more about Enphase offerings, visit **enphase.com**

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Enphase IQ Combiner 3

MODEL NUMBER	
IQ Combiner 3 X-IQ-AM1-240-3	IQ Combiner 3 with Enphase IQ Envoy™ printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and optional* consumption monitoring (+/- 2.5%).
ACCESSORIES and **REPLACEMENT PARTS** (not included, order separately)	
Enphase Mobile Connect™ CELLMODEM-03 (4G / 12-year data plan) CELLMODEM-01 (3G / 5-year data plan) CELLMODEM-M1 (4G based LTE-M / 5-year data plan)	Plug and play industrial grade cellular modem with data plan for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.)
Consumption Monitoring* CT CT-200-SPLIT	Split core current transformers enable whole home consumption metering (+/- 2.5%).
Circuit Breakers BRK-10A-2-240 BRK-15A-2-240 BRK-20A-2P-240	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220
EPLC-01	Power line carrier (communication bridge pair), quantity 2
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 3 (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Envoy printed circuit board (PCB) for Combiner 3
ELECTRICAL SPECIFICATIONS	
Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating (output to grid)	65 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. continuous current rating (input from PV)	64 A
Max. total branch circuit breaker rating (input)	80A of distributed generation / 90A with IQ Envoy breaker included
Production Metering CT	200 A solid core pre-installed and wired to IQ Envoy
MECHANICAL DATA	
Dimensions (WxHxD)	49.5 x 37.5 x 16.8 cm (19.5" x 14.75" x 6.63"). Height is 21.06" (53.5 cm with mounting brackets).
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)
INTERNET CONNECTION OPTIONS	
Integrated Wi-Fi	802.11b/g/n
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)
Cellular	Optional, CELLMODEM-01 (3G) or CELLMODEM-03 (4G) or CELLMODEM-M1 (4G based LTE-M) (not included)
COMPLIANCE	
Compliance, Combiner	UL 1741 CAN/CSA C22.2 No. 107.1 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production)
Compliance, IQ Envoy	UL 60601-1/CANCSA 22.2 No. 61010-1

* Consumption monitoring is required for Enphase Storage Systems.

To learn more about Enphase offerings, visit **enphase.com**

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SHEET 12
33

ONLINE CERTIFICATIONS DIRECTORY

QIJW.E341165
Photovoltaic Rapid Shutdown System Equipment

Page Bottom

Photovoltaic Rapid Shutdown System Equipment

See General Information for Photovoltaic Rapid Shutdown System Equipment

ENPHASE ENERGY INC
1420 N McDowell Blvd
Petaluma, CA 94954-6515 USA

E341165

Cat. No.	Function	Ratings
Photovoltaic rapid shutdown system equipment		
M190-60, -72	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 190W
M210-84	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 210 W
M215-60	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 215W
M250-60, -72	Inverter/AC Attenuator	Input: 16-48VDC Output: 120/208 or 120/240, 250W
S230-60-LL-X-US	Inverter/AC Attenuator	Input: 22-48VDC Output: 208 or 240, 220W
S280-60-LL-X-US	Inverter/AC Attenuator	Input: 22-48VDC Output: 208 or 240, 270W
IQ6PLUS-72-X-US*(a)(b) IQ6PLUS-72-ACM*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 280W
IQ6-60-X-US*(a)(b) IQ6-60-ACM-US*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 230W
IQ7PLUS-72-X-US*(a)(b) IQ7PLUS-72-ACM*(b)	Inverter/AC Attenuator	Input: 16-62VDC Output: 208 or 240, 290W
IQ7-60-X-US*(a)(b) IQ7-60-ACM-US*(b)	Inverter/AC Attenuator	Input: 16-48VDC Output: 208 or 240, 240W

(a) - Where X may be 2 or 5

(b) - Where * may be any combination of letters or numbers or hypen or none

Last Updated on 2017-12-28

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NEW PV SYSTEM: 3.350 kWp

BRISTOW RESIDENCE

208 WEST HOUGHTON ST.
SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 07.18.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.

REVISIONS

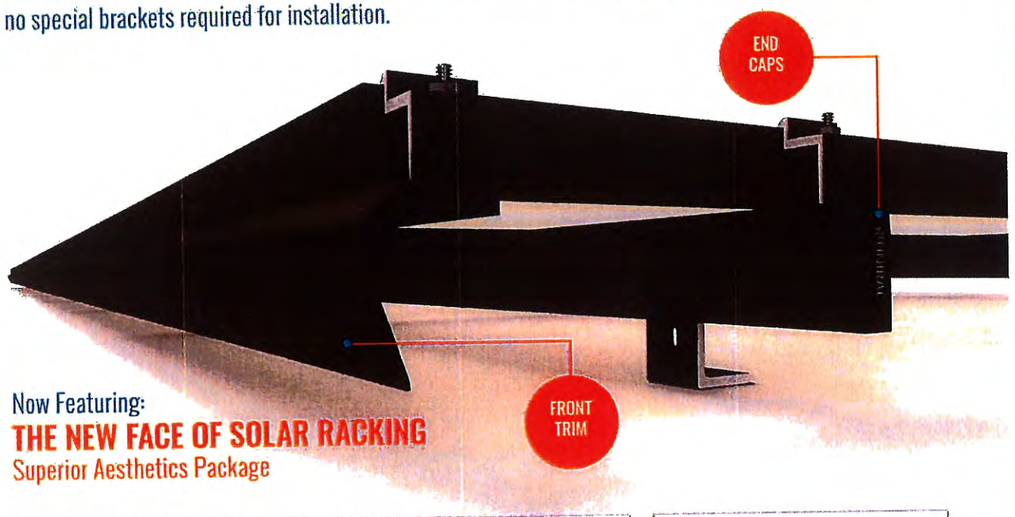
R-004.00

SHEET 13

SOLARMOUNT

UNIRAC

SOLARMOUNT defined the standard in solar racking. Features are designed to get installers off the roof faster. Our grounding & bonding process eliminates copper wire and grounding straps to reduce costs. Systems can be configured with standard or light rail to meet your design requirements at the lowest cost possible. The superior aesthetics package provides a streamlined clean edge for enhanced curb appeal, with no special brackets required for installation.



Now Featuring:

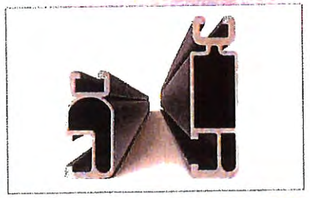
THE NEW FACE OF SOLAR RACKING

Superior Aesthetics Package



LOSE ALL OF THE COPPER & LUGS

System grounding through Enphase microinverters and trunk cables



SMALL IS THE NEXT NEW BIG THING

Light Rail is Fully Compatible with all SM Components



ENHANCED DESIGN & LAYOUT TOOLS

Featuring Google Map Capabilities within U-Builder

FAST INSTALLATION. SUPERIOR AESTHETICS

OPTIMIZED COMPONENTS • VERSATILITY • DESIGN TOOLS • QUALITY PROVIDER

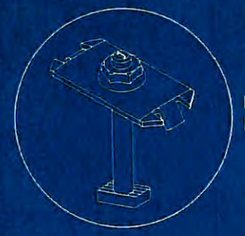
SOLARMOUNT

UNIRAC

OPTIMIZED COMPONENTS

INTEGRATED BONDING & PRE-ASSEMBLED PARTS

2 components are pre-assembled and optimized to reduce installation steps and save labor time. Our new grounding & bonding process eliminates copper wire and grounding straps. Bonding washers reduce hardware parts. Utilize the microinverter mount with a wire management clip for an easy installation.

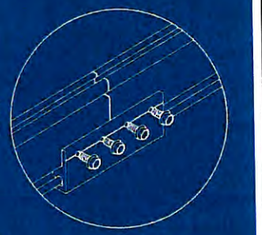


INTEGRATED BONDING MIDCLAMP

VERSATILITY

ONE PRODUCT - MANY APPLICATIONS

Quickly set modules flush to the roof or at a desired tilt angle. Change module orientation to portrait or landscape while securing a large variety of framed modules on flat, low-slope or steep pitched roofs. Available in mill, clear and dark anodized finishes to optimize your project's technical and aesthetic considerations.

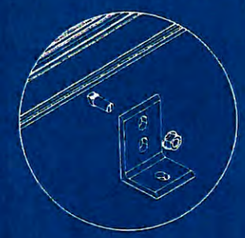


INTEGRATED BONDING SPLICE BAR

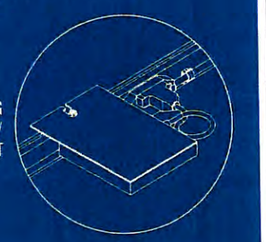
AUTOMATED DESIGN TOOL

DESIGN PLATFORM AT YOUR SERVICE

Creating a bill of materials is just a few clicks away with U-Builder, a powerful online tool that streamlines the process of designing a code-compliant solar mounting system. Save time by creating a user profile and recall preferences and projects and automatically share with logins. You will enjoy the ability to share projects with customers, distributors and installers. Use U-Builder to get results and send to a distributor, just click and share.



INTEGRATED BONDING L-FOOT w/ T-BOLT



INTEGRATED BONDING MICROINVERTER MOUNT w/ WIRE MANAGEMENT

LISTED **UL2703** BONDING & GROUNDING MECHANICAL LOADING SYSTEM FIRE CLASSIFICATION

UNIRAC CUSTOMER SERVICE MEANS THE HIGHEST LEVEL OF PRODUCT SUPPORT

UNMATCHED EXPERIENCE | CERTIFIED QUALITY | ENGINEERING EXCELLENCE | BANKABLE WARRANTY | DESIGN TOOLS | PERMIT DOCUMENTATION

TECHNICAL SUPPORT

Unirac's technical support team is dedicated to answering questions & addressing issues in real time. An online library of documents, including engineering reports, stamped letters and technical data sheets greatly simplifies your permitting and project planning process.

CERTIFIED QUALITY PROVIDER

Unirac is the only PV mounting system with ISO certifications for 9001:2015, 14001:2015, and OHSAS 18001:2007, which means we deliver the highest standards for fit, form and function. These certifications demonstrate our excellence and commitment to first class business practices.

BANKABLE WARRANTY

Don't leave your project to chance. Unirac has the financial strength to back our products and reduce your risk. Have peace of mind knowing you are receiving products of exceptional quality. SOLARMOUNT is covered by a twenty five (25) year limited product warranty and a ten (10) year limited finish warranty.

PROTECT YOUR REPUTATION WITH QUALITY RACKING SOLUTIONS BACKED BY ENGINEERING EXCELLENCE AND A SUPERIOR SUPPLY CHAIN

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA
SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

LIC. NO.:
HIC. NO.:
ELE. NO.:

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BRISTOW RESIDENCE

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SANTA FE, NM 875050
APN: 012301952

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 07.18.2019
DESIGN BY: A.Y.
CHECKED BY: M.M.

REVISIONS

R-005.00

SHEET 14
35

Unity Engineering, P.C.

Structural Engineering Consultants
4 Snowcap Ct., Cedar Crest, NM 87008

August 11, 2017

To: Unirac, Inc.
1411 Broadway Blvd NE
Albuquerque, MN 87102-1545

Attn: Engineering Department,

Re: Engineering Certification for Unirac's SolarMount™ Design & Engineering Guide and U-Builder

Unity Engineering has reviewed and certified Unirac's SM SolarMount™ "Design & Engineering Guide: Flush-To-Roof Design" and the "Installation Guide", including Unirac's three rail types, Solarmount Light, Solarmount Rail and Solarmount HD.

All information, data, and analysis contained within the D & E Guide and U-Builder are based on, and comply with the following:

I. ASCE/SEI 7-10 – Minimum Design Loads for Buildings and other Structures
II. 2012 and 2015 International Building Code (IBC)
III. 2012 and 2015 International Residential Code (IRC)
IV. Steel Construction Manual, 13th Ed., American Institute of Steel Construction
V. Aluminum Design Manual, The Aluminum Association, 2005

This certification excludes connections to the building structures and the effects on the building structure components.

This letter certifies that the structural calculations contained within Unirac's SolarMount Design & Engineering Guide and U-Builder are in compliance with the above Codes.

If you have any questions or concerns, please contact our office.

Sincerely,
Unity Engineering, P.C.

Tammi Head, P.E.
Principal

TAMMI HEAD NEW MEXICO 18877 08/11/17 PROFESSIONAL ENGINEER

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

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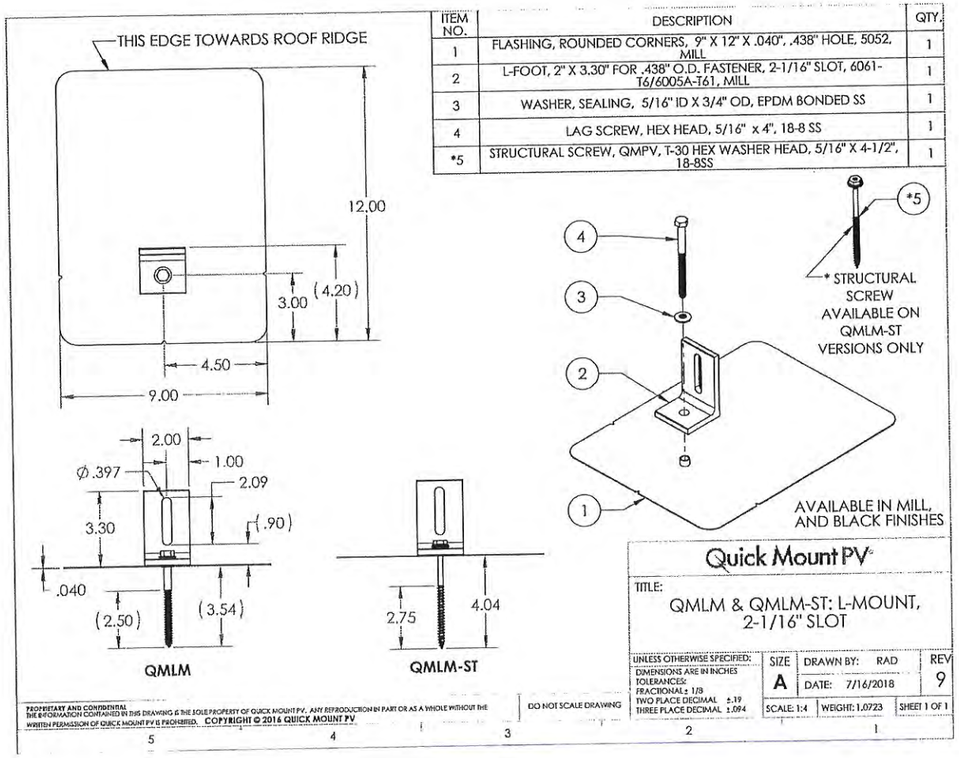
REVISIONS

R-006.00

SHEET 15
36

L-Mount | QMLM / QMLM-ST

Elevated Water Seal Technology®



ITEM NO.	DESCRIPTION	QTY.
1	FLASHING, ROUNDED CORNERS, 9" X 12" X .040", .438" HOLE, 5052, MILL	1
2	L-FOOT, 2" X 3.30" FOR .438" O.D. FASTENER, 2-1/16" SLOT, 6061-T6/6005A-T61, MILL	1
3	WASHER, SEALING, 5/16" ID X 3/4" OD, EPDM BONDED SS	1
4	LAG SCREW, HEX HEAD, 5/16" x 4", 18-8 SS	1
*5	STRUCTURAL SCREW, QMPV, T-30 HEX WASHER HEAD, 5/16" X 4-1/2", 18-8SS	1

Quick Mount PV

TITLE: QMLM & QMLM-ST: L-MOUNT, 2-1/16" SLOT

UNLESS OTHERWISE SPECIFIED:	SIZE	DRAWN BY: RAD	REV
DIMENSIONS ARE IN INCHES TOLERANCES: FRACTIONAL ± 1/8 TWO PLACE DECIMAL ±.19 THREE PLACE DECIMAL ±.094	A	DATE: 7/16/2018	9
	SCALE: 1:4	WEIGHT: 1.0723	SHEET 1 OF 1

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF QUICK MOUNT PV. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF QUICK MOUNT PV IS PROHIBITED. COPYRIGHT © 2016 QUICK MOUNT PV

DO NOT SCALE DRAWING

Quick Mount PV®
RESPECT THE ROOF

BI 7.2.3-44

Jul-2018 Rev 4

L-Mount Installation Instructions

Installation Tools Required: tape measure, roofing bar, chalk line, stud finder, caulking gun, sealant compatible with roofing materials, drill with 7/32" or 1/8" bit, drill or impact gun with 1/2" socket.

WARNING: Quick Mount PV products are NOT designed for and should NOT be used to anchor fall protection equipment.



Locate, choose, and mark centers of rafters to be mounted. Select the courses of shingles where mounts will be placed.



Carefully lift composition roof shingle with roofing bar, just above placement of mount. Remove nails as required and backfill holes with aproved sealant. See "Proper Flashing Placement" on next page.



Insert flashing between 1st and 2nd course, Slide up so top edge of flashing is at least ¾" higher than the butt-edge of the 3rd course and lower flashing edge is above the butt-edge of 1st course. Mark center for drilling.



If attaching with lag bolt use a 7⁄32" bit (Lag). Use a ⅛" bit (ST) for attaching with the structural screw. Drill pilot hole into roof and rafter, taking care to drill square to the roof. Do not use mount as a drill guide. Drill a 2" deep hole into rafter.



Clean off any sawdust, and fill hole with sealant compatible with roofing materials.



Place L-foot onto elevated flute and rotate L-foot to desired orientation.



Prepare lag bolt or structural screw with sealing washer. Using a ½-inch socket on an impact gun, drive prepared lag bolt through L-foot until L-foot can no longer easily rotate. **DO NOT over-torque.** NOTE: Structural screw can be driven with T-30 hex head bit,

BI 7.2.3-44



You are now ready for the rack of your choice. Follow all the directions of the rack manufacturer as well as the module manufacturer. NOTE: Make sure top of L-Foot makes solid contact with racking.

All roofing manufacturers' written instructions must also be followed by anyone modifying a roof system. Consult the roof manufacturer's specs and instructions prior to working on the roof.

Jul-2018 Rev 4

SUNPRO

CONTRACTOR

MARC JONES CONSTRUCTION LLC DBA SUNPRO SOLAR

PHONE: 505-355-2555
ADDRESS: 22171 MCH RD
MANDEVILLE, LA 70471

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BRISTOW RESIDENCE

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SANTA FE, NM 875050
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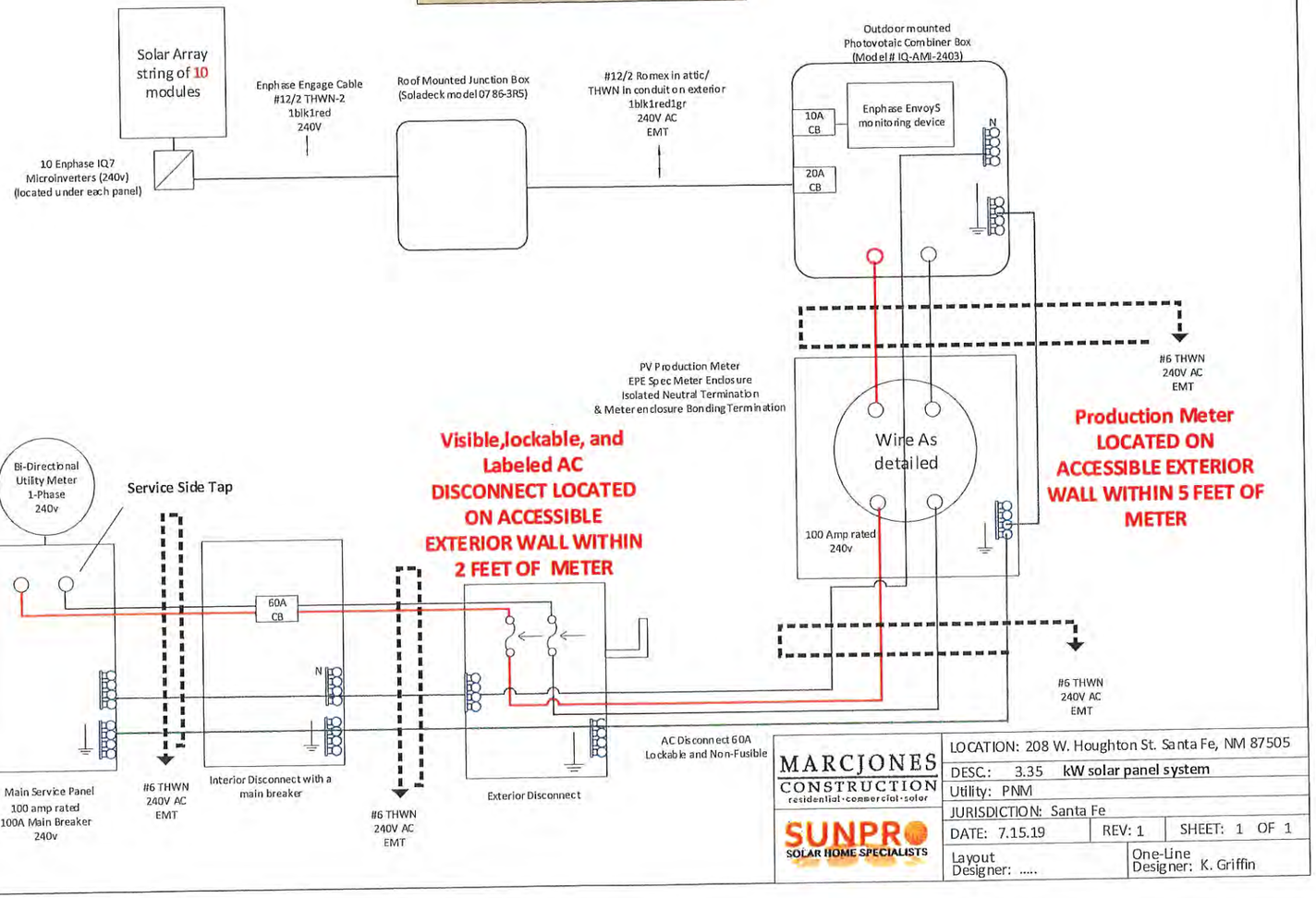
REVISIONS

R-007.00

SHEET 16
37

Deborah Bristow
10 X 335= 3.35kWDC
10 X 240= 2.4kWac
(1) Branch circuit of 10 modules
Inverter output current: 1A
Max system output current: 10A

PV Module: LG335N1C-V5
Inverter: Enphase IQ7-60-2-US
(240v) (240va)



MARCJONES CONSTRUCTION residential·commercial·solar	LOCATION: 208 W. Houghton St. Santa Fe, NM 87505		
	DESC.: 3.35 kW solar panel system		
	Utility: PNM		
	JURISDICTION: Santa Fe		
SUNPRO SOLAR HOME SPECIALISTS	DATE: 7.15.19	REV: 1	SHEET: 1 OF 1
	Layout Designer:	One-Line Designer: K. Griffin	

UNIRAC

U-BUILDER PROJECT REPORT

VERSION: 1.0

PROJECT TITLE
SOLARMOUNT Flush

PROJECT ID
BB758DED

CREATED
July 23, 2019, 1:58 p.m.

NAME	Deborah Bristow
ADDRESS	208 W Houghton St
CITY, STATE	Santa Fe, NM
MODULE	LG LG335N1C-A5

Designed by JBRADLEY@THEPROCOMPANIES.COM

SOLARMOUNT FLUSH

LG

10 - LG335N1C-A5

184 ft^2

3.35 KW

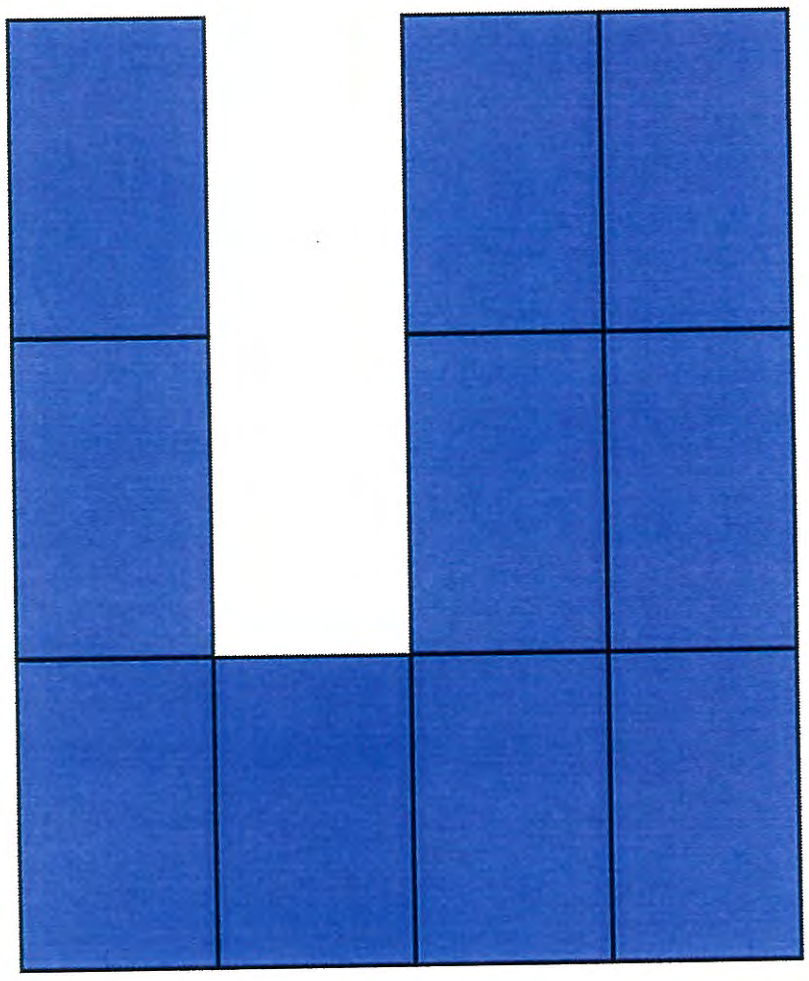
INSTALLATION AND DESIGN PLAN

ROOF AREA 1 / ARRAY 1

LEGEND

Module (Roof Zones)

- Zone 1
- Zone 2
- Zone 3



ROW	MODULES	ZONE	RAIL TYPE	SPLICES	ROOF ATTACHMENTS
1	3	1	['SM RAIL 246" MILL | 320246M | $58.03 (1)']	0	10
2	3	1	['SM RAIL 246" MILL | 320246M | $58.03 (1)']	0	10
3	4	1	['SM RAIL 168" MILL | 320168M | $39.62 (2)']	0	8

DESIGN RAIL SPAN	48"
MAXIMUM RAIL SPAN (ZONE 1*)	90"
PREFERRED RAIL SPAN	48"
MAXIMUM RAIL CANTILEVER	16.00"
RAIL DIRECTION	EW

* Zone 2 and 3 Rail Spans must be independently verified

UNIRAC

U-BUILDER PROJECT REPORT

VERSION: 1.0

PROJECT TITLE	PROJECT ID	CREATED
SOLARMOUNT Flush	BB758DED	July 23, 2019, 1:58 p.m.

NAME	Deborah Bristow
ADDRESS	208 W Houghton St
CITY, STATE	Santa Fe, NM
MODULE	LG LG335N1C-A5

Designed by JBRADLEY@THEPROCOMPANIES.COM

SOLARMOUNT FLUSH

LG

10 - LG335N1C-A5

184 ft²

3.35 KW

BILL OF MATERIALS

LEGEND: Base System Part Accessory

PART NUMBER	PART TYPE	DESCRIPTION	QUANTITY	SUGGESTED QUANTITY	UNIT PRICE (USD)	TOTAL LIST PRICE (USD)
320168M	Rail	SM RAIL 168" MILL	2	2	39.62	79.24
320246M	Rail	SM RAIL 246" MILL	2	2	58.03	116.06
302030M	Mid Clamp	SM PRO SERIES MID – MILL	10	10	2.10	21.00
302035M	End Clamp	SM PRO SERIES UNIV END	20	20	2.52	50.40
008009P	Grounding Lug	ILSCO LAY IN LUG (GBL4DBT)	5	5	5.75	28.75
004055M	Flashing	FLASHKIT PRO, MILL 10PK	28	28	7.25	203.00

BASE SYSTEM PRICE	ACCESSORIES PRICE	TOTAL PRICE
$266.70	$231.75	$498.45
$0.080 PER WATT	$0.069 PER WATT	$0.149 PER WATT

This design is to be evaluated to the product appropriate Unirac Code Compliant Installation Manual which references International Building Code 2009, 2012, 2015, 2018 and ASCE 7-05, ASCE 7-10, ASCE 7-16 and California Building Code 2010, 2016. The installation of products related to this design is subject to requirements in the above mentioned installation manual.

DETAILED PARTS DESCRIPTION

QTY



Rail 320168M SM RAIL 168" MILL

2

Structural aluminum extrusion containing slots that accept module and roof attachment hardware, electrical bonding accessories, and splice bars.



Rail 320246M SM RAIL 246" MILL

2

Structural aluminum extrusion containing slots that accept module and roof attachment hardware, electrical bonding accessories, and splice bars.



Mid Clamp 302030M SM PRO SERIES MID – MILL

10

SOLARMOUNT Pro Series universal height mid clamps: Installed between modules and provide top-down clamping to secure module frame to SM rail. These pre-assembled, self-standing clamps will accommodate module frame heights from 30mm to 51mm. Mill finished (bare) aluminum.



End Clamp 302035M SM PRO SERIES UNIV END

20

SOLARMOUNT Pro Series universal end clamps: Installed at the beginning and end of a row of modules. These clamps slide into the top rail channel and secure the module frame bottom-side return flange. Rail should be cut flush with the module frame for a clean look. End cap included for each clamp; end cap works on both SM standard and light rail profiles.



Grounding Lug 008009P ILSCO LAY IN LUG (GBL4DBT)

5

For electrical bonding of PV modules and rails. Accepts 4-14 AWG copper wires. Tin plated copper body, 1/4" stainless steel fasteners.

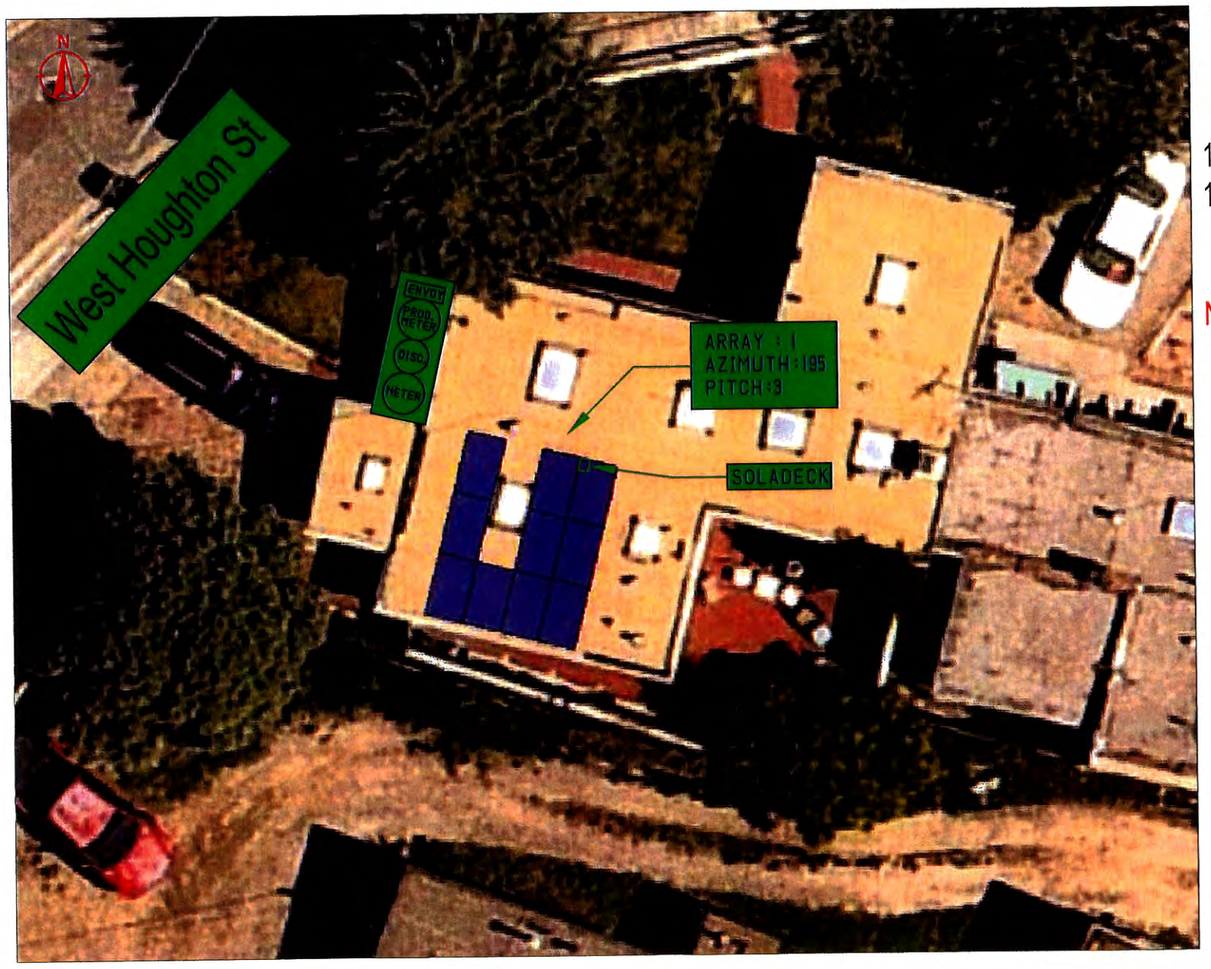


Flashing 004055M FLASHKIT PRO, MILL 10PK

28

FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Featuring Unirac's patented SHED & SEAL technology, a weather proof system which provides the ultimate protection against roof leaks. Kitted in 10 packs for maximum convenience. Includes mill finish flashing and L-foot, lag with pre-assembled sealing washer, and 3/8" t-bolt and nut.

Install Map - Deborah Bristow



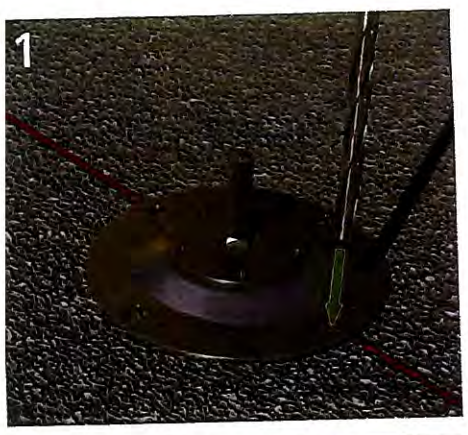
Quantity: 10
Panel: LG 335
Inverter: Enphase iQ7

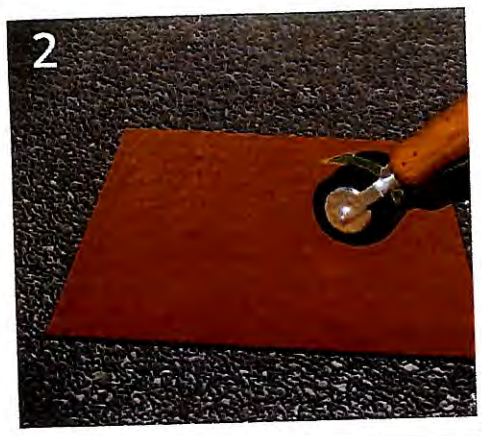
SYSTEM SIZE
10 * 335= 3.35 kW(DC)
10 * 240= 2.4 kW(AC)

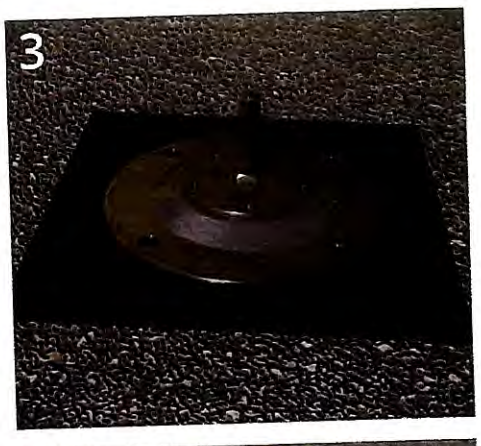
NO ACCESS ISSUES

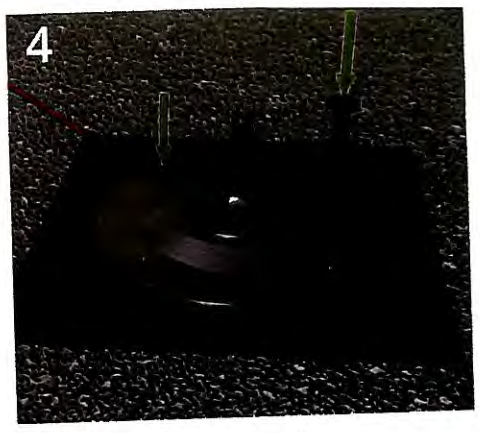
MARCJONES CONSTRUCTION
residential · commercial · solar
SUNPRO SOLAR HOME SPECIALISTS

208 West Houghton Street, Santa Fe, NM 87505			
Install:	3.35 kW Solar Panel System		
Jurisdiction:	#N/A		
Utility:	Pnm		
Designer:	R Quiroz		
Date:	07.12.19	REV: 1	Sheet: 1 of 1

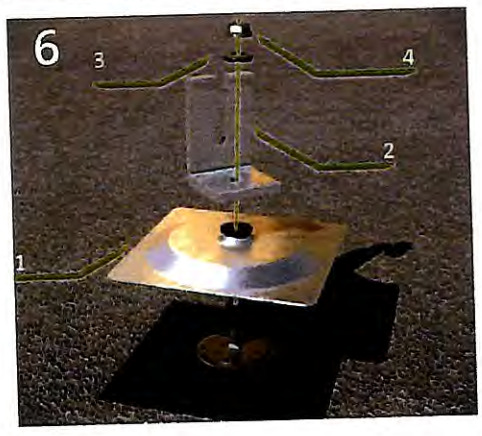














SimpleGrip-SQ

1. Locate the rafters and mark the installation position for each mount. Predrill a single 1/8" hole into roof to confirm rafter location.*
   Surface Prep: Surface must be dry and clear of all debris. Use a dry brush or compressed air to clear area.
2. Remove release paper from one side of Roof Level Mastic. Place and roll onto roofs surface. *
3. Remove second side of release paper and place SimpleGrip-SQ base onto center of Roof Level Mastic.
4. Install fasteners. A minimum 2 fasteners into rafter at opposite sides of base plate.
5. Place Upper Level Mastic over perimeter of SimpleGrip Base.
6. Complete the assembly by placing (1) Compression Plate fitted with GreenFasten EPDM bushing, (2) EcoFasten bracket or Rock-It Slide, (3) EPDM bonded washer and (4) Flange nut on SimpleGrip-SQ Base Stud.
7. Torque Flange Nut to 100-140 inch-pounds.

* *The mounts should be attached to the 2x rafters with a minimum penetration of 2" into the center of each of the 2x's.*

* *Ambient air temp should be above 40 degrees F or use EternaPrime Primer down to -20 degrees F.*

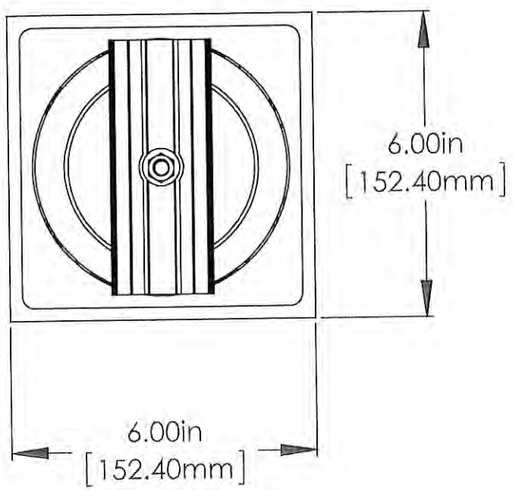
EcoFasten Solar®
www.ecofastensolar.com

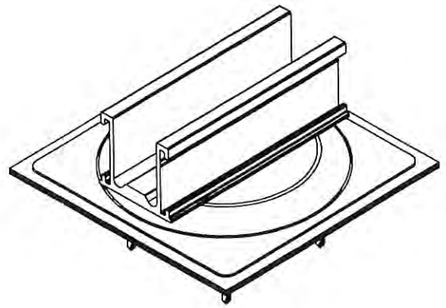
SimpleGrip-SQ was designed for installation on roofs between 0.5:12 and 3:12 pitch

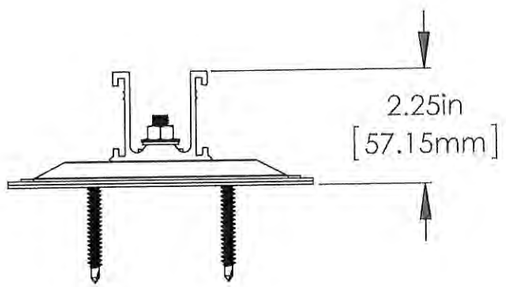
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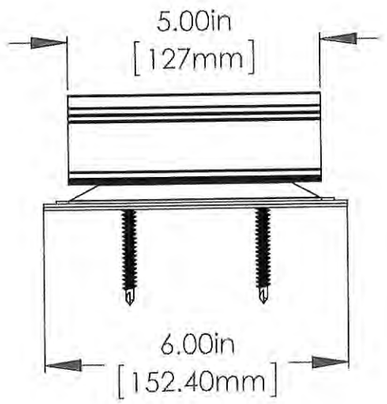
Cut Sheet - SimpleGrip-SQ

1. Installation to be completed in accordance with manufacturer's written specifications and installation instructions.
2. See spec sheet or contact manufacturer for detailed material, finishes, and configuration options.
3. Contact manufacturer for detailed layout.
4. Do not scale drawings.
5. Subject to change without notice.









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289 Harrel Street
Morrisville, VT 05661

Material: See Spec Sheet

Scale: 1:3	7/11/2016	ASG: -	EFS: X

City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Frank Di Luzio, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : RHB BLDG WNDW/DR, RSTC CNSTRCT ADDTN S
Project number : 01-10100009
Case number : H-01-09
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 208 W. Houghton

PROJECT NAMES:

OW-Deborah Bristow
Santa Fe, NM 87501
209 W. Houghton
(505) 986-3626

AP-Larry Sparks
Santa Fe, NM 87501
225 Rodriquez St.
(505) 986-0763

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 23, 2001, acted on the above referenced case. The decision of the board was to postponed your request to the February 6, 2001 HDRB meeting.

For further information please call 955-6808.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
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

Project description : RHB BLDG WNDW/DR, RSTC SNSTRCT ADDTN S
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AP-Larry Sparks Santa Fe, NM 87501	225 Rodriquez St. (505) 986-0763

PROJECT DATA:

HISTORIC DISTRICT	Downtown and Eastside
HISTORIC BUILDING STATUS	Significant
PUBLICLY VISIBLE FAÇADE-EAST	N
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	Y
HISTORIC DISTRICT SURVEY NUMBER	H2385
YEAR OF CONSTRUCTION	Pre 1912
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation/Addition
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: February 20th, 2001

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: James Hewat, Historic Preservation Planner

ITEM & ISSUE:

CASE # H-01-09 .b

ADDRESS 208 West Houghton St.
Historic Status Significant
Historic District Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

__x__ District Standards

__x__ State Historic Survey Sheet

__x__ Other: Structural Analysis

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Vicinity Map

__ Site Plan/Floor Plan

___ Elevations

__x__ Photographs

___ Other:

STAFF RECOMMENDATION:

While the loss of this modest historic building will have an effect on the West Houghton streetscape, its repair does not seem practical given the advanced state of deterioration observed. As per 14-70 (1-3), staff recommends approval of the demolition of the shed located at 208 West Houghton Street.

BACKGROUND & SUMMARY:

The applicant proposes to demolish a wood storage building at the southwest corner of the property to make room for on-site parking. Sanborn maps indicate that the building was constructed prior to 1930 and probably functioned as a wood storage shed prior to this date.

An out-building on what is one of the earliest properties in the District, the shed is question is a highly visible feature in the streetscape. The raised panel vertical wood siding, flat roof, and green colour are the building's most distinctive architectural features. The rustic quality of the building is indicative of the type of utilitarian building that would have been common in Santa Fe during the late nineteenth and early twentieth centuries.

Phil Santistevan's structural analysis of the shed indicate that the building is in an advanced state of deterioration with no footing or foundation and its structural load spread directly on soil. The inspection reveals that rising damp has resulted in deterioration of structural members in the walls and roof joists. Mr. Santistevan points out that the shed does not meet UBC standards.

City of Santa Fe, New Mexico

memo

DATE: February 20th, 2001

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: James Hewat, Historic Preservation Planner

ITEM & ISSUE:

CASE # H-01-09a

ADDRESS 208 West Houghton St.
Historic Status Significant
Historic District Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ Case Synopsis

__x__ District Standards

__x__ State Historic Survey Sheet

___ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Vicinity Map

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

___ Other:

STAFF RECOMMENDATION:

The proposed rehabilitation of and addition to the significant property located at 208 West Houghton Street will meet the Design Guidelines for the Westside-Guadalupe Historic District provided the following conditions are met:

1) The proposed addition be set back an additional 3' from the west (primary) elevation (for a total of 10') consistent with Section 14-70.73B(4) of the Ordinance.

2) That the roof of the proposed addition be at least 6" lower than the existing as per 14-70.73B(5a)

3) That with the exception of the windows that will be lost for the addition, that windows on the south elevation be rehabilitated consistent with 14-70.73E(1b).

4) The proposed new door on the south elevation be eliminated from the plan consistent with 14-70.73E(1b).

Staff recommends approval of the project on the condition that these terms are met by the applicant.

BACKGROUND & SUMMARY:

The applicant proposes to rehabilitate and construct a 117 sq. ft. addition onto a significant building located in the Downtown & Eastside Historic District. Plans call for historic wood windows and doors on the north, west, and east elevations to be repaired. Windows and doors on the east end of the south elevation are to be replaced and a new door opening provided with a door to match that found on the north elevation. The door on this elevation is intended to provide access to a proposed courtyard on the south side of the house

A 117 sq. ft addition is proposed on the south (non-primary) elevation. Plans call for the addition to have a shed roof following the profile of the roof of the main house and for the addition to be set back 7' back from the building's west (primary) elevation. The addition will be of frame construction and will be fenestrated with an egress window and a panel door providing access to the water heater room. The applicant also proposes to rehabilitate the porch on the west elevation and replace the existing screened openings with glass.

The entire building is to be stuccoed with El Rey #103 "sand", the roof is to be re-sheathed, and a new fireplace chimney located at the east end of the roof. A 6' high coyote fence is proposed along the south and east property boundaries. The exisiting painted wire

fence running along the West Houghton side of the property will be retained.

The applicant has met with Zoning officials regarding this case.

City of Santa Fe, New Mexico

memo

DATE: **February 12, 2001**

TO: **James M. Hewat, Historic Preservation Planner**

FROM: **Phil Santistevan, Historic Districts Construction Inspector**

RE: **208 Houghton St.**

On January 17, 2001, an on-site inspection was conducted at 208 Houghton St. as per your request. The purpose of this inspection was to determine the overall condition of the storage building.

THE FOLLOWING CONDITIONS EXIST:

1) The building is constructed of wood frame material. The building is structurally unstable and several structural defects are evident throughout, including the deterioration of the wood frame assemblies, which resulted in a partial collapse of the structure.

2) FOOTING-FOUNDATION

The footings and foundation are non-existent. The building is not bearing to that portion of a foundation which spreads and transmits loads directly to the soil equally and is not secured by a footing or foundation designed to minimize differential settlement. The design does not conform with minimum code specifications within the Uniform Building Code 1997 edition section 1806.

3) ROOF

The system is a built up roof of 2"x 4" (joists supporting roof) with various centers between 20" to 24" O.C. The joisting and decking is deteriorating due to the penetration of moisture through the roof system. The roof system does not meet minimum code standards within the Uniform Building Code 1997 edition chapter 15, including chapter 15 appendix and violations of tables 15.

4) ATTACHMENTS

Site photographs

Proposal Letter to Historic Design Review Board for

208 West Houghton Street

#1. Applicant proposes 117 sq. ft. addition on south side -- adobe construction to accommodate bedroom and bathroom expansion, and hot water heater. Residence now 1266 sq. ft., making lot coverage 31%.

#2. New brick patio on the South side, and new door from living room to patio to match existing doors. Elevation of new patio to be approximately 12" lower than existing grade. New utility room door.

#3. New coyote 6' fence or plastered wall on east and south property line to enclose patio, and abandon drive for purposes of automobile access, in order to eliminate a dangerous exit onto Galisteo St.

#4. Demolition of wood shed on west side to accommodate new parking for 2 cars off of W. Houghton.

#5. Existing screen porch to be restored to match existing, with screening over insulated glass or wood. (See optional roof plan change).

#6. Wood fascia to be replaced and sheathed with new galvanized metal to match existing.

#7. New exterior plaster color - Sand, El Rey #103.

#8. New layer 90 lb. mineral roofing to be applied to match existing.

#9. New fireplace chimney no higher than required by fire code.

#10. Windows on North and West side to be restored to original condition. Windows on South to be replaced with wood windows wth insulated glass to match existing exactly, with exception of new egress window to be larger to meet fire code.

According to the New Mexico Historic Building Survey in August,1982, the stucco/adobe residence at 208 W. Houghton St. is designated "Vernacular" in style, and was built by 1912 (estimate), and by 1928 (actual). It has pedimented moldings and a flat, slight overhang. The screen porch on the SW corner was an addition, probably added since 1948. There is an old wood rail/wire fence on the north and west, along the sidewalk.

Respectfully submitted, February 2, 2000

Larry Sparks and Deborah Bristow

14-74 WESTSIDE-GUADALUPE HISTORIC DISTRICT

14-74.1 Short Title. This section shall be known as the "Westside-Guadalupe Historic District". (Ord. #1983-48, §1; SFCC 1981, §3-29E-1)

14-74.2 District Established. There is hereby established the Westside-Guadalupe historic district which is shown on the map attached hereto and incorporated herein as fully set out as Exhibit "A" and as shown on the official map located in the city planning division. (Ord. #1983-48, §2; SFCC 1981, §3-29E-2)

Editor's Note: The Westside-Guadalupe historic district map (Exhibit "A") may be found following Chapter XIV SFCC 1987. (See Plate 15)

14-74.3 District Standards. Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

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

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

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

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

(1) Raising the parapet;

(2) Setting back from the edge of the roof;

(3) Framing the collector with wood;

(4) In the case of pitched roofs, by the integrating the collector into the pitch;

(5) In the case of ground solar collectors by a wall or vegetation;

(6) In the case of wall collectors, by enclosing by end or other walls;

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

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

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

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

H. Porches and portales are encouraged;

I. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building. (Ord. #1983-48, §3; SFCC 1981, §3-29E-3)

14-74.4 Procedures; Signs. Subsections 14-70.1, 14-70.2, 14-70.4, 14-70.6, 14-70.7, 14-70.8, 14-70.10 through 14-70.70 SFCC 1987 are hereby applied to the Westside-Guadalupe area historic district. (Ord. #1983-48, §4; SFCC 1981, §3-29E-4)

14-74.5 Walls; Fences; Solar Collectors; Administration. Applications for erection, alteration, or demolition or walls, fences, and solar collectors and required submittals shall be reviewed by the planning division. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals and referrals to the board at its next regular meeting as an informational item. (Ord. #1983-48, §5; SFCC 1981, §3-29E-5)

Proposal Letter to Historic Design Review Board for

208 West Houghton Street

#1. Applicant proposes 50 sq. ft. addition on south side -- adobe construction to accommodate hot water heater and bathroom expansion.

#2. New brick patio on the South side, and new door from living room to patio to match existing doors. Elevation of new patio to be approximately 12" lower than existing grade.

#3. New coyote fence on east and south property line to enclose patio, and abandon drive for purposes of automobile access, in order to eliminate a dangerous exit onto Galisteo St.

#4. Demolition of wood shed on west side to accommodate new parking for 2 cars off of W. Houghton.

#5. Existing screen porch to be restored to match existing, and screening replaced with insulated glass. (See optional roof plan change).

#6. Wood fascia to be replaced and sheathed with new galvanized metal to match existing.

#7. New exterior plaster color - Sand. (ELREY) #103

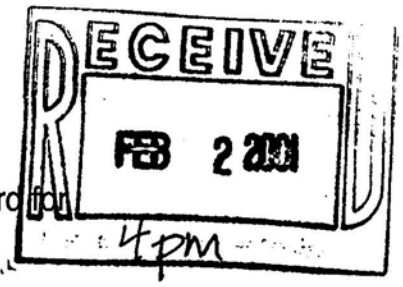
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#9. New fireplace chimney no higher than required by fire code.

According to the New Mexico Historic Building Survey in August,1982, the stucco/adobe residence at 208 W. Houghton St. is designated "Vernacular" in style, and was built by 1912 (estimate), and by 1928 (actual). It has pedimented moldings and a flat, slight overhang. The screen porch on the sw corner was an addition, probably added since 1948. There is an old wood rail/wire fence on the north and west, along the sidewalk.

Respectfully submitted, Dec. 22, 2000

Larry Sparks and Deborah Bristow



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Respectfully submitted, February 2, 2000

Larry Sparks and Deborah Bristow

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Respectfully submitted, January 23, 2000

Larry Sparks and Deborah Bristow

TO THE SANTA FE HISTORIC DESIGN REVIEW BOARD
Regarding the Historic Restoration of the house at 208 W. Houghton St.
by Deborah Bristow

First of all, I would like to make very clear to the Board that I am totally dedicated to maintaining the historical integrity of this house, inside and out, and to adhering to the procedures and directives of the Board. I love this house, and visited the Romero sisters many times there over the last 9 years. I can assure you that the propery will be a credit to the neighborhood and City upon completion, and there will be no exterior visual differences other than those allowed by the Board.

My main concern is the condition of the windows at present, and the problems presented by full restoration, keeping the original wood and glass, (probably put in when built before 1912). I would like to appeal to the Board to allow new windows, exactly the same dimensions and style, to be made with double pane glass and wood.

Close examination of the existing windows reveals that all are double hung without counterbalanced weights or friction pressure to open and close them. 3 windows have side pins for 2 open settings and for locking. (None of the pins work).

1. Double windows on North side:
At least 5 layers of paint - painted shut top and bottom. Sash does not fit - needs replacing. Putty, paint and silicone all over glass interior. Side pins painted shut and immovable.

2. Single window on North side:
Painted shut top and bottom. No pins. Putty and paint all over glass. Outer screen does not fit into window frame.

3. Single window on West side:
Needs new glass on bottom to replace cracked pane. Very difficult to push up to open. Sticks, won't slide. Won't open all the way. When pushed down to close, effort is so great that it crashes down, thus breaking the glass. Bottom doesn't close tight. Vertical wood dividers on top are bad - need replacement. Pins don't work. Bottom wood sash is rotten.

4. Single window on South side:
Silicone and putty all over top glass. No pins. Bottom sash rotten, needs replacement. Screen coming out of frame, and frame falling apart.

5. Double windows South side:
Silicone all over upper lights and lower glass of each window. Frame on right coming apart and sill on bottom is rotten. Wood screen sash on bottom is rotten and right screen sash does not fit in frame.

Since the purpose of windows is to supply light and ventilation and to bar bad weather from the interior, these windows meet only one of the criteria - to supply light. Even if they were taken apart, with frames and sashes completely rebuilt (the contractor says that this would be financially prohibitive, because it is so labor intensive), they would still not supply ventilation, unless counterbalanced weights were added, thus changing the style from what they were. If the single panes are maintained, the bad weather would continue to come inside the house. Cold drafts come in unless the windows and frames are airtight, and putting heat sources near each window is financially and aesthetically a burden.

The requirement to leave substandard and inadequate materials in place is unfair aesthetically, because all other things left in place are substantial and adequate - ie: the vigas, floors, doors and frames, etc.

I consider it a hardship, to live not only with drafts coming through the glass and frames, but also with the extreme difficulty of opening and closing the windows using wood bars to hold the windows open if they must remain as they were.

Only 2 of the windows have locks on the muntins, (the top jamb on the bottom window, and the bottom jamb on the top). If locks are installed there will be a small change in the visual look.

Only 2 of the windows now have muntins that are in alignment, so changes would have to be made to the frames AND sashes to line them up just to install locks.

Security is a main consideration of mine. I live alone, and have been broken into twice in my house across the street; once when someone broke the door glass to reach in and open the double lock I travel alot for my business, and thus am away from the house for long periods of time, sometimes more than 3 months a year. Locks are a necessity on the windows.

I am appealing to the Board to allow me to replace these windows with wood and double pane locking double hung windows, with airtight frames, which match exactly the current ones (3 vertical lights on top and one large pane on the bottom).

I would be able to open and close them.

They would provide excellent insulation from the cold and cause me to rest much better at night and also when I'm away from home, because of the added security of the locking system and double glass.

There would be no visual difference from the existing ones.

I would be amenable to leaving the outer screens on the windows, but the new windows would already have screens built in on the inside, and my friends and neighbors think that removal of the outer screens would make the house look so much better, and be more pleasing aesthetically. I would appreciate having permission to remove the screens if the new windows are allowed.

The doors can also be matched exactly with double insulated glass and are available ready made from Simmons Door Co. I would also like to request that these replace the existing doors.

~~Respect~~fully submitted,

Deborah Bristow

Deborah ~~Bristow~~

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There would be no visual difference from the existing ones.

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~~Respect~~fully submitted,

Deborah ~~Bristow~~

TO THE SANTA FE HISTORIC DESIGN REVIEW BOARD
Regarding the Historic Restoration of the house at 208 W. Houghton St.
by Deborah Bristow

First of all, I would like to make very clear to the Board that I am totally dedicated to maintaining the historical integrity of this house, inside and out, and to adhering to the procedures and directives of the Board. I love this house, and visited the Romero sisters many times there over the last 9 years. I can assure you that the propery will be a credit to the neighborhood and City upon completion, and there will be no exterior visual differences other than those allowed by the Board.

My main concern is the condition of the windows at present, and the problems presented by full restoration, keeping the original wood and glass, (probably put in when built before 1912). I would like to appeal to the Board to allow new windows, exactly the same dimensions and style, to be made with double pane glass and wood.

Close examination of the existing windows reveals that all are double hung without counterbalanced weights or friction pressure to open and close them. 3 windows have side pins for 2 open settings and for locking. (None of the pins work).

1. Double windows on North side:
At least 5 layers of paint - painted shut top and bottom. Sash does not fit - needs replacing. Putty, paint and silicone all over glass interior. Side pins painted shut and immovable.

2. Single window on North side:
Painted shut top and bottom. No pins. Putty and paint all over glass. Outer screen does not fit into window frame.

3. Single window on West side:
Needs new glass on bottom to replace cracked pane. Very difficult to push up to open. Sticks, won't slide. Won't open all the way. When pushed down to close, effort is so great that it crashes down, thus breaking the glass. Bottom doesn't close tight. Vertical wood dividers on top are bad - need replacement. Pins don't work. Bottom wood sash is rotten.

4. Single window on South side:
Silicone and putty all over top glass. No pins. Bottom sash rotten, needs replacement. Screen coming out of frame, and frame falling apart.

5. Double windows South side:
Silicone all over upper lights and lower glass of each window. Frame on right coming apart and sill on bottom is rotten. Wood screen sash on bottom is rotten and right screen sash does not fit in frame.

Since the purpose of windows is to supply light and ventilation and to bar bad weather from the interior, these windows meet only one of the criteria - to supply light. Even if they were taken apart, with frames and sashes completely rebuilt (the contractor says that this would be financially prohibitive, because it is so labor intensive), they would still not supply ventilation, unless counterbalanced weights were added, thus changing the style from what they were. If the single panes are maintained, the bad weather would continue to come inside the house. Cold drafts come in unless the windows and frames are airtight, and putting heat sources near each window is financially and aesthetically a burden.

The requirement to leave substandard and inadequate materials in place is unfair aesthetically, because all other things left in place are substantial and adequate - ie: the vigas, floors, doors and frames, etc.

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208 W. Houghton

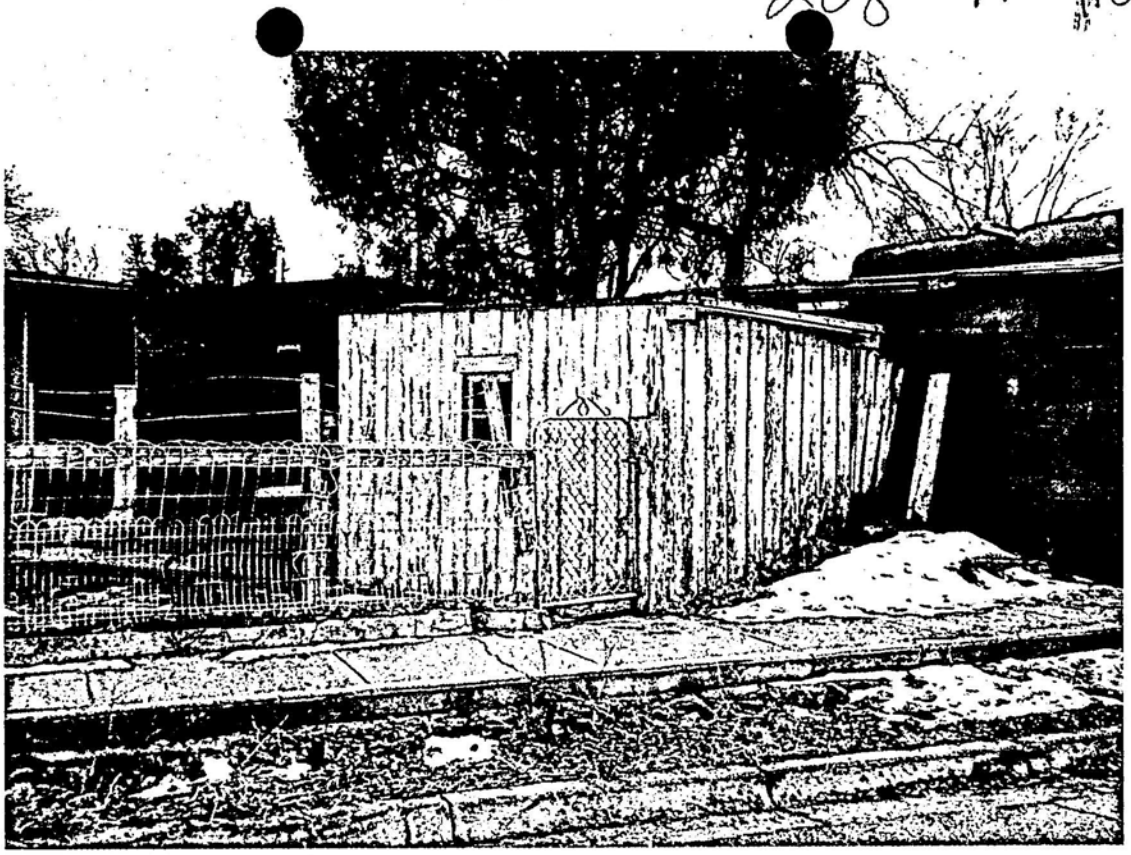


Wood Shed

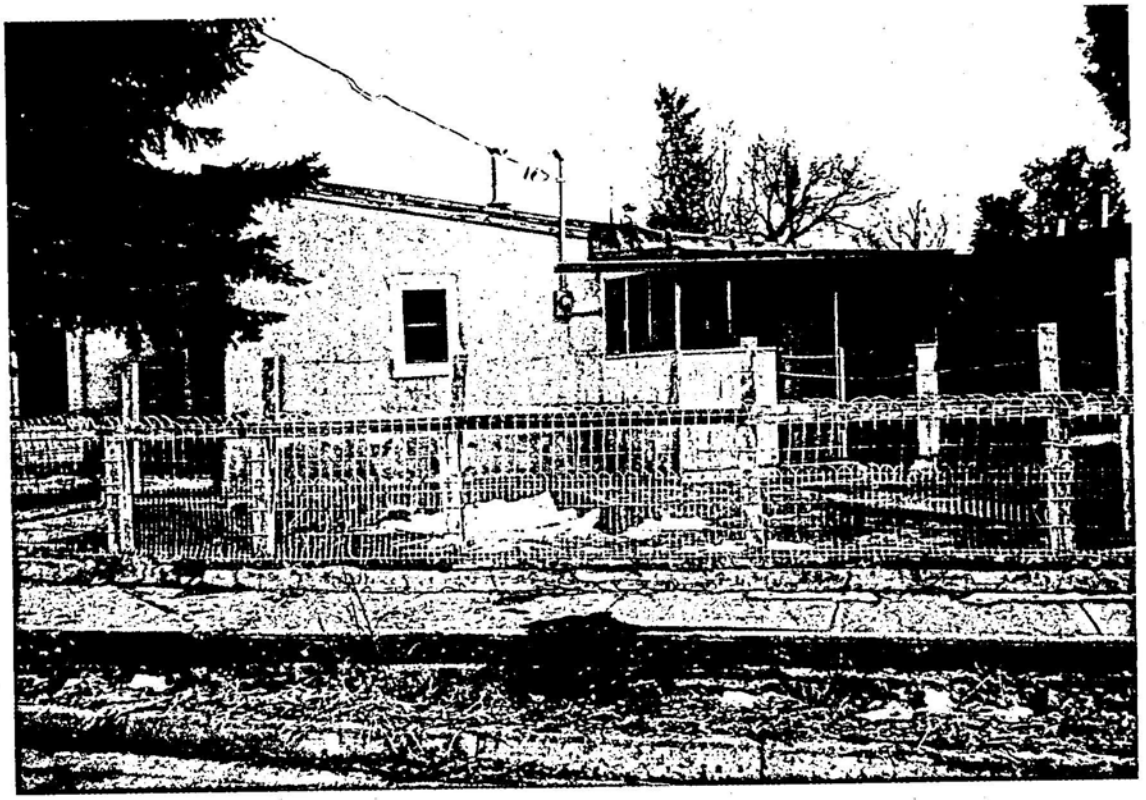


North Elevation / W. Houghton 1.of 5

208 W. Houghton



WOOD SHED (WEST SIDE)



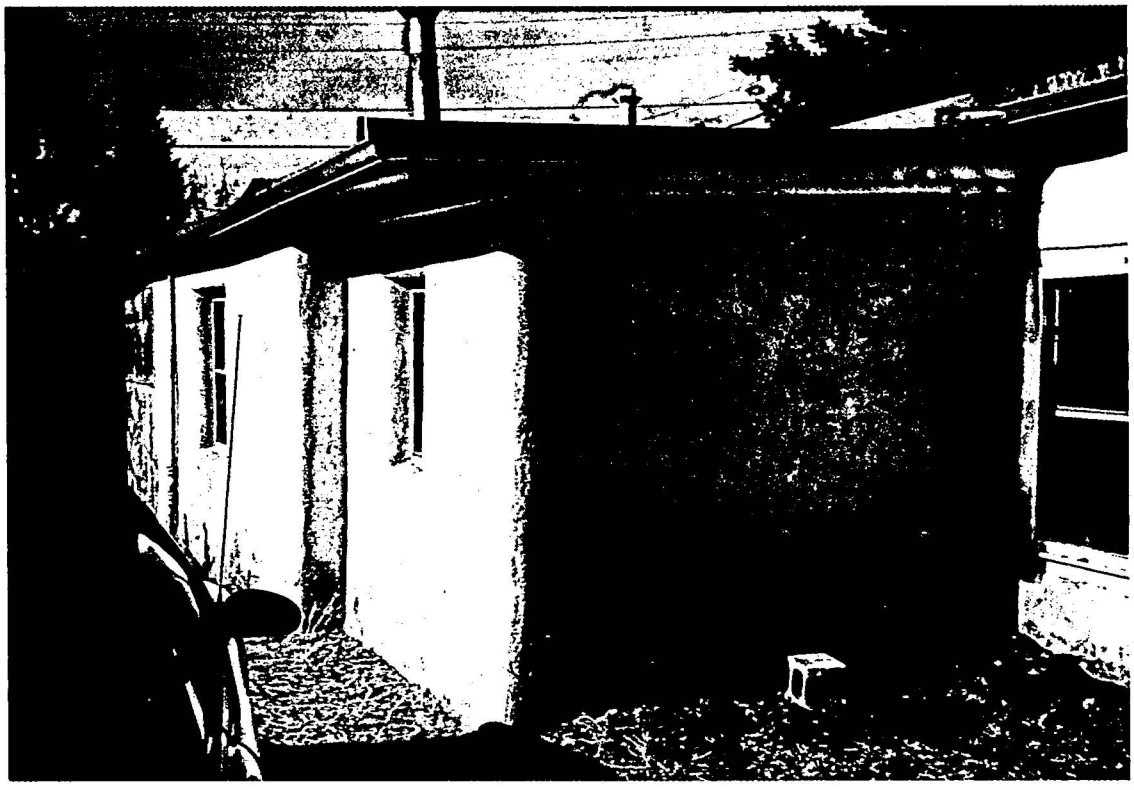
WEST ELEVATION

2 OF 5

208



SOUTH ELEVATION



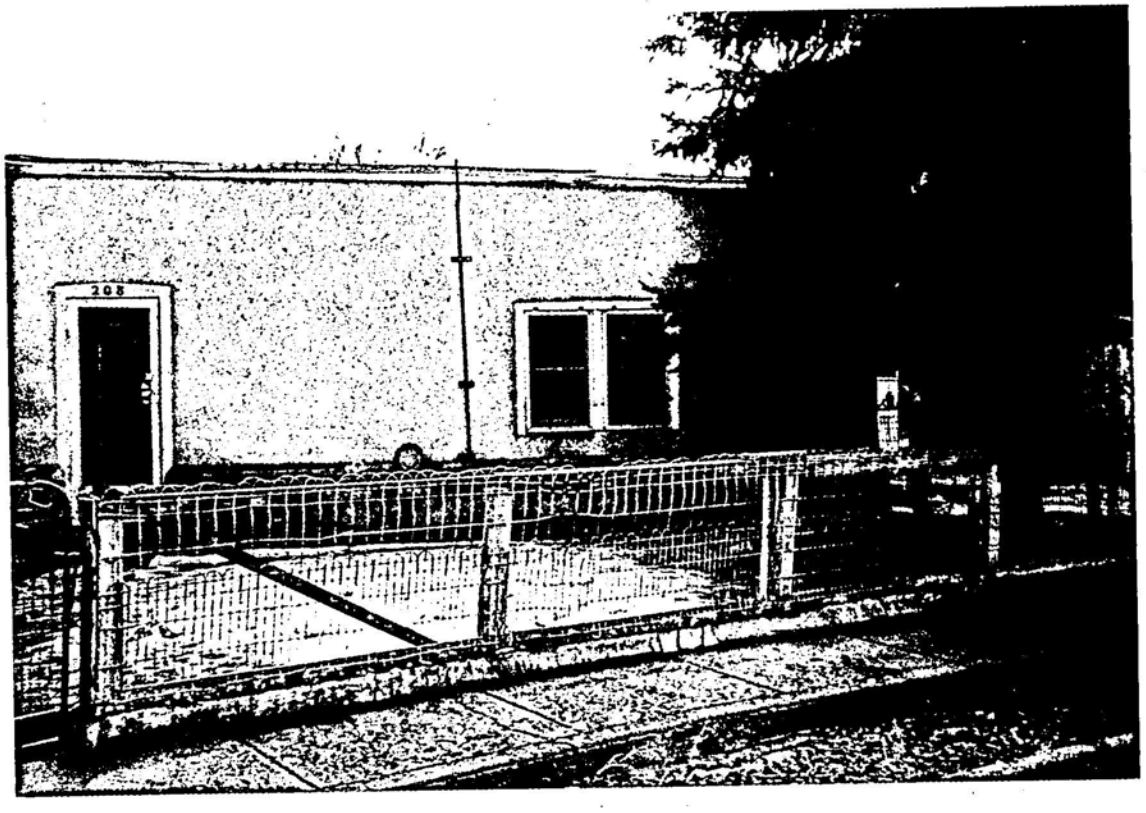
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SOUTH ELEVATION

208



NORTH ELEVATION



4 OF 5

NORTH ELEVATION

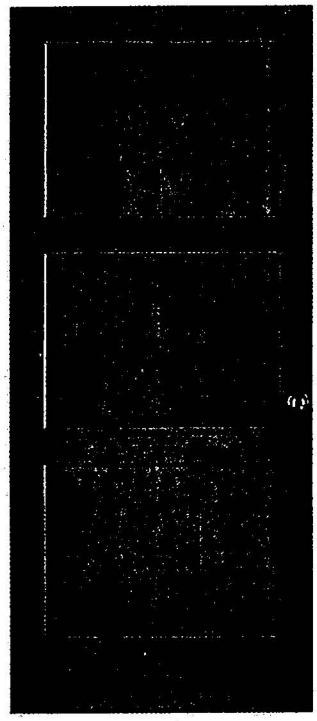


#4 SOUTH ELEVATION - FROM GALISTEO ST.

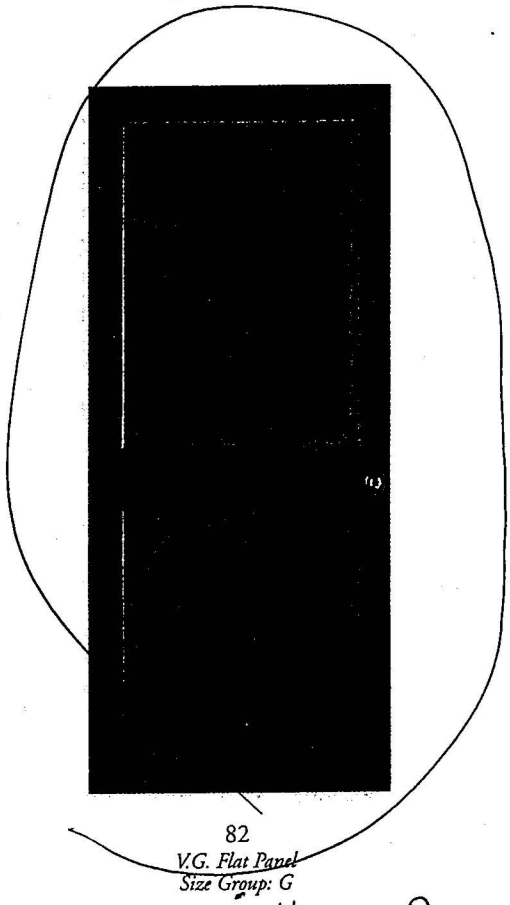


CEDAR FENCE ON SOUTH PROPERTY LINE 5 OF 5



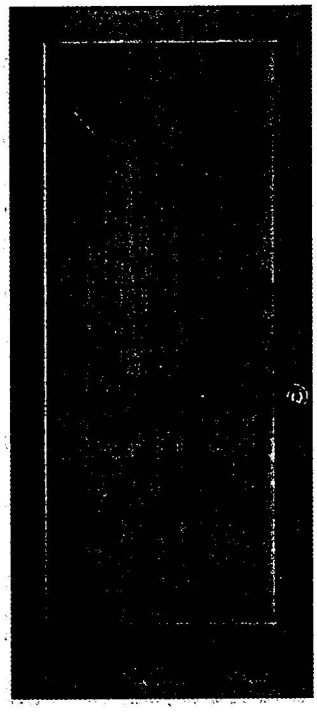


30
V.G. Flat Panel
Size Group: G

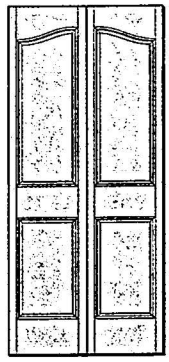


82
V.G. Flat Panel
Size Group: G

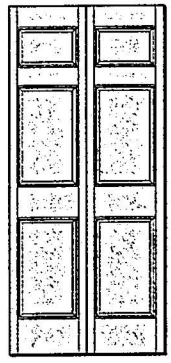
HOT WATER HEATER DOOR



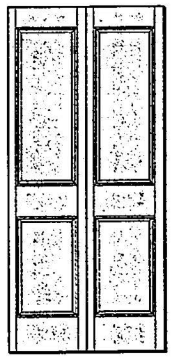
20
V.G. Flat Panel
Size Group: G



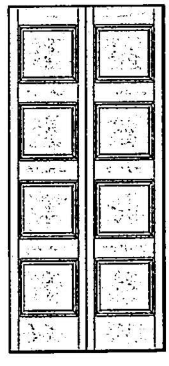
Chateau 80
Bifold
Carving Optional
Size Group: G



63
Bifold
Size Group: G



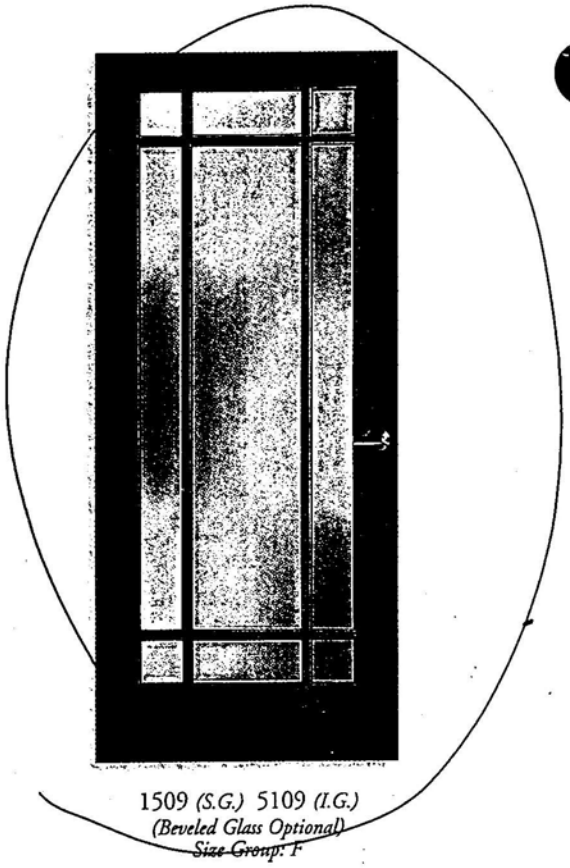
43
Bifold
Size Group: G



87
Bifold
Size Group: G

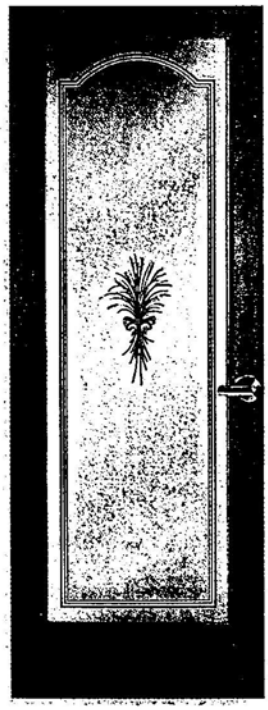


512 *(S.G.)* 5512 *(I.G.)*
(Beveled Glass Optional)
Size Group: F



1509 *(S.G.)* 5109 *(I.G.)*
(Beveled Glass Optional)
~~*Size Group: F*~~

PATIO DOOR



1592 *(S.G.)*
Size Group: F



1590 *(S.G.)*
Size Group: F

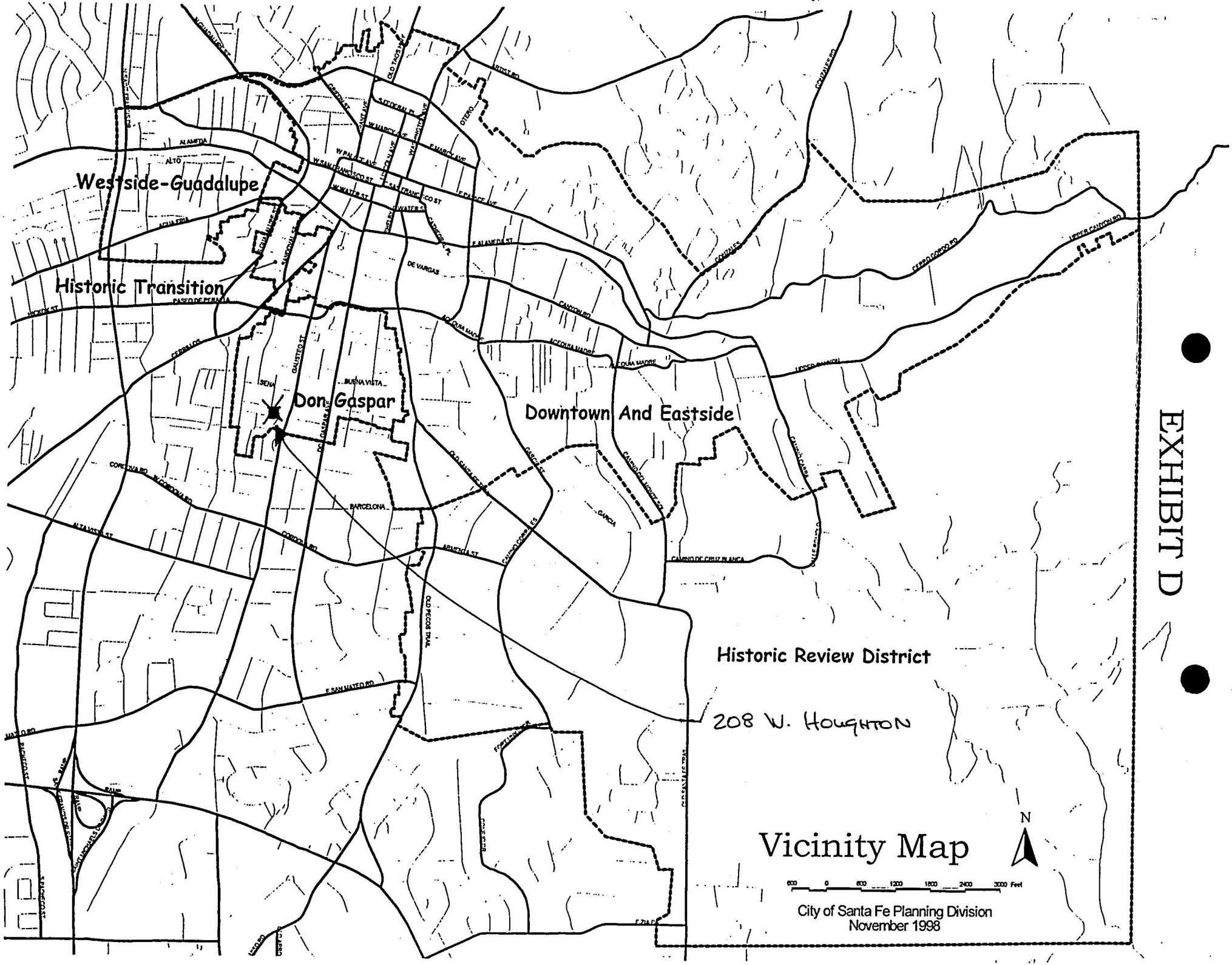
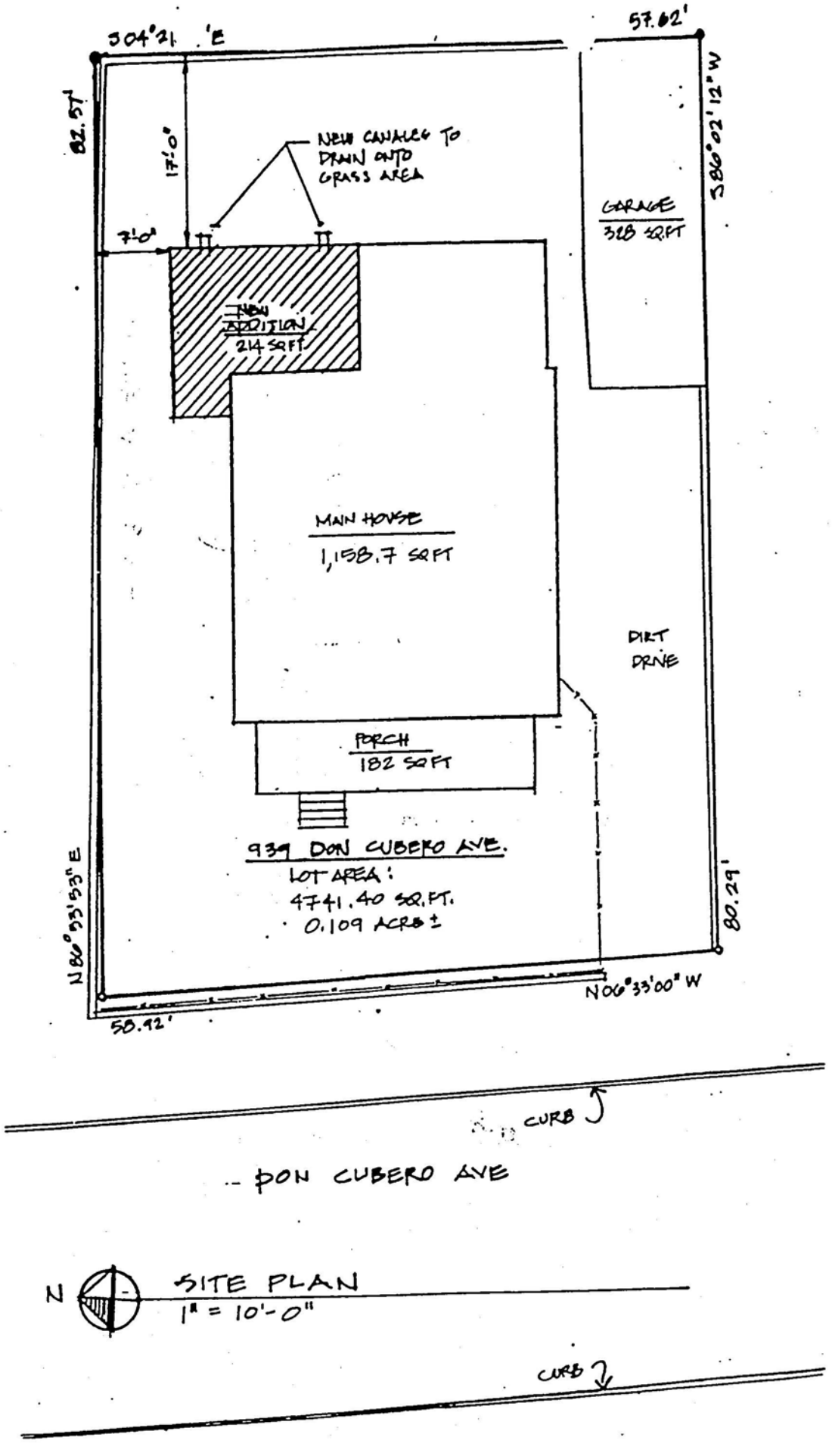
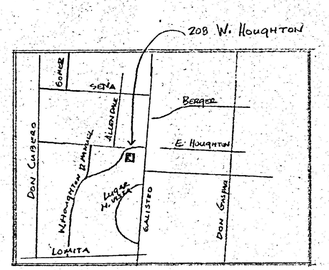

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
208 W. Houghton
Vicinity Map
N
City of Santa Fe Planning Division
November 1998

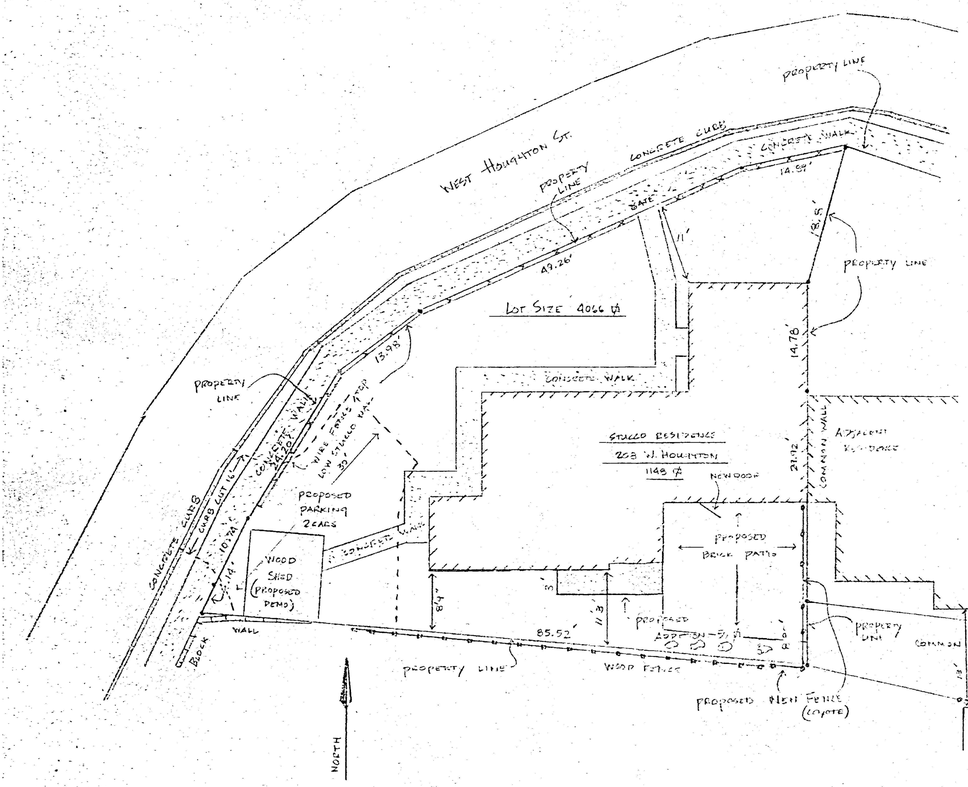
EXHIBIT D

ATTACHMENT #1



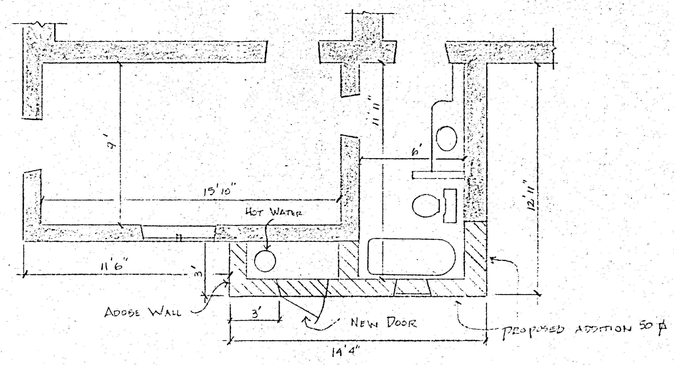


VICINITY MAP

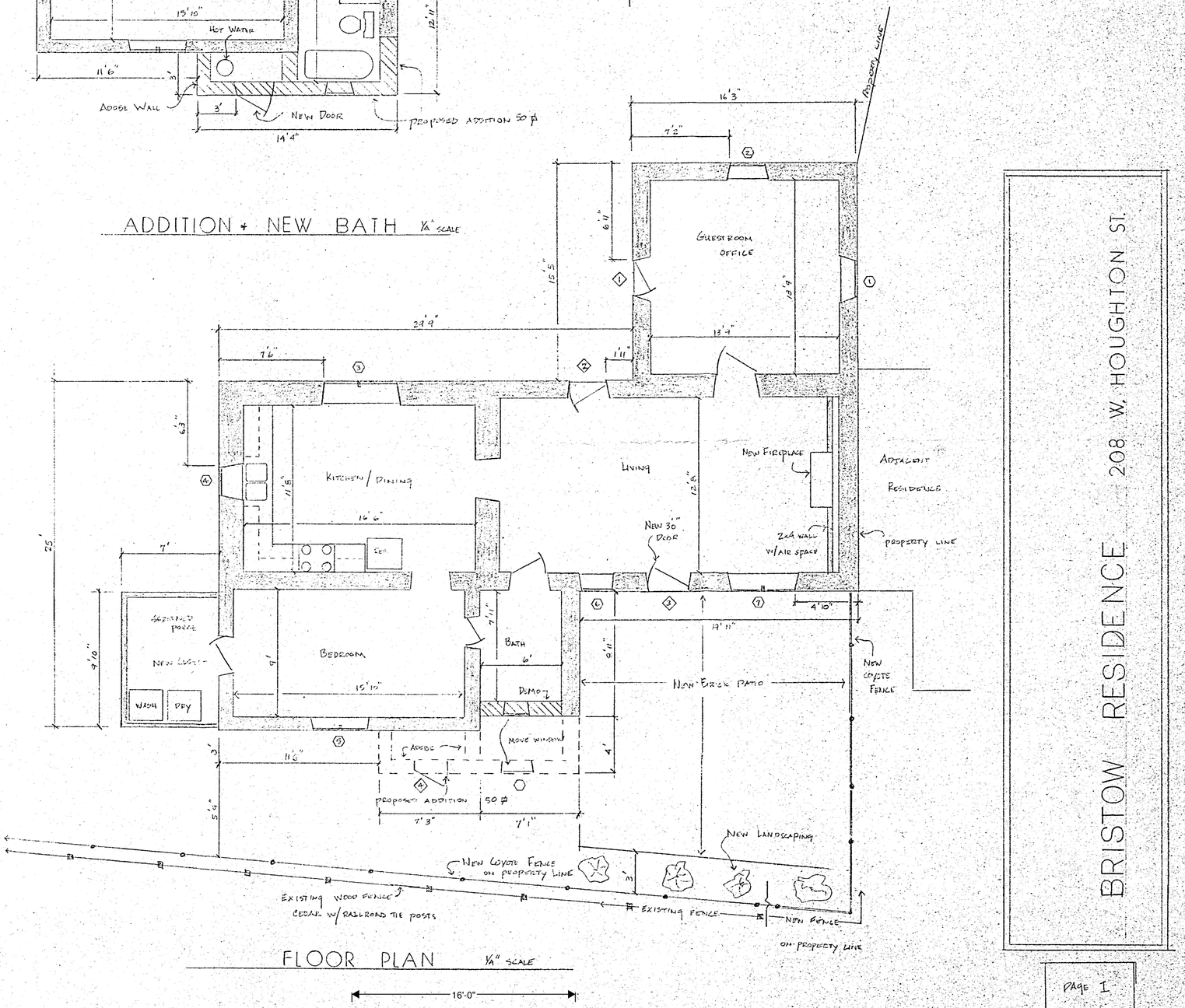


SITE PLAN 1" = 10'

40'-0"



ADDITION + NEW BATH 1/4" SCALE



FLOOR PLAN 1/4" SCALE

16'-0"

NOTES:

1. WINDOWS 1,2,3,4 TO BE RESTORED TO ORIGINAL CONDITION
2. WINDOWS 5,6,7 TO BE REPLACED WITH NEW WOOD WINDOWS TO MATCH EXISTING.
3. DOORS 1,2 TO BE RESTORED
4. DOOR 3 TO BE NEW SIMSEN TO MATCH EXISTING
5. DOOR 4 TO HOT WATER HEATER TO BE 2 PANEL MG 1200H PAINTED TO MATCH EXISTING

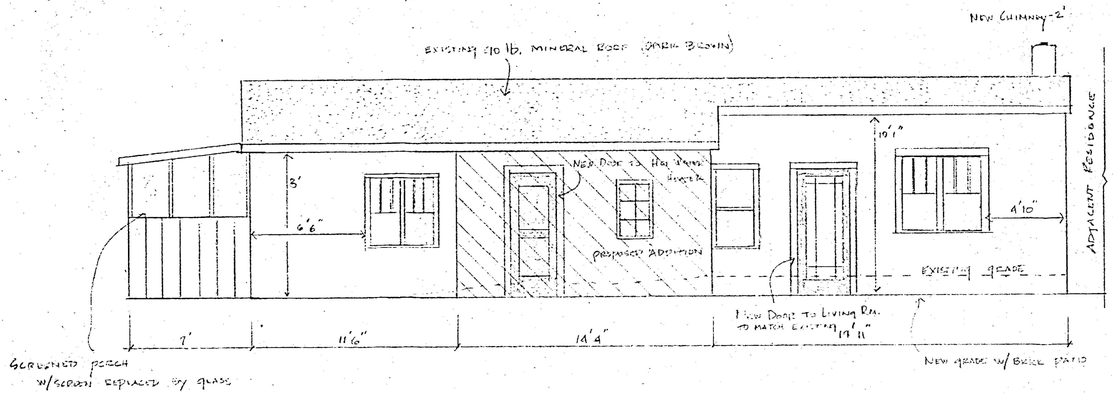
RECEIVED JAN 23 2001

BRISTOW RESIDENCE 208 W. HOUGHTON ST.

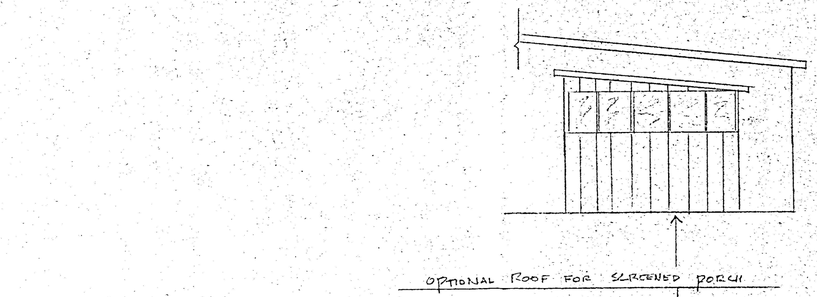
PAGE 1

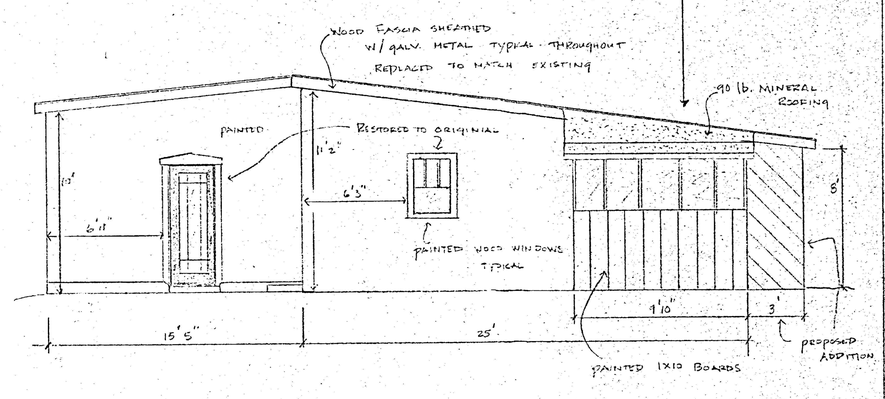
NOTE'S:

1. WOOD FASCIA TO BE REPLACED AND SHEATHED W/ NEW GALV. METAL TO MATCH EXISTING
2. WINDOWS, DOORS, AND FRAMES TO BE RESTORED AND REPAINTED TO MATCH EXISTING EXCEPT SOUTH SIDE
3. NEW EXTERIOR PLASTER COLOR - EL REY "SAND" #103
4. NEW LAYER 90 lb. MINERAL ROOFING TO BE APPLIED TO MATCH EXISTING
5. NEW FIREPLACE CHIMNEY NO HIGHER THAN REQUIRED BY FIRE CODE
6. NEW PATIO DOOR TO MATCH EXISTING / SIMPSON # 1509 (I.G)
7. NEW BOILER DOOR 2 PANEL SIMPSON # 82 FLAT PANEL (FIR)
8. EXISTING SCREEN PORCH TO BE RESTORED TO MATCH AND SCREENING REPLACED W/ INSULATING GLASS.
9. EXISTING GRADE AT PROPOSED PATIO IS CURRENTLY 12 INCHES ABOVE LIVING ROOM & BATH FLOOR AND HAS RESULTED IN MOISTURE DAMAGE TO WOOD FLOORS AND JOISTS
10. THE ABANDONMENT OF CURRENT DRIVEWAY AND PROPOSED NEW PARKING IS TO PROVIDE A PRIVATE OUTDOOR SPACE AND MORE IMPORTANTLY TO ELIMINATE A DANGEROUS EXIT ON TO GALISTEO WHICH REQUIRES BACKING DOWN A 13 FOOT WIDE ALLEY AND A BLIND ACCESS TO THE STREET WHERE A VIAL IS WITHIN 37" OF THE PAVEMENT

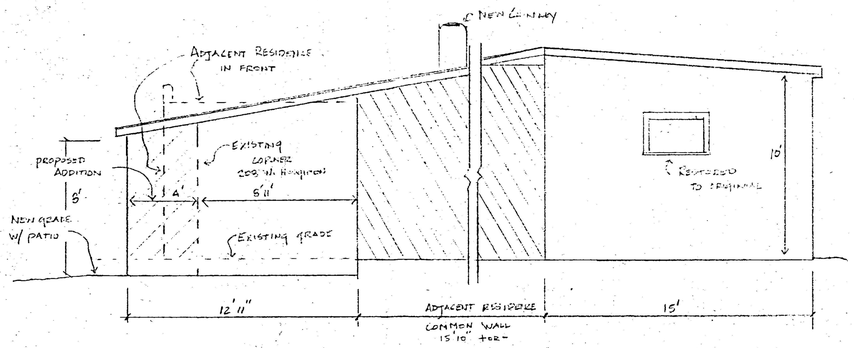


SOUTH ELEVATION 1/4" SCALE

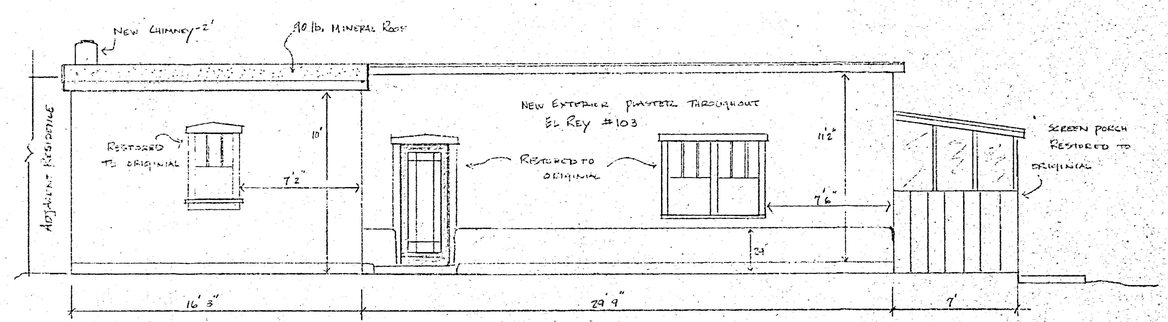




WEST ELEVATION 1/4" SCALE



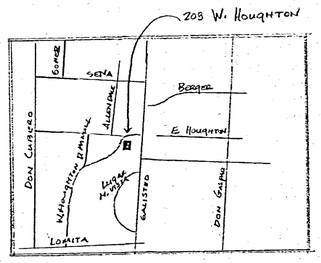
EAST ELEVATION 1/4" SCALE



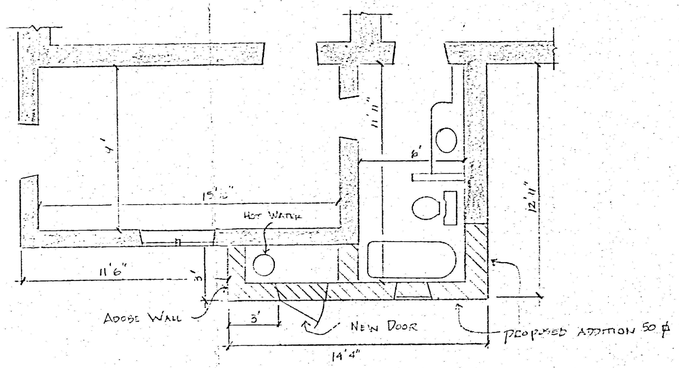
NORTH ELEVATION 1/4" SCALE

16'-0"

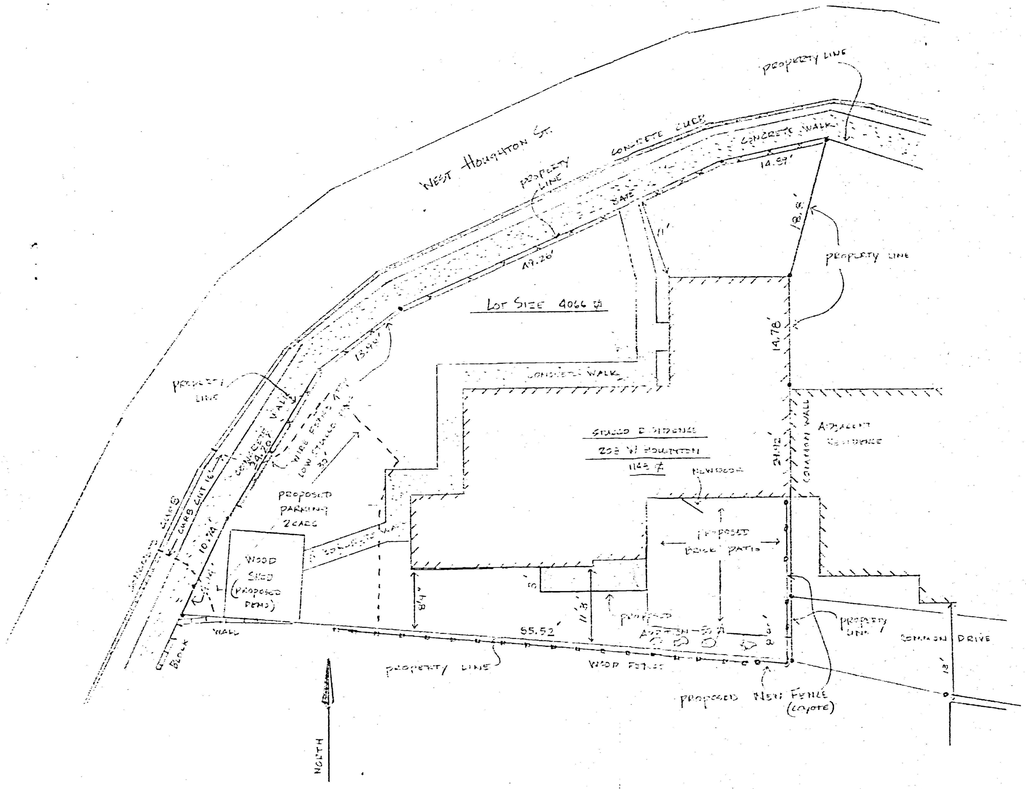
BRISTOW RESIDENCE - 208 W. HOUGHTON ST.



VICINITY MAP

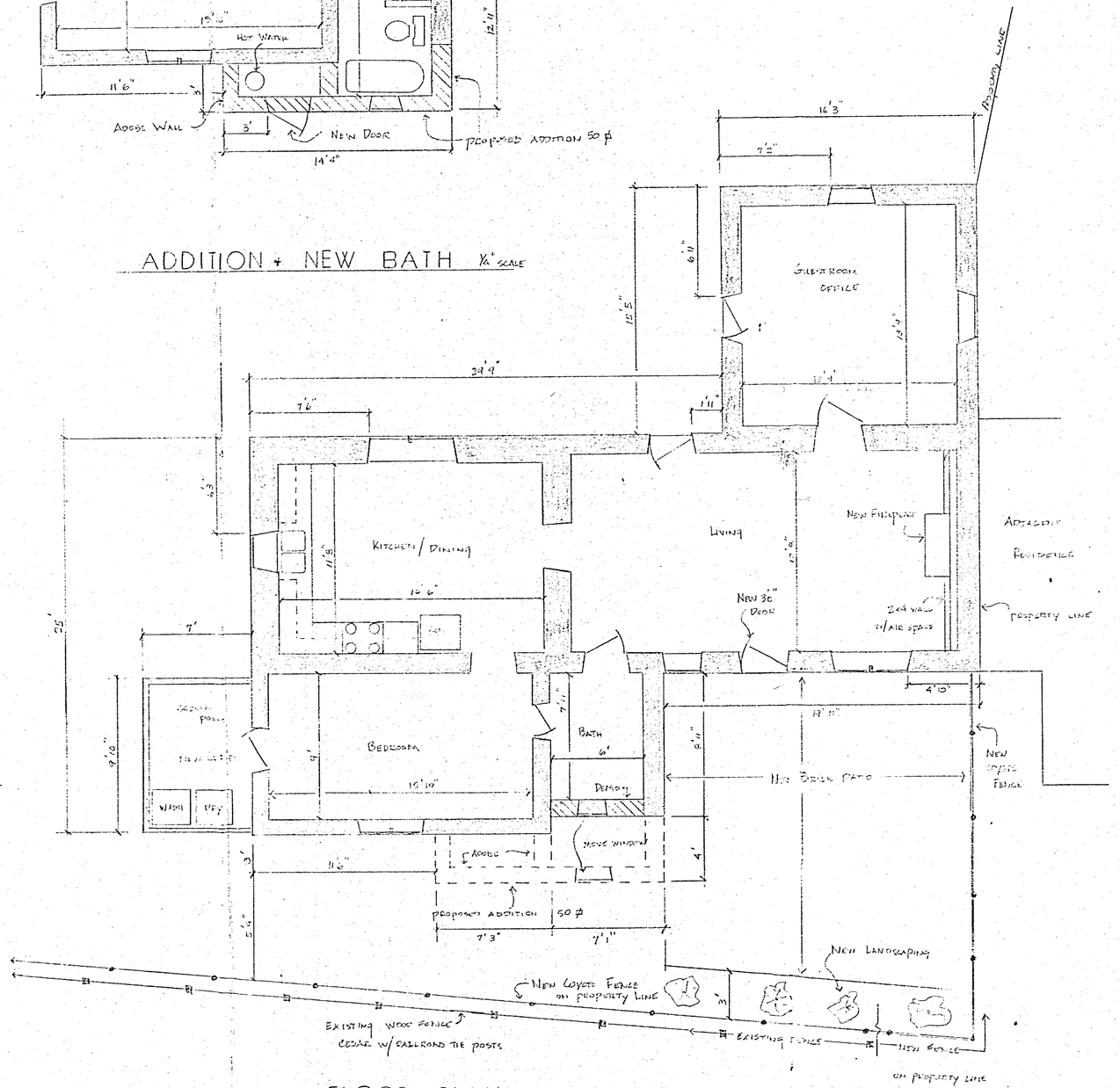


ADDITION + NEW BATH ¼" SCALE



SITE PLAN 1" = 10'

40'-0"



FLOOR PLAN ¼" SCALE

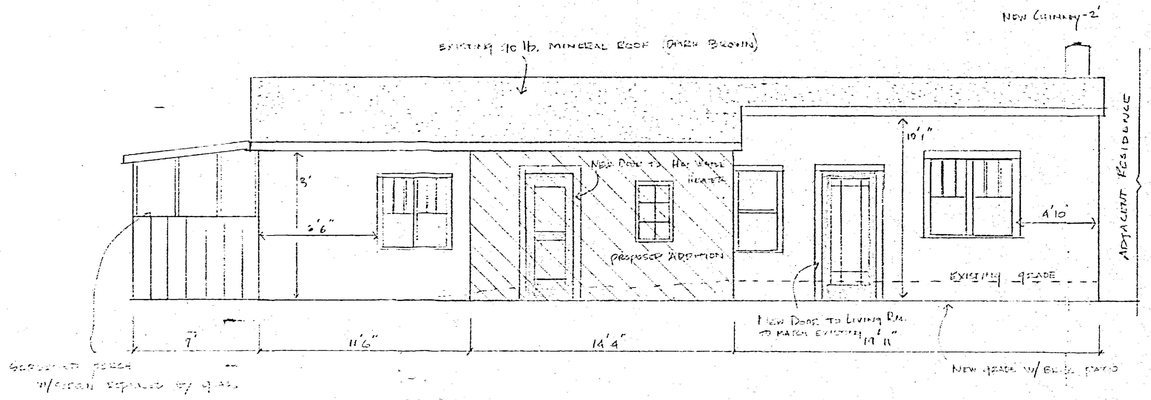
16'-0"

BRISTOW RESIDENCE 208 W. HOUGHTON ST.

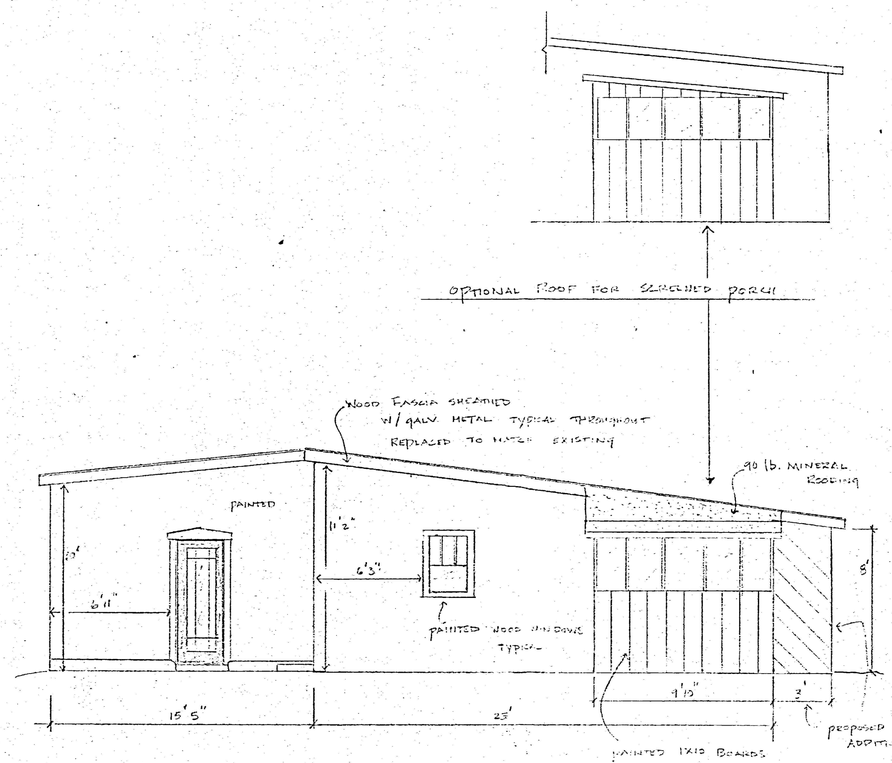
PAGE 1

NOTES:

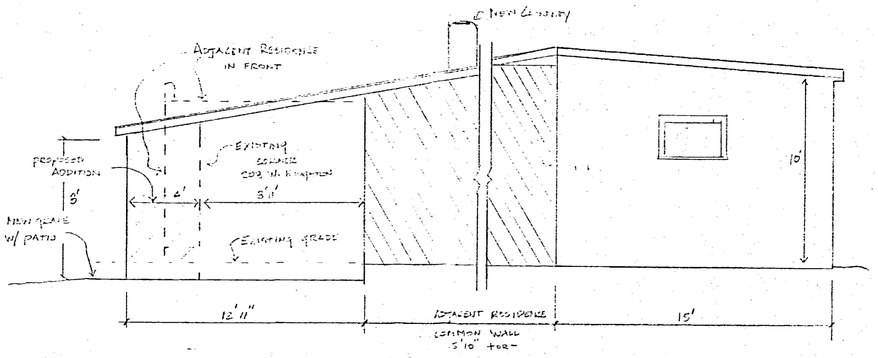
1. WOOD FASCIA TO BE REPLACED AND SHEATHED W/ NEW GALV. METAL TO MATCH EXISTING
2. WINDOWS, DOORS, AND FRAMES TO BE RESTORED AND REPAINTED TO MATCH EXISTING
3. NEW EXTERIOR PLASTER FINISH - EL REY "SAND" #103
4. NEW LAYER 90 lb. MINERAL ROOFING TO BE APPLIED TO MATCH EXISTING.
5. NEW FIRE PLACE CHIMNEY NO HIGHER THAN REQUIRED BY FIRE CODE
6. NEW PATIO DOOR TO MATCH EXISTING / SIMPSON # 1509 (I.G)
7. NEW BIFOLD DOOR - 2 PANEL SIMPSON # 32 FLAT PANEL (FIR)
8. EXISTING SCREEN PORCH TO BE RESTORED TO MATCH AND SCREENING REPLACED W/ INSULATING GLASS.
9. EXISTING GRADE AT PROPOSED PATIO IS CURRENTLY 12 INCHES ABOVE LIVING ROOM & BATH FLOOR AND HAS RESULTED IN MOISTURE DAMAGE TO WOOD FLOORS AND JOISTS
10. THE ABANDONMENT OF CURRENT DRIVEWAY AND PROPOSED NEW PARKING IS TO PROVIDE A PRIVATE OUTDOOR SPACE AND MORE IMPORTANTLY TO ELIMINATE A DANGEROUS EXIT ON TO GRAND WHICH REQUIRES BACKING DOWN A 13 FOOT WIDE ALLEY AND A BLIND ACCESS TO THE EAST WHERE A WALL IS WITHIN 37" OF THE PAVEMENT



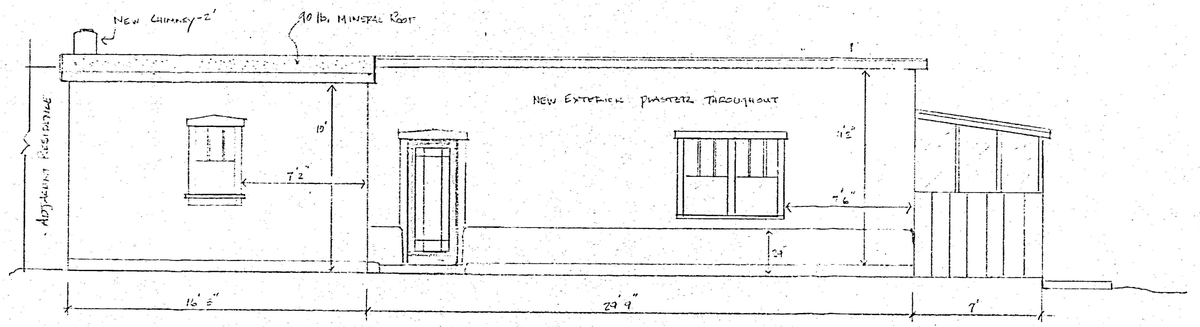
SOUTH ELEVATION 1/4" SCALE



WEST ELEVATION 1/4" SCALE



EAST ELEVATION 1/4" SCALE

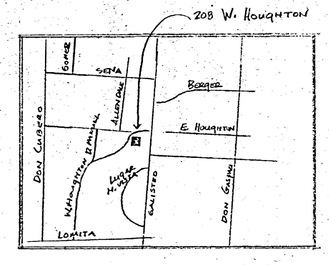


NORTH ELEVATION 1/4" SCALE

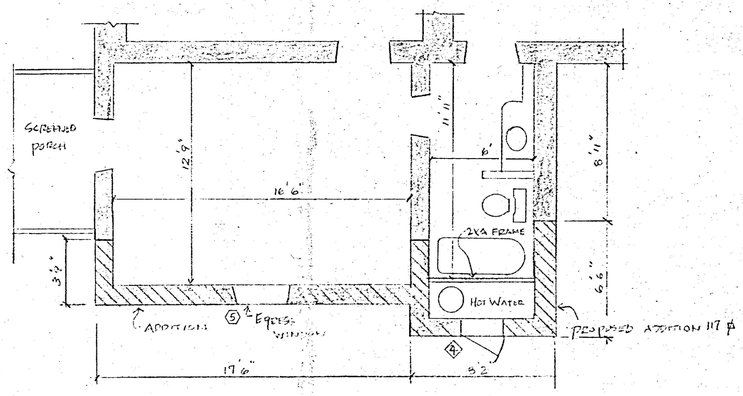
16'-0"

BRISTOW RESIDENCE 208 W. HOUGHTON ST.

page 2



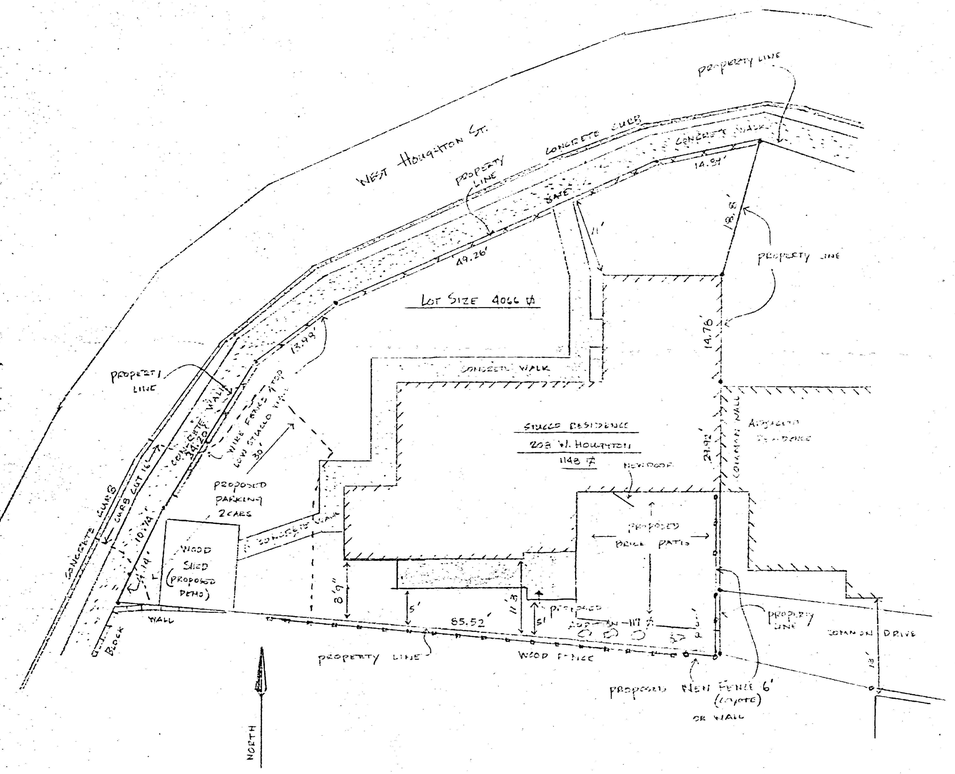
VICINITY MAP



ADDITION + NEW BATH 1/4" SCALE

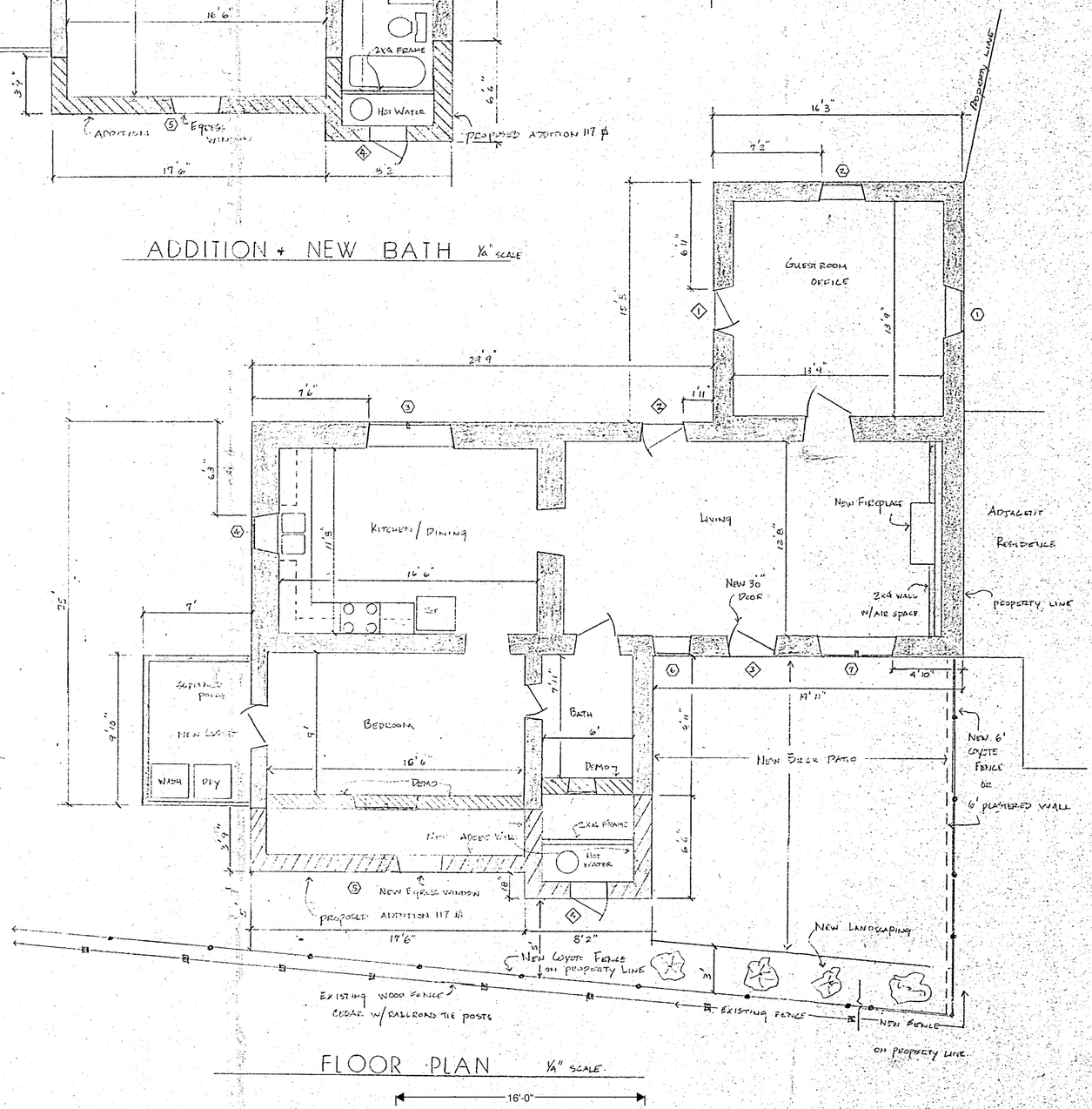
NOTES:

1. WINDOWS 1,2,3,4 TO BE RESTORED TO ORIGINAL CONDITION
2. WINDOWS 5,6,7 TO BE REPLACED WITH NEW WOOD WINDOWS TO MATCH EXISTING. WINDOW 5 TO MEET EGRESS CODE R.O. 32"X4'9"
3. DOORS 1,2 TO BE RESTORED
4. DOOR 3 TO BE NEW SIMSEN TO MATCH EXISTING
5. DOOR 4 TO HOT WATER HEATER TO BE 2 PANEL FIR DOOR PAINTED TO MATCH EXISTING
6. PROPOSED ADDITION OF 117 ft. MAKING THE RESIDENCE A TOTAL OF 1266 ft FOR A LOT COVERAGE OF 31%



SITE PLAN 1" = 10'

40'-0"



FLOOR PLAN 1/4" SCALE

16'-0"

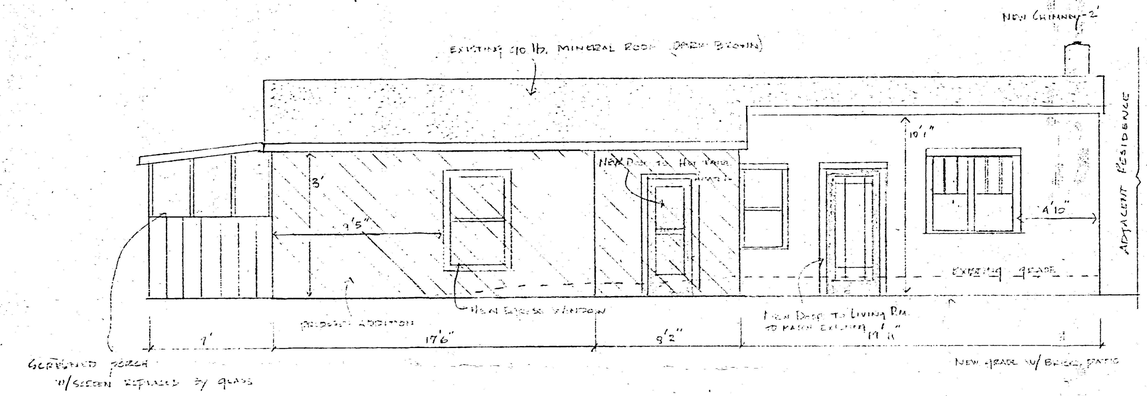
BRISTOW RESIDENCE 208 W. HOUGHTON ST.

UPDATED FOR 2010 MFC

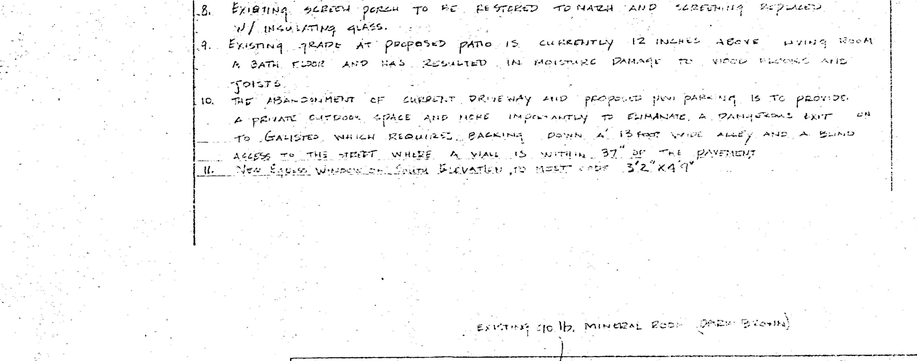
PAGE 1

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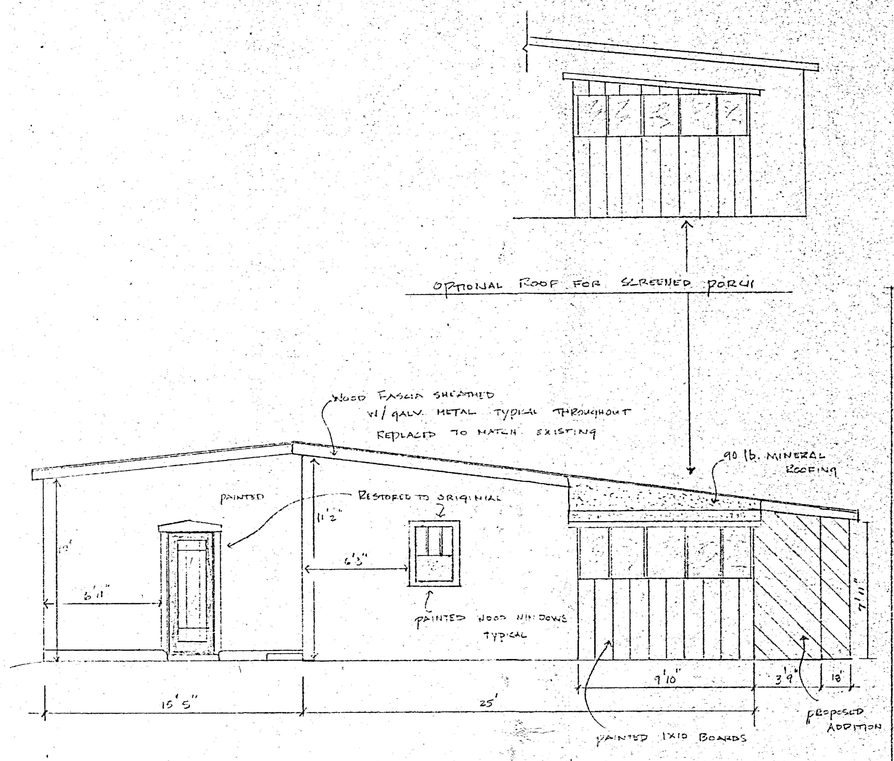
1. WOOD FASCIA TO BE REPLACED AND SHEATHED W/ NEW GALV. METAL TO MATCH EXISTING
2. WINDOWS, DOORS, AND FRAMES TO BE RESTORED AND REPAINTED TO MATCH EXISTING EXCEPT SOUTH SIDE
3. NEW EXTERIOR PLASTER COLOR - EL REY "SAND" #103
4. NEW LAYER 90 lb. MINERAL ROOFING TO BE APPLIED TO MATCH EXISTING
5. NEW FIRE PLACE CHIMNEY NO HIGHER THAN REQUIRED BY FIRE CODE
6. NEW PATIO DOOR TO MATCH EXISTING / SIMPSON # 1509 (I.G)
7. NEW BOXER DOOR 2 PANEL SIMPSON # 82 FLAT PANEL (FIR)
8. EXISTING SCREEN PORCH TO BE RESTORED TO MATCH AND SCREENING REPLACED W/ INSULATING GLASS.
9. EXISTING GRADE AT PROPOSED PATIO IS CURRENTLY 12 INCHES ABOVE LIVING ROOM & BATH FLOOR AND HAS RESULTED IN MOISTURE DAMAGE TO WOOD FLOORS AND JOISTS.
10. THE ABANDONMENT OF CURRENT DRIVEWAY AND PROPOSED NEW PARKING IS TO PROVIDE A PRIVATE OUTDOOR SPACE AND MORE IMPORTANTLY TO ELIMINATE A DANGEROUS EXIT ON TO GARISTED WHICH REQUIRES BACKING DOWN A 13 FOOT WIDE ALLEY AND A BLIND ACCESS TO THE STREET WHERE A VIAL IS WITHIN 37" OF THE PAVEMENT
11. NEW EGRESS WINDOW ON SOUTH ELEVATION TO MEET CODE 3'2" X 4'9"



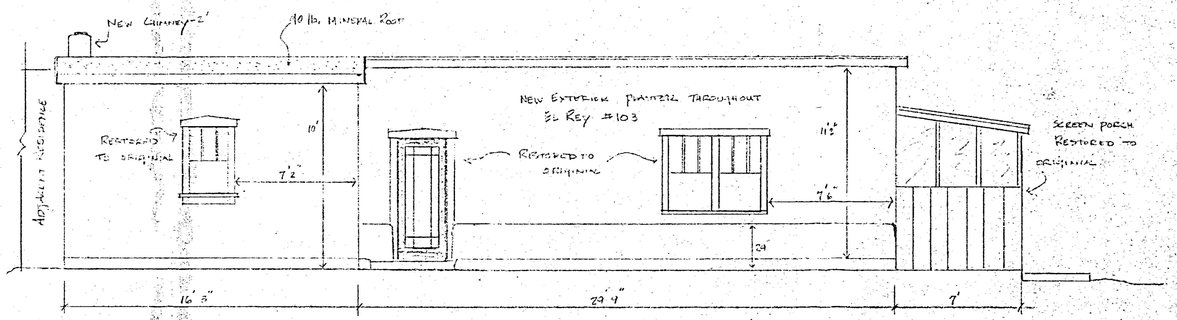
SOUTH ELEVATION 1/4" SCALE



EAST ELEVATION 1/4" SCALE



WEST ELEVATION 1/4" SCALE



NORTH ELEVATION 1/4" SCALE

16'-0"

BRISTOW RESIDENCE - 208 W. HOUGHTON ST.

Mr. Bell said he agreed that it would have to be properly advertized. He said he did not think the window treatment was a sign and noted that murals were allowed under portals. Regarding the fenestration, he said he was sympathetic to the intent but that the Board was bound by the ordinance. He added that he liked Mr. Purvis' idea of keeping the openings as they are but with divided lights.

Mr. Flance moved to postpone Case #H-00-161b to March 6, 2001. The motion was seconded by Mr. Purvis and passed by majority voice vote with all voting in favor except Ms. Hanks who voted against.

2. Case #H-00-153. 210 E. Marcy St. Downtown and Eastside Historic District. Non-contributing. AT&T Wireless, The Lyle Company, agents for John Barker, propose the addition of three dual pole antennae at a height of 65' on the non-contributing Marcy Street telecommunications tower. (Postponed at the 01/09/01 HDRB meeting.)

This case was postponed to March 6, 2001 under Approval of the Agenda.

3. Case #H 01-09. 208 W. Houghton Don Gaspar Historic District. Larry Sparks, agent for Deborah Bristow, proposes the rehabilitation of a significant building to include window and door replacement, restuccoing, and the construction of a small addition on the south elevation. (Postponed at the 01/06/01 Historic Design Review Board meeting.)

Although not on the agenda as such, it was clarified that this case had two parts: Part a on the status of the property and Part b on the proposed rehabilitation and construction. Ms. Abbott said the property was listed in three different historic districts but actually is in the Don Gaspar Historic District.

Ms. Abbott presented the staff report for this case [attached as Exhibit D].

Present and sworn was Larry Sparks, who said the staff report needed to be corrected as the new construction was to be of adobe, not frame.

Chair Rios asked if the stucco color and texture would be the same as what existed. Mr. Sparks said the color would be a little different. He referred the Board to the color photographs submitted. Chair Rios said their copies were in black and white. He said he did not know the name of the existing color.

Mr. Sparks commented on the recommended conditions by saying that he wanted to keep the roof line as drawn. He said that if he dropped it 6", the project would no longer meet UBC standards because the ceiling would be 7' 2", not the required 7' 6". He said that the proposed door on the south elevation would be the only access there and that it could not be seen by the public.

Mr. Sparks said he had no problem with the condition that he restore the south windows. He added that he could do the added setback condition.

There were no speakers from the public regarding this case.

Ms. Hanks noted that in the proposal letter, number 4 was the demolition of the shed, listed as B on the survey. She noted that the shed was listed on the historical survey as Contributing and suggested that a formal demolition request would be needed to get a demolition permit. She asked if he could do the construction without demolishing the contributing shed. He responded that he thought he could. Chair Rios asked staff for comment. Ms. Abbott clarified that the demolition of the shed was a separate project and not part of the rehabilitation/construction case. Mr. Sparks said he thought it was part of this project. Chair Rios said that the demolition would need to be advertized as such. Mr. Purvis noted that the staff report was contained in the packet along with this case (page 18).

Although Mr. Sparks had said he could do the project without the demolition, he later said that he could not do it without the demolition of the shed.

Chair Rios asked Ms. Abbott to give the staff report on part b.

Case #H-01-09b 208 W. Houghton – no caption was printed in the agenda.

Ms. Abbott presented the staff report [attached as Exhibit E].

Chair Rios asked Ms. Abbott if the shed had a historic status. Ms. Abbott said it was a contributing structure.

Mr. Sparks made a statement concerning the shed while standing at the display. His comments could not be understood by the recorder.

There were no speakers from the public regarding this case.

Mr. Flance moved for approval of Case #H-01-09b pursuant to the staff findings and recommendation. Mr. Bell seconded the motion. The motion passed by majority voice vote with all voting in favor except Ms. Hanks who voted against.

Mr. Flance moved for approval of Case #H-01-09 subject to the staff recommendations. Mr. Purvis seconded the motion.

Ms. Hanks asked where the proposed 6' coyote fence would be located. Mr. Sparks showed the location on the display saying it would be in front of railroad ties and cedar fencing. He then said an option was for a wall.

Chair Rios asked if he wanted 6' all the way around. Mr. Sparks said it was his request.

Mr. Flance asked staff if the applicant had submitted the details on height, color and texture of the proposed wall. Ms. Abbott said that he had not submitted the details.

Mr. Flance asked Mr. Sparks for the details. Mr. Sparks said he would like it to be block, plastered with El Rey Sand. Ms. Abbott said that would be acceptable to staff. Mr. Bell said that as seconder of the motion, it was acceptable to him.

Mr. Purvis asked if the wall was on the east side only. Mr. Sparks said it would extend to the front of the house. Mr. Purvis asked if the six foot height was okay. Ms. Abbott said it was.

Mr. Purvis asked if the applicant was planning to make a new opening for the door. Mr. Sparks agreed. Mr. Purvis asked if he would consider changing the exiting window into a door. Mr. Sparks said it would be possible. Mr. Purvis explained that new openings were not permitted but window openings could become door openings at the same width.

Ms. Abbott clarified that the staff recommendation was to prohibit the door because the ordinance would not allow it. Mr. Sparks said he was surprised by the recommendation and had questions about the recommendations concerning the windows.

Mr. Purvis asked staff to clarify the ordinance. Ms. Abbott said part of the confusion might be because staff met with a different designer about this project originally and had instructed that person about the prohibition of new openings on significant buildings. She said Mr. Hewat's recommendation was based on that part of the ordinance.

Ms. Hanks asked the applicant if he was not planning to change the fence that was along the sidewalk. Mr. Sparks agreed.

Mr. Sparks said he was not quite sure how to accomplish the recommendation of staff. Mr. Purvis suggested that he could change the slope at that part of the building. Mr. Sparks said it would not allow him to have much slope at all which would make it subject to leaking. Mr. Purvis explained that staff concern was to make sure that did not look like part of the original building.

Mr. Purvis asked how much he was adding on. Mr. Sparks said it was 3' 9". Mr. Purvis said the option was to have a portion of that room shorter than 7' 6", which the code does allow.

The motion was clarified that it prohibited the door and allowed a stucco wall on the east side.

The motion passed by unanimous voice vote.

4. **Case #H-01-12**. 1182 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Eleanor T. Sanchez, proposes the rehabilitation of and addition to a non-contributing building and the construction of an adjacent guesthouse with a footprint of 740 square feet. (Maximum allowable height = 16' 6"). (Postponed at the 01/06/01 Historic Design Review Board meeting).

   This case was postponed to March 6, 2001 under Approval of the Agenda.

5. **Case #H-01-18a**. 316 Otero St. Downtown and Eastside Historic District. Reconsideration of the status of 316 Otero St. Last surveyed November 1985. (Postponed at the 02/06/01 Historic Design Review Board meeting.)

City of Santa Fe, New Mexico

memo

DATE: July 14, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

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2026-012686-HDRB. 203 W. Water St., Downtown & Eastside Historic District, Contributing, Steve McCormick, agent for Raya Golden, owner, request a historic status downgrade with primary façade(s) designation, if applicable for a commercial 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

____ Site Plan/Floor Plan

___ Elevations

___ Photographs

__x__ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the commercial structure be maintained as contributing with south façade (3) as primary per the façade diagram per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts. 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

One motion will be required for this case

Status:

a. In case 2026-012686-HDRB, 203 W. Water Street, maintain designation of commercial structure as contributing and designate the south façade (3) as primary.
b. In case 2026-012686-HDRB, 203 W. Water Street, downgrade commercial structure to non-contributing no primary facades will be designated.

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

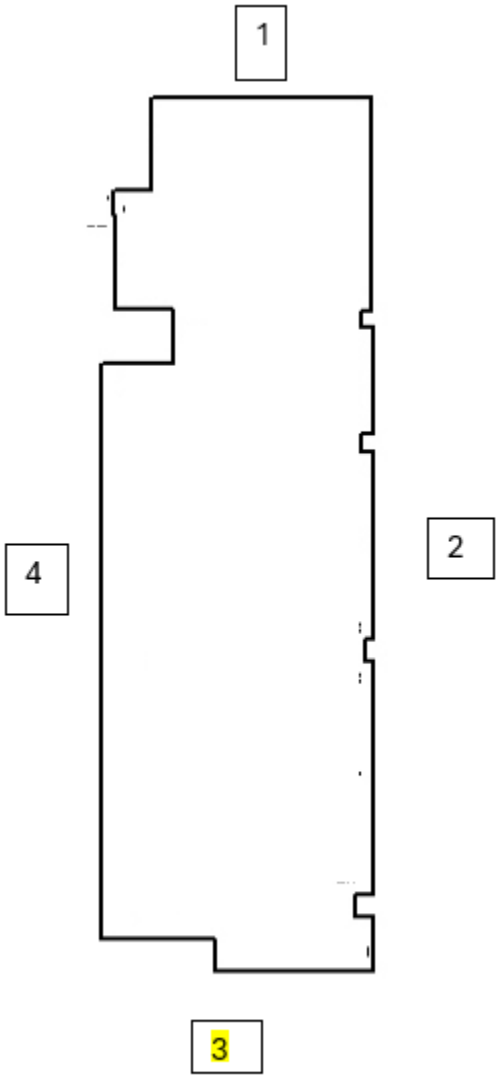
BACKGROUND & SUMMARY:

Streetscape:

Located in the Downtown and Eastside Historic District, the property is contributing to the streetscape on W. Water Street, commercial business, west of Galisteo Street.

Site Description:

Built in the 1880's and updated in the 1920's to 1930's, the building has retained its original footprint. Crafted in brick and adobe it has unique features 9-light single leaf door with double sidelights and 2/2/2 transom, and 3 panes display window with lintel. The building's first documented use was as a blacksmith shop, providing shoeing, wagon repair, and metalwork for both commercial and private clients. Purchased by Solomon Lowitzki & Sons, Livery, Feed, and Sale Stables into the early 1900's functioned as a covered working or loading area—providing shelter for harnessing, transfer of goods, or customer access, while the heavier adobe mass behind accommodated stalls or storage. The combination of adobe and lightweight frame construction reflects both functional requirements and the incremental adaptation of the building over time, eventually becoming storage for hay and furniture stores. From the 1920s through the early 1940s, the storefront small-scale commercial tenants, including a bakery, a barbershop, a pet store, and a plumbing and heating business. This building contributes Historic Downtown and Eastside Historic District.



Façade Diagram

PREVIOUS CASE SUMMARIES:

HDRB: H-89-265 Blue Awning (tabled)
H-94.124 Permit
94-01010073-Storefront renovation
HDRBAA-3853-Roof
2026-012761-Stylights

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Status downgrade for commercial structure.

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 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

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 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 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 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. Fa&#65533;ades 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 fa&#65533;ade 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 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 fa&#65533;ade 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 fa◆ade unless the fa◆ade shall include projecting or recessed portales, setbacks or other design elements;
b. The combined door and window area in any publicly visible fa◆ade shall not exceed forty percent of the total area of the fa◆ade except for doors or windows located under a portal. No door or window in a publicly visible fa◆ade shall be located nearer than three (3) feet from the corner of the fa◆ade;
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 fa◆ade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible fa◆ade, 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 fa◆ade 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. Fa◆ade 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.

McCormick Architects LLC
1611 Paseo de Peralta
Santa Fe, NM 87501
505.699.6199

May 5th, 2026

Amanda Romero, Senior Planner
Santa Fe Historic Preservation Division
City Hall
200 Lincoln Avenue
Santa Fe, New Mexico 87501

203 West Water Street

Ms. Romero,

Please find enclosed the historic survey documentation for the property located at 203 West Water Street prepared by our consultant John Murphey.

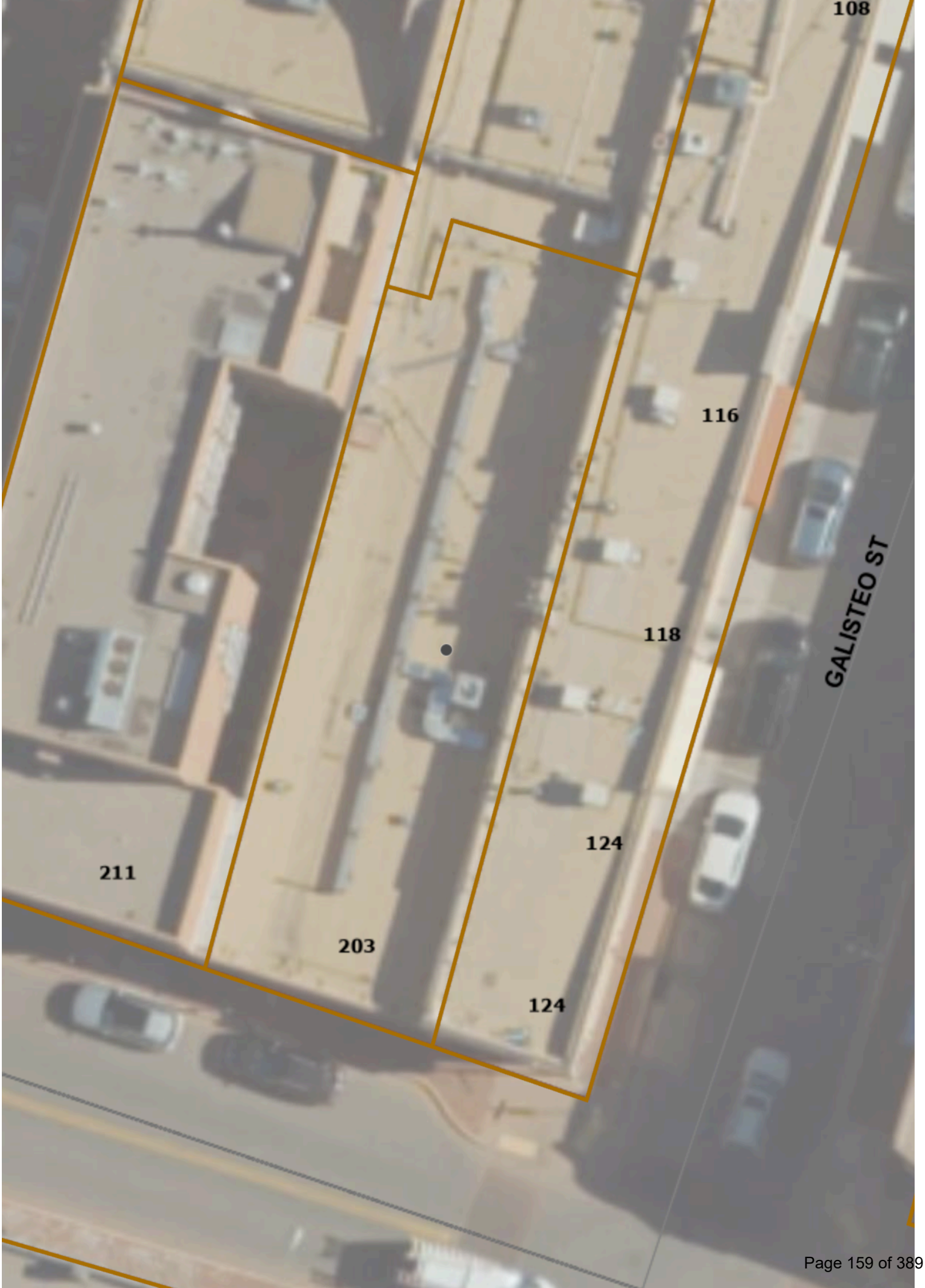
We request that the Historic Districts Review Board review the building's historical status at the June 9th hearing. We are requesting a downgrade in status from Contributing to Non-contributing.

Please let me know if any additional information or documentation is needed to complete the submittal.

Thank you,



Steve McCormick


108
116
118
124
211
203
124
GALISTEO ST

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 4, 2026 Unedited DRAFT

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

1. Name of property:

Livingston Furniture Company Warehouse/ Scharf Gallery

2. Location:

203 West Water Street
Downtown and Eastside Historic District - Santa Fe

3. Local Reference Number:
Santa Fe ID: H-3567

4. County: Santa Fe
Parcel # 99306890

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

6. Date of Survey:
November 30 and December 2, 2025

7. Previous Survey Date(s):
_x_Yes: December 6, 1984, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6871634,-105.9417344



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

11. Brief Description of the Property:

Situated one building west of Galisteo Street, the structure at 203 West Water Street is an approximately 3,000-square-foot retail building with a façade characterized by non-historic fenestration. Although the building's origins date to the 1880s, it was substantially rebuilt between 1930 and 1948, with only the historic ground plan surviving from the earlier period. It was renovated again in the 1980s, when it was converted from warehouse to retail use. This work, based on repeat photography and material inspection, including wall penetrations, indicates alterations to the façade fenestration, involving changes in the size and position of openings and the introduction of new windows and doors. The building is a Contributing resource within the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property? Vacant, under renovation

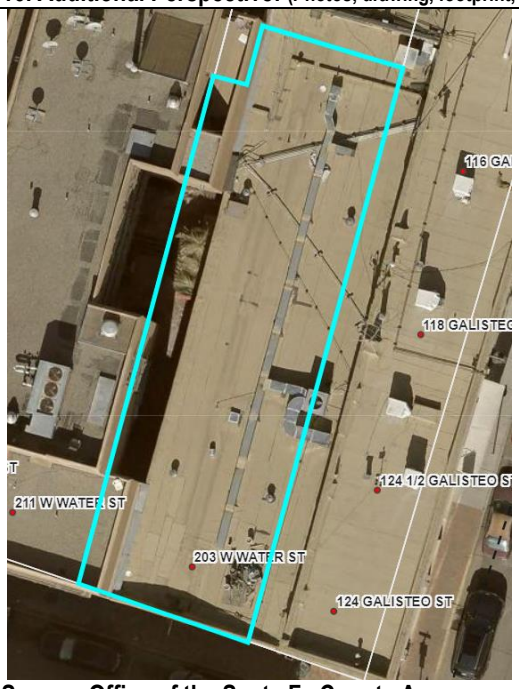
13. Construction Date: Side walls, between 1930 and 1948; façade altered in early 1980s
Date: __Known _x_ Estimated Source: Sanborn Fire Insurance Company maps, historic photograph, and materials

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

For: Golden Gallery LLC, via McCormick Architects LLC

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

Current owner: Golden Gallery LLC

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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-3567
Livingston Furniture Company Warehouse/ Scharf Gallery	203 West Water Street Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: November 30 and December 2, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe _x_ Brick __ Composition _x_ Concrete: Block

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

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

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

_x_Stucco: _x_ 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: __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:

12. Chimneys _x_ N/A

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: 1880-1930; multiple changes in terms of building material and use; Sanborn Fire Insurance Company maps.
#2 Date: 1930-1948; reconstruction of sidewalls from adobe to hollow clay tile and brick; Sanborn Fire Insurance Company maps and visual and material evidence.
#3 Date: c.1983; change of façade fenestration, in terms of location and position and introduction of a new and entry system; Sanborn Fire Insurance Company maps; period photograph, and material evidence.
#4: Date: 1980s; construction of Casita de los Cornell building closes of west elevation and removes window.

16. Primary Architectural Style __ Not Applicable

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

Notes: _x_ Other: Vernacular; commercial

17. Documents Available and Their Locations

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

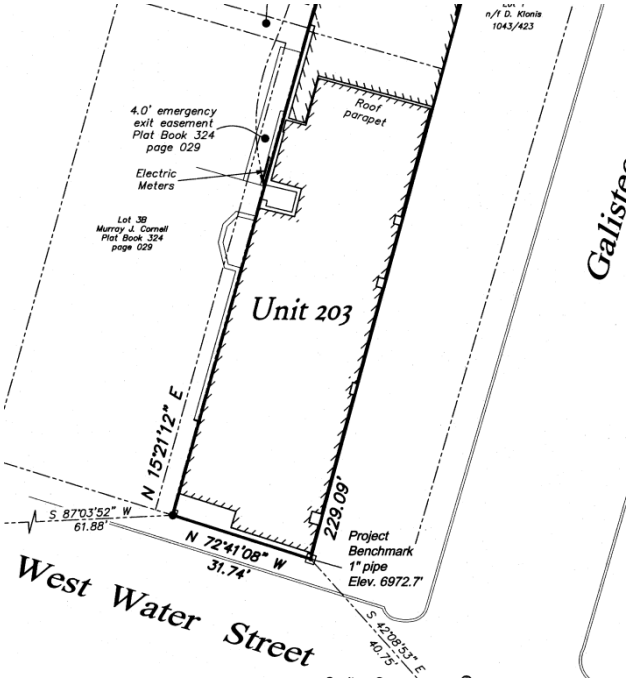
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Partial 2014 survey plat. Courtesy Sierra Surveying, Inc.



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: **Livingston Furniture Company Warehouse/ Scharf Gallery**	**2. Location:** **203 West Water Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3567** **4. County: Santa Fe** **5. Date of Survey:** **November 30 and December 2, 2025**

Architectural Description Continued

Site/Building

The subject building is situated between the 1928 Roberts & Salmon Building on Galisteo Street and the substantially taller 1980s Casita de los Cornell building to the west (Photo 2). It fronts onto a modern brick sidewalk. The structure is partially exposed along its west elevation, where a narrow passage separates it from the Casita de los Cornell building. The remaining elevations are not visible, as they function as party or partial party walls with adjoining buildings. Behind the parapet is a low-pitched roof.

South (Front) Façade

The building presents a single visible façade: a south-facing storefront oriented toward the former El Fidel Hotel. The approximately 32-foot-wide plane is divided into a recessed entry and a display window (Photo 1).

Entry

The entry is framed by wood boards painted blue (Photo 3). At its center is a non-historic nine-light wood door with modern components (Photo 4.). The tempered glass bears an etched certification mark referencing ANSI Z97.1–1975, indicating manufacture no earlier than the 1975 (Photo 5). Flanking sidelights of the same period complete the assembly, which is topped by a six-light fixed transom (Photo 6). The overall entry configuration is consistent with the early 1980s renovation (Fig. 11). Behind the door, a seven-foot-wide ramp rises to a floor level elevated approximately four feet above the street.

Display Window

To the east is an approximately 6-by-8-foot opening containing a wood-framed display window. Likely field-built, it consists of three glass panels separated by 3⅜-inch-wide mullions (Photo 7). None of the window components appear to be historic, and the frame and casing exhibit a single layer of paint (Photo 8). The opening rests on a 38-inch-high bulkhead and aligns at approximately shoe level within the interior. A fabric awning, approved by the City of Santa Fe Historic Preservation Division in the early 2010s, shades the window.

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Exposure of the wall assembly at the interior indicates that the display window was cut into an earlier wall and framed within it, rather than being part of the original construction (Photos 9 & 10).

Interior

The interior reflects a combination of earlier structural elements and later finishes associated with the 1983 conversion to retail use (Photo 11). At the time of the site visit, portions of the building were undergoing exploratory demolition, revealing brick and hollow clay tile construction behind furred plastered walls. In areas where the dropped ceiling has been removed, wood trusses are exposed; one section exhibits blackened members, possibly evidence of a 1958 fire. At the rear of the building is a small kitchenette and bathroom, spaces introduced during the 1980s renovation.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Historical Overview

In the nineteenth century, the stretch of San Francisco Street west of the Plaza was known as "Lower San Francisco," forming the working edge of Santa Fe's commercial district. It was a dense and active corridor, lined with small shops, saloons, and inexpensive hotels, and carried a reputation as a rougher counterpart to the Plaza-centered mercantile core. The long, narrow lots on the south side of the street extended through to Water Street, creating deep parcels that supported both public-facing commerce and back area utilitarian functions. Along Water Street lay the city's service zone: a network of stables, carriage sheds, corrals, and supply yards that sustained a transportation system still entirely dependent on horses.

A Horse-Drawn Economy

The building's first documented use was as a blacksmith shop, an essential component of this horse-powered economy, providing shoeing, wagon repair, and metalwork for both commercial and private clients. The first Sanborn Fire Insurance Map of 1883 depict the blacksmith shop ("B. Sm.") as a partially masonry-constructed space (colored blue), set within a larger adobe (brown) building footprint (Fig 1). This distinction likely reflects the presence of a fire-resistant forge or work area within an otherwise earthen-walled structure, rather than a change in exterior finish. Such hybrid construction was common for blacksmith operations, where the risks associated with heat and sparks necessitated localized fireproofing.

By the late 1880s, the property had shifted to use as part of a stable operation, another fundamental element of horse-powered transportation. Solomon and Jennie Lowitzki (Łowicki), Jewish immigrants from Poland, arrived in Santa Fe by way of New York in 1883, coinciding with the first Sanborn coverage of the area.

In 1887, they purchased the subject lot (King's Map Block 7, Lot 2), which extended from what was then numbered 117 West Water Street through to 362 West San Francisco Street. The lot measured 236' long and included, on the San Francisco Street frontage, a

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furniture store operated by Charles Wagner.[1] The west edge of the property provided access to a narrow alley running between San Francisco and Water streets. On the lower portion of the lot, they established Solomon Lowitzki & Sons, Livery, Feed, and Sale Stables, one of two related enterprises Solomon developed in this vicinity. As with many such operations, the business combined boarding, feed sales, equipment storage, and the hiring or sale of horses and wagons.

The 1890 Sanborn Fire Insurance map shows several frame buildings on the property, including a larger livery stable structure that was later removed to accommodate the extension of Galisteo Street (Fig. 2). At this time, the subject building was as an adobe stable with a narrow, wood-frame extension, likely a canopy or portal, near the center of the street-facing elevation.

This appended element, indicated by the yellow coloration on the map, likely functioned as a covered working or loading area—providing shelter for harnessing, transfer of goods, or customer access—while the heavier adobe mass behind accommodated stalls or storage. The combination of adobe and lightweight frame construction reflects both functional requirements and the incremental adaptation of the building over time.

The former stable structure fronting Water Street was retained but later repurposed, serving as a warehouse for baled hay and related storage. The Sanborn Fire Insurance Map of 1902 documents these changes in both function and spatial organization, identifying the building as “hay storage” (Fig. 3). Access appears to have shifted to the east side of the structure, likely reflecting altered circulation patterns following the extension of Galisteo Street. The map also indicates construction along the Water Street frontage and at the southeast corner, where a canopy or projecting element is depicted. While this may suggest a more outward-facing or commercial use, such as a storefront, the precise function of these features is not definitively indicated.

When Solomon Lowitzki died in 1903, the property was already undergoing a physical transformation tied to broader changes in the city’s street network. By that time, Galisteo Street had been extended northward, cutting through the eastern portion of

[1] Warranty Deed, Vicente and Leonora Mares to Solomon and Jennie Lowitzki, recorded June 15, 1887, Book 9, Pages 114-115, Instrument # 1887001978, Santa Fe County, New Mexico.

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the Lowitzki parcel and effectively severing part of the original land holding. This realignment removed the primary livery stable structure that had occupied that portion of the lot, reducing the scale of the operation and altering patterns of access and use (Fig. 3).

Following Solomon's death, his widow Jennie Lowitzki retained ownership of the remaining parcel and adapted its use to reflect changing economic conditions. With the gradual decline of horse-based transportation already underway, she shifted toward to a retail-oriented enterprise, opening a general merchandise store along the West San Francisco Street frontage of the property. The building was captured in a birds eye view during this period, with a large entry spanning its façade (Fig. 4).

Jennie Lowitzki died ten years later, in 1913,[2] after which the property passed to her children and was subsequently acquired in 1919 by Alfonse Dockwiller, a French immigrant and local entrepreneur.[3] In addition to holding several commercial properties, Dockwiller operated a fruit orchard and was a co-owner of a small subdivision in the South Capital neighborhood. It is assumed that he acquired the land as an investment.

A Warehouse and a Storefront

By the early 1920s, the Water Street side of the property had been reconfigured for use as a furniture warehouse. Access was oriented to the east and west elevations, reflecting circulation patterns established after the extension of Galisteo Street and the continuing use of the adjacent alley.

The property was managed by Charles Wagner, the former furniture store owner, who leased it to the Capital Furniture Company, a business that maintained a corresponding retail storefront on West San Francisco Street, likely in the same building referenced in

[2] "Mrs. Lowitzki Dies at Age of 65," *Santa Fe New Mexican*, November 24, 1913, 8.
[3] Warranty Deed, Louis S. Lowitzki and Mamie Lowitzki to Alfonse Dockwiller, recorded October 31, 1919, Book M-4, Page 67, Instrument # 1919000245, Santa Fe County, New Mexico and Warranty Deed, Louis S. Lowitzki and Mamie Lowitzki to Alfonse Dockwiller, recorded April 19, 1925, Book M-5, Page 494, Instrument # 29419, Santa Fe County, New Mexico.

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the 1887 deed. This arrangement—warehouse functions to the rear and retail frontage along the primary commercial corridor—continued the established pattern of dual use on the parcel.

The Sanborn Fire Insurance Map of 1921 documents a notable shift in both construction and function (Fig. 5). The earlier, partially frame hay shed—previously depicted as a lightly built, open or semi-enclosed structure—had been fully enclosed and is identified on the map as a furniture warehouse. The former frame section at the front had been removed, with the building indicated to be made entirely of adobe. This change represented a clear material upgrade, from temporary wood-frame construction to a more permanent adobe enclosure and corresponds with a broader functional transition away from stable-related uses toward commercial storage.

In 1925, the property was taken over by Albuquerque furniture dealer H. Livingston, who operated the Livingston Furniture Company from a corresponding storefront identified as 208 West San Francisco Street.[4] The business appears to have integrated the rear warehouse into a more unified operation, linking storage, display, and sales across the depth of the parcel.

Before the end of the decade, the Water Street façade was remodeled for retail use, a change recorded on the Sanborn Fire Insurance Map of 1930 (Fig. 6). At that time, the street-facing portion of the former warehouse was subdivided into creating a small storefront, while the remainder of the building continued in use for storage. A frame element—likely associated with a storefront—was introduced along the façade.

From the 1920s through the early 1940s, the storefront supported a succession of small-scale commercial tenants, including a bakery, a barbershop, a pet store, and a plumbing and heating business. During the 1940s, the space was further subdivided into a least a another commercial unit, as indicated by the introduction of "½" address suffixes in city directory listings.[5] The principal entrance appears to have shifted westward during this period, and the building came to be identified primarily by 203 West Water Street, even as its functional relationship to West San Francisco Street persisted.

[4] "In Santa Fe" [column], *Santa Fe New Mexican*, February 5, 1925, 6.
[5] This is based on reviewing Santa Fe city directories between 1928 and 1942.

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By 1948, the Sanborn map indicates a significant change in the building's construction (Fig. 7). The footprint is shown in red, denoting a shift from adobe to fire-resistant masonry construction. This cartographic evidence is supported by recent physical investigation, including exposed wall sections, which reveal longitudinal load-bearing brick and hollow clay tile ("pentile") walls.

Taken together, the map and physical evidence suggest that the earlier adobe structure was either substantially rebuilt or entirely replaced between 1930 and 1948. This represents the most significant construction phase in the building's history, marking its transition into a more durable, fire-resistant commercial structure. It also established its historic appearance in the postwar period, until its renovation in the 1980s.

By this time, Livingston Furniture appears to have consolidated use of the entire building—from West San Francisco Street through West Water Street—with the latter used primarily for storage. Despite this continued occupancy, the building recedes from prominence in documentary sources during the mid-twentieth century. It appears infrequently in newspaper accounts and is at times listed as vacant in city directories, suggesting periods of underutilization or limited commercial activity.

A photograph of an automobile accident from the 1950s captures the building's façade during this period (Fig. 8). At that time, the entry was situated farther east than its current position. The window is smaller and set higher above the sidewalk, as indicated by its placement (Figs. 8 & 9). The west elevation, then exposed along the alley, retained several openings, which have since been removed.

Remodel and Later Uses

The last available Sanborn Fire Insurance Maps, a 1948 edition updated with paste overs dating to the late 1960s, continues to depict the building as predominantly hollow clay tile construction (Fig. 10). The west elevation was still visible and included several windows.

Around 1983, the property underwent rehabilitation under the direction of Louis Bachicha, then proprietor of the furniture business that had by that time been incorporated into Louis R. Bachicha and Sons, a long-standing family enterprise

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combining furniture sales with real estate investment. This phase marked the building's transition from storage and service use into a more formalized retail and cultural space, reflecting broader patterns of downtown reinvestment and the expansion of Santa Fe's tourism economy.

An advertisement for the remodeled building described it—somewhat loosely—as an "old adobe building," emphasizing interior wood floors and a "brick ramp entrance."[6] The building reopened in late 1983 as the Scharf Gallery, a contemporary art gallery and small concert venue. Its opening advertisement included a photograph of what appears to have been the remodeled façade, incorporating a new window and a new entry (Fig. 11).

Following its use as the Scharf Gallery, the building continued to function as a retail and gallery space, hosting a succession of art-oriented tenants that capitalized on its location within the evolving downtown commercial district. A second major change occurred around 1985 with the construction of Casita de los Cornell, a much taller residential condominium to the west. This project eliminated the west alley, thereby enclosing the former warehouse's west elevation and removing its last windows on that side.

The building remained in this general pattern of use—small-scale retail, gallery, and specialty commercial—through the late twentieth and early twenty-first centuries. As of 2024, it was occupied by The Artemesia, continuing a long-standing association with art and tourist-oriented commerce.

[6] "154- Office/Shape Space [advertisement], *Santa Fe New Mexican*, August 25, 1983, B-10.

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Evaluation of Historical Status

Although the building retains its historic outline dating to the 1940s, these characteristics are not perceptible from the public right-of-way. The primary elevation, which constitutes the sole publicly visible façade, has been altered since the 50-year mark. Based on a 1950s photograph and current material evidence, these changes include the reconfiguration of its two openings—both in their location and proportions—and the introduction of newer (1980s) windows and doors. In addition, the west elevation was enclosed and removed from public view in the mid-1980s with the construction of Casita de los Cornell to the west. As a result, the building's present street-facing expression reflects non-historic alterations and no longer conveys its historic appearance or historic use.

For these reasons, the recommendation is to downgrade the structure to Non-contributing status, based on a loss of historic integrity that affects primary and public façade and the alteration to the west elevation, all which occurred in the 1980s.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Livingston Furniture Company Warehouse/ Scharf Gallery**	**2. Location:** **203 West Water Street** **Downtown and Eastside Historic District - Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-3567** **4. County: Santa Fe** **5. Date of Survey:** **November 30 and December 2, 2025**

Illustrations

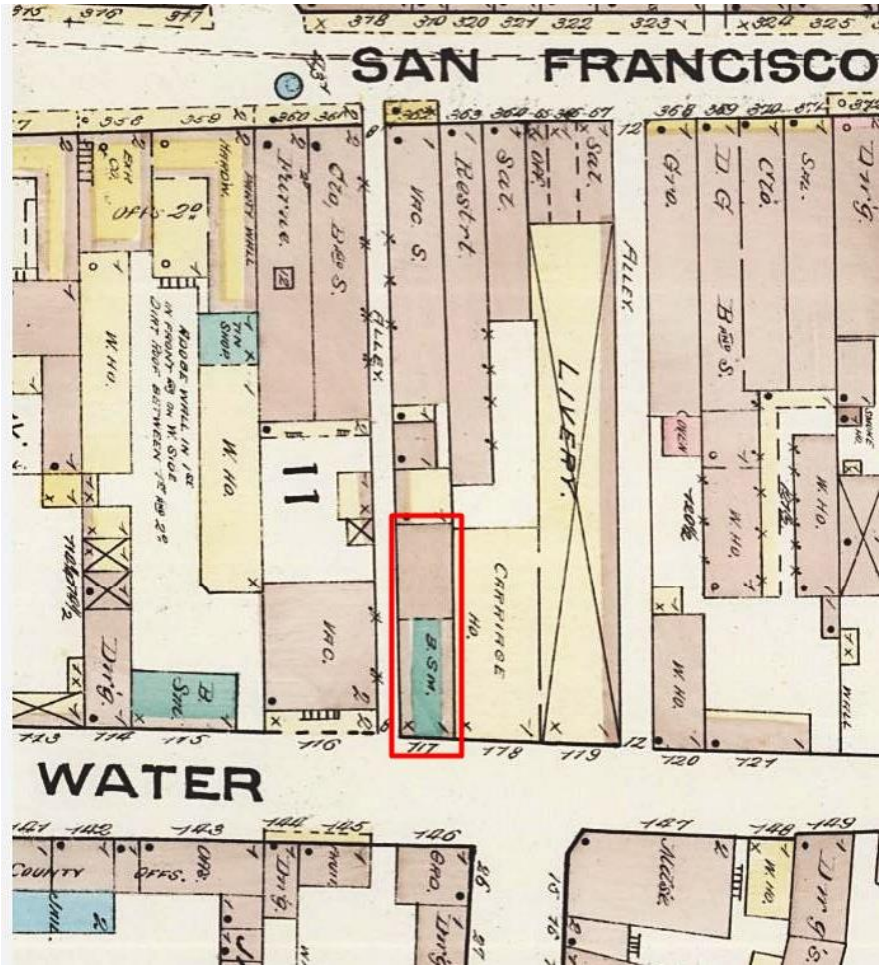


Figure 1: 1883 Santa Fe Sanborn Fire Insurance Company Map. Subject building highlighted.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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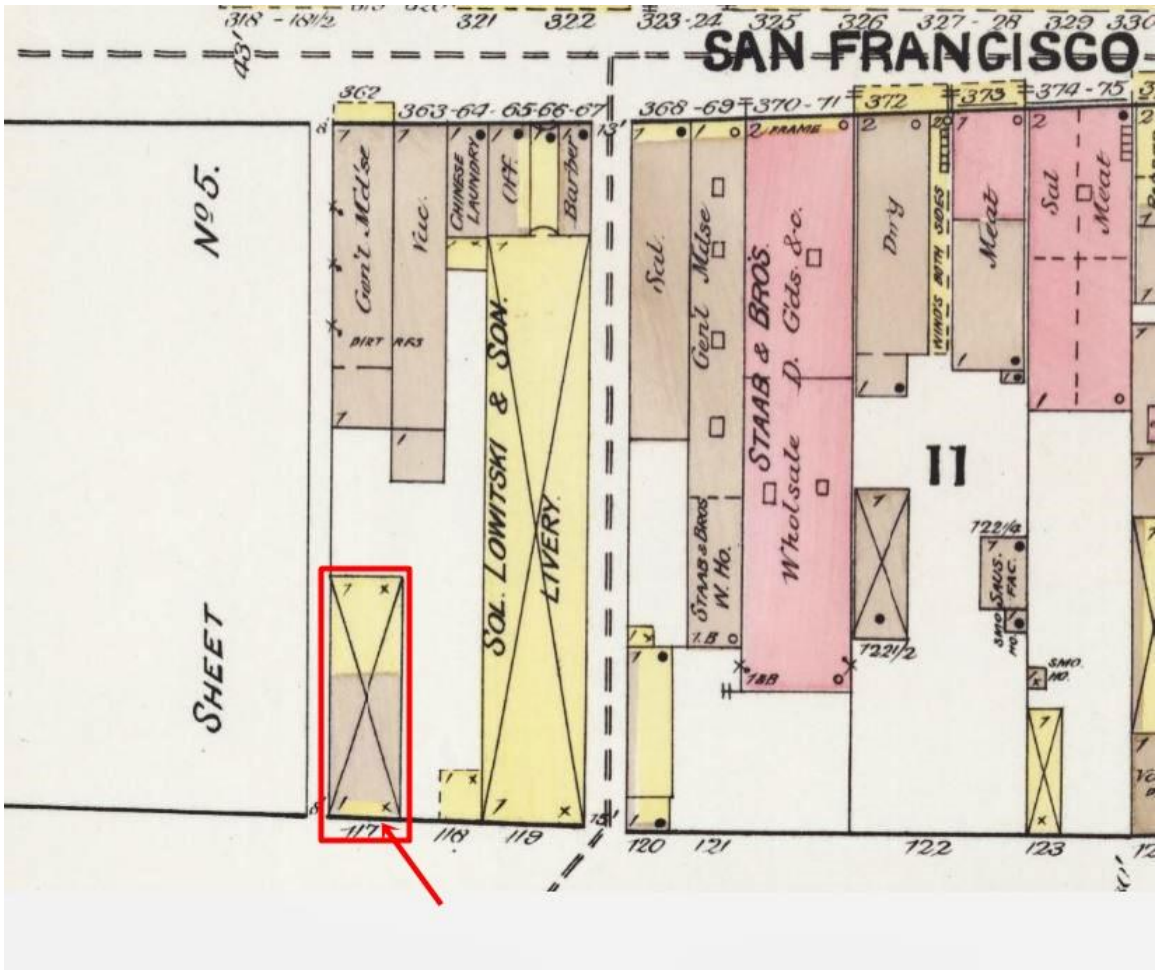


Figure 2; 1890 Santa Fe Sanborn Fire Insurance Company Map. Note introduction of wood-frame storefront (arrow).

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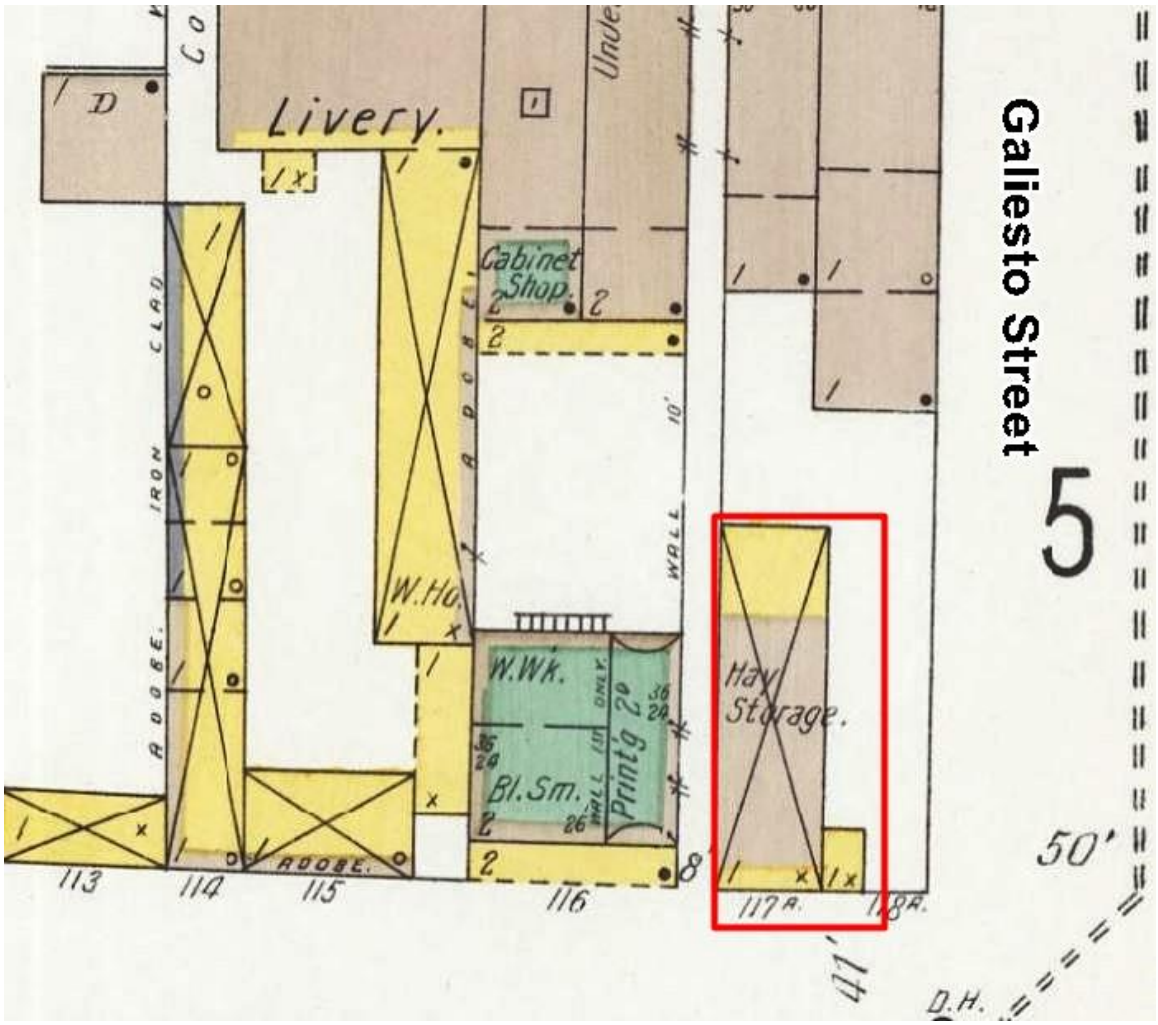


Figure 3: 1902 Santa Fe Sanborn Fire Insurance Company Map. Note frame extension along east elevation.

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

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Figure 4: Portion of c.1909 – 1910 view of Water Street, taken from power plant smokestack. Large wood entry to building indicated by arrow.

Title: View of Santa Fe looking West taken from power plant smokestacks on Water Street, New Mexico.
Negative No. 010176. Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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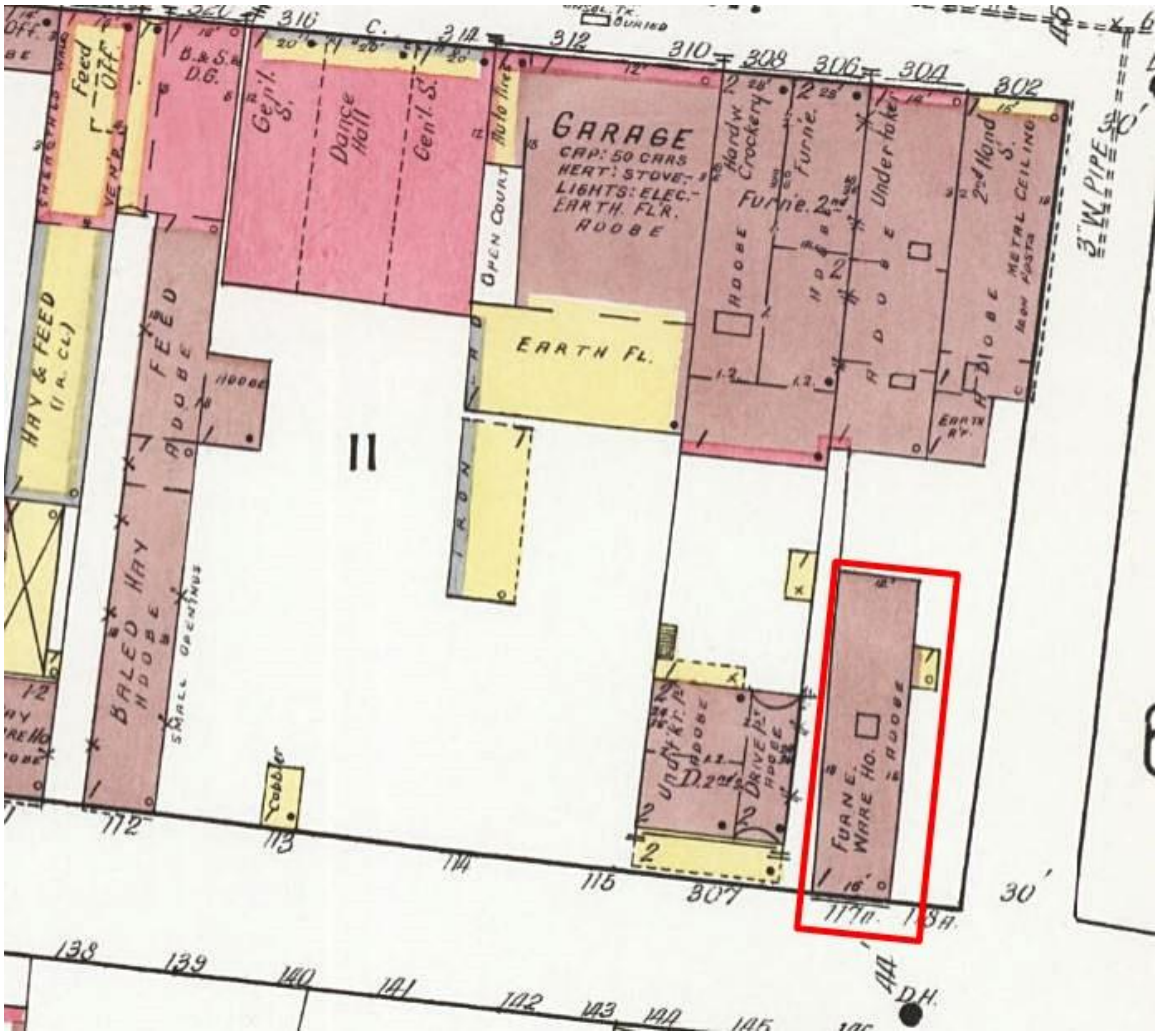


Figure 5: 1921 Santa Fe Sanborn Fire Insurance Company Map. Note that the building is predominantly adobe construction.

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

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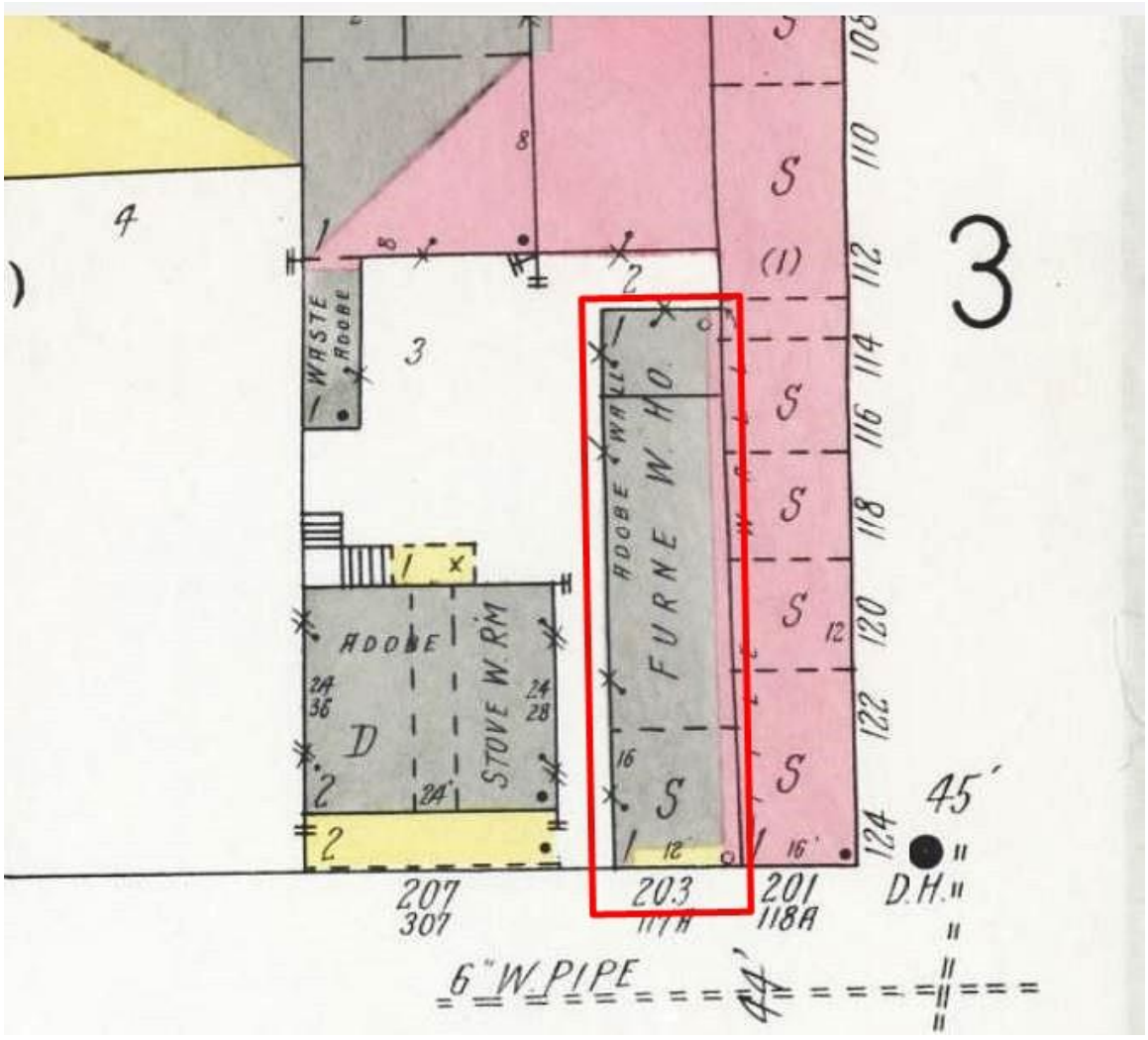


Figure 6: 1930 Santa Fe Sanborn Fire Insurance Company Map. Note removal of side entrance door and reinsertion of frame canopy or portal at Water Street in what is now a store "S" with a frame storefront reintroduced.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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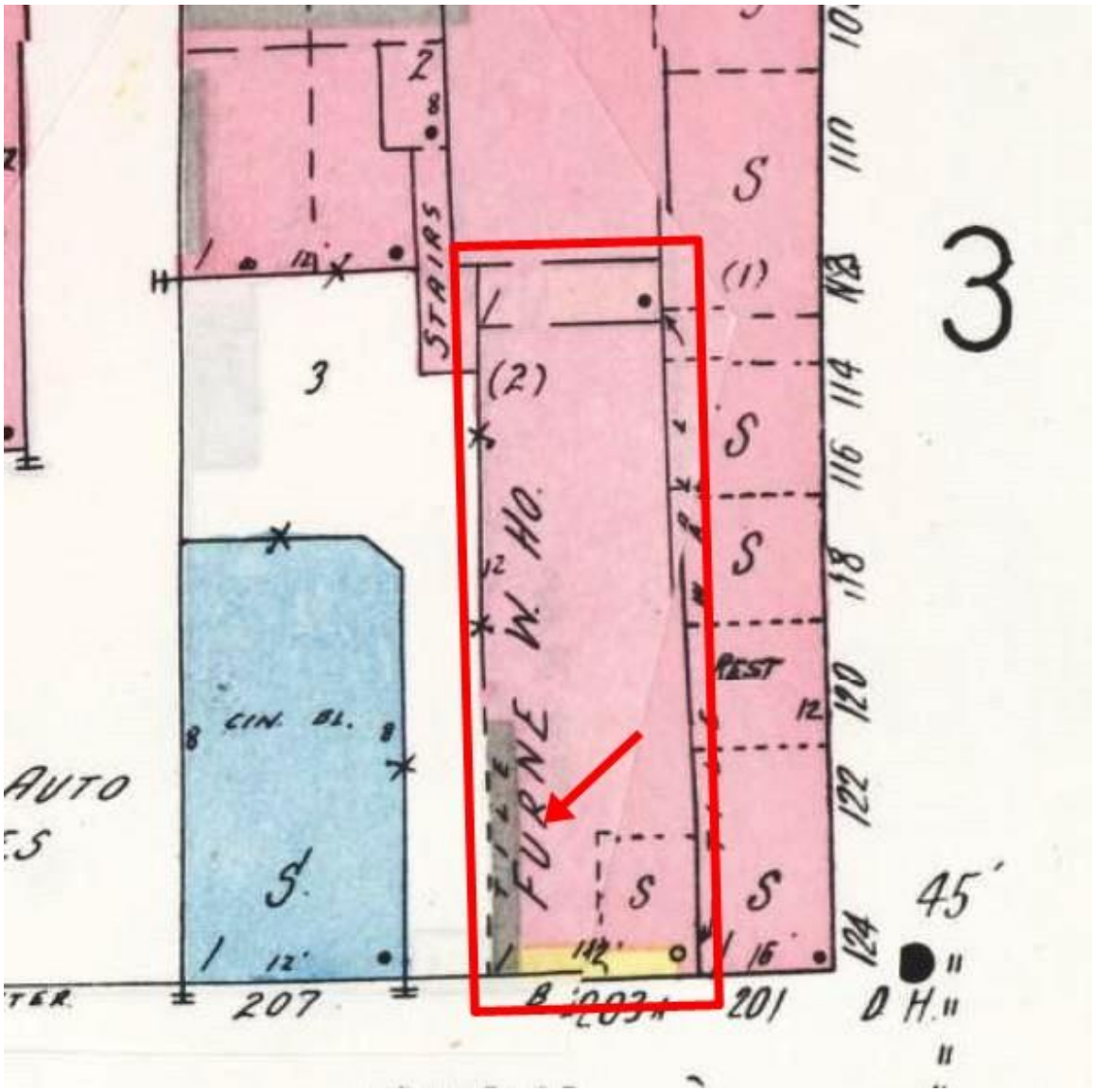


Figure 7: 1948 Santa Fe Sanborn Fire Insurance Company Map. Note building has been reconstructed in with hollow clay tile walls (arrow).

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

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Figure 8: Portion of 1950s photograph of West Water Street.

1. Note that door opening is 3' to 4' east of current position of entry; and 2. Sill of window is much higher than current position, as evidenced by its location in relation to height of man below. The window also appears to be shorter in width and includes a lug sill.

Title: Automobile accident on Water Street, Santa Fe, New Mexico.
Negative No. 13140. Creator: Santa Fe New Mexican. Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

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

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Figure 9: Repeat photography. 1. Compare position of door in relation to west edge of building; and 2. Windowsill height and width of window.

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

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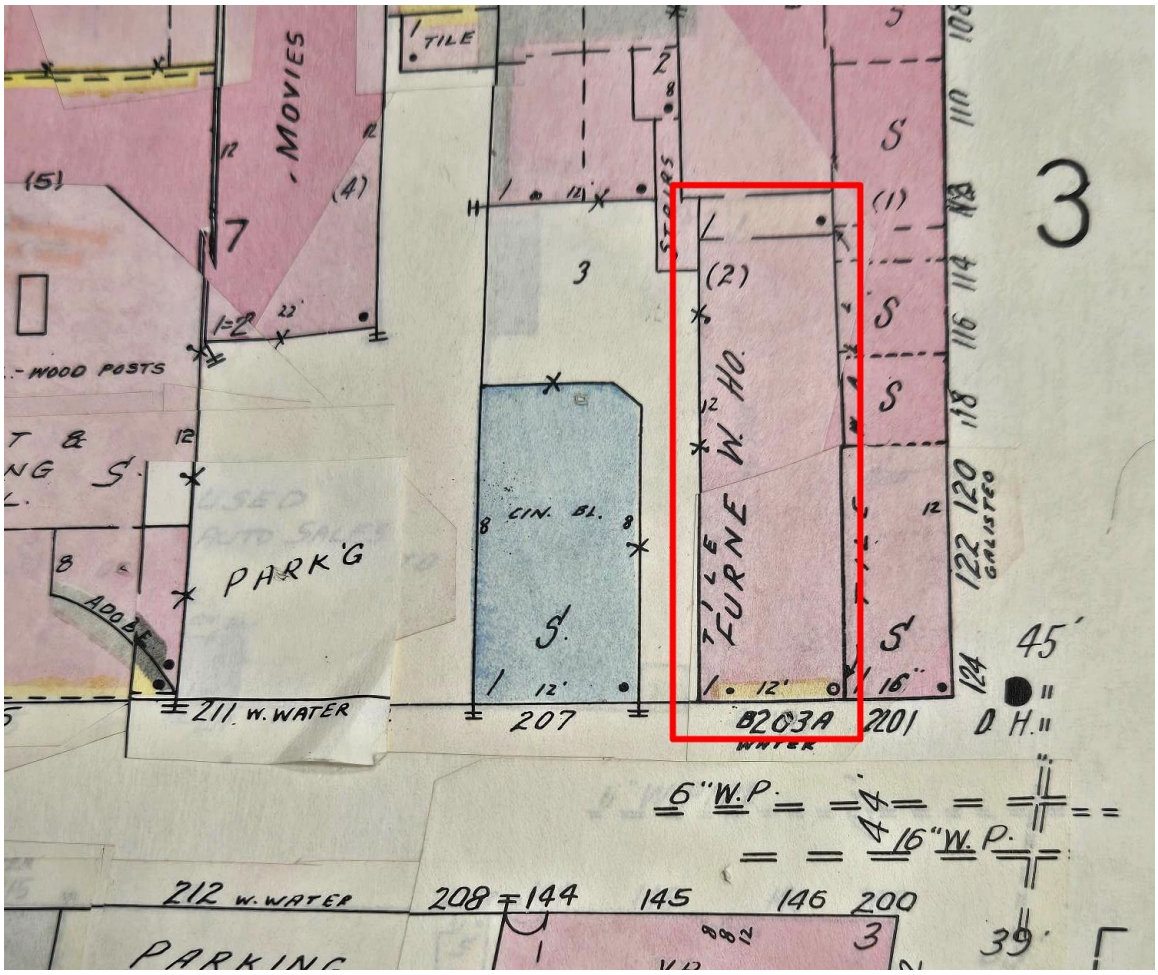


Figure 10: 1948 Santa Fe Sanborn Fire Insurance Company Map with 1968 paste over. Note west alley elevation is still visible public of right of way and includes openings. Courtesy of City Santa Fe Historic Preservation Division.

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

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Figure 11: Opening day advertisement for Scharf Gallery, October 1983. Source: Santa Fe New Mexican.

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Figure 12: December 6, 1984, HBI survey photo. Photographer, Harry Weiss. Note the west elevation is still visible from the public right of way and included a surviving window from the warehouse period.

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Survey Photographs

(All images taken by John W. Murphey on November 30 or December 2, 2025, as noted)



Photo 2: Setting. Camera facing northwest. December 2, 2025.

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

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Photo 3: Entry. Camera facing north. November 30, 2025.

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

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Photo 4: Entry door. Camera facing down and west. December 2, 2025.

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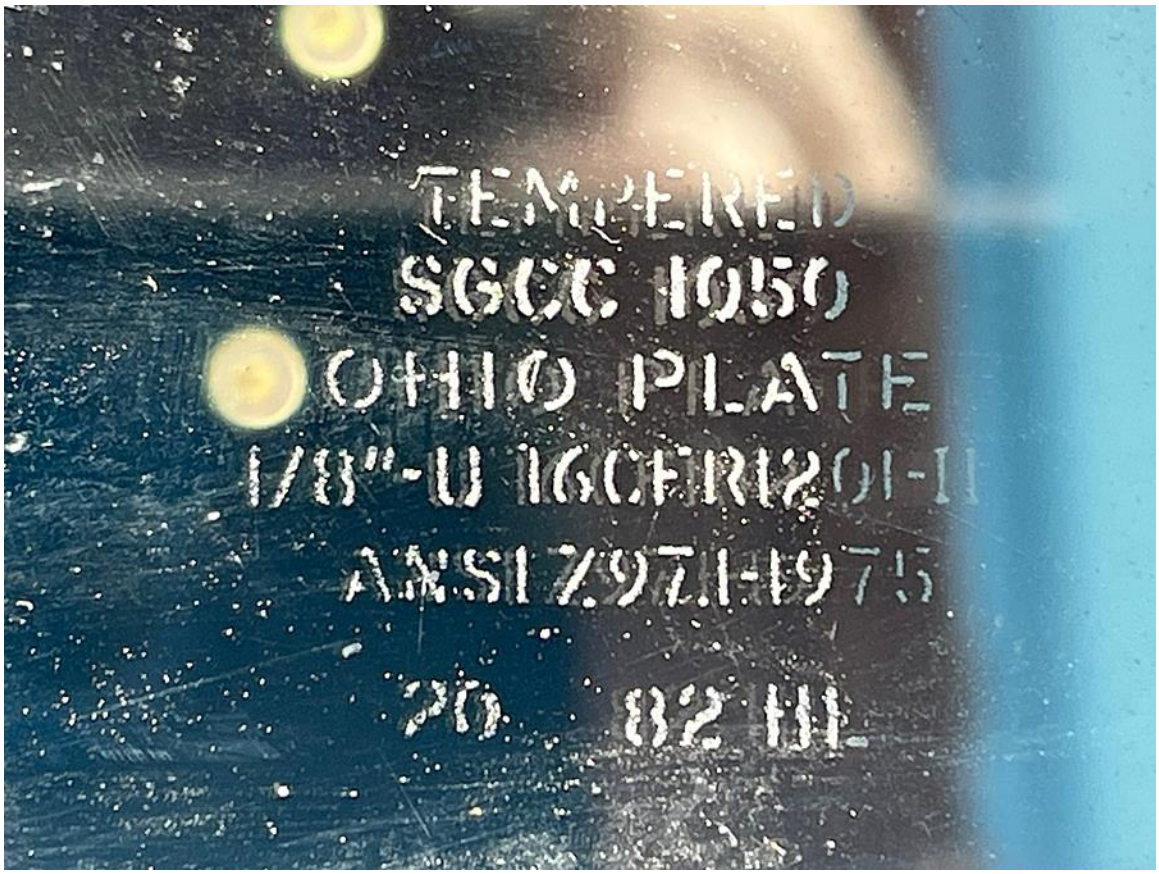


Photo 5: Detail of entry door glazing mark. December 2, 2025.

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Photo 6: Transom. Camera facing up. December 2, 2025.

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

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Photo 7: Display window. Camera facing north. November 30, 2025.

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

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Photo 8: Display window, detail. Camera facing down. November 30, 2025.

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

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Photo 9: Display window from interior. Camera facing south. December 2, 2025.

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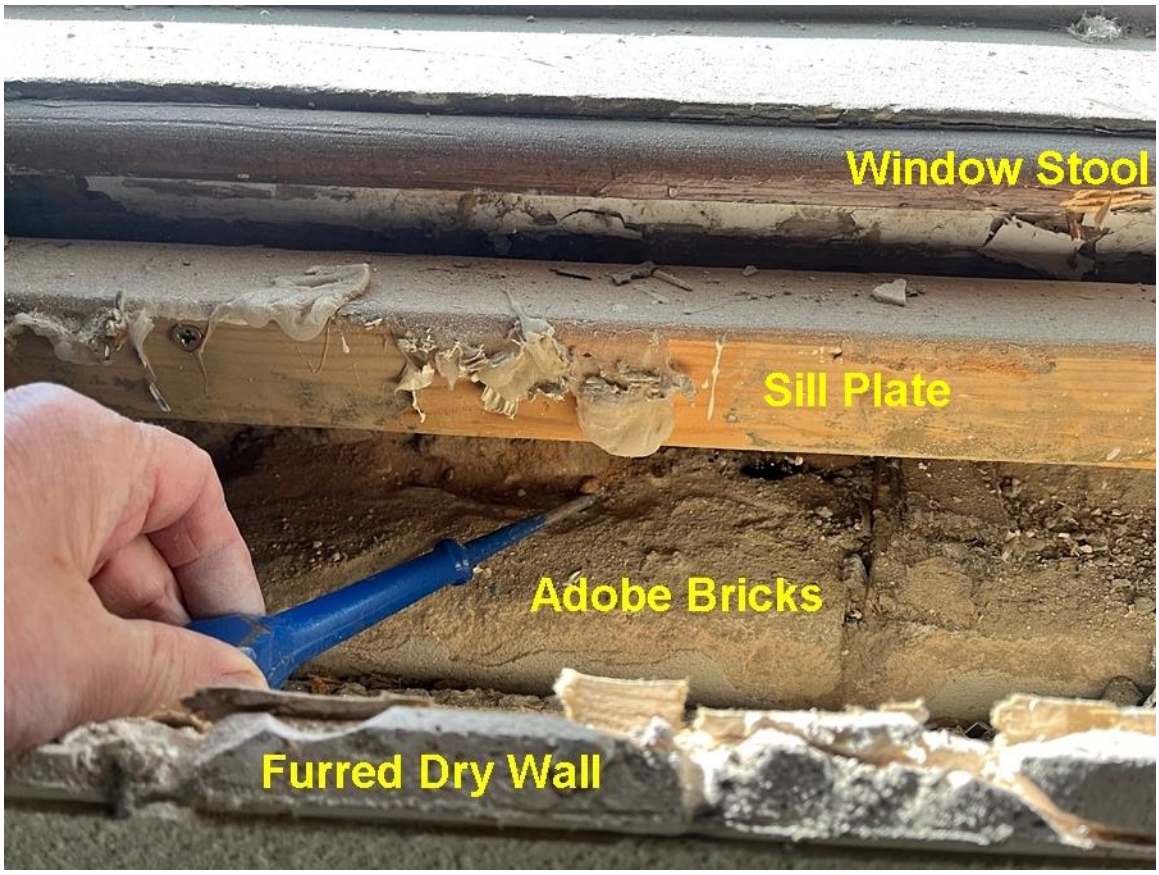


Photo 10: Detail of display window construction from interior. Camera facing down. December 2, 2025.

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Photo 11: Interior. Camera facing south. December 2, 2025.

June 29, 2026

RE: Review of Historic Designation Status

Dear Property Owner/Resident,

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

Please be advised that the commercial structure located at 203 West Water Street will be reviewed by the Historic Districts Review Board at a public hearing on July 14, 2026, starting at 5:30 pm live in the City Council Chambers of City Hall at 200 Lincoln Avenue or via Zoom. If you have concerns about the historic status of this property, you may review the materials at https://santafenm.portal.civicclerk.com/. You are also welcome to attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

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

Sincerely,
Amanda L. Romero
Senior Planner
Historic Preservation Division

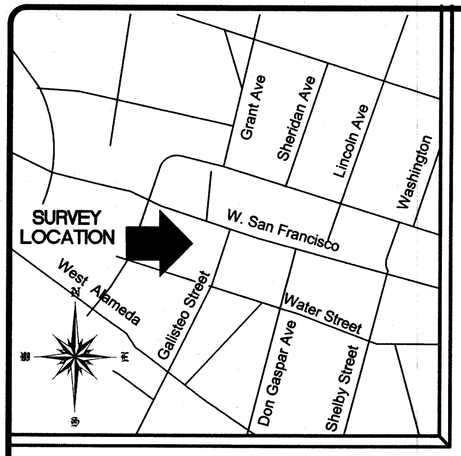
14-4.6(C)(2)(IV)(b) In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

City Council

Alma G. Castro, District 1 | Elizabeth “Liz” Barrett, District 2 | Lee Garcia, Mayor Pro Tem, District 3 | Jamie Cassutt, District 4
Patricia Feghali, District 1 | Paul C. Bustamante, District 2 | Pilar F.H. Faulkner, District 3 | Amanda Chavez, District 4

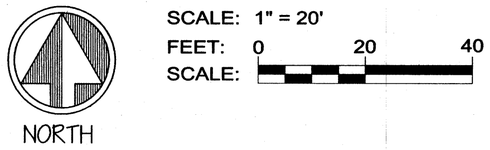
Plat and Plans for SFW Commercial Condominium

A tract of land located at 203 West Water Street and 204 West San Francisco Street, City of Santa Fe, County of Santa Fe, State of New Mexico 7,038.9 square feet or 0.1616 acres more or less



CITY OF SANTA FE
PUBLIC NOTICE

The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.



LEGEND

- Sanitary sewer manhole.
- Mag nail and tag, P.S. 8123.
- 1" pipe and Project benchmark.
- Calculated point, not set.
- Walls.
- LCE Limited common element.
- CE Common Element.
- CH Ceiling height. (Highest point)
- FF Finished floor.

NOTES

1.) Basis of bearing and basis for this survey taken from a plat entitled "Boundary Survey prepared for Karen D. Roybal, 204 West San Francisco Street, 203 West Water Street...", filed in the office of the County Clerk, Santa Fe County, New Mexico on 9/25/03, in Plat Book 542, Page 043, as Instrument No. 1292,339.

2.) Unit dimensions and square footage of Units are interior.

3.) Interior partition walls are part of the unit.

4.) All areas not designated as a unit or limited common element are common element.

5.) Multiple wires and conduits on roof. (Not shown).

6.) Unit boundaries are interior. Refer to Declaration filed concurrently herewith.

7.) Refer to: a.) Terms and conditions contained in Agreement, by and between Estefana Wagner and Alfonso Dockwiller, recorded June 21,1919 in Contract Book C, Page 521, records of Santa Fe County, New Mexico. (AS TO COMMON ELEMENTS).
b.) Terms and conditions contained in Agreement, by and between E. John Greer and Salome Greer and Alphonse Dockwiller and Josie Dockwiller, recorded October 3, 1927 in Contract Book D, Page 278, records of Santa Fe County, New Mexico. (AS TO COMMON ELEMENTS)
c.) Terms and conditions contained in License Agreement for Encroachment Affecting Air Space within the City Right-of-way, by and between the City of Santa Fe and Debwani Enterprises Inc. and Santa Fe Providence LLC, recorded July 26,2011 as Instrument # 1641029, records of Santa Fe County, New Mexico.
d.) Easements and rights incident thereto contained in Reciprocal Grant of Easement, executed by Frank W. Emerson and Margaret M. Gallegos and Murray J. Cornell, Jeanne Rochelle Cornell and Lanny Howard, recorded May 12,1983 in Misc. Book 550, Page 530, records of Santa Fe County, New Mexico. (AS TO COMMON ELEMENTS)

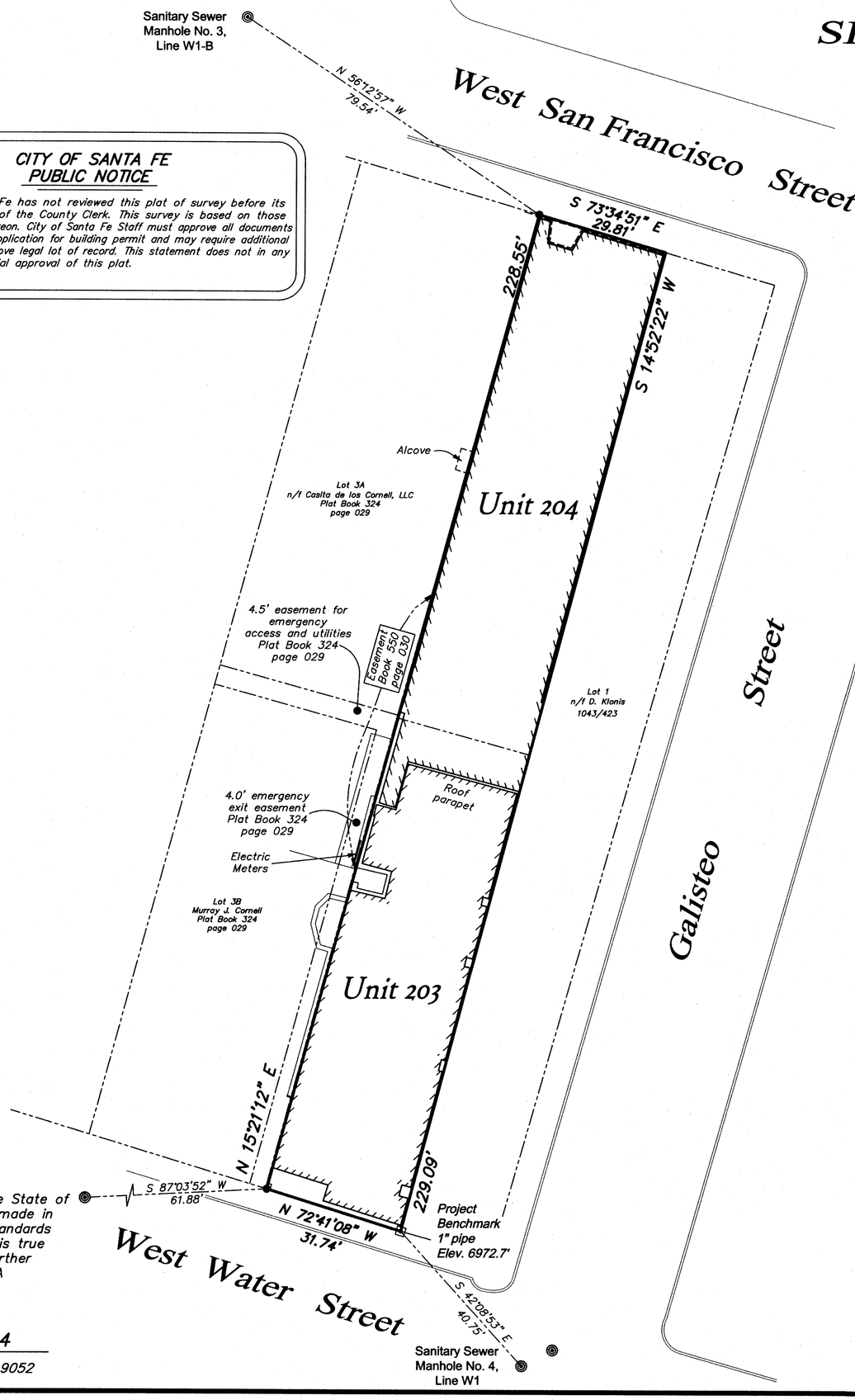
DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief. I further certify that this plat contains all the information as required by NMSA 47-7B-9 of the Condominium Act.

August 04, 2014

David E. Cooper — P.S. No. 9052



777016

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

Legal Description

A tract of land located at. 203 West Water Street and 204 West San Francisco Street, City of Santa Fe, County of Santa Fe, State of New Mexico and being further described as follows;

Beginning at the northwest corner of the tract herein described from whence a Sanitary Sewer Manhole No. 3, Line W1-B lying in West San Francisco Street bears;

N 56°12'57" W a distance of 79.54 feet to a point, thence from said POINT OF BEGINNING.,

S 73°34'51" E a distance of 29.81 feet to a point; thence,
S 14°52'22" W a distance of 229.09 feet to a point; thence,
N 72°41'08" W a distance of 31.74 feet to a point; thence,
N 15°21'12" E a distance of 228.55 feet to the POINT OF BEGINNING.
Containing 7,038.9 square feet or 0.1616 acres more or less.

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

Instrument No. 1743167
COUNTY OF SANTA FE)ss
STATE OF NEW MEXICO)

I hereby certify that this instrument was filed for record on the 8 day of Aug A.D. 2014, at 1:56 o'clock P.M., and was duly recorded in Book 777, Page 016 017 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Geraldine Salazar
County Clerk, Santa Fe County, New Mexico

E. Mtz
Deputy

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-018-0514	Dwg. DEC	Ck. DTC
	File: GPS	Bk. 85

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	GRANT
Santa Fe Providence, LLC	Section 24, T. 17 N., R. 9 E.,	Santa Fe
U.P.C. 1-054-099-183-172		Sheet 1 of 2

777017

NORTH

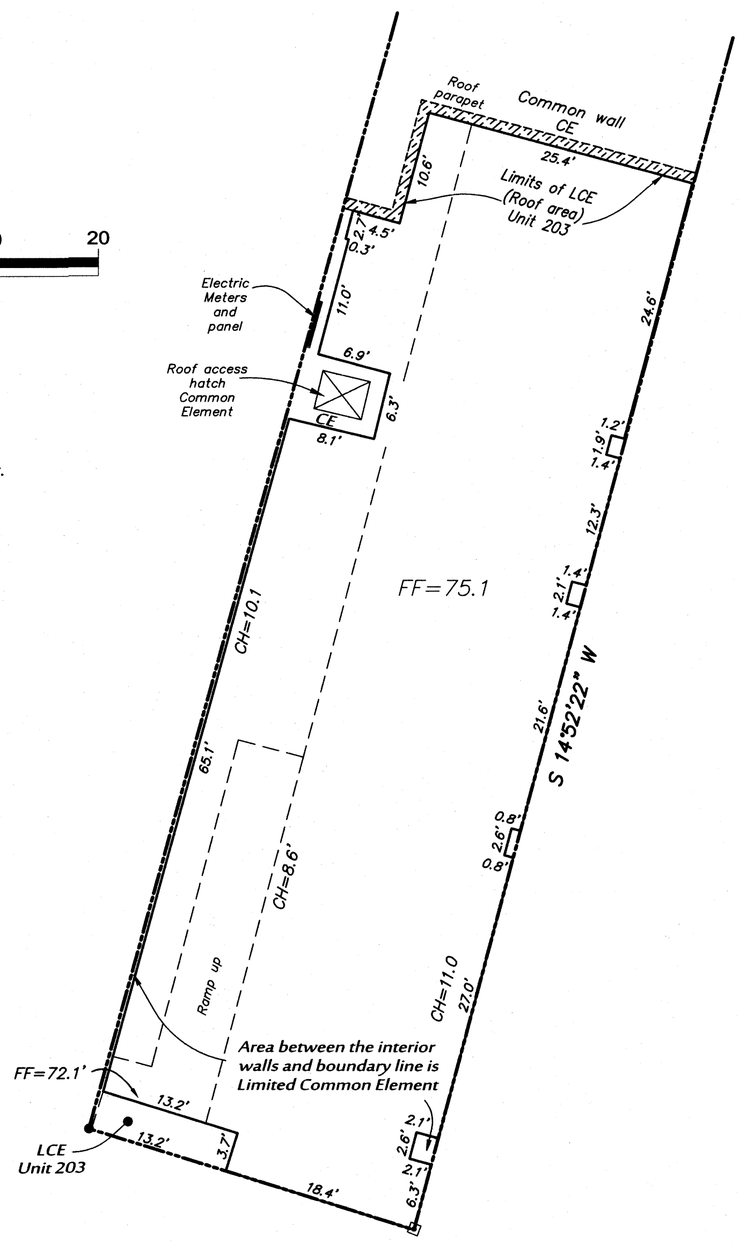
SCALE: 1" = 10'
FEET: 0 10 20
SCALE:

LEGEND

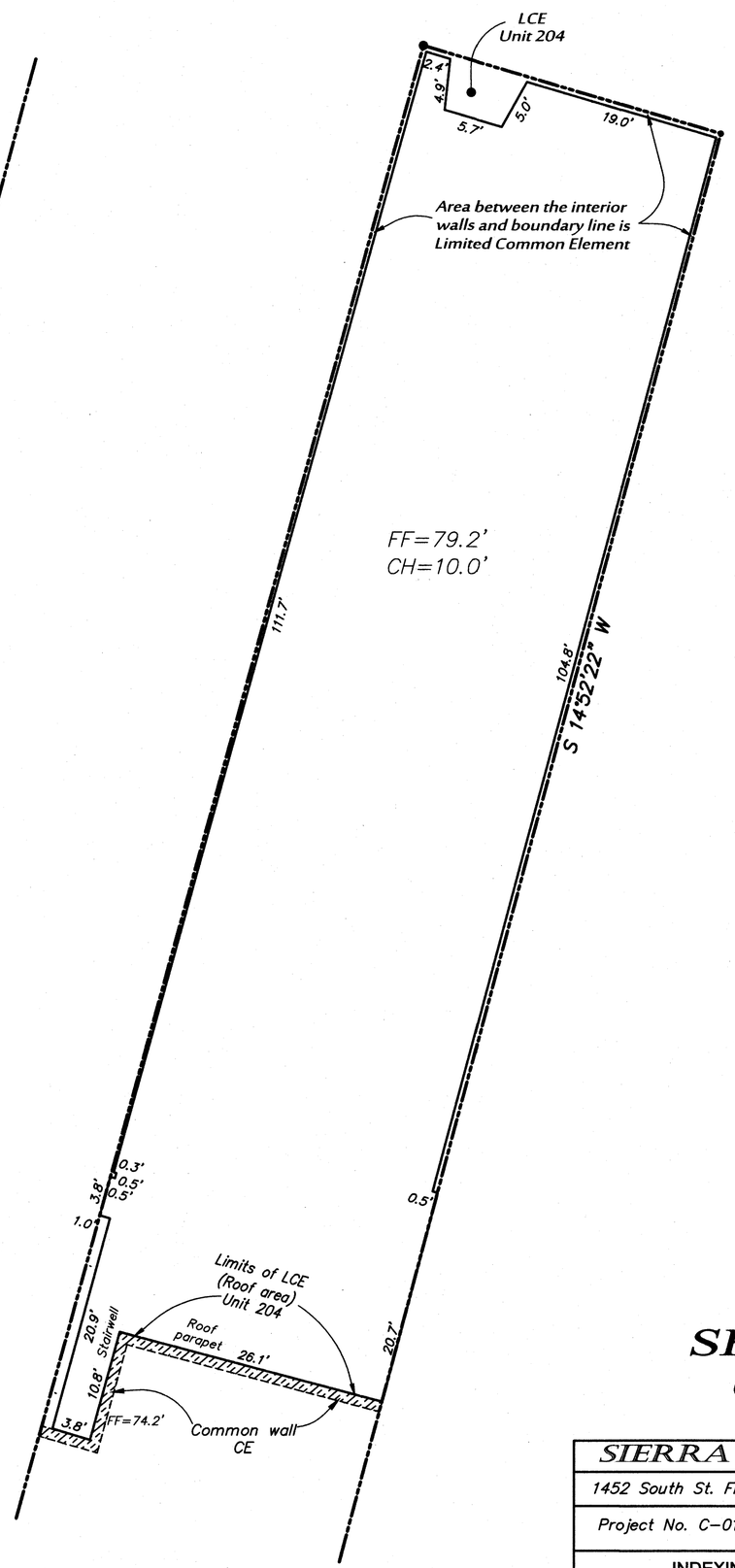
	Sanitary sewer manhole.
	Mag nail and tag, P.S. 8123.
	1" pipe and Project benchmark.
	Calculated point, not set.
	Walls.
LCE	Limited common element.
CE	Common Element.
CH	Ceiling height. (Highest point)
FF	Finished floor.

NOTES

Roof area above each unit is Limited Common Element and appurtenant to that unit.



Unit 203
± 2922 square feet



Unit 204
± 3742 square feet

Plat and Plans for SFW Commercial Condominium

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-018-0514	Dwg. DEC	Ck. DTC
	File: GPS	Bk. 85

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	GRANT
Santa Fe Providence, LLC	Section 24, T. 17 N., R. 9 E.,	Santa Fe
U.P.C. 1-054-099-183-172		Sheet 2 of 2

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3567

building threatened? yes	surveyed date 12/6/84 by HMW	county SANTA FE	ID no. 051610269
field map SFHD #1	number 0269	UTM reference zone 12 13	easting northing

location description
203 W. WATER

city/town
SANTA FE

land grant/reservation

building name
SCHARF GALLERY ('84)

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

film roll by HMW no. SFHD 11	negative nos. 18	loc. of neg. HPB



plan shape

style
NMUV

foundation material
UNK.

wall material/surface
BRK & ADOBE / STUCCO

architectural features
ORIG. LOADING DOCK ENTRY NOW FILLED W/ 9-LIGHT SGL LEAF WD DOOR W/ DBL SIDELIGHTS & 2/2/2 TRANSOM. WD LINT. EXP'D
3-PANE DISPLAY WDW W/ EXP'D WD LINTEL

comments
UNDISTINGUISHED ARCHITECTURALLY.
WAS WAREHOUSE FOR FURNITURE STORE TO N AT 204 W. SAN FRANCISCO.
ENOUGH ORIG CHARACTER TO BE LEGIBLE.

date of construction
1921-27-30 estimate ___ actual
source
SANBORN; SF DIR.

use
present residential
other ART GALLERY
historic residential
other FURN. WAREHOUSE

condition
___ excellent _X_ good
___ fair ___ deteriorating

degree of remodeling
_X_ minor ___ moderate ___ major
describe:
NEW WDW & DOOR

surroundings
COMMERCIAL

relationship to surroundings
_X_ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible _X_ of interest ___ none
if eligible, why? CONTRIB.

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

Case # H-89-265
203 W. Water



City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., 87504-0909

Sam Pick, Mayor
Suzanne Huebner, City Manager

Councilors:
Larry A. Delgado, Dist. 1
Debbie Jaramillo, Dist. 1
Bernie Beenhouwer, Dist. 2
Ouida MacGregor, Dist. 2

Councilors:
Carlos A. Gallegos, Dist. 3
Frank Montaño, Dist. 3
Peso Chavez, Dist. 4
Phil Griego, Mayor Pro Tem
Dist. 4

GENERAL CASE INFORMATION

Case #H- 91-113 Meeting Date May 13, 1991 District Core

Agent's Name Warren Watson Address 1305 S. St. Francis Phone 988-1606

Owner's Name C.G. Rein Address 203 W. Water Phone

Project Address 203 W. Water

PUBLICLY VISIBLE FACADES: North ( ) South (X) East ( ) West ( )

HISTORICAL SIGNIFICANCE: Number 269 Area No. 1 Age 1921-27

Significant ( ) Contributing (X) Non-Contributing ( )

Survey Sheet Attached (X) Survey Sheet Not Available ( ) Not Surveyed ( )

APPROVAL REQUIREMENTS: New Construction ( ) Exterior Renovation (X)

Demolition ( ) Basal Square Footage:

PROPOSAL: Blue awning over window

BOARD ACTION

This is to certify that the Historic Design Review Board met at the regularly scheduled bi-monthly meeting and acted on the above referenced case. The decision of the Board was to approve ( ), deny ( ), table (~~ ~~), conditionally approve ( ) your request. You shall make part of your building permit application any conditions imposed by the Board which are listed as follows:

See Minutes Attached

For further information please call 984-6657.

Sincerely,

M Deason 5/29/91

Melanie Deason
Urban Design Review Specialist

NOTE: HDRB approvals are valid for six (6) months.

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number . . . . . 12-00002035 Date 10/18/12
Property Address . . . . . 203 W WATER ST
Application type description ALTER/REPAIR EXT COMM/INDUST/INST
Subdivision Name . . . . . .
Property Zoning . . . . . NOT AVAILABLE
Application valuation 1452

Owner	Contractor
SANTA FE PROVIDENCE	SANTA FE AWNING
5409 ARVILLA AVE	28 BISBEE CT STE B7
ALB, NM	SANTA FE NM 87508
ALBUQUERQUE NM 87110	(505) 474-6460
(505) 660-1090	

--- Structure Information 000 000 NEW AWNING
Construction Type . . . . . TYPE V-B
Occupancy Type . . . . . MERCANTILE WHOLESALE/RETL
Flood Zone . . . . . MIN. FLOODING/OUTSIDE 500

Permit . . . . . BUILDING PERMIT COMMERCIAL
Additional desc . .
Phone Access Code . 1058759
Permit Fee . . . . 105.85 Plan Check Fee . . 41.89
Issue Date . . . . 10/18/12 Valuation 1452
Expiration Date . . 10/16/14

Special Notes and Comments
I, THE OWNER OR AGENT FOR THE OWNER HAVE RECEIVED THE FOLLOWING REVIEW SHEETS. I UNDERSTAND I AM TO COMPLY WITH ALL CONDITIONS INDICATED ON THE REVIEW SHEETS. INITIALS JM

Fee summary	Charged	Paid	Credited	Due

For permits issued AFTER 08/01/2009, you MUST use VIPS for scheduling inspections! Call in by 3:00 PM for a next-day inspection (based on availability). 955-6110

APPROVED BY _____ DATE 10/18/12
APPLICANT _____ DATE 10-18-12

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.

BIOO8.indd10/09

CITY OF SANTA FE, NEW MEXICO
P.O. BOX 909
SANTA FE, NEW MEXICO 87504-0909

* * * * * * * B U I L D I N G P E R M I T * * * * * * *

Application Number . . . . . 12-00002035 Date 10/18/12

Permit Fee Total	105.85	105.85	.00	.00
Plan Check Total	41.89	41.89	.00	.00
Grand Total	147.74	147.74	.00	.00

For permits issued AFTER 08/01/2009, you MUST use VIPS for scheduling inspections! Call in by 3:00 PM for a next-day inspection (based on availability). 955-6110

APPROVED BY _____ DATE 10/18/12

APPLICANT _____ DATE 10-18-12

By my signature above I hereby agree to abide with all the laws of the City of Santa Fe as well as with all the conditions stated above. I further state that I understand that this is not a permit to construct anything in violation of the codes adopted by the State of New Mexico. Further, I understand that this permit may be appealed within thirty (30) days of its issuance (the "appeal period") pursuant to 14-7.4 SFCC (1987) and in the event an appeal is upheld this permit may be revoked. I hereby agree that any grading, building, alteration, repairing or any other construction done pursuant to this permit during this appeal period is done at my own risk and without reliance on the issuance of this permit. I also agree that in the event an appeal is upheld and this permit is revoked I may be required to remove any building, grading, alterating, repairing or any other construction done during the appeal period. I hereby certify that I have read the foregoing and understand the same and by my signature assent to the terms stated herein.

DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.

BIOO8.indd10/09

2033

Application Tracking # 12-2035

City of Santa Fe

BUILDING PERMIT APPLICATION

#B00220111227837

PLEASE USE A BALL POINT PEN (PRESS FIRMLY)

Type ~~Addition~~ Class _____ Accepted by SC. Date Accepted 10/5

Amount Paid: Plan Check Fees $ 41.80 Water Budget Fee $ _____ Balance Due Permit Fee $ 105.85

Land Use Classification: ☐ Easement ☐ Floodplain ☐ Historical

Type of Construction: Occupancy Group: Divsion:

I II III IV V FR 1hr. HT N A B E F H I M R S U 1 1.1 1.2 2 2.1 3 4 5 6 7

Zone District _____ Occupant Load _____

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 203 W. Water St Suite or Space # _____

Subdivision _____ Lot _____ Block _____

Lot Square Footage Total _____

PROPOSED WORK: (Check all that apply)

- ☐ New Construction
- ☐ Additions
- ☐ Exterior Alterations/Repairs
- ☐ Interior Remodel
- ☐ Walls/Fences
- ☐ Grading/Utilities/Landscaping
- ☐ Pools,Sheds
- ☑ Other
- ☐ Signs:
  - ☐ Free Standing ☑ Wall Mounted
  - Existing # _____ sq. ft. _____
  - Proposed# 8.33 sq. ft. balance
  - Total 8.33 = _____

DESCRIPTION OF WORK: i.e. Bathroom addition, new 4 room residential addition, new 8 room residence, new commercial building, etc. (Note: Work listed herein must be depicted on accompanying plans and/or information if consideration of review requested)

awning bolted to wall

PROPOSED USE: describe what facility is to be used for *i.e.* new single family residence, new fast food restaurant, new time share residence, new grocery store, etc.

Construction Valuation $ 1,452.00

SQUARE FOOTAGE

	Existing	Proposed	Total
Heated			
Garage			
Patio /Porch			
Total Roofed			
Total Square Footage			

Number of Plumbing Fixtures Proposed

Sinks _____ Showers _____ Tubs _____ Toilets _____ Urinals _____ Water Fountains _____ Other _____

Type of Sewage Disposal

☐ Public Sewer ☐ Private System

No. of buildings _____ No. of stories _____

Will the proposed construction result in an increase in the number of residential units?

☐ Yes ☐ No How many? _____

Will the proposed construction result in an increase in water use? ☐ Yes ☐ No

Property Owner Santa Fe Providence LLC

Mailing Address Karen D Watrous 5409 Avilla Avenue NE Alb. NM 87110

OWNER/BUILDER ☐ CONTRACTOR ☑

Daytime Telephone # 505-660-1090

Contractor "Fabric Building Specialties"

Mailing Address 28 Bisbee Ct. Suite B-7 Santa Fe 87508

State License # 57750 City License # 0185257

DBA Santa Fe awning

Daytime Telephone # 505-660-1090

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Warren Watson Address 28 Bisbee Ct B-7 Santa Fe 87508

Daytime Telephone 660-1090 Signature Applicant/Agent W Watson Date 8/16/12

Distribution: White - A, Canary - B, Pink - C, Goldenrod - D

BI014A.pmd - REV 9/04

THIS IS NOT A CONSTRUCTION PERMIT

LAND USE DEPARTMENT
HISTORIC PRESERVATION DIVISION

Date: August 3, 2012

To: Building Permit Division

From: David Rasch, Planner Supervisor DR
John Murphey, Planner Senior

Project Address: 203 West Water Street (Noncontributing)

Please be advised that the work being proposed at the above-referenced address does not need to go to the Historic Districts Review Board for review. Please allow the applicant to submit for building permit.

Proposed Revisions:

1) Install 10'-wide/4'-projection fabric slanted roof with hanging valance awning over window. The fabric color will be "Tresco Brick."

Administrative approval is given per the applicant's submitted illustrations and an August 3, 2012 site visit made with staff.

☐ Requires Interim Inspection ☑ Requires Final Inspection DR

☑ Do not route to Historic Preservation Division ☐ Route to Historic Preservation

DR

.474.6460
UERQUE: 505.243.9089
CRUCES: 505.541.9486
TOLL FREE: 866.989.8678
FAX: 505.474.4929
NM LIC# 57750

Santa Fe AWning.Com
Albuquerque Awning.Com
Las Cruces Awning.Com

FABRIC BUILDING SPECIALTIES, INC.
28 BISBEE COURT • SUITE B-7 • SANTA FE, NEW MEXICO 87508

Proposal

13922

E-mail
Gastrock Interiors @ Gmail.com

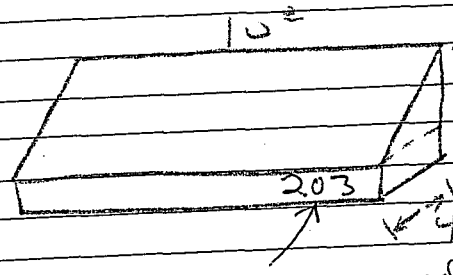
Page No. of Pages

PROPOSAL SUBMITTED TO Customer (Athena Castrejo Gallerie		PHONE 988-2966	DATE 7/12/12
STREET 203 East Water St.		JOB NAME	
CITY, STATE AND ZIP CODE Santa Fe 87501		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby propose to furnish materials and labor necessary for the completion of:

Fabricate and install (1) rigid frame awning over a picture window 10' wide x 3' Drop x 4" pitch
10' wide

Fabric: Sunbrella
Tresco Brick
4699



new proposed

1452.00
118.00
1570.00 tax

(Black Binding)
Captian Navy

*(building permit required by other)

WE PROPOSE: hereby to furnish materials and labor - complete in accordance with the above specifications, for the sum of: _____ dollars ($ _____)

TERMS: 50% Dep Bal Cod
(Dep refundable if permit is denied)
$785.44 $785.44

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature L.D. Wathen

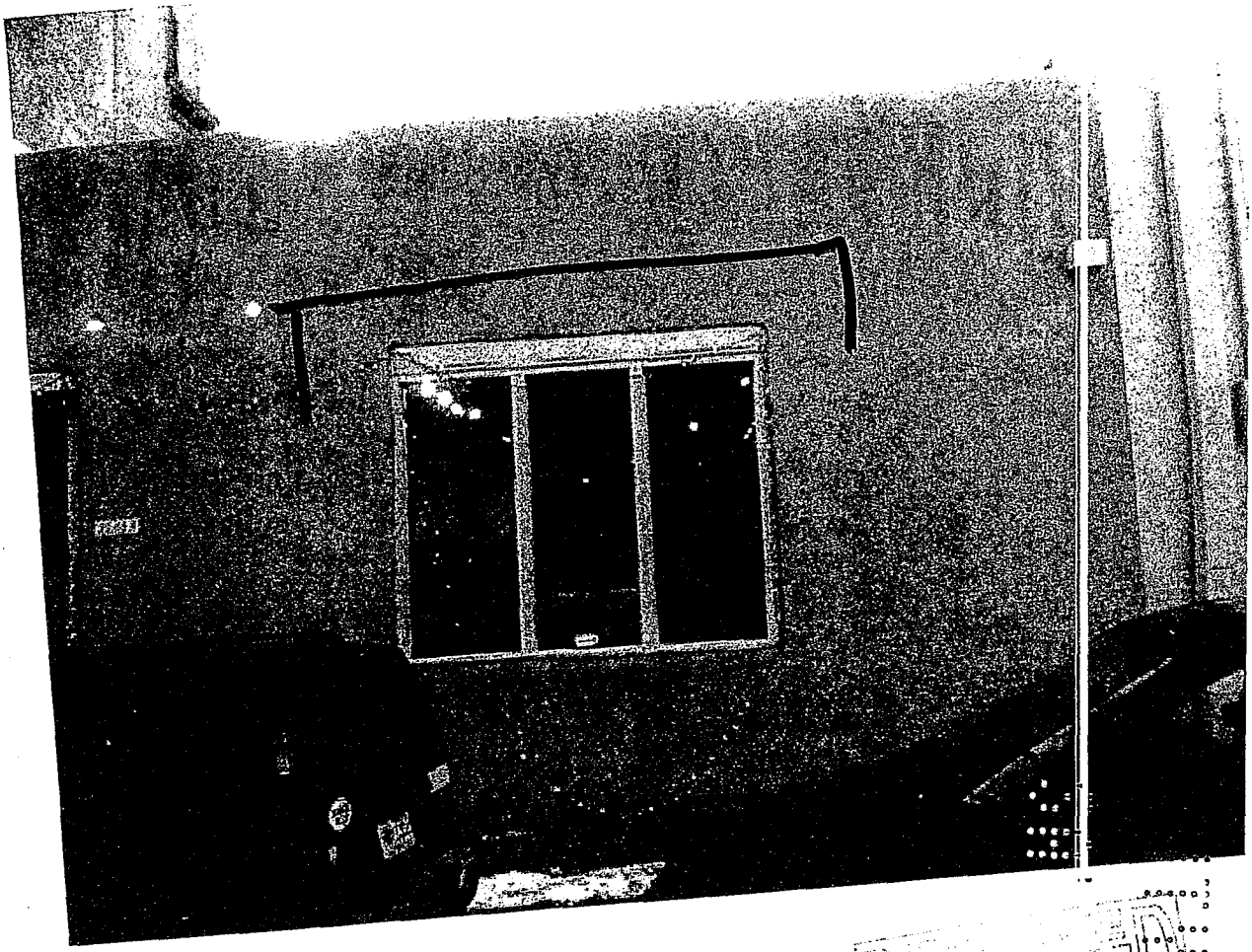
Note: This Proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

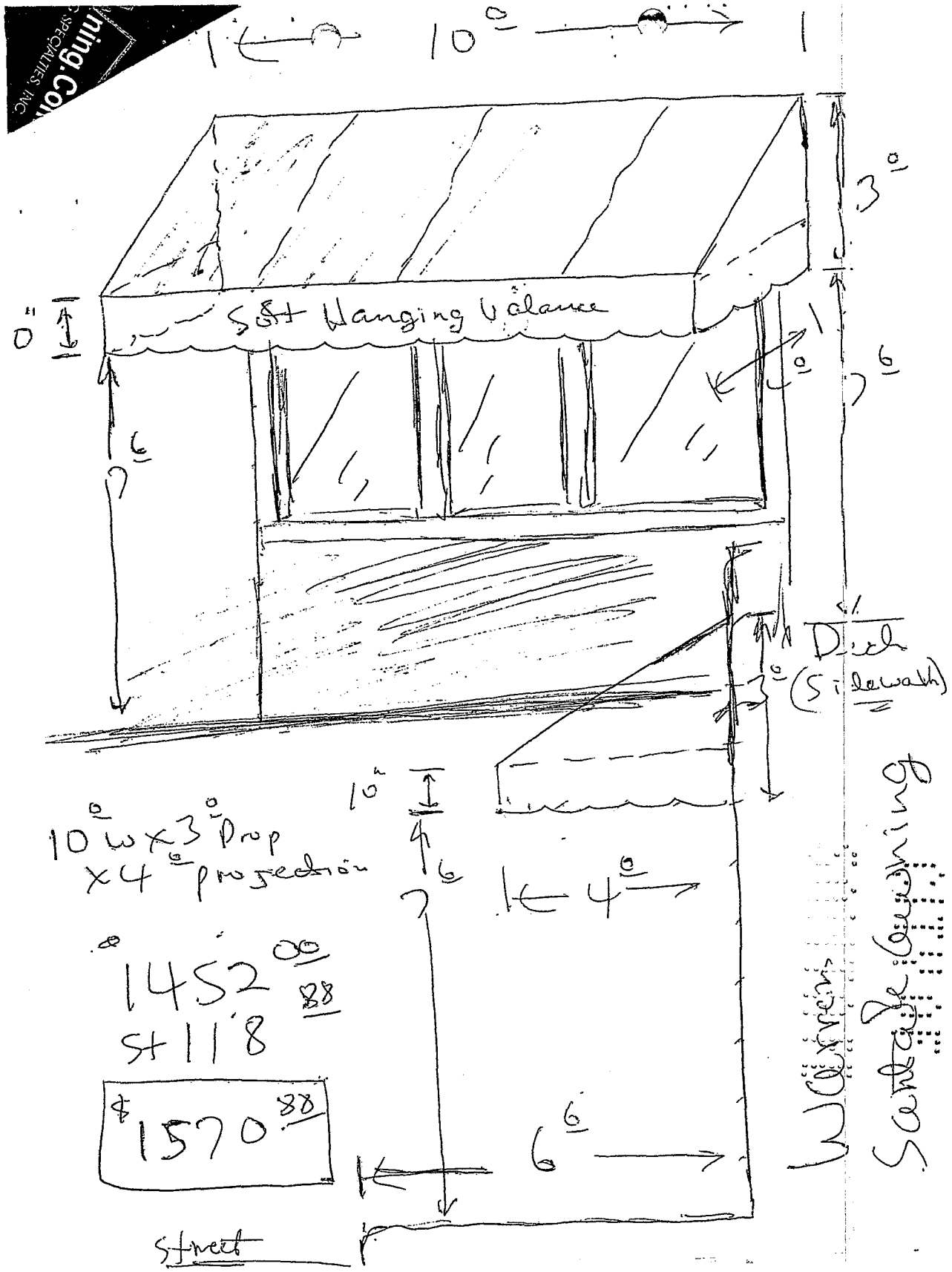
Signature _____

Signature _____

Date of acceptance: _____



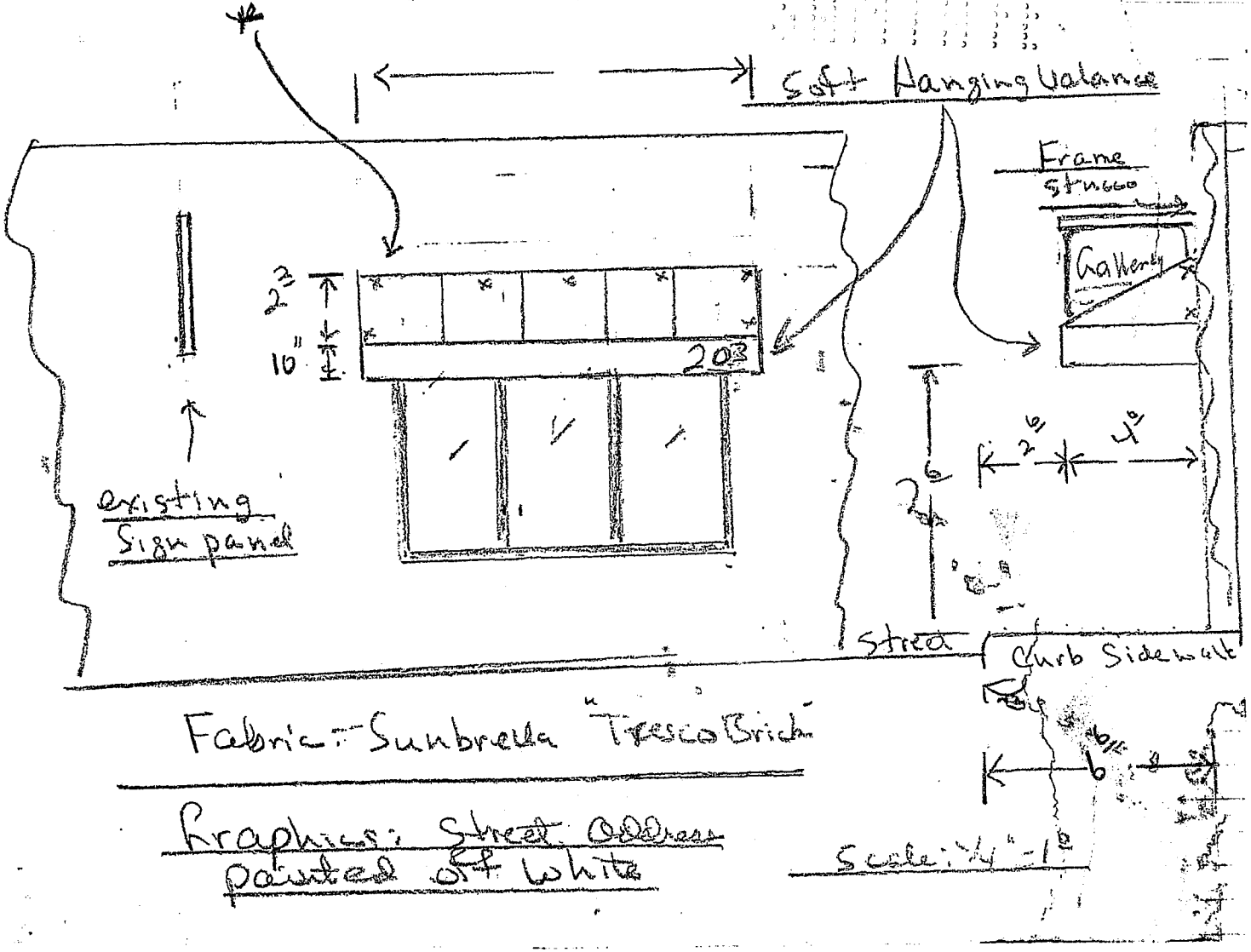
JUL - 5 2012


10'
3'
10"
Soft Hanging Valance
6'
1'
6"
Ditch
(Sidewalk)
10"
10' w x 3' Drop
x 4' projection
4'
6'
6'
1452 00
88
St 118
$1570 88
Street
Sewage Easement

5/16 x 3" lag bolts to wall at

Welded
Rigid Steel Frame bolted to wall with 2 brackets

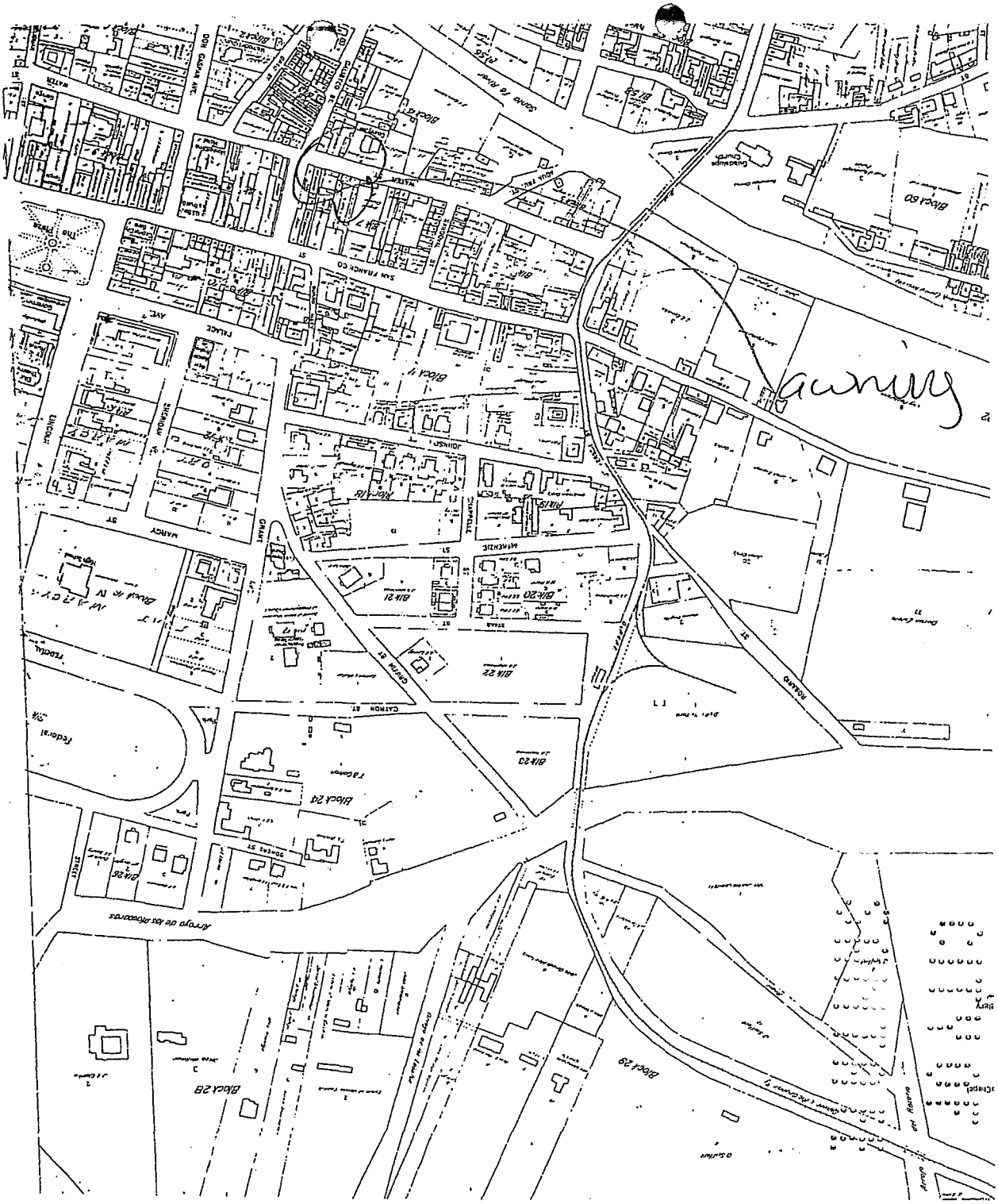
Soft Hanging Valance

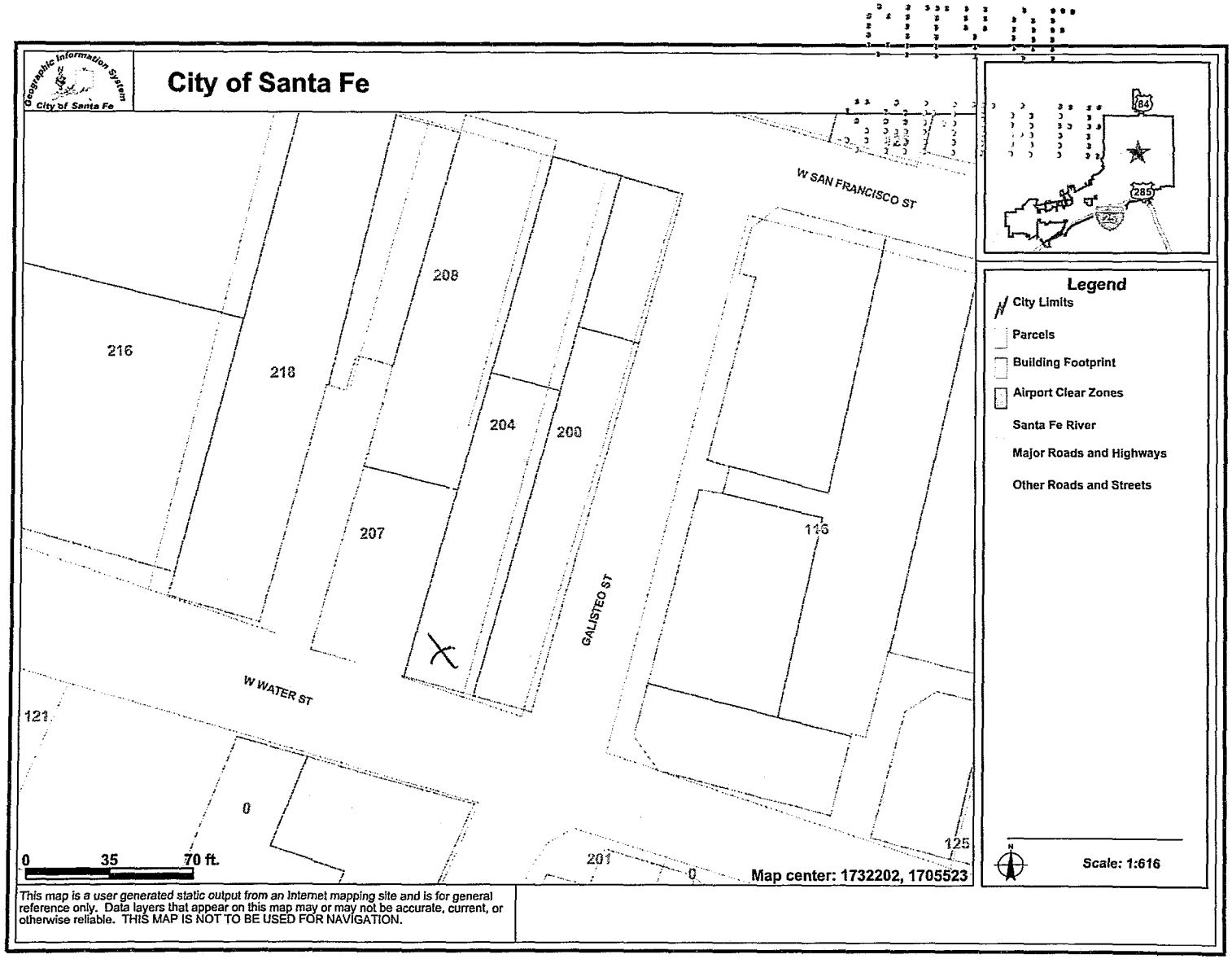


Fabric - Sunbrella "Tresco Brick"

Graphics: Street Address
painted off white

Scale: ¼" = 1'


Block 60
Block 28
Block 29
Block 24
Blk 20
Blk 22
Blk 21
Blk 19
Blk 28
Blk 18
Block 11
Block 12
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Block 30
Block


City of Santa Fe
Geographic Information System
City of Santa Fe
W SAN FRANCISCO ST
208
216
218
204
200
207
116
GALISTEO ST
W WATER ST
121
0
201
125
0
35
70 ft.
Map center: 1732202, 1705523
Legend
City Limits
Parcels
Building Footprint
Airport Clear Zones
Santa Fe River
Major Roads and Highways
Other Roads and Streets
Scale: 1:616
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

ITEM # 12-0861

SFC CLERK RECORDED 10/01/2012

LICENSE AGREEMENT
FOR ENCROACHMENTS
AFFECTING AIR SPACE WITHIN CITY RIGHT-OF-WAY

THIS AGREEMENT, made this 1st day of October, 2012 by and between the City of Santa Fe, New Mexico, a Municipal Corporation, (the "City"), and Athene Westergaard dba Casweck Galleries (the "Licensee") and Santa Fe Providence LLC ("Property Owner").

WITNESSETH:

In consideration of Licensee's promises herein, City hereby gives the Licensee a License, revocable and terminable as hereinafter provided, to enter on the property of the City as follows:

1. PREMISES. Subject to all of the terms and conditions of this License, the City allows the Licensee to use and occupy that portion of the air space over City right-of-way located in front of 203 West Water Street. The area of encroachment consists of a window awning with supporting metal framing as shown on Exhibit "A", and a hanging business sign and metal bracket as shown on Exhibit "B" attached hereto and made a part hereof.

    a. The City agrees to allow the use of the air space right of way for the purpose of the installation of new window awning with metal frame and a hanging business sign with bracket. No other use, by the Licensee, on the right-of-way shall be allowed.

    b. No further encroachment shall be allowed in any manner, by Licensee, beyond those actions necessary to maintain the awning, frame, sign and bracket.

    c. Failure of the Licensee to restrict the use of the Premises as provided herein shall be deemed a substantial breach of this Agreement and shall constitute grounds for immediate termination by the City.

2. TERM. This License shall commence on the date entered in this License and continue until this License is terminated as provided in Article 4 herein.

3. PAYMENT. For this License, the Licensee shall pay the City the sum of one hundred dollars ($100), in addition to a development review fee of four hundred dollars ($400), payable in advance upon execution of this Agreement.

4. TERMINATION. The City may, upon 30 days written notice, revoke this License and the Licensee agrees, in that event, to peaceably and promptly surrender the Premises on the expiration date fixed in said notice, to remove all property placed on the Premises by Licensee and, if requested by the City, to restore the Premises to its original state at the time of Licensee's entry thereon. The Licensee may terminate this Agreement at any time upon 30 days written notice to the City. Upon termination of this License by either party, there shall be no refund of the license fee or any portion

SFC CLERK RECORDED 10/01/2012

thereof.

5. NO INTEREST CREATED. The Licensee agrees that no interest or estate of any kind whatsoever in the Premises is conveyed by virtue of this License or occupancy or use hereunder, and no assignment of this License or any interest herein and no sub-license shall be made by the Licensee.

6. INSURANCE. The Licensee, at its own cost and expense, shall carry and maintain in full force and effect during the term of this License Agreement, comprehensive general liability insurance covering bodily injury and property damage liability, including coverage, in a form and with an insurance company acceptable to the City, with limits of coverage in the maximum amount which the City could be held liable under the New Mexico Tort Claims Act for each person injured and for each accident resulting in damage to property. Such insurance shall provide that the City is named as an additional insured and that the City will be notified within 10 days of cancellation for any reason. The Licensee shall furnish the City with a copy of a "Certificate of Insurance" as a condition prior to issuing this Agreement.

7. INDEMNIFICATION. The Licensee shall indemnify, hold harmless and defend the City from all losses, damages, claims or judgments, including payments of all attorneys' fees and costs on account of any suit, judgment, execution, claim, action or demand.

8. NEW MEXICO TORT CLAIMS ACT. Any liability incurred by the City of Santa Fe in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et.seq. NMSA 1978, as amended. The City and its "public employees' as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision of this Agreement modifies or waives any provision of the New Mexico Tort Claims Act.

9. RECORDING-SHORT FORM MEMO. This License Agreement shall be recorded in its entirety.

10. OBLIGATION OF LICENSEE. The Licensee shall comply with the following conditions:

    a. This License is subject to the provisions of SFCC Section 14.8.4 and other applicable City code requirements.

    b. The approval of this License does not constitute issuance of a building permit. Required permit shall be applied for from the Building Permit Division.

    c. Awning, metal frame, hanging sign and bracket shall be kept well maintained.

APPROVED THIS 1st DAY OF October, 2012.

SFC CLERK RECORDED 10/01/2012

CITY OF SANTA FE, A MUNICIPAL CORPORATION

ROBERT P. ROMERO, CITY MANAGER

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

GENO ZAMORA, CITY ATTORNEY 8/29/12

APPROVED:

DR. MELVILLE L. MORGAN, FINANCE DIRECTOR 9/25/12

21117.460150
BUSINESS UNIT/LINE ITEM

LICENSEE:

ATHENE WESTERGAARD

ACKNOWEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 21st day of September 2012, by Athene Westergaard.

Notary Public

My Commission Expires: February 13, 2016
(Seal)

OFFICIAL SEAL
Geralyn F. Cardenas
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-13-2016

SANTA FE PROVIDENCE LLC

Karen L Watrouse

KAREN WATROUSE
MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 27th day of September 2012, by Karen Watrouse, Managing Member of Santa Fe Providence, LLC.

Notary Public

My Commission Expires: 10/23/2013

(Seal)

OFFICIAL SEAL
GIL RODRIGUEZ
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 10/23/2013

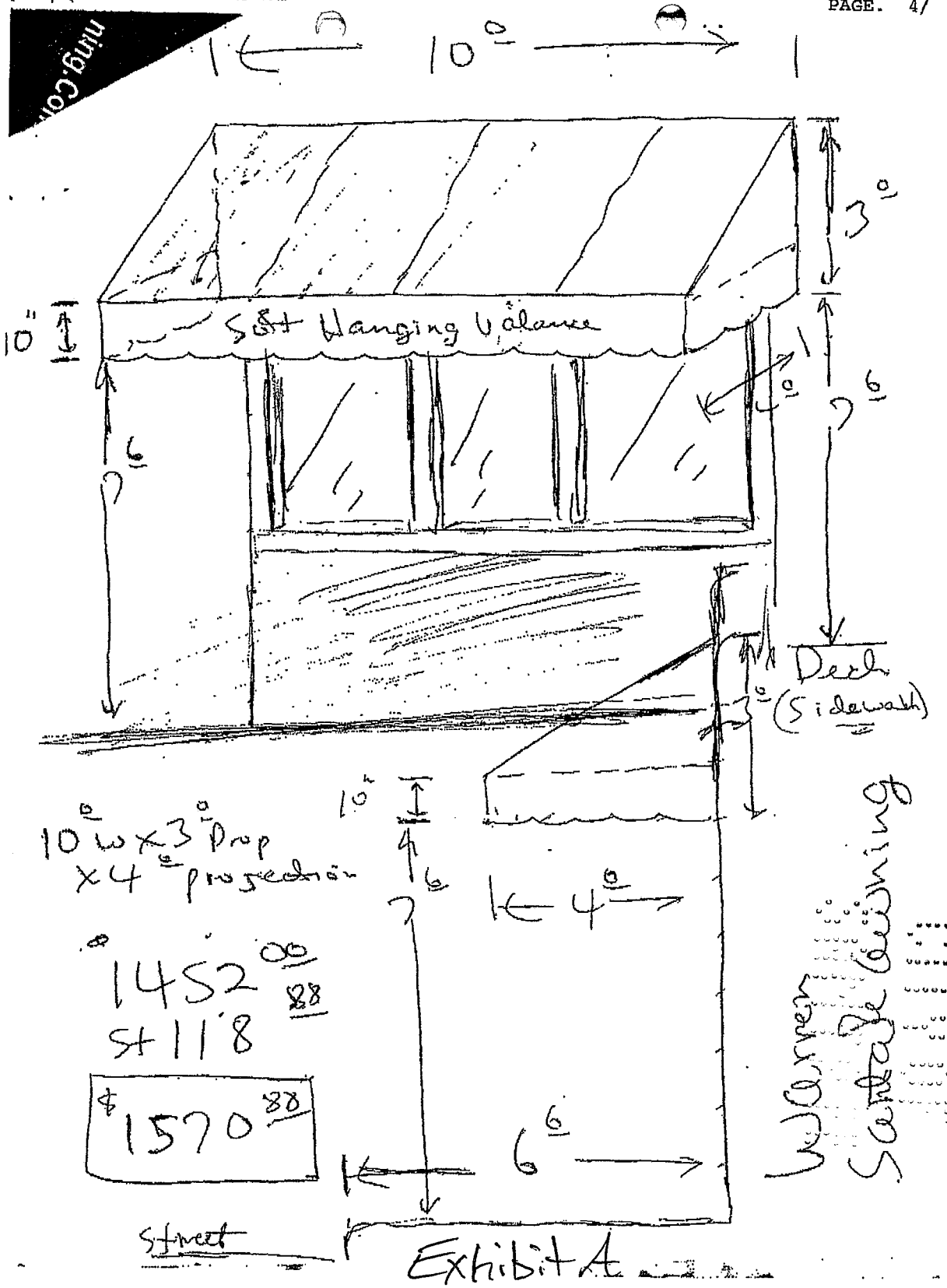
SFC CLERK RECORDED 10/01/2012
SFC CLERK RECORDED 10/01/2012

LICENSE AGREEMENT
COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss
PAGES: 6

I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of October, 2012 at 10:45:05 AM And Was Duly Recorded as Instrument # 1683132 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Valerie Espinoza
Deputy _____ County Clerk, Santa Fe, NM

SEC CLERK RECORDED 10/01/2012



1452.00
88
St 118

$1570.88

SEC CLERK RECORDED 10/01/2012

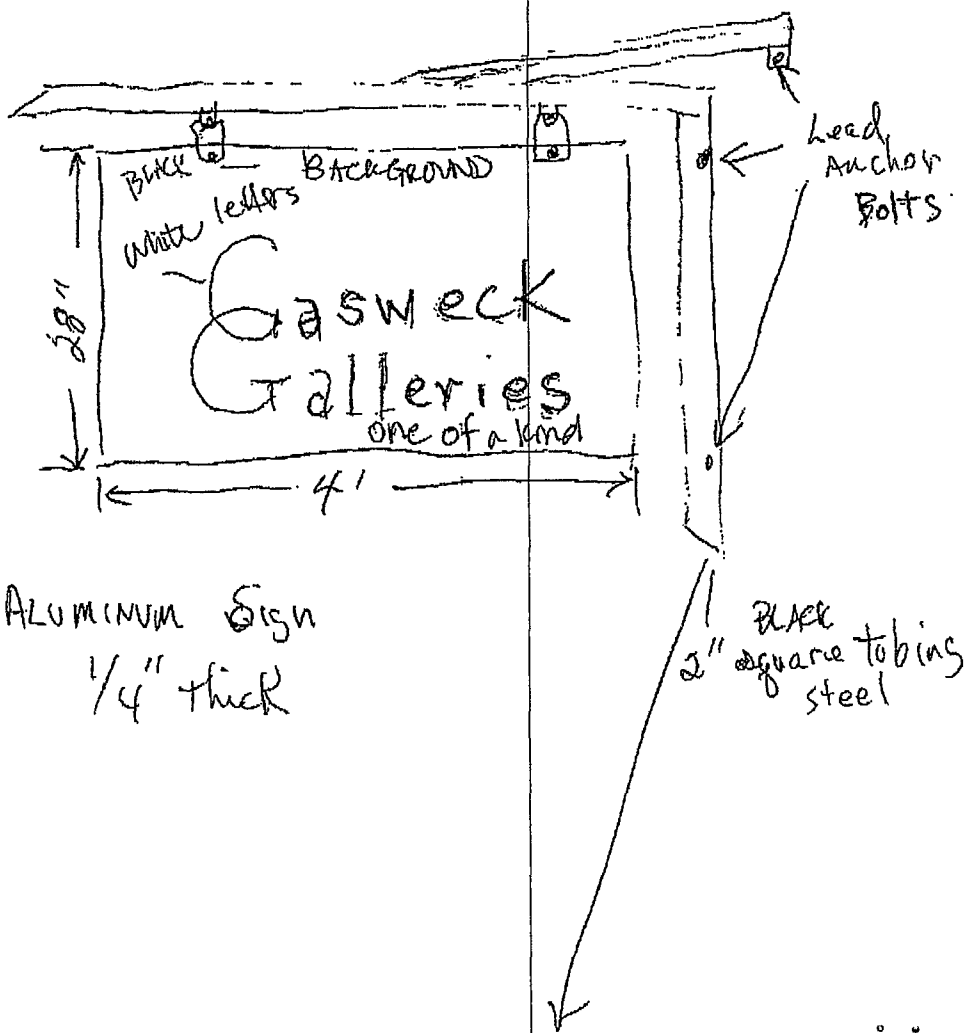
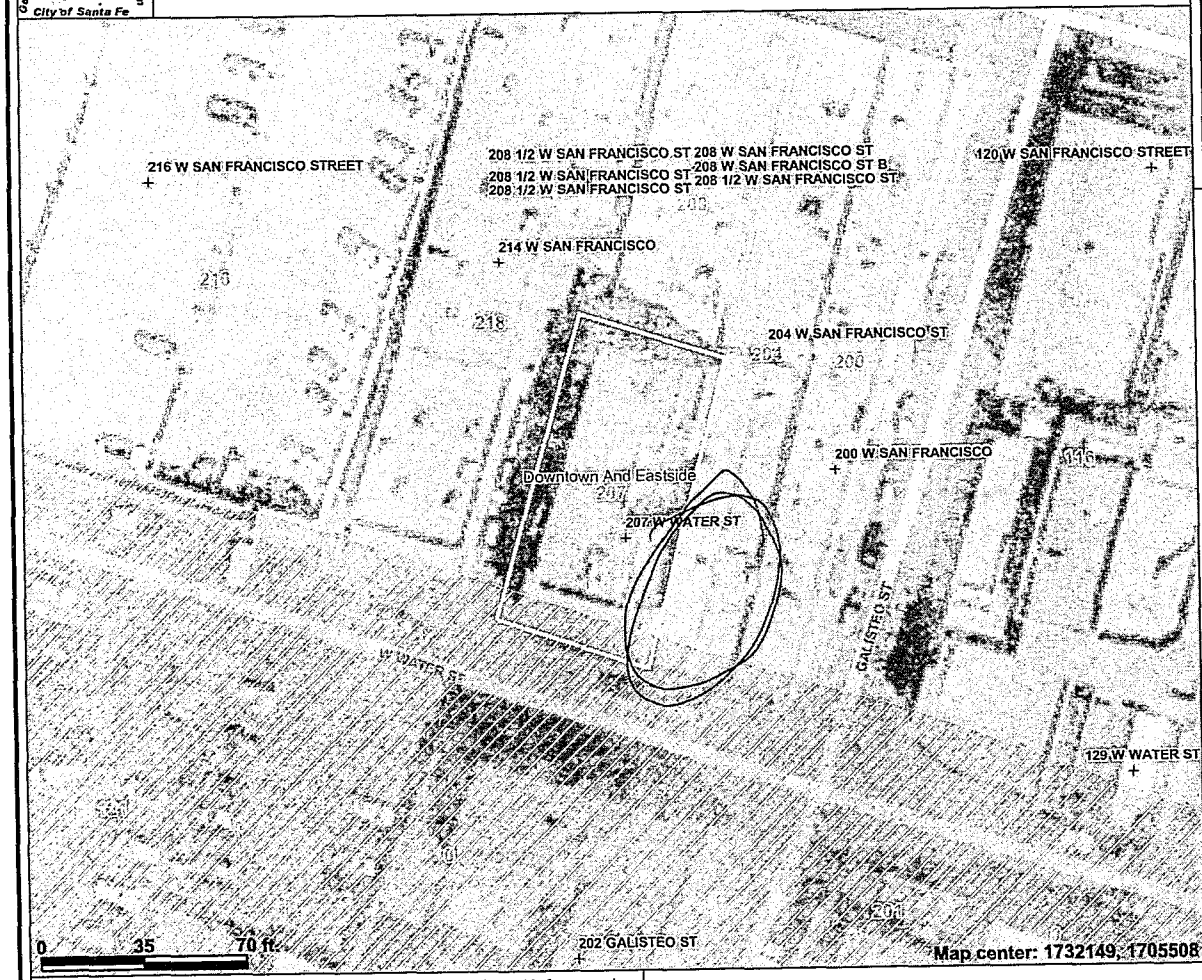
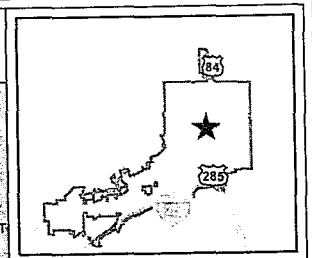


Exhibit B

SEP-07-2012 09:16 FROM:LEGISLATIVE FINANCE 15059864545 TO:99556328 P.2/2

WATER





Legend

- City Limits
- Full Address Labels
- Address Points
- Parcels
- Airport Clear Zones
- Santa Fe River
- FEMA Preliminary Floodplain February 18, 2011 (100 yr)
- FEMA Floodplain Effective June 17, 2008 (100 yr)
- Historic Districts
  - Don Gaspar
  - Downtown And Eastside
  - Historic Review District
  - Transition
  - Westside-Guadalupe
- Escarpment Districts
  - FOOTHILL
  - RIDGE
- Major Roads and Highways

Scale: 1:616

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

BP250U01 City of Santa Fe 10/17/12
Application Tracking Step Selection by Revision 09:34:46

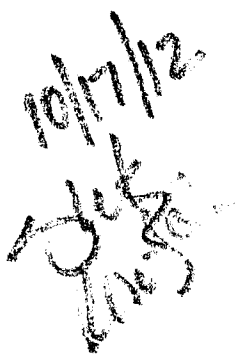
Application number . . . . : 12 00002035
Address . . . . . : 203 W WATER ST
UPC Code . . . . . : - - - - - -
Application type . . . . . : ALTER/REPAIR EXT COMM/INDUST/INST
County Assessor Acct Num . :
Tenant name, number . . . . :

Type options, press Enter.
2=Change 4=Delete 5=View 6=Fast log 8=Action log maintenance
9=In/out maint

Opt	Agency description	Rev	Path Step	Req	---- Key Dates --- In	Est Cmpl	Resulted	Review Summary - Stat	By
_	ZONING		A 01	Y	10/09/12	10/12/12	10/12/12	AP	DTG
_	FLOOD PLAIN PROCESS		B 01	Y	10/09/12	10/12/12	10/10/12	AP	NOB
_	BUILDING		C 01	Y	10/09/12	10/12/12	10/16/12	AP	LRC

Bottom

F3=Exit F5=Land inquiry F6=Add F7=Revisions F8=Misc info inquiry
F9=Corrections report F10=View 2 F11=Sort by agency F24=More keys



12-2035

City of Santa Fe
Cashiers Office
Santa Fe, NM 87504
(505)955-4333

10/05/2012 1:06:30 PM
Your cashier was LEONA
B002201112278 T37

Building Permits
WARREN WATSON

11001.420300	$41.89
Total	$41.89
MasterCard XXXXXXXXXXXXXXXX7386	$41.89

Customer Signature

Change $0.00

City of Santa Fe
Cashiers Office
Santa Fe, NM 87504
(505)955-4333

10/18/2012 12:16:01 PM
Your cashier was LORRAINE
B002501112291 T42

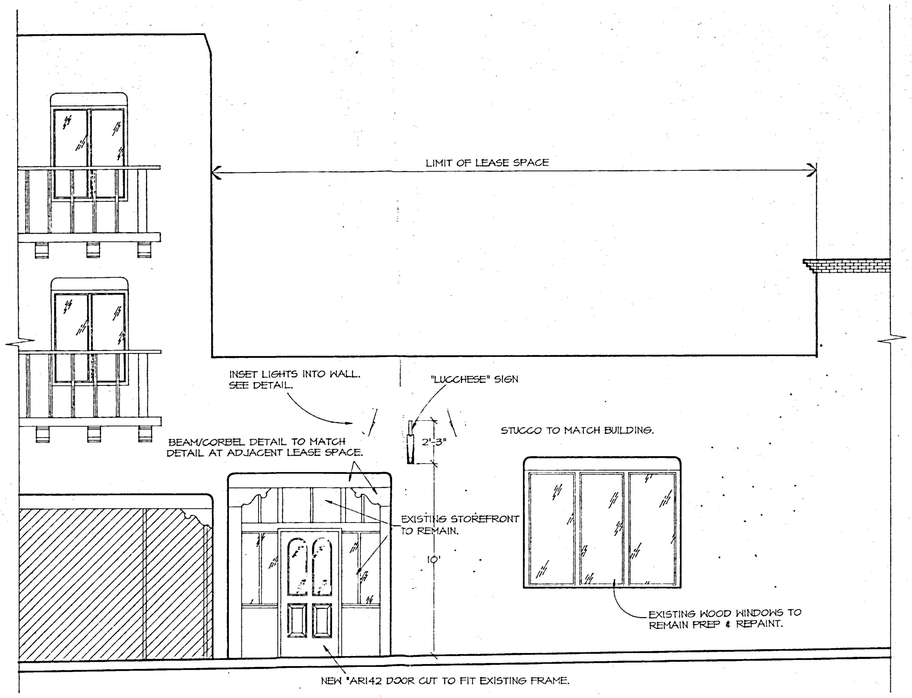
Building Permits
FAVRIC BLDG 12-2035

11001.420300	$95.85
21706.420400	$10.00
Total	$105.85
Visa XXXXXXXXXXXXXXXX5692	$105.85

Customer Signature

Change $0.00

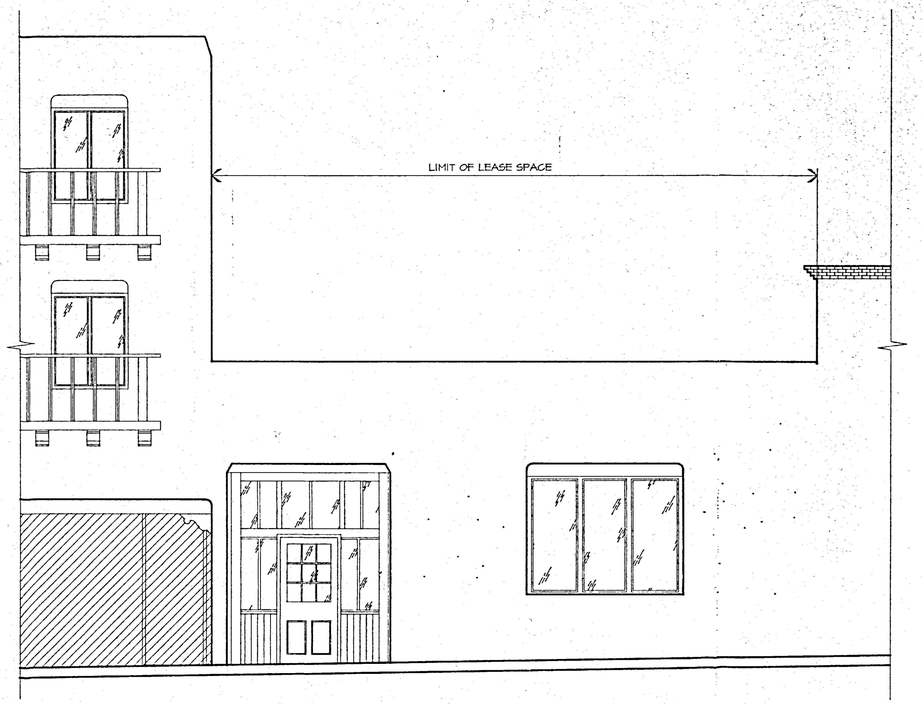
Thank you!



1-A / A-3 EXTERIOR SOUTH ELEVATION

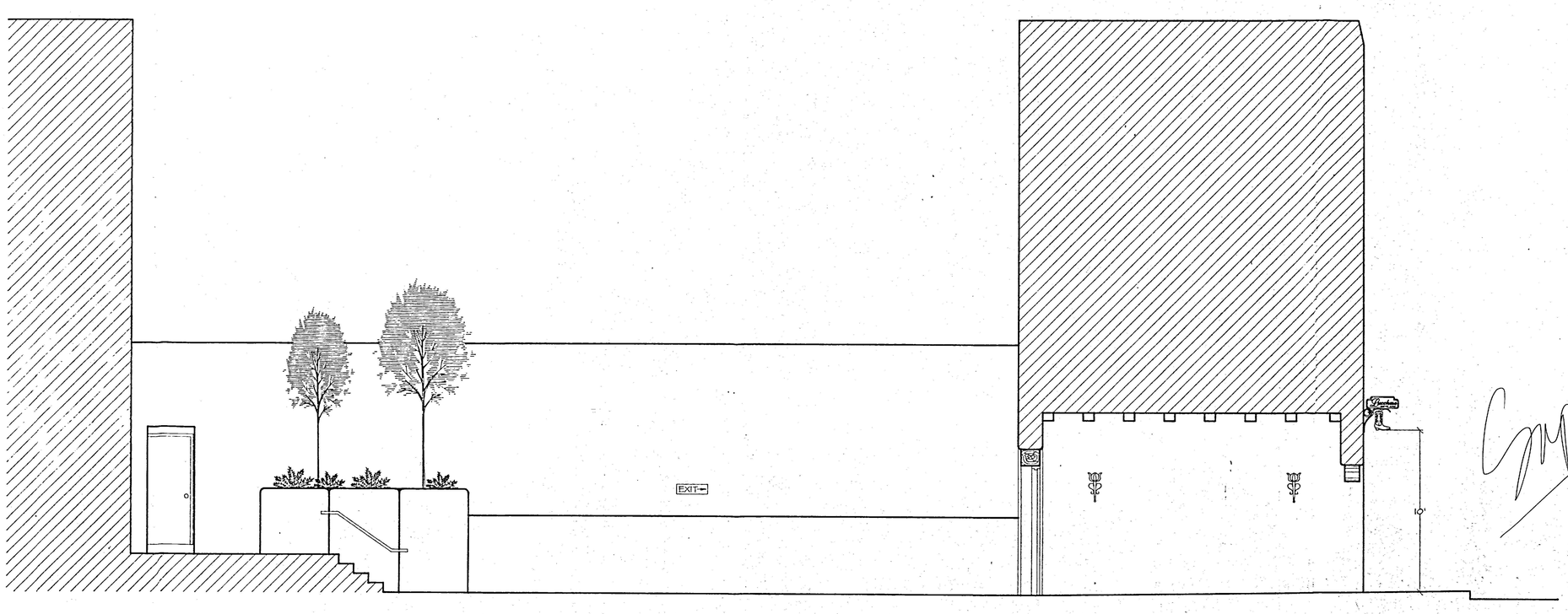
SCALE: 1/4"=1'-Ø"

16'-0"



1-B / A-3 EXIST. EXTERIOR SOUTH ELEVATION

SCALE: 1/4"=1'-Ø"



2 / A-3 EXTERIOR WEST ELEVATION

SCALE: 1/4"=1'-Ø"

PLANNING AND LAND USE
HISTORICAL DESIGN REVIEW BOARD
☐ APPROVAL ☐ CONDITIONAL APPROVAL
Superseded
STAFF Sharm Woods, Ch DATE 8.9.94

STATE OF NEW MEXICO
ANTONIO F. ORTEGA
1392
REGISTERED ARCHITECT

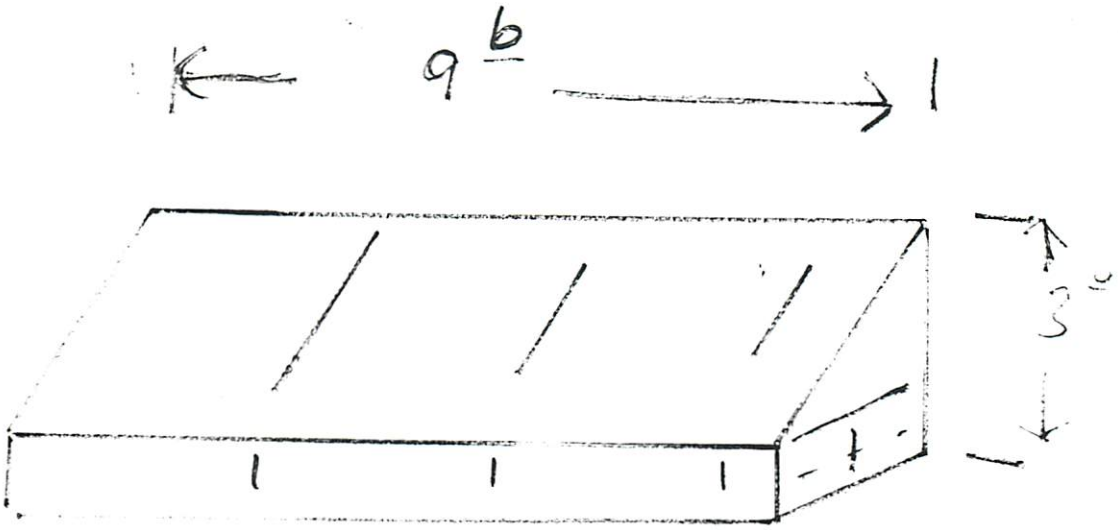
LUCCHESE SINCE 1883
203 WATER STREET
SANTA FE, NEW MEXICO 87501

ORTEGA & ASSOCIATES
ANTONIO F. ORTEGA & ASSOCIATES
508 WEST CORDOVA ROAD
CORONADO SHOPPING CENTER
SANTA FE, NEW MEXICO 87501
PHONE (505)984-8008
FAX (505)984-2116

DRAWING FILE: LUCCELV
DATE: 5/3/94
DRAWN BY: JLUCERO
REVISIONS: 7/1/94

SHEET DESCRIPTION: ELEVATION

SHEET: A-3 OF 6

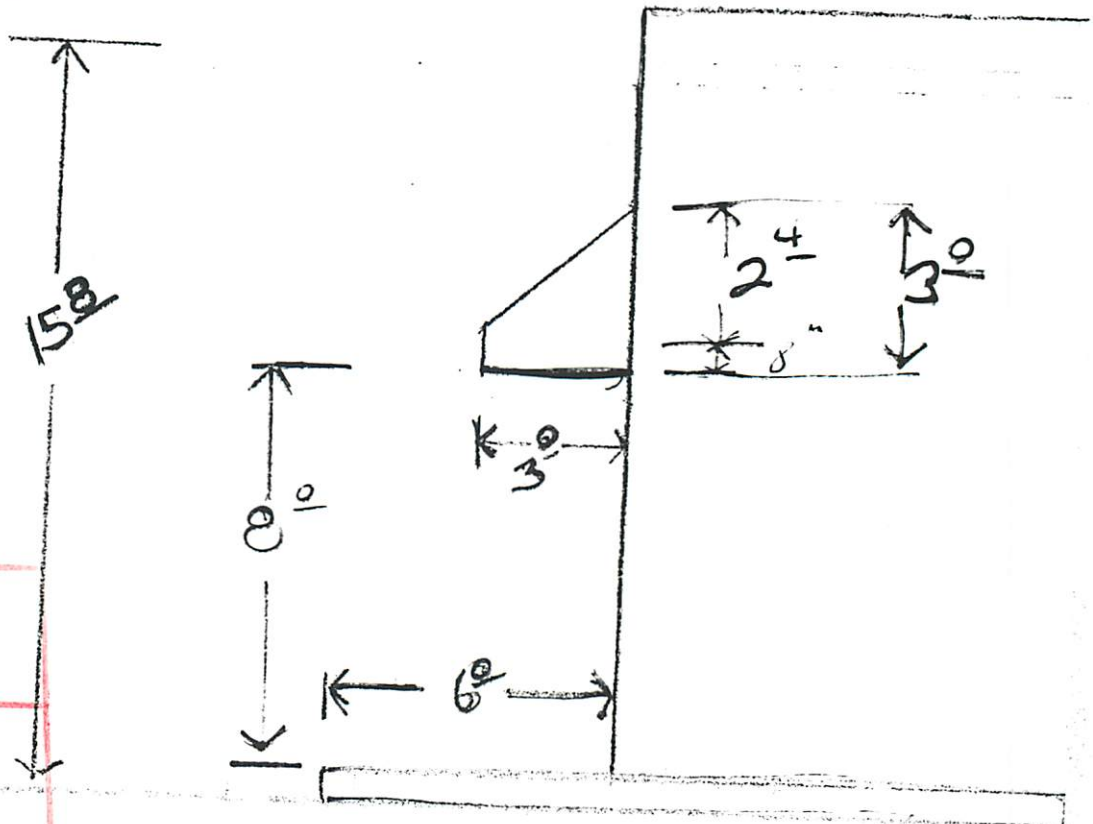


Frame

1" Galv. Steel Tubing

Fabric Sunbrella

Gas Blue



HISTORIC DESIGN REVIEW BOARD

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

Comments:

Date

Chairman

Eastern Elevation

City of Santa Fe, New Mexico

memo

DATE: July 14 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

2026-012701-HDRB. 804 Apodaca Hill, Downtown & Eastside Historic District, non-contributing, Warren Wagner, agent, for Mary Jean Little, proposed to construct a 670 sq. ft. portal addition to the height of 11'-3", an approval of an unapproved existing pergola.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

___ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application does comply 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:

One motion will be required in this case.

a. In case 2026-0102701-HDRB, for address, approve or deny the application as submitted.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Site Description:
This is a non-contributing single family residence located in Downtown and Eastside Historic District. The site is located on a .07 acre lot, built in 1996, the residence is 3800 sq. ft., one story structure in Recent Santa Fe Style Architecture.

PREVIOUS CASE SUMMARIES:
APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. New 670 sq. ft. portal addition,11'-3" in height, earth tone, with one single skylight.
2. 100 sq. ft. existing wooden pergola

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

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.

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 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.

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

III. Height
   a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
   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. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

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

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

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

   The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

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

F. 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 elsewhere within this chapter.

l. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB 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 exceed two 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 exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.

c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.

e. The height and dimension of signage are as set forth in Section 14-7.61), *Sign Regulations in the Historic Districts.*

f. The HDRB 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 feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This

increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent 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.

V. 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.

VI. Massing and Floor Step backs

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

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 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.

PROPOSAL LETTER: Portal addition 804 Apodaca Hill Street

The existing single-family residence located at 804 Apodaca Hill Street is one of two houses located at the very upper dead end of the road. The existing house of approximately 3800 sf is a one story, frame and stucco home built in 1996 with a bedroom and studio added at an unknown date. The current owner bought the home in 2018 and has made no structural changes or additions. The house is a blend of styles with typical rounded corners and parapets, but with territorial style window trims. There is a low yard wall on the street side with a small entry gate.

The lot is approximately 26,900 Square feet.

The current Historic Preservation status of the house is Non-Contributing.

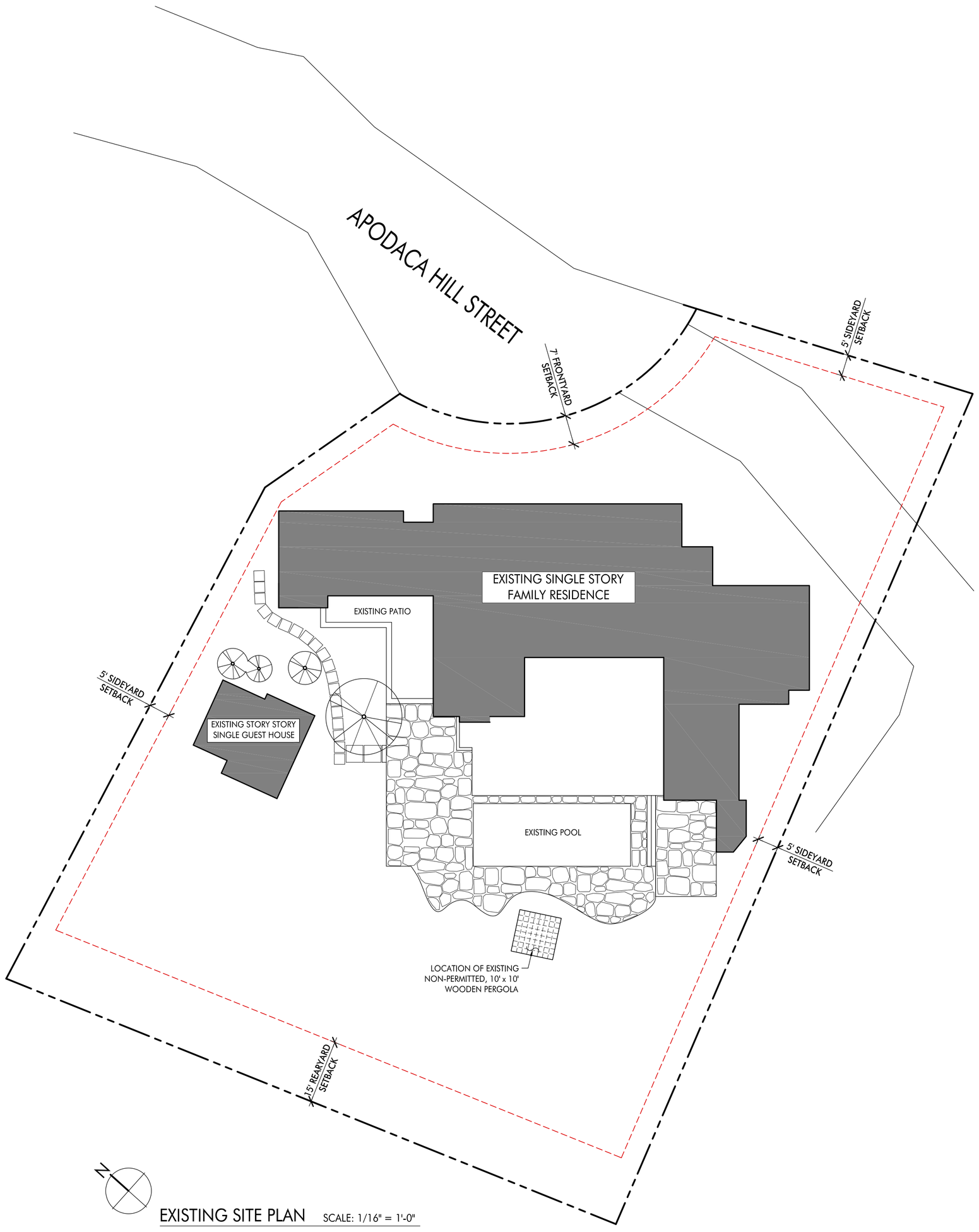
The proposed addition to the house is a one story covered patio. The total square footage of the addition is 670 SF. The new portal is behind the house set into an existing corner. The new portal roof is 11’-3” tall at the high side and slopes down to 10’-1” at the low end. The new portal roof is lower than the existing parapets, which are 15’ and 13’ existing. The patio itself will be colored concrete in an earth tone, and the structural supports and horizontal beams will be painted steel, medium roast brown. The roof framing consists of Doug Fir 3x8’s at a two-foot spacing and will have a clear natural finish, with 1x6 Cypress pale yellow decking above. The roofing itself will be a 60 ml. TPO material in pale grey.

A large single skylight sits flat on the roof over the outside dining area. The frame will be painted to match the existing stucco. It will have flat glass that will not be visible from outside the addition. There are no new walls being added, the portal is open on all sides.

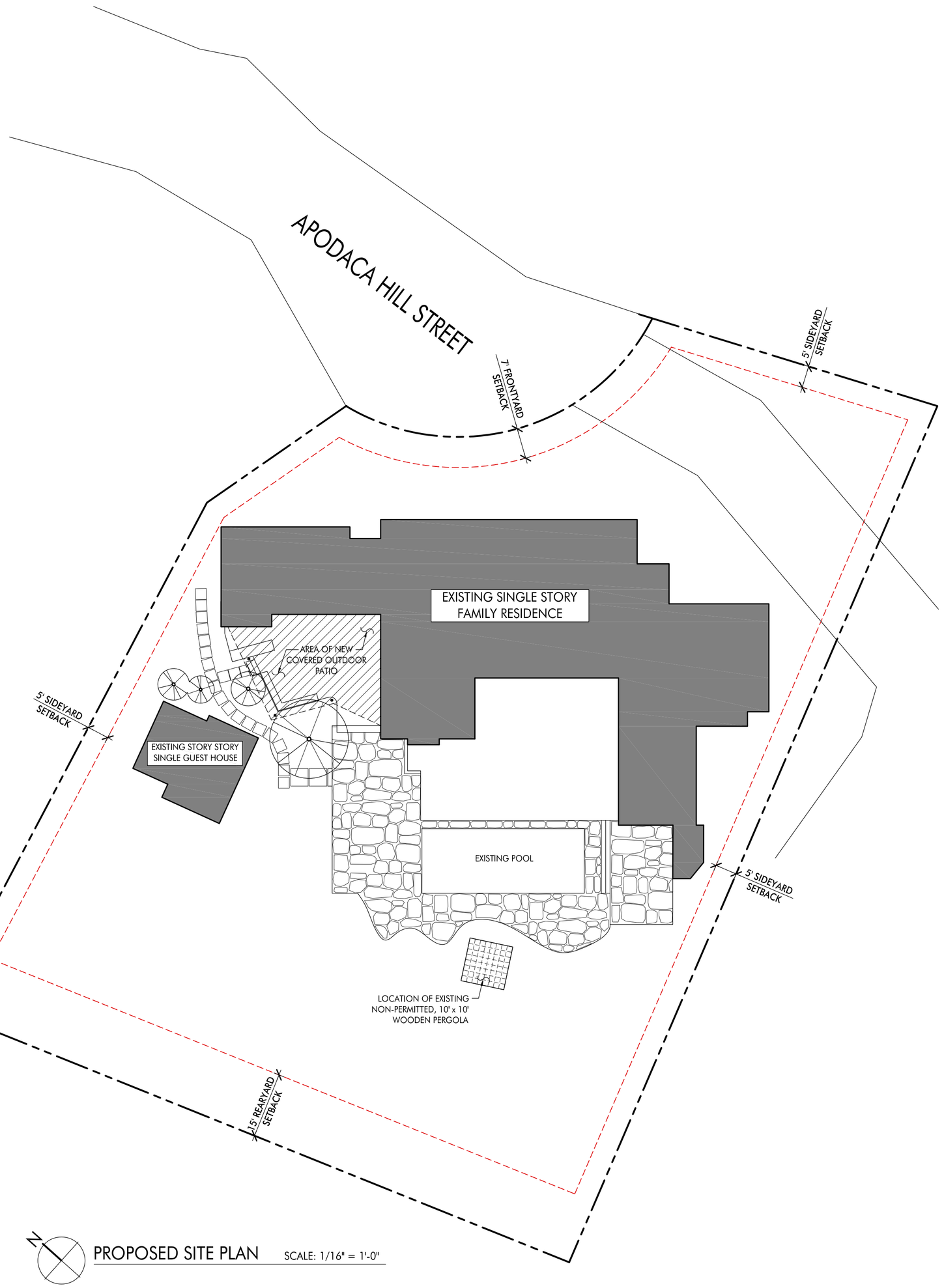
There will be a simple painted round steel handrail where required and at the steps to the side yard. Color to match all the painted steel, medium roast brown.

The entirety of the proposed addition is not visible from any public road or path. It is located entirely in the rear of the existing house and does not break the existing roof line at any location. All existing doors and windows will remain as is with no alterations. This addition will not alter the existing elevations of the house as seen from the street. The Project is not visible from any other private home nearby and there are no homes at higher elevation that can look down at it. There will be no visible change to this residence from the public right of way.

Additionally, we are requesting to include the permitting of an existing, non-permitted 10’ by 10’ wooden pergola, open to the sky.



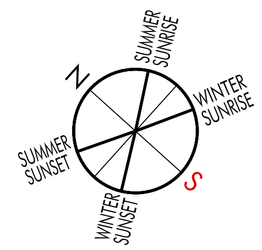
EXISTING SITE PLAN SCALE: 1/16" = 1'-0"



PROPOSED SITE PLAN SCALE: 1/16" = 1'-0"

0 5 10 20 40

ARCHITECTS
W3
2102 CLYDE AVENUE
LOS ANGELES, CA 90016
TEL: 310.396.5885
W3ARCHITECTS.COM



JOB NO: 21.01

LITTLE PAVILION

NEW ATTACHED COVERED PATIO

804 APODACA HILL ST.
SANTA FE 87501

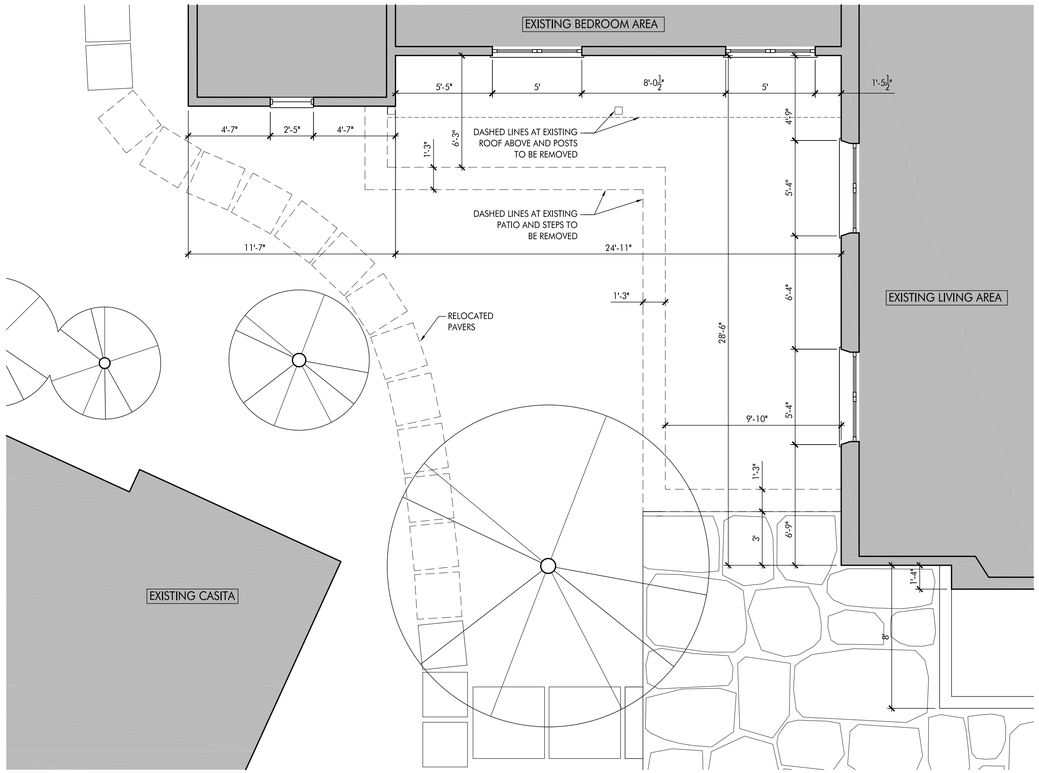
City of Santa Fe
Lot 1
APN 11340928

6-11-2026 DJB

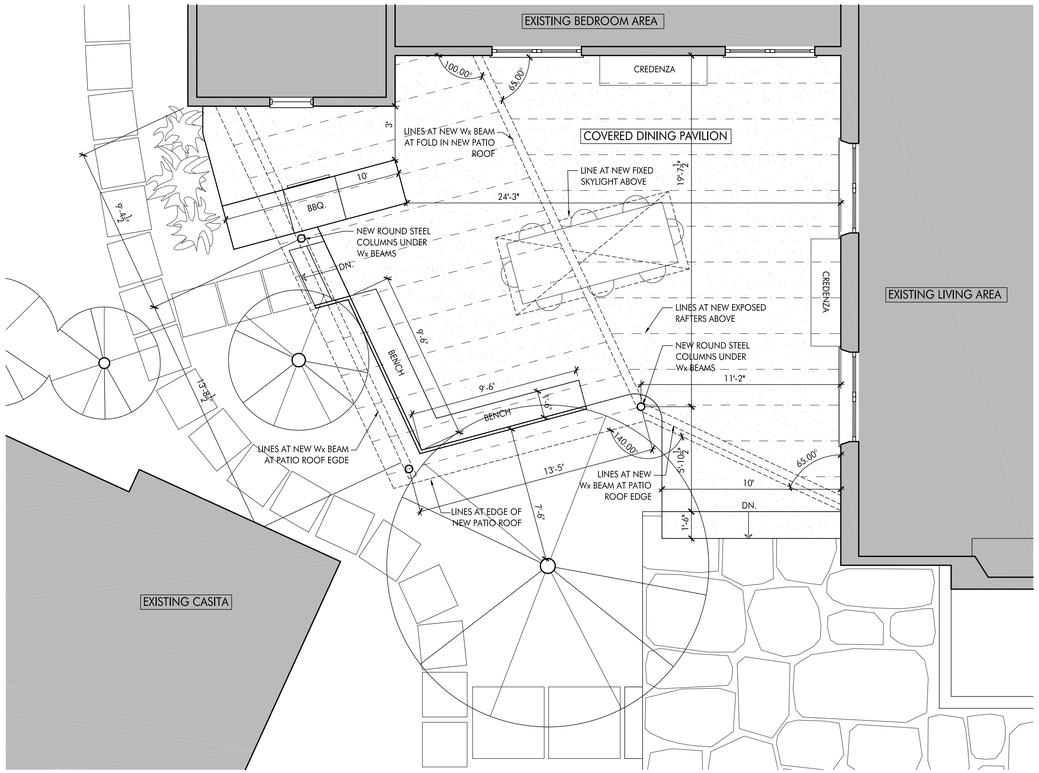
EXISTING AND PROPOSED SITE PLANS

A1

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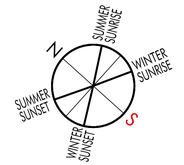
EXISTING GROUND LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED GROUND LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

0 5 10 20

ARCHITECTS
W3
2102 CLYDE AVENUE
LOS ANGELES, CA 90016
TEL: 310.396.5885
W3ARCHITECTS.COM



JOB NO: 21.01

STATE OF NEW MEXICO
WARREN WAGNER
NO. 6273
REGISTERED ARCHITECT

LITTLE PAVILION

NEW ATTACHED COVERED PATIO

804 APODACA HILL ST.
SANTA FE 87501

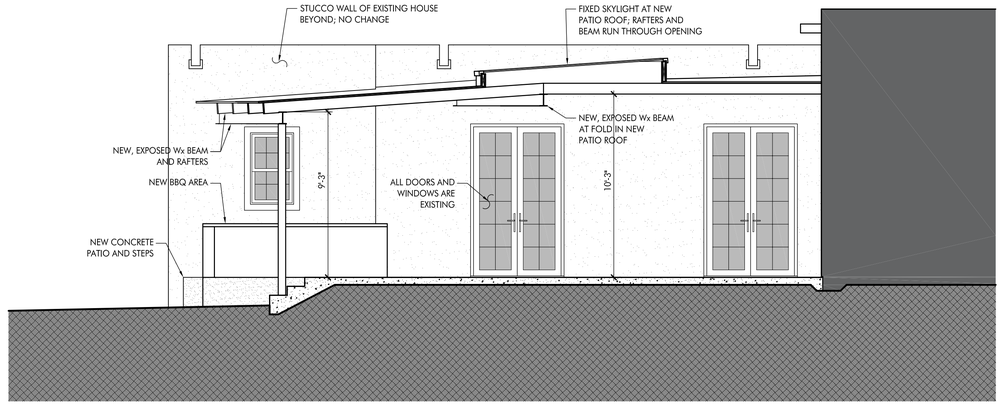
City of Santa Fe
Lot 1
APN 11340928

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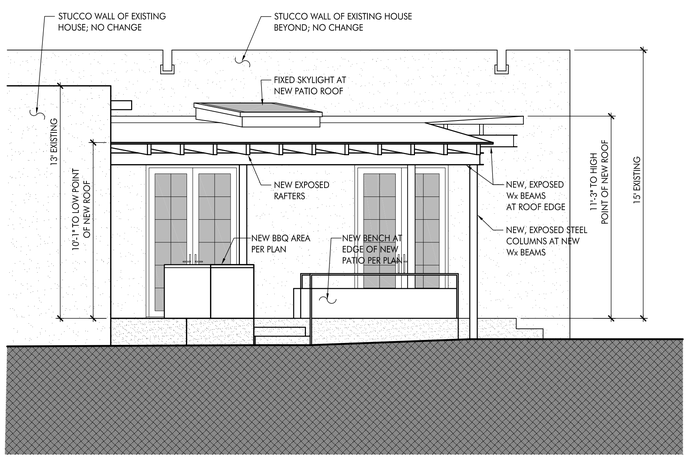
5-8-2026 DJB

EXISTING AND PROPOSED GROUND LEVEL FLOOR PLAN

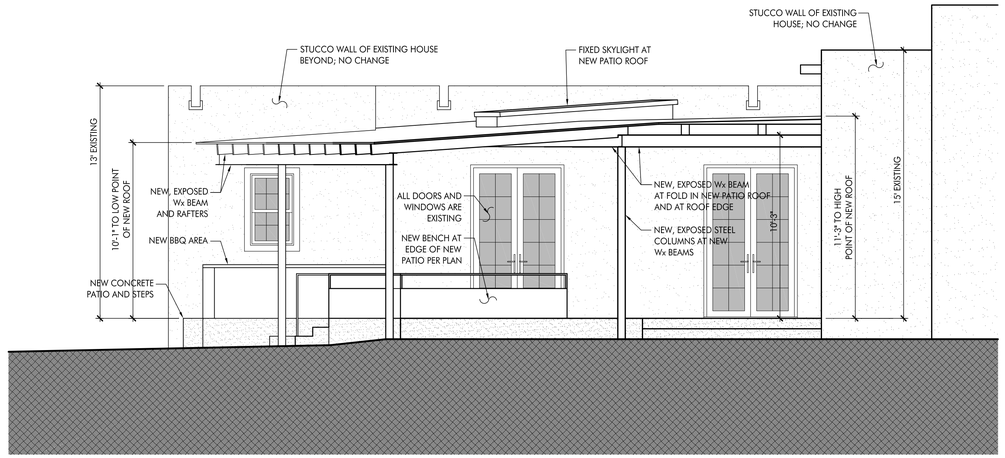
A2



CROSS SECTION SCALE: 1/4" = 1'-0"



NORTHWEST ELEVATION SCALE: 1/4" = 1'-0"



SOUTHWEST ELEVATION SCALE: 1/4" = 1'-0"

0 5 10 20

ARCHITECTS

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W3ARCHITECTS.COM

JOB NO: 21.01

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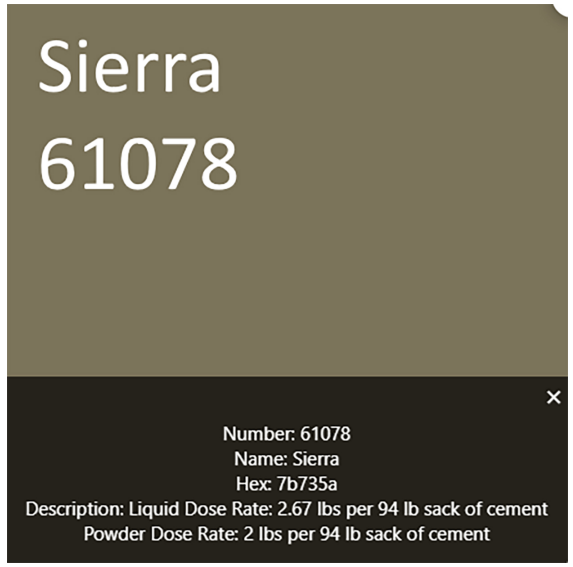
6-11-2026 DJB

EXTERIOR ELEVATIONS AND BUILDING SECTION

A3



CLEAR FINISHED DOUG. FIR RAFTERS



CONCRETE PATIO: DAVIS COLOR SIERRA



PAINTED STEEL COLOR



T.P.O ROOFING: LIGHT GREY

ARCHITECTS
W3
3886 OLD SANTA FE TRAIL
SANTA FE, NM 87505
TEL: 310.396.5885
W3ARCHITECTS.COM

JOB NO: 21.01

LITTLE PAVILION

NEW ATTACHED
COVERED PATIO

804 APODACA HILL ST.
SANTA FE 87501

City of Santa Fe
Lot 1
APN 11340928

5-8-2026 DJB

MATERIALS

A4



EXISTING WOODEN PERGOLA VIEW 1



EXISTING WOODEN PERGOLA VIEW 1



EXISTING WOODEN PERGOLA VIEW 1



STREET VIEW 1



STREET VIEW 2

ARCHITECTS

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SANTA FE, NM 87505

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JOB NO: 21.01

LITTLE PAVILION

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COVERED PATIO

804 APODACA HILL ST.
SANTA FE 87501

City of Santa Fe
Lot 1
APN 11340928

6-11-2026 DJB

EXISTING PHOTOGRAPHS

A5

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 JUNE 10, 26	Property Owner of Record	MARY JEAN LITTLE	
Applicant/Agent Contact	WARREN WAGNER : W3 ARCHITECTS		
Site Address	804 APODACA HILL ROAD		
Suite or Space # —	Subdivision Name —		
Lot # 1	Block # —	Total Roof Area (square feet)	
Lot Coverage %	Lot Size (square feet) 26,960		
Proposed Construction Description	ADDITION OF A ONE STORY COVERED PATIO PORTAL, 670.4 S.F. BEHIND THE EXISTING HOUSE, AND EXISTING		
The following documents are required for review as applicable:	X Legal Lot of Record X Building Plans X Existing site plan w/ setbacks PERGOLA ON SITE, X Proposed site plan w/ setbacks X Existing & Proposed Elevations ☐ Development Plan		

Zoning District	Overlay Districts	☐ Escarpment	☐ Flood Plain	☐ Other			
Proposed Setbacks	Front N/A	Rear N/A	Left Side N/A	Right Side N/A			
Required Setbacks	Front 7	Rear 15	Left Side 5	Right Side 5			
Proposed Height	Max Height	Parking Required	Provided	Bike Parking	Provided		

Historic Planning Case Manager AMANDA ROMERO

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.

X [signature] X 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 Benjamin Pfeifer		Date 06/15/2026
Preliminary Zoning Review # 2026-012434		

City of Santa Fe, New Mexico

memo

DATE: July 11, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

2026-012702-HDRB. 878 E. Palace. Downtown & Eastside Historic District, contributing. Ward & Marilyn Halla, owners, request window replacements on a primary façade with exception to 14-4.6 (4)(I)(a)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: Window Assessment

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the window replacement on primary facades. Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

3 motions may be required in this case.

a. In case 2026-012702-HDRB, for address, approve or deny the application as submitted.
b. In case 2026-012702-HDRB, for address, approve/deny the exception to finding , request window replacements on a primary façade with exception to 14-4.6 (4)(I)(a) that the exception criteria have been met
c. In case 2026-012702-HDRB, for address, 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 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence at 878 E. Palace Ave. is listed as contributing to the Downtown and Eastside Historic District. . The 900 sq. ft. main residential structure was built on a 0.088-acre lot in the early 1930s and the 64 sq. ft. shed structure was built in the mid-1990s. The main structure was built in the Spanish Pueblo Revival architectural style as seen by flat roof, rounded parapets and cut through canales
Previous Historic District Review Board (HDRB) cases include:
On June 1, 1984, case #1984-010100230 the board approved the enclosure of the portal on the west façade identified as number 3 in the façade diagram. Staff has no further information on the hearing.
On October 23, 2018, case #H-18-100-1762, applicant requested roof mounted HVAC to be heard by the HDRB, this case was postponed to be handled administratively. There are currently no records for the roof mounted HVAC system or for the ground mounted HVAC system on the north façade.
In Febuary 11, 2025 the HDRB decision status of the structure be maintained
as contributing, east and south yard walls be designated as non-contributing, and east and north facades numbers 1 & 2 on the diagram be designated as primary with the exclusion of any non-historic materials.



878 E. Palace Ave: Fa9ade Diagram

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

4 window replacements –

- 2 windows are located on the west elevation (non primary),
- 1 on the north elevation (primary)
- 1 on the east elevation (primary)

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6 (4)(I)(a) The applicant requests an exception to replace windows on a primary façade

(i) *Do not damage the character of the district*
Applicant Response: Please see the design of the new windows is just the same as the original windows

Staff Response: Staff finds that this criterion is met. The windows D, E, F located on the primary façade are historic and have been deemed non-restorable.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
Replacing four windows will not present any kind of hardship on me or the public welfare.

Staff Response: Staff finds that this criterion is met.

Allowing the windows to continue to rot will possibly present an injury to the public welfare, walls should also be checked for adobe damage per window accessor.

(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 design of the replacement windows is just the same as the original window design

Staff Response: Staff finds that this criterion is met. The window replacement is necessary to ensure that maintenance of the windows will strengthen the character of the City and allow the resident to reside in the historic district.

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 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.

Ill. 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 fa<; ade.

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

Ill. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
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. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

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

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

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

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

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

F. 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 elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:

1. Downtown and Eastside;
2. Don Gaspar Area;
3. Historic Transition; and
4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB 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 exceed two 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 exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.

c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.

e. The height and dimension of signage are as set forth in Section 14-7.61), *Sign Regulations in the Historic Districts.*

f. The HDRB 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 feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).

b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent 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.

V. 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.

VI. Massing and Floor Step backs

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

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 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.

From: Marilyn Halla
To: Amanda Romero
Copy to:; Gary Moquins

Date: June 14, 2026

Proposal for 878 E Palace Ave.

We would like to request a permit to replace 4 outswing casement windows on this property. Two of the windows are located on the west elevation, one on the north elevation, and one on the east elevation. Attached to this application please find the historic study of the property and the evaluation of the windows which were done by approved and Historic Preservation recommended
professionals.
Also attached you will find a proposal for the replacement windows from the Pella company. Please advise is anything more is needed for this application.

Thank you,
Marilyn Halla
Ward Halla

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 Marilyn Wbhalla
878 East Palace Avenue
Santa Fe, NM 87501
marilyn@wbhalla.com



JOB	DATE
878 East Palace Avenue, Santa Fe, NM 87501	05/29/2025

LOCATION	DESCRIPTION
WEST	
A	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H
DR #1	30” x 80” LH DOOR 2W5H
NORTH	
B	20” x 40” FXD 2W3H
WEST	
C	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H
NORTH	
D	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W4H
E	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H
EAST	
F	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H
DR #2	35” x 81” RH DOOR MULTI-1-PANEL
G	30” x 36” INSWING CASEMENT FXD 3W3H
SOUTH	
H	30” x 36” L OUTSWING 3W3H

JOB	DATE
878 East Palace Avenue, Santa Fe, NM 87501	05/29/2025

LOCATION	DESCRIPTION
EAST	
I	43” x 28” (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H

In closing, my professional opinion is as follows:

Windows A, B, C, G & H are non-historic.

Doors #1 & #2 are non-historic.

Windows D, E, F and I historic but are non-restorable. The rot on most pieces is more than 40%.

NOTE:
The jambs on these windows are severely rotted, they should be removed, and the walls should be checked for adobe damage that would affect the integrity of the building.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

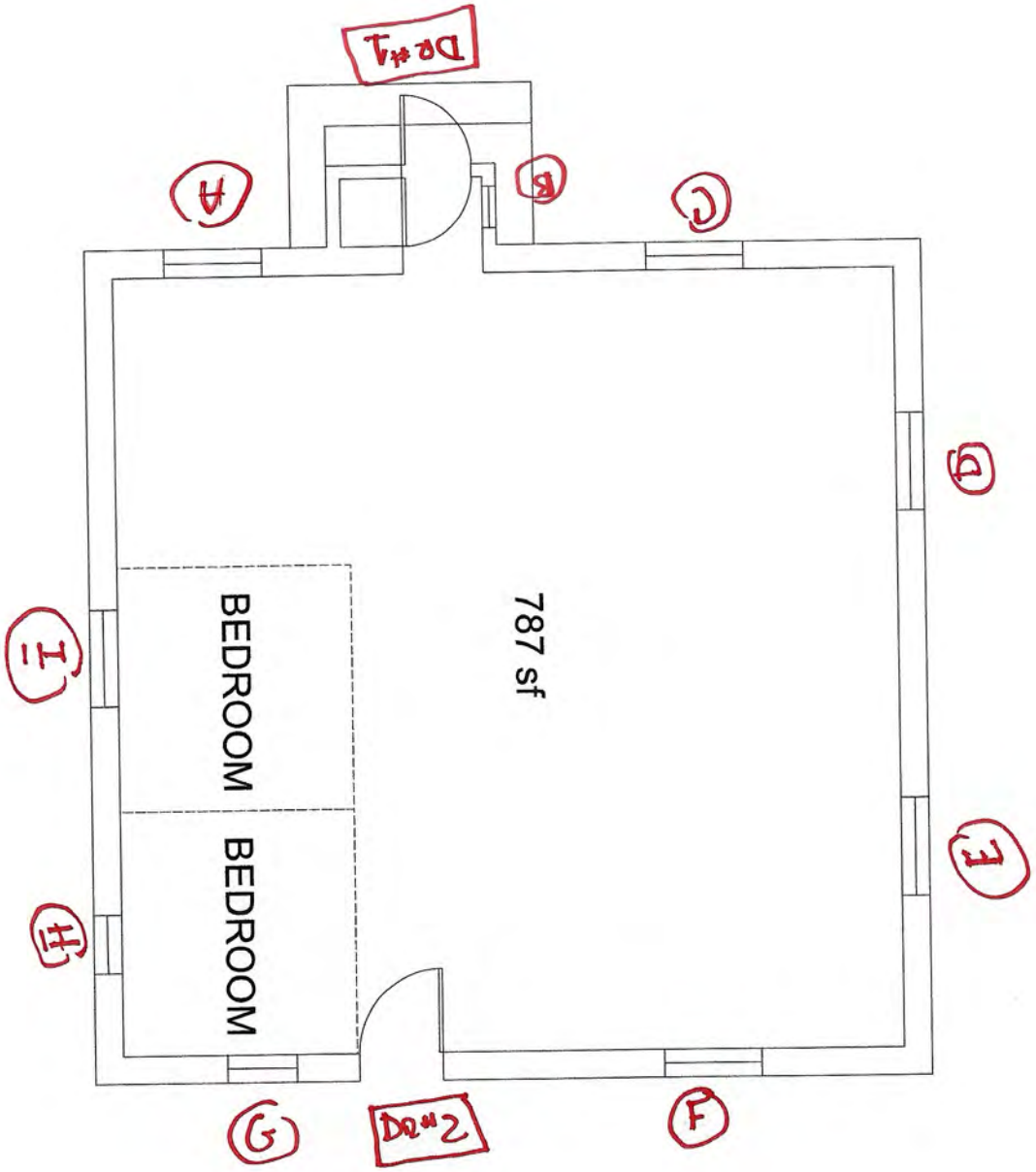
RPA & ASSOCIATES, LLC| WINDOW & DOOR CONDITION AND INTEGRITY CODES

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	43" x 28" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	F	**NON-HISTORIC** – WOOD BEAD NOT PUTTY GLAZED INSULATED GLASS (1987)
DR #1	30" x 80" INSWING LH DOOR 2W5H	S	**NON-HISTORIC** – SIMPSON DOOR INSULATED GLASS (1993)
B	20" x 40" FXD 2W4H	F	**NON-HISTORIC** – WOOD BEAD SASH – STUCCOED INTO THE WALL, NO JAMB (1987)
C	43" x 28" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	F	**NON-HISTORIC** – WOOD BEAD NOT PUTTY GLAZED INSULATED GLASS (1987)
D	43" x 28" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	U	**HISTORIC** – SASHES & JAMBS, ROTTED MORE THAN 40%, NON-RESTORABLE
E	43" x 28" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	U	**HISTORIC** – SASHES & JAMBS, ROTTED MORE THAN 40%, NON-RESTORABLE
F	43" x 28" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	U	**HISTORIC** – SASHES & JAMBS, ROTTED MORE THAN 40%, NON-RESTORABLE
DR #2	35" x 81" INSWING RH DOOR MULTI-1-PANEL	S	**NON-HISTORIC** – MACHINED PARTS – NOT HANDMADE (1987)
G	30" x 36" INSWING CASEMENT FIXED 3W3H	U	**NON-HISTORIC** – WOOD BEAD NOT PUTTY GLAZED INSULATED GLASS (1987)
H	30" x 36" L OUTSWING CASEMENT 3W3H	U	**NON-HISTORIC** – WOOD BEAD NOT PUTTY GLAZED INSULATED GLASS (1987)
I	43" x 48" (TWIN OUTSWING CASEMENT 2-EA 21 ½) 2W2H	U	**HISTORIC** – SASHES & JAMBS, ROTTED MORE THAN 40%, NON-RESTORABLE

NOTES:



878 E Palace Ave
PLAN

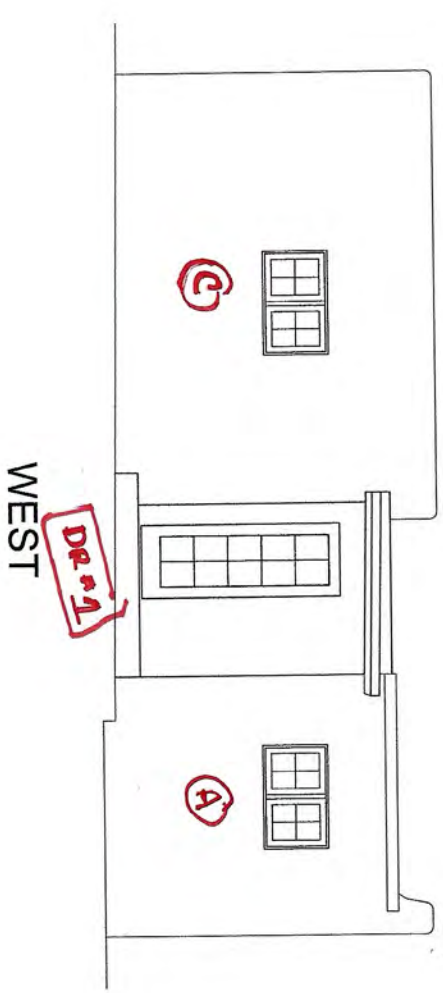
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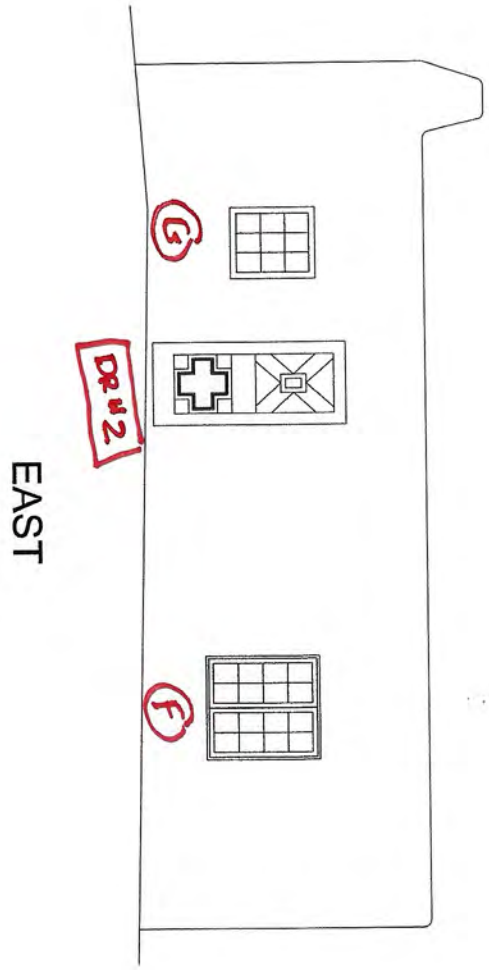
0 5

NORTH

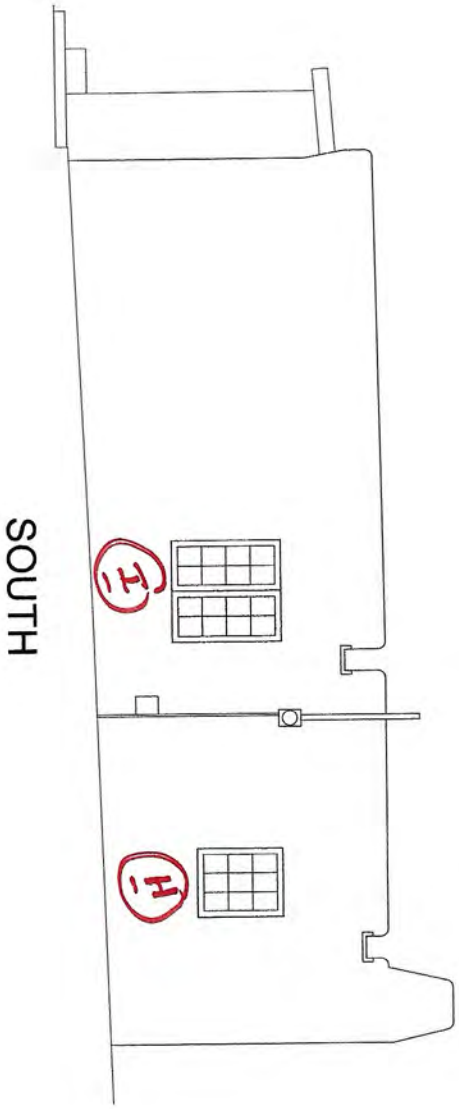
DRAWN BY: SCOTT ERNST
5/21/25

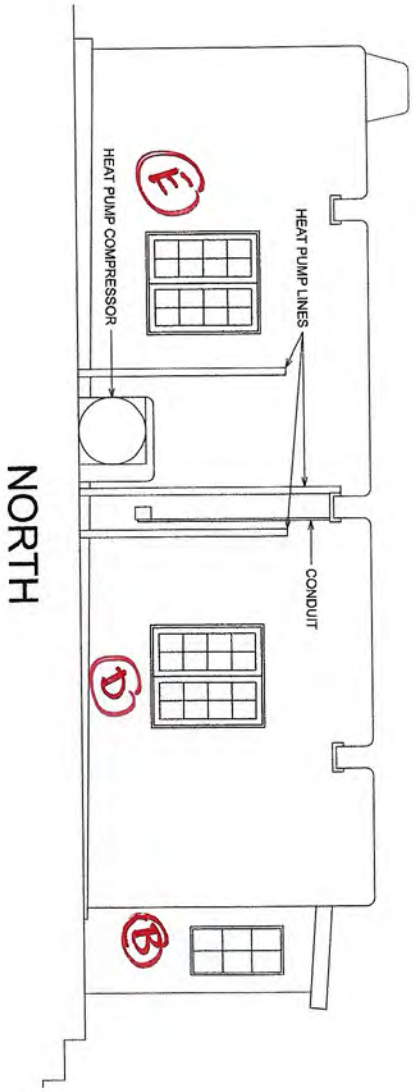
SOUTHWEST scanning



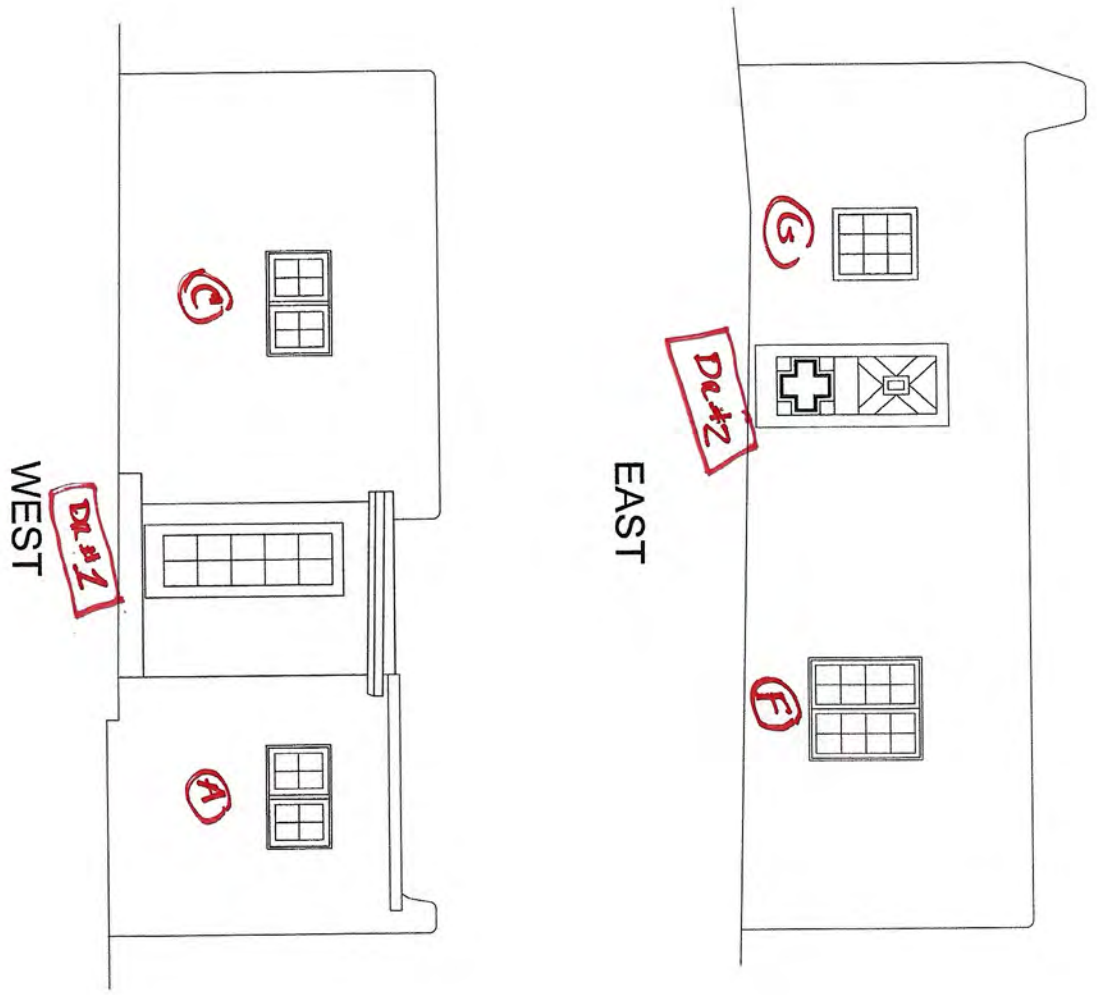


878 E Palace Ave EAST & WEST ELEVATIONS	Existing		0 5	SCALE: 1" = 1/2'-0"	NORTH	DRAWN BY: SCOTT ERNST 5/21/25	SOUTHWEST

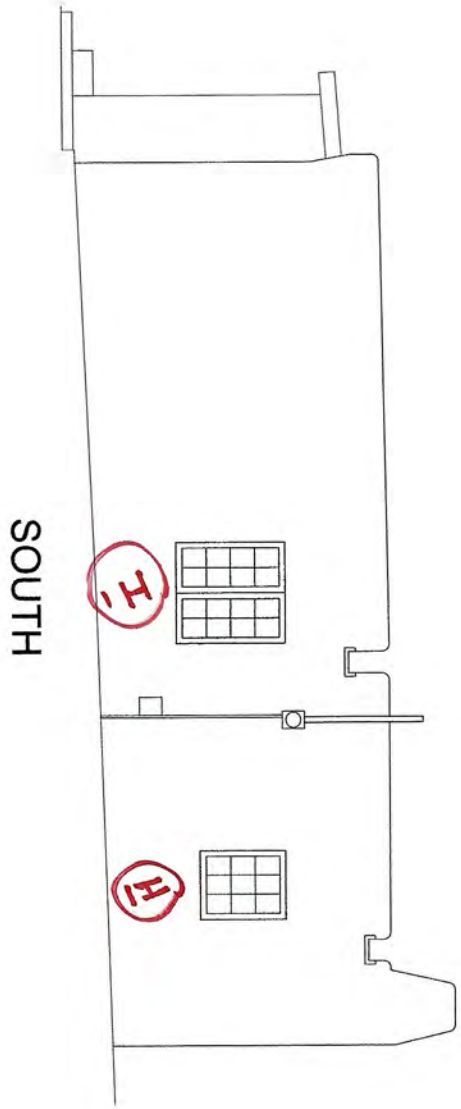


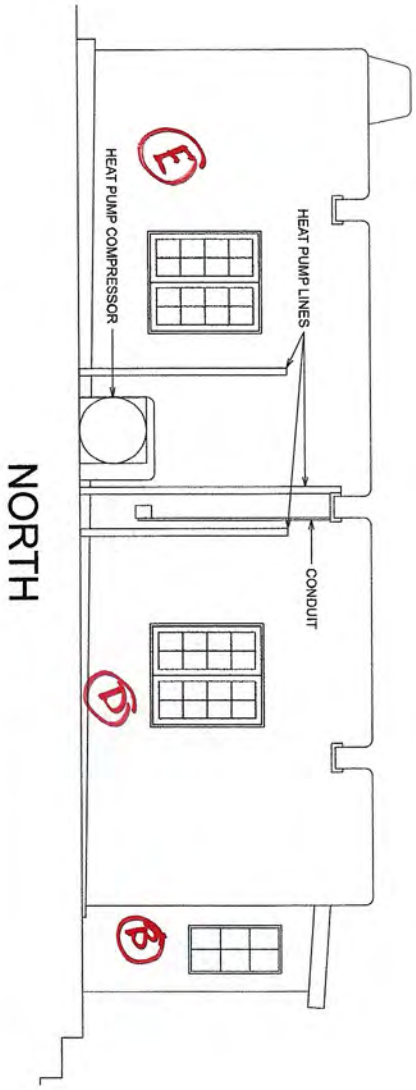


878 E Palace Ave NORTH & SOUTH ELEVATIONS	Existing		0 — 5	SCALE: 1" = 1/2'-0"	NORTH	DRAWN BY: SCOTT ERNST 5/21/25	SOUTHWEST



878 E Palace Ave EAST & WEST ELEVATIONS	Proposed		0 — 5	SCALE: 1" = 1/2'-0"	NORTH	DRAWN BY: SCOTT ERNST 5/21/25	SOUTHWEST scanning





878 E Palace Ave NORTH & SOUTH ELEVATIONS	Proposed		0 5	SCALE: 1" = 1/2'-0"	NORTH	DRAWN BY: SCOTT ERNST 5/21/25	SOUTHWEST

Proposal - Detailed

Pella Window and Door Showroom of Albuquerque
3901 Singer Blvd NE Suite A
Albuquerque, NM 87109
Phone: (505) 345-3502 Fax: (505) 314-8869

Sales Rep Name: Mora, Marco
Sales Rep Phone: 505-261-7747
Sales Rep E-Mail: moram@pellasw.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Marilyn Halla 878 E Palace Ave Santa Fe, NM 87501-2257 **Primary Phone:** (214) 5336678 **Mobile Phone:** **Fax Number:** **E-Mail:** marilyn@wbhalla.com **Contact Name:** **Great Plains #:** 1007628809 **Customer Number:** 1011369391 **Customer Account:** 1007628809	**MArilyn Halla - 878 E Palace Ave, Santa Fe, NM, US** 878 E Palace Ave **Lot #** Santa Fe, NM 87501 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** MArilyn Halla - 878 E Palace Ave, Santa Fe, NM, US **Order Number:** 771 **Quote Number:** **20861805** **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** **Tax Code:** SF 2023 TAX **Cust Delivery Date:** None **Quoted Date:** 5/20/2026 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
10	None Assigned	



PK # 2239

Viewed From Exterior

Rough Opening: 48 - 3/4" X 49 - 3/4"

Pella Reserve, Contemporary 2-Wide Casement, 48 X 49, Frost Blue

Item Price	Qty	Ext'd Price
$8,275.25	4	$33,101.00

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 24 X 49
General Information: Crank Out, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Frost Blue
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Square, Square, Standard, 1.46, 1.46, 1.46
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Saldo Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Full Screen, Bright White, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL31311, STC 26, OITC 23, Clear Opening Width 14.25, Clear Opening Height 44.875, Clear Opening Area 4.440755, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 5/8", Traditional (2W4H), Square, Square
2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 24 X 49
General Information: Crank Out, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Frost Blue
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Square, Square, Standard, 1.46, 1.46, 1.46
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Saldo Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Full Screen, Bright White, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL31311, STC 26, OITC 23, Clear Opening Width 14.25, Clear Opening Height 44.875, Clear Opening Area 4.440755, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 5/8", Traditional (2W4H), Square, Square
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 8 7/16", 9 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

24RINSTALL#3 - Adder Stucco	Qty	1
24RINSTALL#10 - Labor Hours- Extras Adder	Qty	1
24RINSTALL#5 - Per Opening Drywall Repair	Qty	1
25INSTALL - Permit Fee	Qty	1
24INSTALL0015 - Trip Charge 50 - 100 miles	Qty	1
24RINSTALL#6 - Wood Window/ Install	Qty	1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

TERMS & CONDITIONS:

****We cannot be held responsible for unexpected manufacturing delays. We will do our best to give you an accurate date of Delivery/Installation, however these dates may change and are out of our control.*****

This Proposal is price protected and valid for a period of 30 days except for the instance of a forced manufacturer price increase.

PAYMENT TERMS: Remodeling or replacement orders placed by homeowners require a 50% downpayment in advance of the order being placed unless securing GreenSky financing programs. The balance of the order will be due as follows: 45% of the total purchase price is due at least one day prior to the date of installation, with the remaining 5% of the total purchase price being due upon completion of the installation. All material provided in this contract serves as collateral against the amount due for the order. MMS Enterprises LLC dba Pella Window & Doors SW ("Pella") reserves their right to reclaim all collaterall and/or record a lien on the real property improved by its provision of its products if the balance is not paid at the time of installation.

WARRANTY: Pella® products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor Pella Window & Doors SW will be bound by any other warranty. Please be aware that product which is not fully paid for is not covered by the warranty.EXCEPT FOR THOSE EXPRESS LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AS WELL AS ANY IMPLIED WARRANTIES BASED ON COURSE OF DEALING OR USAGE OF TRADE. EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

CANCELLATION POLICY: A 50% Restock Fee will be charged for all items cancelled past (72) hours after we receive the signed contract. No credits are given for products or labor of delivered or install orders. The Pella product is custom fabricated specifically for your project.

Special Provisions for homes, childcare facilities, and schools built prior to 1978

This quote is contingent upon a determination that the home, childcare facility, or school in which the work will be performed does not contain lead. United States Environmental Protection Agency rules require the use of lead-safe practices and other actions aimed at preventing lead poisoning in the area of certain types of home improvements and renovations, including installation of windows and doors. Under Federal Rule 40 GFR Part 745, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools containing lead must be certified and must follow specific work practices to prevent lead contamination. These additional requirements imposed on Pella by the Environmental Protection Agency increase the cost of performing work on structures that contain lead. Should the home, childcare facility, or school for which this quote was provided be determined to contain lead, Pella will provide a new quote based on this information and the quote provided prior to this determination shall be null and void. Pella will have no obligation to perform the work for the previously quoted price.

Report any damage or discrepancies in product within 48 hours after delivery

Tempered glass is made from normal annealed glass via thermal tempering. This gives the glass its strength. Tempered glass may contain a slight wave or optical distortion. It is normal and should not be viewed as a flaw. Tempered glass is 4-5 times stronger than normal anealed glass.

NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the customer if the contractor defaults on the contract.

Contractor License #374497

Order Totals	
Taxable Subtotal	$33,101.00
Sales Tax @ 8.1875%	$2,710.14
Non-taxable Subtotal	$0.00
Total	$35,811.14
Deposit Received	
Amount Due	$35,811.14

878 E Palace
South
Elevation

South Elevation
Window
A

South Elevation Door #1

West Elevation
Window
B

South Elevation
Window
C

West
Elevation
Window
D

West Elevation
Window
E

North
Elevation
Window
F

North Elevation Door #2

North
Elevation
Window
G

East Elevation Window H

East Elevation Window I

Typical sash rot at joints beyond the 30 to 40 % per pc rot

Typical sash rot at joints and top rails beyond repair

Excessive mull post
and sash rot

Excessive sash rot


Entry door frame showing
finger jointed frame which
is NoN Historic
Door #2

Other examples of
rot on frames


Examples of
typical frame rot


Examples of the rot on the sashes

878 E Palace
West Elevation

878 E Palace
North
Elevation

878 E Palace
North Elevation

878 E Palace
East Elevation

878 E Palace
West Elevation

878 E Palace
South Elevation

878 E Palace South Elevation

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: November 11, 2024 - F

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

1. Name of property:

Lugarda Sparr House/ Halla Residence

2. Location:

878 East Palace Avenue
Downtown and Eastside Historic District – Santa Fe

3. Local Reference Number:
Santa Fe ID: H-2935

4. County: Santa Fe
Parcel # 12625792

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

6. Date of Survey:
October 27, 2024

7. Previous Survey Date(s):
_x_Yes: March 1985, Susan Lopez
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6811028,-105.926169



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of property from East Palace Avenue.

11. Brief Description of the Property:

Constructed around 1930, 879 East Palace Avenue is a simple adobe box enclosing approximately 900 square feet. It's arranged on an east-west axis, with its façade facing Palace Avenue. The flat-roof building is square in plan and displays a few Pueblo Revival elements consisting mainly of earth-colored skin, rounded parapets, and cut-through *canales*. It holds one bedroom which was built across the front portal in the 1970s. The rear of the house has an enclosed porch holding a bathroom and a laundry. There is a non-historic shed at the rear of the property and connected yard walls, two of which (east and south) belong to the property. The house is currently designated Contributing to the Downtown and Eastside Historic District.

Continued on Page 5.

12. Who uses the property?

13. Construction Date:
Date: Before c.1929-30
_ _Known _x_ Estimated Source: 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
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, Ward B. and Marilyn M. Halla

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

Current owner: Ward B. and Marilyn M. Halla

N/A

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

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

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

22. National or State Register:

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

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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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: H-2935
Lugarda Sparr House/ Halla Residence	878 East Palace Avenue Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: October 27, 2024

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
__ Not visible __ None
__ At Grade _x_Raised: *contrapared*
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

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

10. Window Types

Operation	Material	Glazing	Number
Casement & Fixed	Wood	4-4	2
Casement	Wood	9	2
Casement	Wood	Paired 8	3

11. Door Types

Type	Style	Material	Number
Single-Leaf	Decorative	Wood	1
Single-Leaf	Divided-Lite	Wood	1

12. Chimneys _x_ two, corner pots

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: Date unknown; enclosure of back porch; aerial photographs and visual material evidence, particularly windows.
#2 Date: 1970s; enclosure of front portal; aerial photographs, owner's knowledge, and visual and material evidence.
#3 Date: Post-1978; unification and extension of parapet sections; aerial photographs.

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

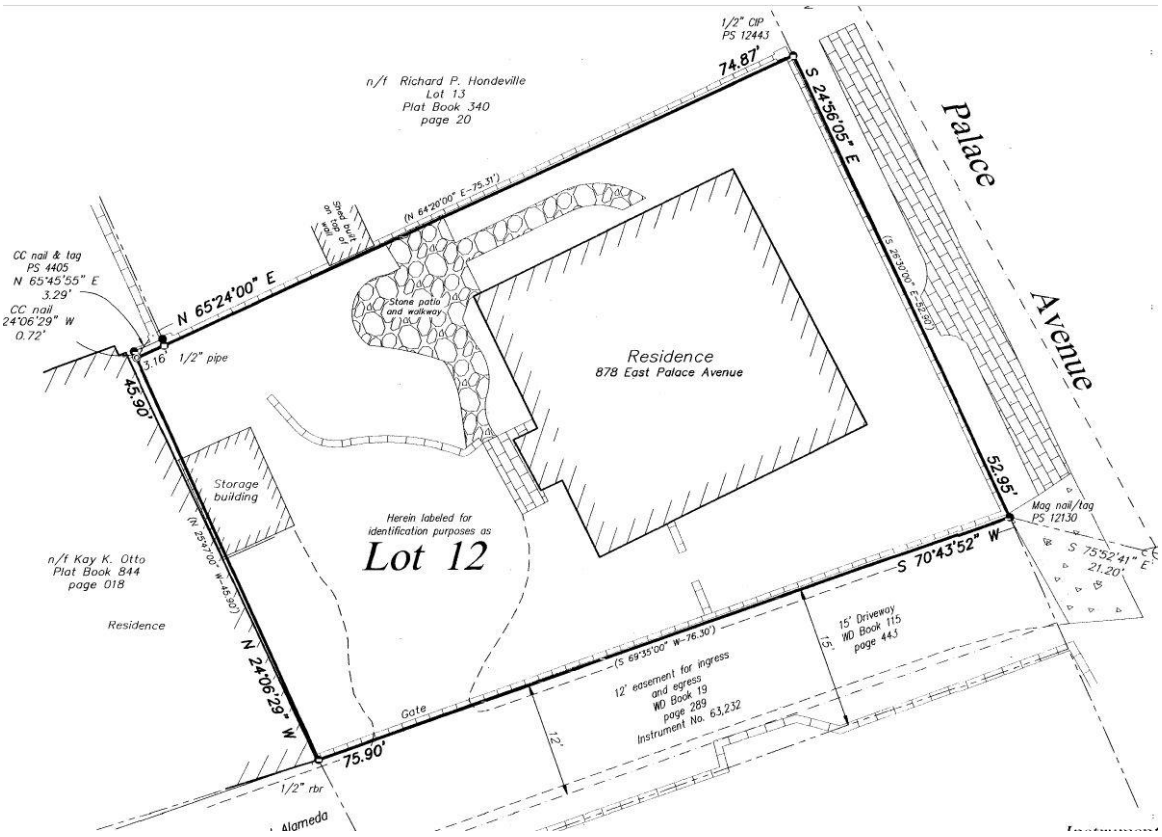
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2019 survey plat. Courtesy of Sierra Land Surveying, Inc.



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Architectural Description Continued

Setting

The house sits near the east end of Palace Avenue in an area formerly in agricultural use. Beginning in the 1920s, the small and level fields of this area became house lots. The subject house was one of several constructed during this period near the end of Palace Avenue. The house is mostly hidden from the street behind a privacy wall (Photo 1). The front yard is entered by a non-historic rustic wooden gate. Vehicular access is along an alley, edging the south side of the property. The 0.9-acre flat lot is minimally landscaped with gravel, a stone patio, and a footpath at the home's northwest corner, with a towering fir tree in the backyard.

House

East (Front)

Beyond the wooden gate, one encounters an unassuming façade composed of a door and two windows (Photo 2). The portal — which once lent interest to the house — was enclosed in the 1970s to create the bedroom (Photo 3).[1] This involved shifting the entry to the exterior and installing two small windows (Photo 4). A chimney was erected at the addition's corner, mimicking a similar chimney at the opposite end of the façade. The portal enclosure may have also coincided with a change of the parapets. Comparing aerials from the 1970s with current conditions shows that the once discontiguous sections have been connected at a uniform height, with a piece extended at the southwest corner (Fig. 6 & Field 15).

South

The south elevation begins at the east end with the enclosed portal (Photo 5). Beyond the addition is an older pair of eight-light wood casements. The single-glazed windows open outward by small barrel hinges (Photo 6). Similar windows are found on the north elevation. In both instances, they are deteriorated. Their age is indeterminate, but they

[1] Marilyn Halla, email to John W. Murphey, October 23, 2024. The infill portal is detected by a slight offset at the wall, the new windows, and the change in parapet.

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do not date to the 1930s. The elevation moves west through an overgrown bush, terminating at its connection with the enclosed porch (Photo 7).

West

The west façade is split into two sections. The south holds what appears to have been a porch that was enclosed at some point (Photo 8). A non-historic multi-light wood door at the center opens to a laundry room. To the south, representing the original porch, are two, four-light wood windows at the bathroom. These windows, along with the same units north of the door, are not historic.

North

Looking onto a property wall, the north elevation contains two groups of eight-light casement windows (Photos 9-11).

Walls

Based on a 2019 survey plat, the east and south yard walls are part of the property. The east wall (Photo 1), measuring 62” to 92” tall, may have started as a much shorter wall which gained in height in the 1970s. This lower wall appears on a 1966 aerial photograph (Fig. 5) and seems to have stayed at that height through at least 1973 (Fig. 6). By 1978, it had gained height to match a new wall built along the alley (Photo 12 & Fig. 7). The alley wall measures between 62” and 102” above finished grade. Neither is considered historic.

Historical Overview

The End of Palace Avenue

In the late Territorial period, East Palace Avenue emerged as Santa Fe’s fashionable district, becoming a street lined with large homes owned by wealthy families. But beyond its bend, near the old Fischer Brewery, it sheltered poorer families and remained unpaved. Their traditional homes sat on the east side of the road, on a small

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ridge overlooking farm fields reaching down to the Santa Fe River. The *Acequia de Muralla* watered the fields planted with corn and alfalfa.

The subject house was built over a such field shown on the 1914 hydrological map planted with alfalfa (Fig. 1). Sixteen years later, the property had been subdivided, with the subject lot holding a small house. It is unclear who built the house, but it may have been Francisco Montoya, who is thought to be the landowner. The house may have been an investment as it initially worked as a rental.

Early Tenants

The first known tenants, in 1930, were a married couple, James and Pearl Wiley.[2] James worked as a vulcanizer — someone who repairs rubber tires — at the Closson and Closson garage (now Santa Fe Village) on Don Gaspar Avenue.[3] The Wileys were followed quickly by William and Rose Jones. Like Wiley, William Jones worked with automobiles, as a mechanic at a garage on West Santa Francisco Street. In 1934, Ailleen Roberson, who came from Oklahoma and managed the Unique Beauty Service shop on Palace Avenue, lived in the home with her mother, Clara.[4] They left and were replaced by James and Janet Murray.[5] James worked as an electrician for the Prokosh Electric Company. The Murrays seem to be longest-term renters, living in the house for four years.

Lugarda Sparr

After renting the house out for ten years, Francisco and Guadalupita Montoya sold the property and house to Lugarda Sparr, a widow from Albuquerque, for $900,00 cash.[6] At

[2] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1930* (El Paso: Hudspeth Directory Company, 1930), 201 & 232.
[3] Ibid., 1932, 93 & 202.
[4] Ibid., 1934, 157 & 228.
[5] Ibid., 1936, 144 & 251.
[6] Contract of Sale and Purchase, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded March 15, 1940, Book FCNT/Page 157, Instrument # 61478, Santa Fe County, New Mexico.

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At the time, the property stretched down to East Alameda Street. The house was described in an accompanying deed as having three rooms and a bathroom.[7]
Lugarda (or Lulu as she was known) grew up on Palace Avenue as a member of the Lobato family — Spanish settler descendants who have lived on Palace Avenue for more than 130 years.[8]

In the 1910s, Lulu married Edson "Ted" Sparr, a cowboy who worked for the federal government as a cattle detective.[9] The couple initially lived with his mother in Atrisco but later purchased a ranch in San Ysidro, near Jemez Pueblo. Ted Sparr died in 1939 from injuries he suffered while repairing a car.[10] He was 48.

Lugarda moved into the East Palace Avenue home around 1940, likely to be closer to her family. She appeared to live a quiet life. She died at St. Vincent's on the afternoon of Sunday, February 9, 1970. A rosary was read at Cristo Rey Church a few days later, and her body was buried at Rosario Cemetery.[11]

Later Owners

It is unclear how the transaction transpired, but the property ended up in the ownership of John T. Midyette III and his wife, La Merle Boyd.[12] Midyette was a Connecticut-born architect who arrived in Santa Fe in the late 1960s full of ideas, and later made his mark for his globular Pueblo architecture. The Midyettes do not appear to have ever lived in

[7] Warranty Deed, Francisco Montoya and Guadalupita de Montoya to Lugarda Sparr, recorded October 16, 1940, Book 19/Page 289, Instrument # 1940063232, Santa Fe County, New Mexico
[8] U.S. Census Bureau, 1910; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T624_918; Page: 1a; Enumeration District: 0221; FHL microfilm: 1374931; John W. Murphey, "The House at the Top of Palace Avenue: The Apolonio and Cleofes Lobato House," (Private house history prepared for Brad and Suzanne Miller, September 14, 2021), 3-4.
[9] United States, Selective Service System. *World War I Selective Service System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.
[10] "Injury Proves Fatal to SCS Range Rider," *The Albuquerque Tribune*, June 1939, 1.
[11] "Lugarda Sparr Rites Scheduled," *Santa Fe New Mexican*, February 10, 1970, 2.
[12] There was no deed found for either individual as a grantee to the property. Lugarda Sparr's estate was settled in 1974, the same year the property was surveyed for a plat. This unrecorded plat, mentioned subsequent deeds, has not been located.

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the home. They sold or leased the property to Frank L. Halla, Jr., and his wife, Judith Webb Halla. The Hallas used it as a second home.

Halla, who had been raised in El Paso, graduated from Southern Methodist University and served in the Vietnam War. He received a doctorate in history from the University of Texas, Austin, and later taught at the University of Missouri and Texas Tech.[13] Dr. Halla worked as a psychotherapist in Lubbock for many years. In 1980, Midyette gave the Hallas a deed for the property which involved taking over his mortgage with First National Bank.[14]

Frank Louis Halla, Jr. died in 1990. As the executrix of the estate, his wife deeded the Palace Avenue property to herself in 1997.[15] Her brother-in-law, Ward B. Halla, had received a half-interest for the property in 1984.[16] The house is now owned by Ward, and his wife, Marylin M. Halla.

Evaluation of Historical Status

The house is designated Contributing to the Downtown and Eastside Historic District. The status followed a reconnaissance survey in 1985, in which the surveyor was not aware that the front façade had been greatly altered in the 1970s when its portal was enclosed. Only the north elevation shows what may be considered original design. But this elevation is modest, holding two windows and a few canales. It is unclear if this house should remain Contributing. Neither section of yard wall on the property is historic.

[13] "Halla [obituary]," *El Paso Times*, June 9, 1990, 6-C
[14] Warranty Deed (Joint Tenants), John T. Midyette III and La Merle Boyd to Frank and Judy W. Halla, recorded January 8, 1980, Book 393/Page 202, Instrument # 452013, Santa Fe County, New Mexico.
[15] Deed of Personal Representative, Judith Ann Webb Halla to Judith Ann Webb Halla, recorded April 3, 1997, Book 1360/Page 998, Instrument # 979333, Santa Fe County, New Mexico.
[16] Warranty Deed, Frank and Judy W. Halla to Ward B. Halla, recorded December 26, 1984, Book 509/Page 345, Instrument # 557854, Santa Fe County, New Mexico.

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Illustrations

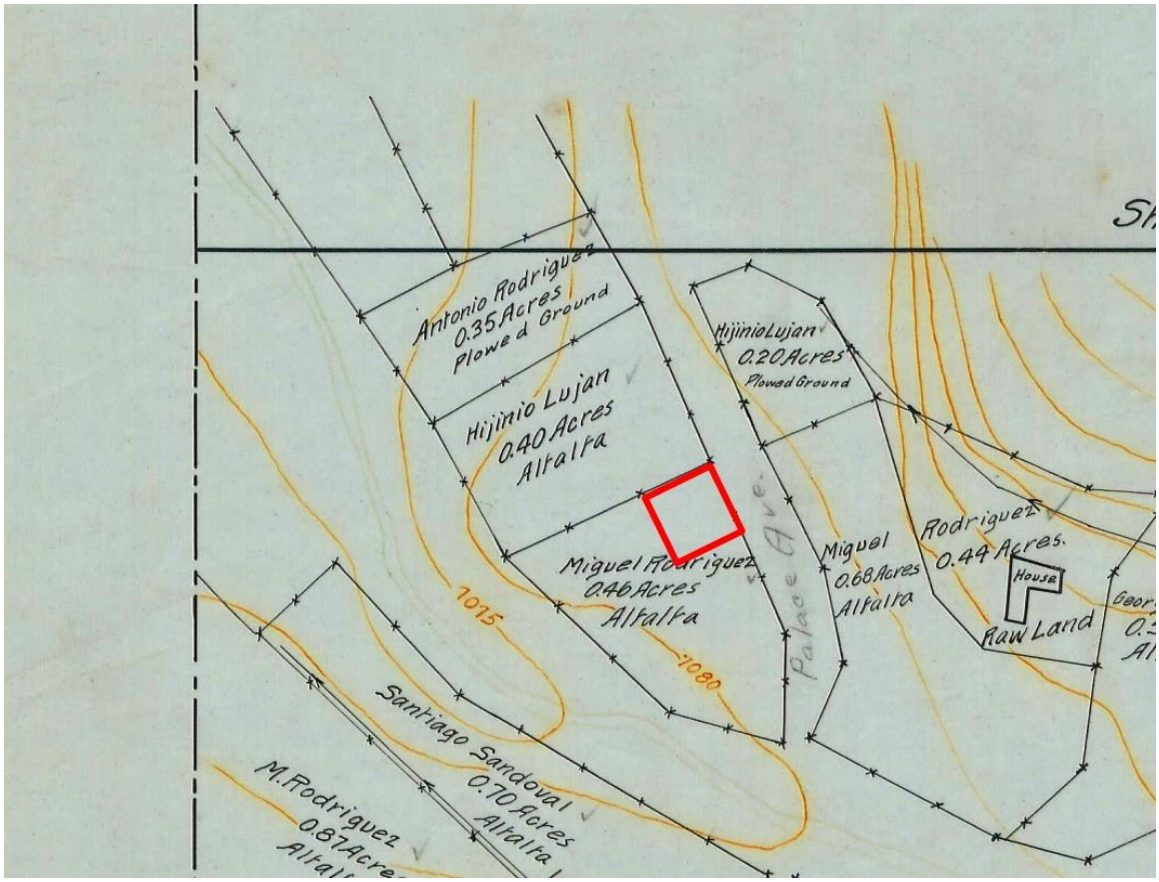


Figure 1: Proximate location of current parcel over 1914 map.
Source: State Engineer's Office, "Santa Fe Hydrological Survey," [series of maps] (Santa Fe: State Engineer's Office, 1914 (published 1919).

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Figure 2: Presence of house on 1935 aerial photograph.
Source: United States Soil Conservation Service, Sheet # 1009.

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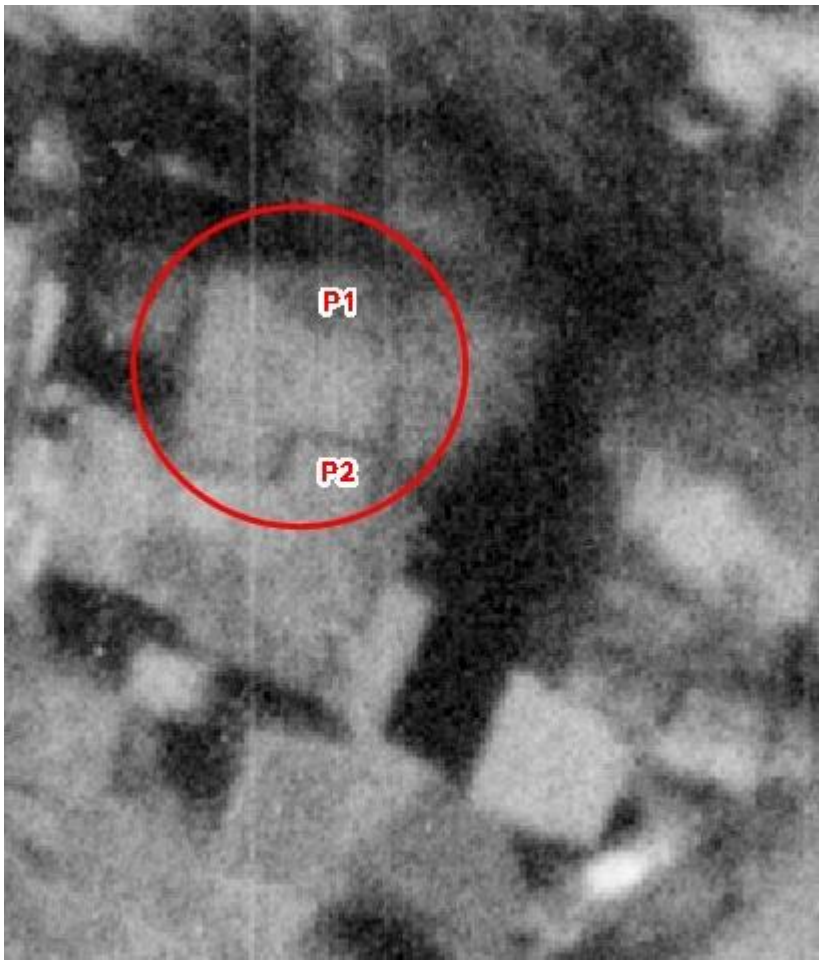


Figure 3: Footprint of house is discernable on 1958 aerial photograph. Note its roof form consists of a square footprint with two porches (P1 & P2) at the corners. Source: November 10, 1958, Sheet 1.

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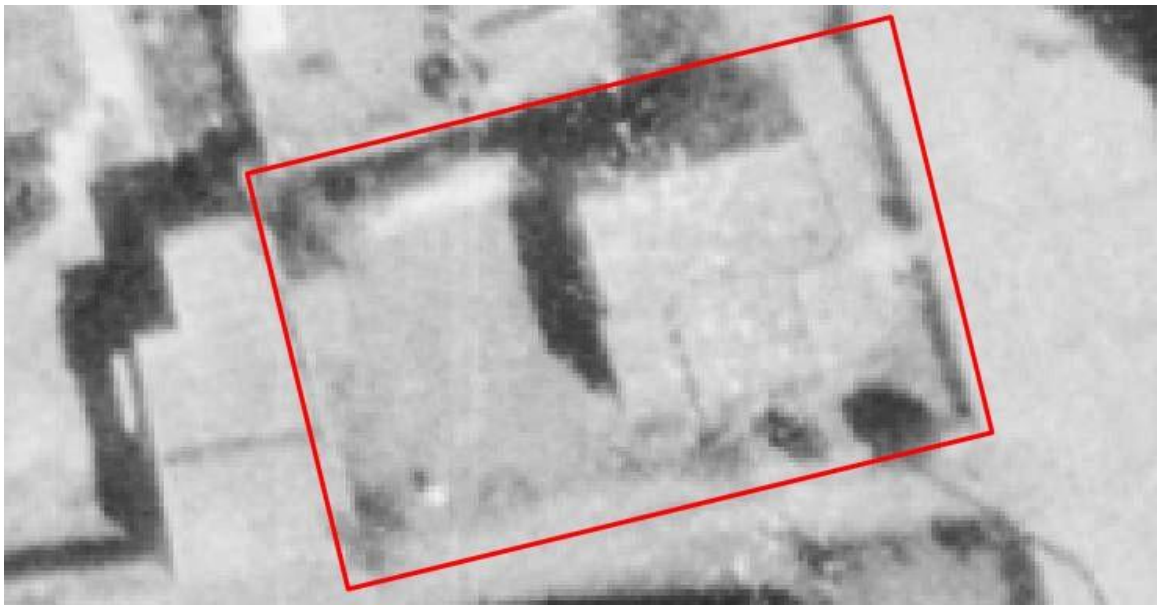


Figure 4: 1966 aerial photograph. Note low wall along the alley. Source: May 2, 1966, Sheet 16.

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Figure 5: 1973 aerial photograph. Source: May 11, 1973, Sheet 64.

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Figure 6: 1978 aerial photograph. Note discontiguous parapet line; compare with current aerial in Field 16. Note also wall along alley. Source: September 11, 1978, Sheet 75.

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Survey Photographs

(All images taken by Giulia Caporuscio on October 27, 2024).



Photo 2: East oblique angle. Camera facing northwest.

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Photo 3: East elevation, south end. 1970s portal enclosure highlighted. Camera facing northwest.

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Photo 4: East elevation, portal enclosure. Non-historic window. Camera facing southeast.

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Photo 5: South elevation, east end. 1970s portal enclosure highlighted. Camera facing northeast.

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Photo 6: South elevation. Older casement window.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 7: South elevation, at southwest corner. Enclosed porch at left. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 8: West elevation. Enclosed porch highlighted. 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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 9: North elevation. 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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1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 10: North elevation. Older casement windows.

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: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 11: North elevation, northeast corner. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Lugarda Sparr House/ Halla Residence**	**2. Location:** **878 East Palace Avenue** **Downtown and Eastside Historic District – Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-2935** **4. County: Santa Fe** **5. Date of Survey: October 27, 2024**



Photo 12: Alley wall. Camera facing northeast.

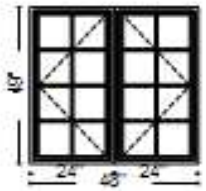
Proposal - Detailed

Pella Window and Door Showroom of Albuquerque
3901 Singer Blvd NE Suite A
Albuquerque, NM 87109
Phone: (505) 345-3502 **Fax:** (505) 314-8869

Sales Rep Name: Mora, Marco
Sales Rep Phone: 505-261-7747
Sales Rep E-Mail: moram@pellasw.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Marilyn Halla 878 E Palace Ave Santa Fe, NM 87501-2257 **Primary Phone:** (214) 5336678 **Mobile Phone:** **Fax Number:** **E-Mail:** marilyn@wbhalla.com **Contact Name:** **Great Plains #:** 1007628809 **Customer Number:** 1011369391 **Customer Account:** 1007628809	**MArilyn Halla - 878 E Palace Ave, Santa Fe, NM, US** 878 E Palace Ave **Lot #** Santa Fe, NM 87501 **County:** **Owner Name:** **Owner Phone:**	**Quote Name:** MArilyn Halla - 878 E Palace Ave, Santa Fe, NM, US **Order Number:** 771 **Quote Number:** **20861805** **Order Type:** Installed Sales **Wall Depth:** **Payment Terms:** **Tax Code:** SF 2023 TAX **Cust Delivery Date:** None **Quoted Date:** 5/20/2026 **Contracted Date:** **Booked Date:** **Customer PO #:**

Line #	Location:	Attributes
10	None Assigned	



PK #
2239

Viewed From Exterior

Rough Opening: 48 - 3/4" X 49 - 3/4"

Pella Reserve, Contemporary 2-Wide Casement, 48 X 49, Frost Blue

Item Price	Qty	Ext'd Price
$8,275.25	4	$33,101.00

1: Non-Standard SizeNon-Standard Size Left Casement
Frame Size: 24 X 49
General Information: Crank Out, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Frost Blue
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Square, Square, Standard, 1.46, 1.46, 1.46
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Saldo Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Full Screen, Bright White, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL31311, STC 26, OITC 23, Clear Opening Width 14.25, Clear Opening Height 44.875, Clear Opening Area 4.440755, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 5/8", Traditional (2W4H), Square, Square
2: Non-Standard SizeNon-Standard Size Right Casement
Frame Size: 24 X 49
General Information: Crank Out, Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Frost Blue
Interior Color / Finish: Bright White Paint Interior
Sash / Panel: Square, Square, Standard, 1.46, 1.46, 1.46
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Wash Hinge Hardware, Saldo Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor, Shipped In Unit
Screen: Full Screen, Bright White, InView™ , Shipped Separate
Performance Information: U-Factor 0.29, SHGC 0.25, VLT 0.46, CPD PEL-N-11-24315-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL31311, STC 26, OITC 23, Clear Opening Width 14.25, Clear Opening Height 44.875, Clear Opening Area 4.440755, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: ILT, No Custom Grille, 5/8", Traditional (2W4H), Square, Square
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
Wrapping Information: No Attachment Method, No Head Drip Cap, No Exterior Trim, 8 7/16", 9 3/4", Standard Four Sided Jamb Extension, Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 194".

24RINSTALL#3 - Adder Stucco	Qty	1
24RINSTALL#10 - Labor Hours- Extras Adder	Qty	1
24RINSTALL#5 - Per Opening Drywall Repair	Qty	1
25INSTALL - Permit Fee	Qty	1
24INSTALL0015 - Trip Charge 50 - 100 miles	Qty	1
24RINSTALL#6 - Wood Window/ Install	Qty	1

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com , with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

BRANCH WARRANTY:

EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

TERMS & CONDITIONS:

****We cannot be held responsible for unexpected manufacturing delays. We will do our best to give you an accurate date of Delivery/Installation, however these dates may change and are out of our control.*****

This Proposal is price protected and valid for a period of 30 days except for the instance of a forced manufacturer price increase.

PAYMENT TERMS: Remodeling or replacement orders placed by homeowners require a 50% downpayment in advance of the order being placed unless securing GreenSky financing programs. The balance of the order will be due as follows: 45% of the total purchase price is due at least one day prior to the date of installation, with the remaining 5% of the total purchase price being due upon completion of the installation. All material provided in this contract serves as collateral against the amount due for the order. MMS Enterprises LLC dba Pella Window & Doors SW ("Pella") reserves their right to reclaim all collaterall and/or record a lien on the real property improved by its provision of its products if the balance is not paid at the time of installation.

WARRANTY: Pella® products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details. Neither Pella Corporation nor Pella Window & Doors SW will be bound by any other warranty. Please be aware that product which is not fully paid for is not covered by the warranty.EXCEPT FOR THOSE EXPRESS LIMITED WARRANTIES PROVIDED FOR HEREIN, YOU ACKNOWLEDGE THAT SELLER EXCLUDES ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AS WELL AS ANY IMPLIED WARRANTIES BASED ON COURSE OF DEALING OR USAGE OF TRADE. EXCEPT FOR THOSE LIMITED WARRANTIES PROVIDED HEREIN, THIS SALE IS "AS IS."

CANCELLATION POLICY: A 50% Restock Fee will be charged for all items cancelled past (72) hours after we receive the signed contract. No credits are given for products or labor of delivered or install orders. The Pella product is custom fabricated specifically for your project.

Special Provisions for homes, childcare facilities, and schools built prior to 1978

This quote is contingent upon a determination that the home, childcare facility, or school in which the work will be performed does not contain lead. United States Environmental Protection Agency rules require the use of lead-safe practices and other actions aimed at preventing lead poisoning in the area of certain types of home improvements and renovations, including installation of windows and doors. Under Federal Rule 40 GFR Part 745, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, childcare facilities, and schools containing lead must be certified and must follow specific work practices to prevent lead contamination. These additional requirements imposed on Pella by the Environmental Protection Agency increase the cost of performing work on structures that contain lead. Should the home, childcare facility, or school for which this quote was provided be determined to contain lead, Pella will provide a new quote based on this information and the quote provided prior to this determination shall be null and void. Pella will have no obligation to perform the work for the previously quoted price.

Report any damage or discrepancies in product within 48 hours after delivery

Tempered glass is made from normal annealed glass via thermal tempering. This gives the glass its strength. Tempered glass may contain a slight wave or optical distortion. It is normal and should not be viewed as a flaw. Tempered glass is 4-5 times stronger than normal anealed glass.

NOTICE: Neither the Contractor's License Bond nor the license issued under 60-13-19 of the Construction Industries Licensing Act protects the customer if the contractor defaults on the contract.

Contractor License #374497

Order Totals	
Taxable Subtotal	$33,101.00
Sales Tax @ 8.1875%	$2,710.14
Non-taxable Subtotal	$0.00
Total	$35,811.14
Deposit Received	
Amount Due	**$35,811.14**

City of Santa Fe

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

PROJECT DESC: 2025-009719-HDRB, 878 E. Palace. Downtown and Eastside Historic District. Micheal Herrera, agent for Marilyn Halla, owner, requests a status review and primary façade designation.

CASE NUMBER: 2025-009719--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 878 E PALACE AVE
Santa Fe, NM 87501

CONTACTS:

Applicant	Michael Herrera
Property Owner	Marilyn Halla

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 11, 2025. The decision of the Board was to adopt staff's recommendations, status of the structure be maintained as contributing, east and south yard walls be designated as non-contributing, and east and north facades numbers 1 & 2 on the diagram be designated as primary with the exclusion of any non-historic materials.

For further information please call 505-955-6605.

Sincerely,

ARomero

Amanda Romero

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: July 14, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director

FROM: Amanda Romero, Senior Planner, Historic Preservation Division

---

2026-012703-HDRB. 201 E. Marcy St., Downtown & Eastside Historic District, non-contributing Barbara Felix, agent, for City of Santa Fe, Convention Center, is proposing a 520 sq. ft. heated storage room and portal 3,530 sq. ft to height of 13'-6" on terrace. A monumental stair in courtyard, 8'-0 wrought iron fence and gates.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and request redesigning the finials above the gate and fence. Otherwise finds that the application does comply 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:

One motion will be required in this case.

a. In case 2026-012703-HDRB, for address, approve or deny the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Site Description:

Santa Fe Convention Center was built in 2008 of recent Santa Fe Style Architecture The structure is non-contributing to the Downtown and Eastside Historic District. SFCCC is 74,361 sq. ft. structure, 39'-6" in height. The two-story building has two levels of underground parking. On the ground level of the structure features include divided lite windows and doors, wooden portals with corbels.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Ground Level:

1. Removal of existing rolling metal-pipe guardrail at the east side of the courtyard.
   Replacement with new wrought-iron decorative fencing and gates with a maximum height of 8'-0".

2. Addition of monumental stairs in the northwest corner of the courtyard.
   a. Stair to be constructed of masonry, finished with cementitious stucco. Stair treads to be open and made of pre-cast concrete, railings to be wrought iron. Gate located at first landing.
   b. Recessed lighting will be in the corner masses of the masses of the masonry.
      Lighting will be at the treads.

3. Addition of a wrought-iron gate at the northeast corner of the courtyard, maximum height of

4. Addition of a wrought-iron gate at the southwest corner of the courtyard, in the curved arched opening, with a maximum height of 8'-0".

a. Wrought iron, at all locations mentioned, will be hammered iron with a blackened finish.

Terrace Level:

1) Removal of planters at north side of the terrace and replacement with an open, shade canopy. Included is a small, heated storage/prep room at the east side of the terrace (520 SF). Total new roofed area, including the shade canopy and storage/prep is 3,934 SF.
   a. Height of canopy to be maximum 73'-6" at rear (where slope intersects existing stucco wall). Existing parapet height at north wall is 74'-6".
   b. Canopy to be supported by steel columns and beams. The columns will be enclosed by large cementitious stucco columns. Columns to be topped with wood corbels with wood fascia covering the face of the steel beams. The large column size is required to hide needed electrical and data boxes, as well as roof downspouts. Column spacing is based on the existing structural columns below
   c. Shed-style skylights are included at the north wall to provide daylight into the covered canopy area.
   d. Proposed lighting to include tin wall sconces, recessed down lights, and cable lighting. The cable lighting is tucked up under the canopy.
   e. A new cementitious mechanical chimney is being added at the northeast corner (just to the west of the storage/prep room) for drawing air through the covered area. This chimney, as well as the chimney at the gas fireplace are both lower than the tallest parapet by approximately 12"
2) Addition of a new gas fireplace at the west side of the terrace.
   a. Fireplace to have a cementitious stucco finish with a stone mantel and stone hearth. As noted above, the new chimney will be lower than the tallest parapet.
   b. A wrought-iron screen with glazing will cover the fire box.
3) The existing portal on the west side of the terrace has white stucco beneath it with a green painted wainscot. This wainscot will be repainted a browner color. The north wall under the new canopy will also have white stucco beneath it with a painted brown wainscot.
4) An existing wood door to the roof and roof top units, visible next to the existing wood burning kiva fireplace at the northwest corner of the terrace, will be replaced with a new wood door that matches the existing style/finishes. A small new roof will be added on the back side of this wall (not visible from the street) to protect the new door

5) Replacement of existing failing roof membrane. Includes removal and reinstallation of existing concrete paver system, with additional pavers where planters were removed.

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

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 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 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.

Ill. 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 fa<; ade.

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

III. Height

a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.

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. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
   b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

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

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

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

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

   The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

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

F. 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 elsewhere within this chapter.

l. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
   1. Downtown and Eastside;
   2. Don Gaspar Area;
   3. Historic Transition; and
   4. Westside-Guadalupe.

b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB 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 exceed two 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 exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.
d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimension of signage are as set forth in Section 14-7.61), *Sign Regulations in the Historic Districts.*
f. The HDRB 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 feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent 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.

V. 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.

VI. Massing and Floor Step backs

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and in meeting those requirements, may require that different floor levels be stepped back.

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 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.

Woven
Architecture

1114 Hickox St., Suite A
Santa Fe, NM 87505
505.820.1555

June 15, 2026

Amanda Romero, Historic Senior Planner
City of Santa Fe – Historic Preservation Division / Land Use Department
200 Lincoln Ave, 1st Floor
Santa Fe, NM 87501

RE: HDRB Application; Santa Fe Community Convention Center Courtyard & Terrace Improvements

Dear Ms. Romero,

On behalf of the City of Santa Fe, I am submitting this application for proposed improvements to the Santa Fe Community Convent Center (SFCCC) located at 201 W Marcy St, for review by the Historic Design Review Board.

The SFCCC was built in 2008. It is a two-story building with a gross area of 74,361 SF and a height of 39'-6" at its tallest portion. It sits above two levels of underground parking which provide 501 spaces. Originally designed by Spears Horn Architects (in conjunction with Fentress Architects), it may be characterized as a mix of traditional Santa Fe style architecture and Recent Santa Fe style architecture. It is located in the Downtown and Eastside Historic District within Santa Fe and the Santa Fe National Historic District. Current status of the building is non-contributing.

The SFCCC is a beloved space that is used for many events, including conferences, wedding receptions, local craft fairs, car shows, and other large gatherings. It has a large terrace balcony (terrace or balcony) on the second floor that overlooks the courtyard. The terrace is currently only accessible from the elevators or stair at the south side of the courtyard (in the portion of the building that is just outside the community gallery; these are the same elevators that go the parking garage below). There are large planters on the north side that are rarely visited and create challenges for effective use of the terrace (there is not much room around the planters for tables or seating). As this area is uncovered, the plants struggle to survive in the heat – as do visitors or guests who use the space. The end result is that one of the most magical areas of the building is underutilized.

Additionally, while the courtyard is seen as a community asset, during events where alcohol is served it needs to meet requirements of a designated drinking area, including barriers. Some unhoused members of the community are also accessing the roof when the building is closed and SFCCC has requested the courtyard be made more secure during non-business hours.

Proposed improvements to the building include the following:

Courtyard Level:

1) Addition of a monumental stair in the northwest corner of the courtyard (currently a planter) to provide more direct access from the courtyard level to the terrace level. (Note that this stair is not needed for egress; it is being added for improved circulation).
    a. Stair to be constructed of masonry, and finished with cementitious stucco. Stair treads to be open and made out of pre-cast concrete (for ease of snow removal). Railings to be wrought iron. There will be a gate at the first landing to block circulation when the terrace is closed.
    b. Recessed, hidden lighting will be in the corner masses of the masonry to softly illuminate the planter. Hidden lighting will also be at the treads (not visible from a public way).
2) Removal of existing rolling metal-pipe guardrail at the east side of the courtyard. Replacement with new wrought-iron decorative fencing and gates with a maximum height of 8'-0".
3) Addition of a wrought-iron gate at the northeast corner of the courtyard (near the elevators to the parking garage) with a maximum height of 8'-0".

4) Addition of a wrought-iron gate at the southwest corner of the courtyard, in the curved arched opening, with a maximum height of 8'-0".
   a. Wrought iron, at all locations mentioned, will be hammered iron with a blackened finish.

Terrace Level:

1) Removal of planters at north side of the terrace and replacement with an open, shade canopy. Included is a small, heated storage/prep room at the east side of the terrace (520 SF). Total new roofed area, including the shade canopy and storage/prep is 3,934 SF.
   a. Height of canopy to be maximum 13'-6" at rear (where slope intersects existing stucco wall). Existing parapet height at north wall is 14'-0".
   b. Canopy to be supported by steel columns and beams. The columns will be enclosed by large cementitious stucco columns (similar to stucco pilasters and chimneys found elsewhere on the building. Columns to be topped with wood corbels with wood fascia covering the face of the steel beams. The large column size is required to hide needed electrical and data boxes, as well as roof downspouts. Column spacing is based on the existing structural columns below (system has to tie to existing structure due to wind/shear loads).
   c. Shed-style skylights are included at the north wall to provide daylight into the covered canopy area. Based on view angels from the ground, these should not be visible from a public way.
   d. Proposed lighting to include tin wall sconces, recessed down lights, and cable lighting. The cable lighting is tucked up under the canopy.
   e. A new cementitious mechanical chimney is being added at the northeast corner (just to the west of the storage/prep room) for drawing air through the covered area. This chimney, as well as the chimney at the gas fireplace are both lower than the tallest parapet by approximately 12".
2) Addition of a new gas fireplace at the west side of the terrace.
   a. Fireplace to have a cementitious stucco finish with a stone mantel and stone hearth. As noted above, the new chimney will be lower than the tallest parapet.
   b. A wrought-iron screen with glazing will cover the fire box.
3) The existing portal on the west side of the terrace has white stucco beneath it with a green painted wainscot. This wainscot will be repainted a browner color. The north wall under the new canopy will also have white stucco beneath it with a painted brown wainscot.
4) An existing wood door to the roof and roof top units (RTU), visible next to the existing wood burning kiva fireplace at the northwest corner of the terrace, will also be replaced with a new wood door that matches the existing style/finishes. A small new roof will be added on the back side of this wall (not visible from the street) to protect the new door.
5) Replacement of existing failing roof membrane. Includes removal and reinstallation of existing concrete paver system, with additional pavers where planters were removed.

The proposed alterations will be in harmony with the existing architecture and materials but do not attempt to directly mimic existing details. The work will not result in an increase in building height. While there is a 503 SF increase in building area (for prep/storage) it will not impact egress or exiting requirements.

Please let me know if you need additional information and I will do my best to get it to you.

Sincerely,

Barbara J. Felix, AIA
Principal Architect

CC: Randy Randall, Director of Tourism, City of Santa Fe
Melanie Moore, Director of Operations, TOURISM Santa Fe
File

Attachments:
- Exhibit A - HPD-01 Application
- Exhibit B - Photo Legend + Photos
- Exhibit C - Proposed Finishes
- Exhibit D – LLR & Warranty Deed
- Exhibit E – Plans & Drawings



SANTA FE COMMUNITY CONVENTION CENTER

STREET LEVEL PHOTOS



1. Looking at West Façade from South Federal Pl



2. Closer View from South Federal Pl



3. West Façade from City Hall



4. Existing Rolling Pipe Railing at West Façade (Looking at NW Corner for Proposed New Stair)



5. West Façade – Looking towards North Façade of Terrace from W Marcy St



6. Closer View of North Façade from W Marcy St



7. South Façade – Looking Towards Entry Arch



8. South Façade – Close Up to Base of Ramp (Location of New Gates); Looking North



9. Location of New Gates at Arched Façade (from Inside Courtyard – Looking South)



10. Looking Towards NW Corner of Interior of Courtyard (Proposed Stair Location)



11. Looking East from Inside Courtyard (towards Existing Pipe Rail)



12. Looking East from Inside Courtyard (towards Proposed Location of New Gate)



13. Looking from Under East Portal towards West (into Courtyard) – Location of Proposed Gate



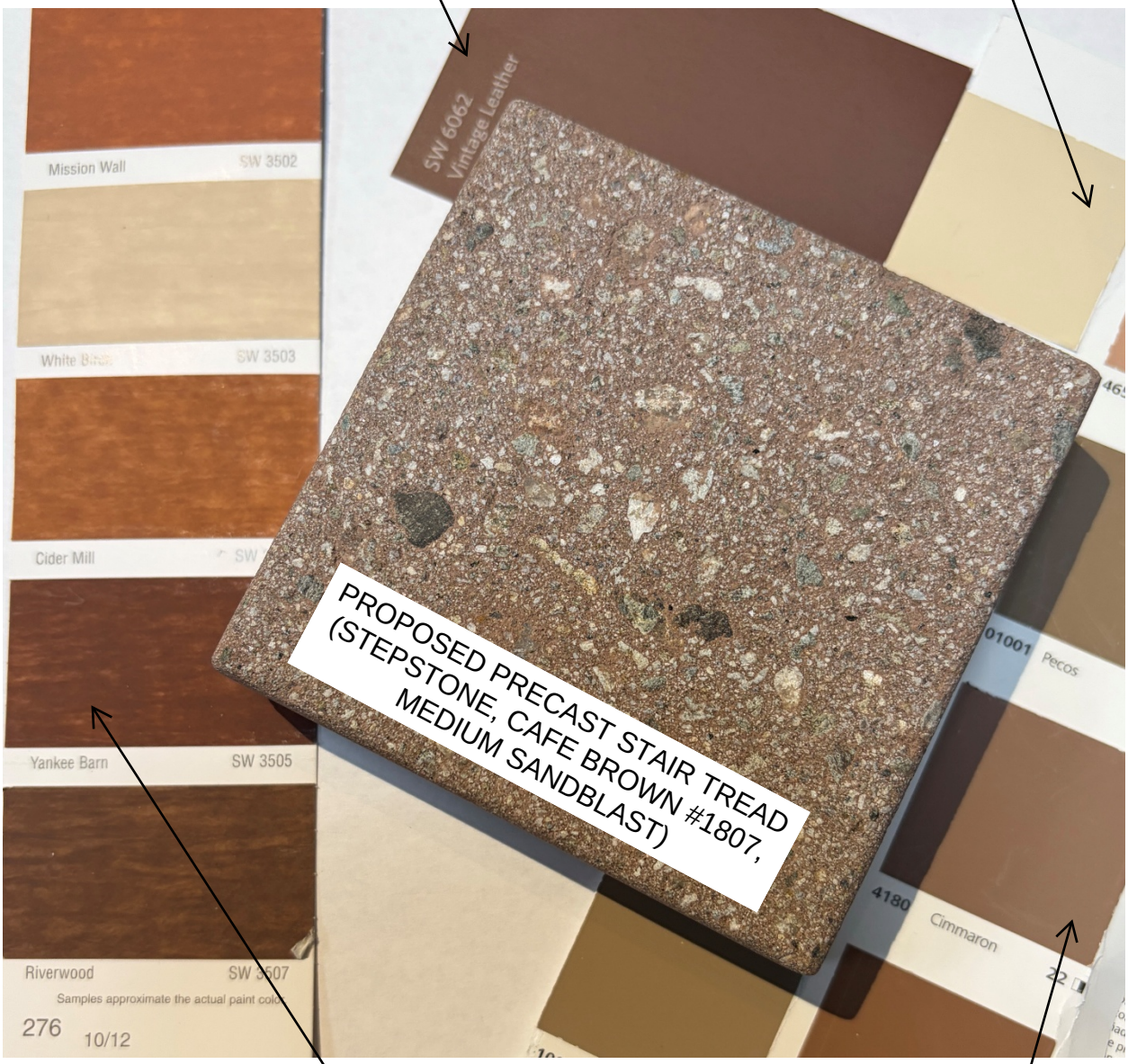
14. View of Existing North Side of Terrace & Planters (Looking East)



15. View of Existing Wood Doors and Painted Green Wainscot (Northwest Corner of Terrace)

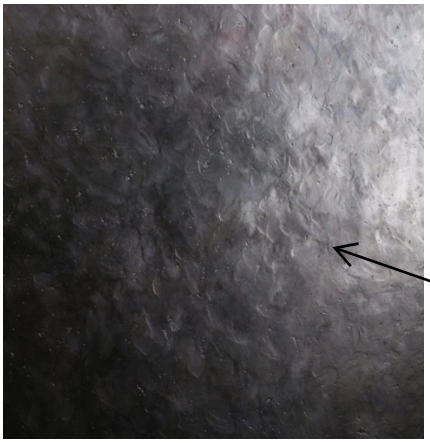
PROPOSED WAINSCOT PAINT COLOR (SHERWIN WILLIAMS, VINTAGE LEATHER)

PROPOSED SECONDARY STUCCO COLOR (STO, NAVAJO WHITE). MATCHES EXISTING.

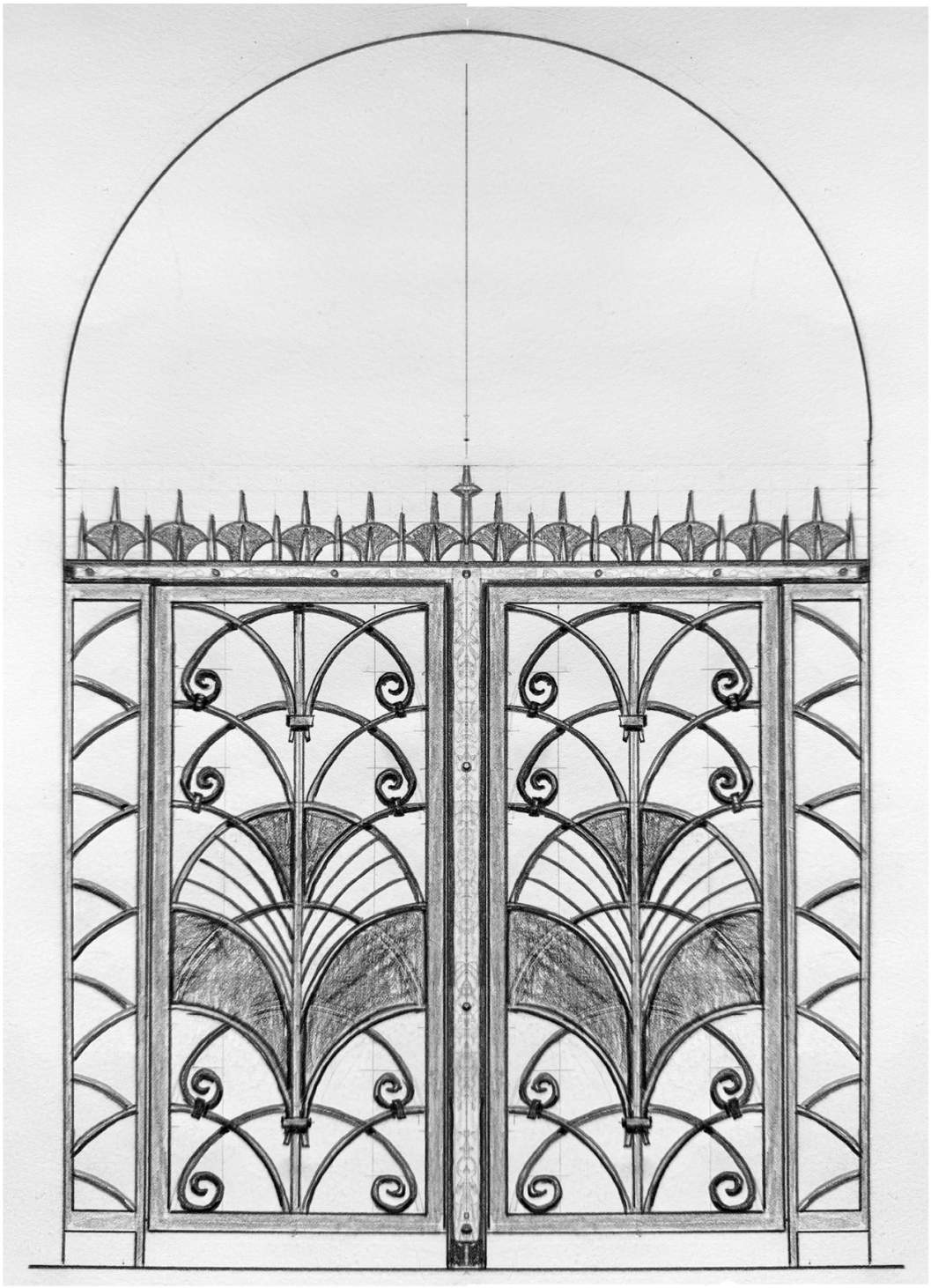


PROPOSED PRIMARY STUCCO COLOR (STO, CIMMARON). MATCHES EXISTING.

PROPOSED STAIN (SHERWIN WILLIAMS, YANKEE BROWN). MATCHES EXISTING

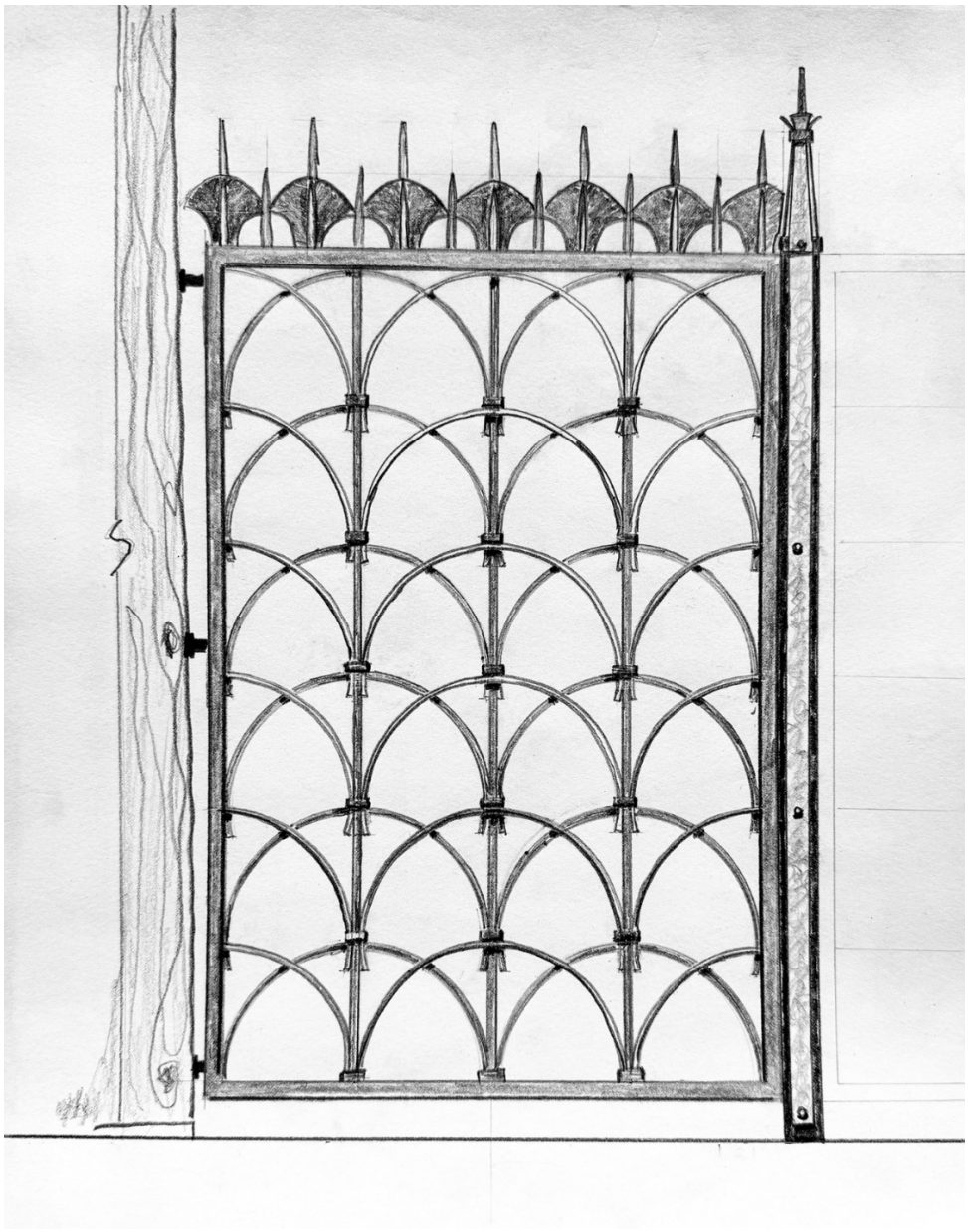


EXAMPLE OF WROUGHT OR HAMMERED IRON FINISH



EXAMPLE DRAWING OF WROUGHT OR HAMMERED IRON AT ARCHED OPENING AT SOUTH FACADE

(Note: Larger hammered panels are needed to stop access to required panic hardware from gate exterior)



EXAMPLE DRAWING OF WROUGHT OR HAMMERED IRON AT EAST SIDE OF COURTYARD (BETWEEN PROPOSED GATES)



PROPOSED TIN SCONCE AT STUCCO COLUMNS



PROPOSED DECORATIVE LIGHTING BENEATH CANOPY



PROPOSED DOWNLIGHT
BENEATH CANOPY



EXAMPLE OF RECESSED
LIGHTING AT STAIR TOWER

WARRANTY DEED

443276

SANTA FE BOARD OF EDUCATION

, for consideration paid, grant

to CITY OF SANTA FE, A MUNICIPAL CORPORATION

,

whose address is P. O. BOX 909, SANTA FE, NEW MEXICO 87501

,

the following described real estate in SANTA FE County, New Mexico:

Beginning at the southeast corner of this tract, from which manhole cover in the intersection of West Marcy Avenue and Lincoln Street bears S. 37° 48' E., 44.3 feet; thence from said point of beginning N. 72° 47' W., 569.75 feet to a galvanized pipe set for and marking the southwest corner of this tract; thence N. 12° 44' E., 381.15 feet to a galvanized iron pipe marking the northwest corner of this tract; from which a manhole cover in the intersection of Grant Avenue and South Federal Place-Catron Street bears N. 40° 39' W., 35.83 feet; thence from said northwest corner of this tract S. 69° 26' E., 605.43 feet to a iron pipe set for and marking the northeast corner of this tract; thence S. 18° 02' W., 344.6 feet to a galvanized iron pipe and being the point and place of beginning, said tract containing 4.877 acres, more or less. All as shown on plat of survey prepared by James C. Harvey, R.P.E.L.S. No. 44, dated January 10, 1950 for the Santa Fe Municipal School Board bearing his plat number DR1045. This plat has been filed with the clerk of Santa Fe County as Document No. 497,910 on the 16th day of June 1982. Together with all improvements thereon.

Approved
Frank Oppler
Attorney
6-5-82

City

Reviewed
Lorenzo Gonzales
City Engineer
6/5/82

with warranty covenants. to June 1, 1976, and with special warranty covenants thereafter.

WITNESS hand and seal this 23th day of June, 19 82.

Arthur J. Johnson (Seal) (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO }
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this day of, 19,

by (Name or Names of Person or Persons Acknowledging).

My commission expires:
(Seal)

Notary Public

498,512

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 28 day of June A.D., 19 82, at 1:42 o'clock P M., and was duly recorded in book 443, page 276 of the records of Santa Fe County.
Witness my Hand and Seal of Office
CAROLINA R. GONZALES
County Clerk, Santa Fe County, N.M.
By Deputy

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO }
COUNTY OF Santa Fe } ss.

The foregoing instrument was acknowledged before me this 23rd day of June, 19 82,

by C. Arthur J. Johnson (Name of Officer),

President (Title of Officer) of Board of Education (Name of Corporation Acknowledging),

a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal) April 28 1984

Maria Rios Smith
Notary Public

o Indicates ½" galvanized iron pipe set at sidewalk intersections.

Manhole N 42°39'W 569°26 E 3583'

SOUTH FEDERAL PLACE

381.5'

605.43'

S 18°02' W 206.8'

AVENUE

SETH HALL

SENA HIGH SCHOOL

CATRON SCHOOL

180.75'

156.4'

LINCOLN AVENUE

Block 16 Kings Map
Area 4.877 Acres

N 12°44 E 102.08'

OFFICES

N 39°09 E 25.55'

569.75'

GRANT

N 0°51' E 61.5'

N 42°20' W 244.6'

N 72°47 W 337.4'

Manhole

WEST MARCY STREET

CERTIFICATE

I hereby certify that this plat and the field notes thereon are true and correct copy of a survey made by me in the field Jan 10th. 1950

James C. Harvey.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 44 NEW MEXICO JAMES C. HARVEY

487,910

1982 16th June

TRACT OF LAND
SURVEYED FOR
MUNICIPAL SCHOOL BOARD
PRECINCT 33 ~ SANTA FE, N. M.
Jan. 10th, 1950 ~ Scale 1"=50

DR1045

11

SANTA FE COMMUNITY CONVENTION CENTER

TERRACE IMPROVEMENTS
HDRB DRAWINGS

JUNE 15, 2026

201 W. MARCY ST, SANTA FE, NM

Woven Architecture
1114 HICKOX ST, STE A
SANTA FE, NM 87505
505.820.1555

CITY OF SANTA FE

DESIGN TEAM

SHEET SIZE: 24X36

MECHANICAL, ELECTRICAL & PLUMBING ENGINEER
TIPTON ENGINEERING
1596 PACHECO STREET, SUITE 204
SANTA FE, NM 87505
(505) 954-1660

ARCHITECTURE AND INTERIOR DESIGN
WOVEN ARCHITECTURE, LLC
1114 A HICKOX STREET
SANTA FE, NM 87505
(505) 820-1555

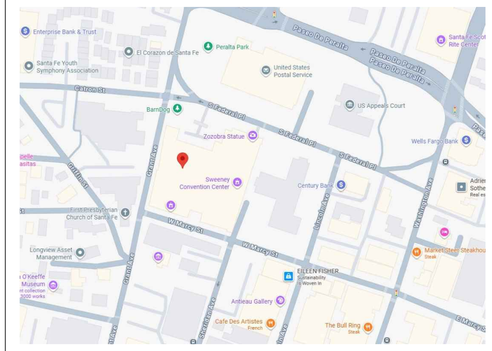
STRUCTURAL ENGINEER
CHAVEZ & GRIEVES CONSULTING ENGINEERS
4700 LINCOLN ROAD NE
ALBUQUERQUE, NM 87109
(505) 344-4080

GENERAL CONTRACTOR
DAVENPORT CONSTRUCTION
7110 2ND STREET NW
ALBUQUERQUE, NM 87107
(505) 765-1200

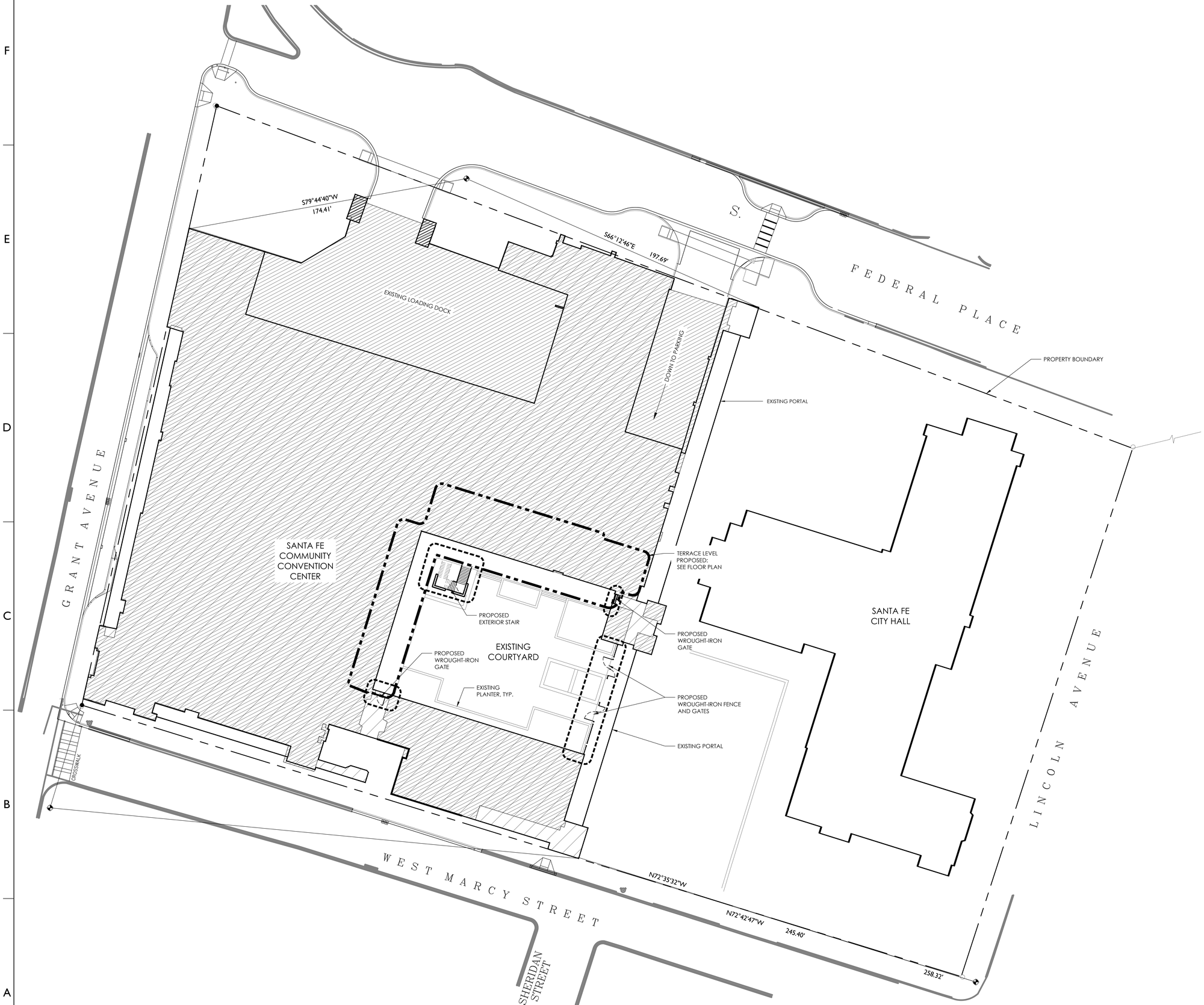
SHEET INDEX

ARCHITECTURAL

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HA-100	OVERALL GROUND LEVEL FLOOR PLAN
HA-101	OVERALL TERRACE LEVEL FLOOR PLAN
HA-102	GROUND LEVEL FLOOR PLAN - EXISTING
HA-103	GROUND LEVEL FLOOR PLAN - PROPOSED
HA-104	TERRACE LEVEL FLOOR PLAN - EXISTING
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HA-107	ROOF LEVEL PLAN - EXISTING
HA-108	ROOF LEVEL PLAN - PROPOSED
HA-200	EXTERIOR ELEVATIONS - OVERALL SOUTH - EXISTING & PROPOSED
HA-201	EXTERIOR ELEVATIONS - OVERALL EAST - EXISTING & PROPOSED
HA-202	EXTERIOR ELEVATIONS - COURTYARD SOUTH - EXISTING & PROPOSED
HA-203	EXTERIOR ELEVATIONS - COURTYARD SOUTH TERRACE - EXISTING & PROPOSED
HA-204	EXTERIOR ELEVATIONS - COURTYARD SOUTH PREP - EXISTING & PROPOSED
HA-205	EXTERIOR ELEVATIONS - COURTYARD EAST - EXISTING & PROPOSED
HA-206	EXTERIOR ELEVATIONS - COURTYARD EAST TERRACE - EXISTING & PROPOSED
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HA-208	EXTERIOR ELEVATIONS - TERRACE NORTH - EXISTING & PROPOSED
HA-209	EXTERIOR ELEVATIONS - COURTYARD NORTH - EXISTING & PROPOSED
HA-210	EXTERIOR ELEVATIONS - COURTYARD WEST - EXISTING & PROPOSED
HA-300	SECTIONS & DETAILS



VICINITY MAP NOT TO SCALE



A1 SITE PLAN
1" = 20'-0"

PLAN NORTH

0' 10' 20' 40'

SHEET SIZE: 36X48

SITE NOTES

NO CHANGES ARE PROPOSED TO SITE, EXCEPT FOR PROPOSED WROUGHT-IRON FENCE AND GATES AT COURTYARD

LEGAL LOT OF RECORD DESCRIPTION:
Beginning at the southeast corner of this tract, from which manhole cover in the intersection of West Marcy Avenue and Lincoln Street bears S. 37¡ 48' E., 44.3 feet; thence from said point of beginning N. 72¡ 47' W., 569.75 feet to a galvanized pipe set for and marking the southwest corner of this tract; thence N. 12¡ 44' E., 381.15 feet to a galvanized iron pipe marking the northwest corner of this tract; from which a manhole cover in the intersection of Grant Avenue and South Federal Place-Catron Street bears N. 40¡ 39' W., 35.83 feet; thence from said northwest corner of this tract S. 69¡ 26' E., 605.43 feet to a iron pipe set for and marking the northeast corner of this tract; thence S. 18¡ 02' W., 344.6 feet to a galvanized iron pipe and being the point and place of beginning, said tract containing 4.877 acres, more or less. All as shown on plat of survey prepared by James C. Harvey, R.P.E.L.S. No. 44, dated January 10, 1950 for the Santa Fe Municipal School Board bearing his plat number DR1045. This plat has been filed with the clerk of Santa Fe County as Document No. 497,910 on the 16th day of June 1982. Together with all improvements thereon.

ZONING DISTRICT:
BCD, BUSINESS-CAPITOL DISTRICT
MAR, TOWNSCAPE SUBDISTRICT "MARCY" (14-3.3, 11)

SETBACKS:
TABLE 3-15
PLACEMENT & SETBACK REQUIREMENTS = NONE

OVERLAY ZONING DISTRICT:
HISTORIC DISTRICT: DOWNTOWN AND EASTSIDE
SANTA FE NATIONAL HISTORIC DISTRICT
BUILDING STATUS: NON-CONTRIBUTING

LOT SIZE (EXISTING, **NO CHANGE PROPOSED**):
4.877 ACRES, MORE OR LESS PER WARRANTY DEED
~212,442 SF

ROOFED AREA (EXISTING, **NO CHANGE PROPOSED**):
COMMUNITY CONVENTION CENTER = 88,192 SF
CITY HALL = 25,200 SF

LEGEND

GROUND LEVEL SCOPE OF WORK AREA

TERRACE LEVEL SCOPE OF WORK AREA

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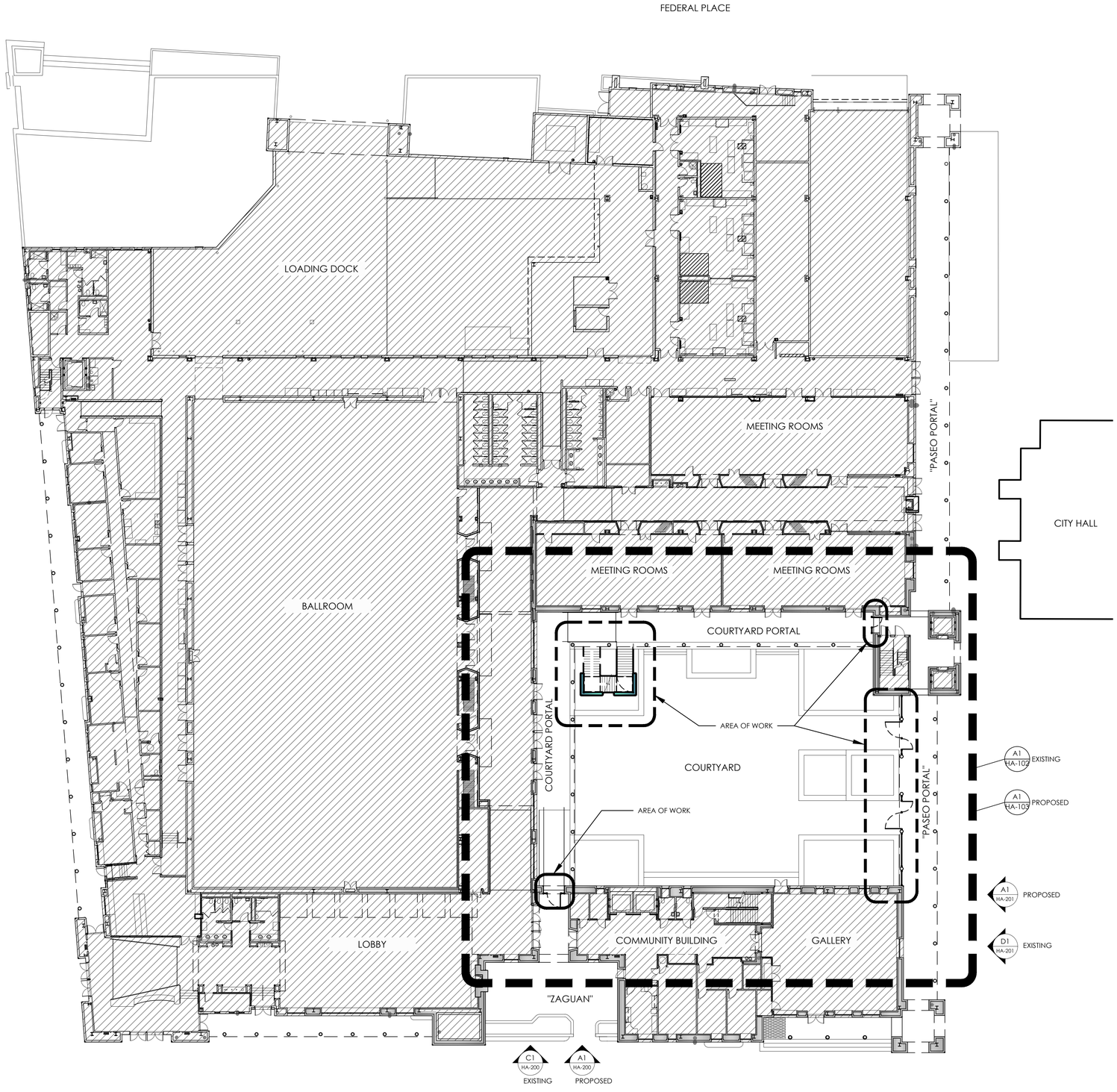
TERRACE IMPROVEMENTS
Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

ISSUED		
MARK	DATE	DESCRIPTION
	04/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

Sheet Name
SITE PLAN

Sheet No.
AS-101
SHEET NO. ____ OF ____ SHEETS



A1 OVERALL GROUND LEVEL PLAN

1" = 20'-0"

SHEET SIZE: 24X36

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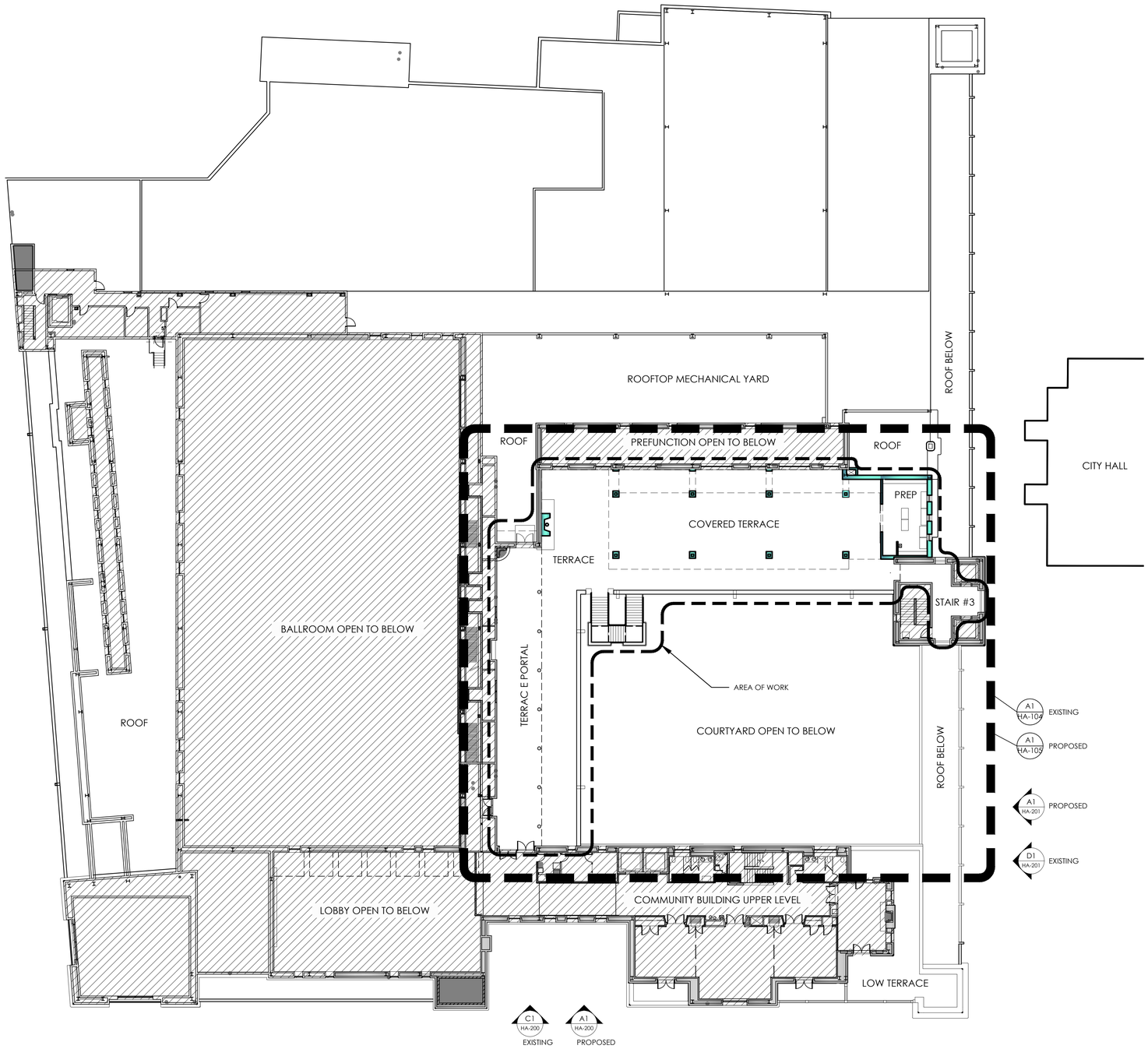
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MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

Sheet Name
OVERALL
GROUND LEVEL FLOOR PLAN

Sheet No.
HA-100
SHEET NO. ____ OF ____ SHEETS



A1 OVERALL TERRACE LEVEL FLOOR PLAN

1" = 20'-0"

0' 10' 20' 40'

PLAN NORTH

SHEET SIZE: 24X36

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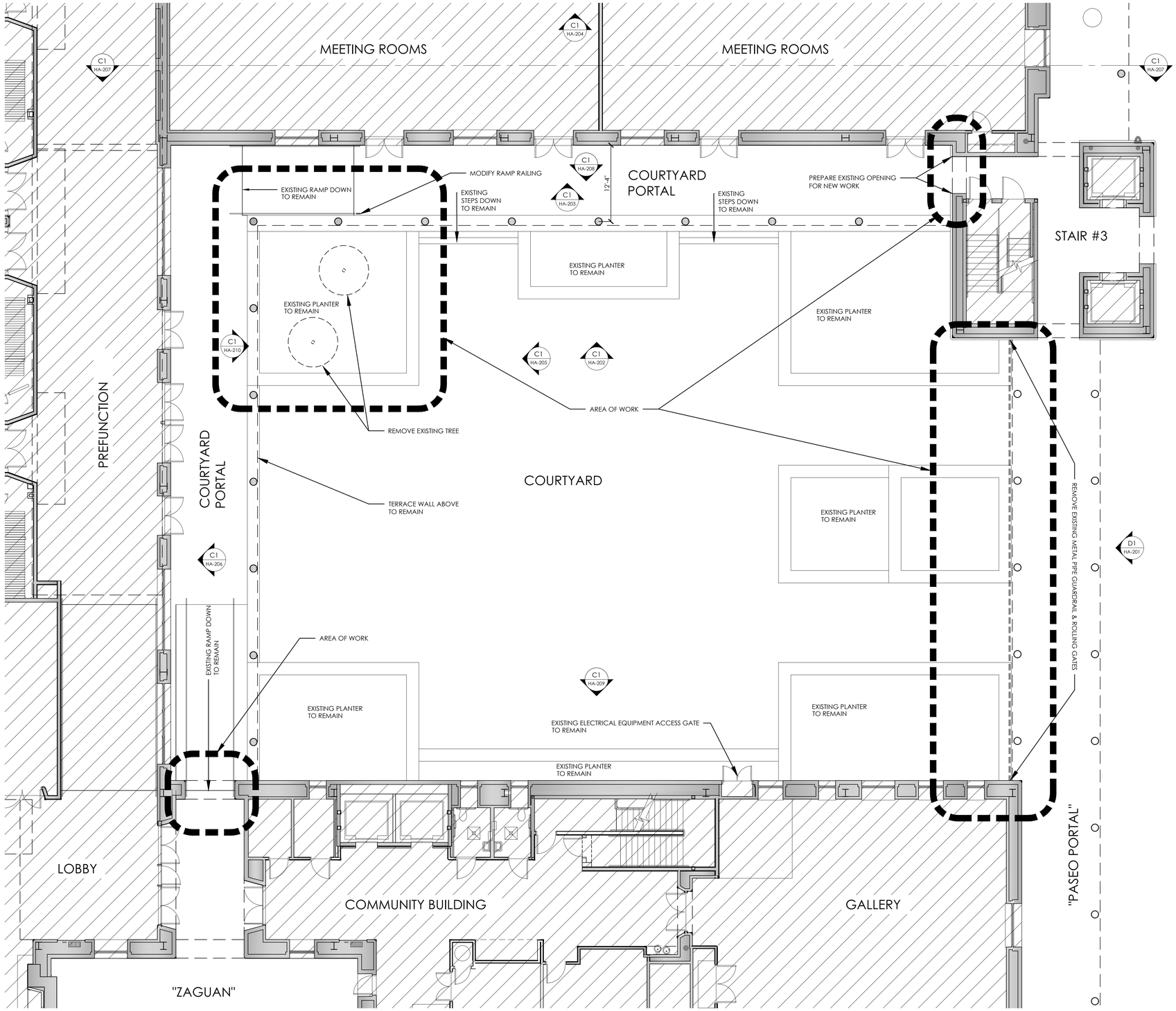
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MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
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CHECKED BY	BJF

Sheet Name
OVERALL
TERRACE LEVEL FLOOR PLAN

Sheet No.
HA-101
SHEET NO. ____ OF ____ SHEETS



A1 EXISTING GROUND LEVEL PLAN

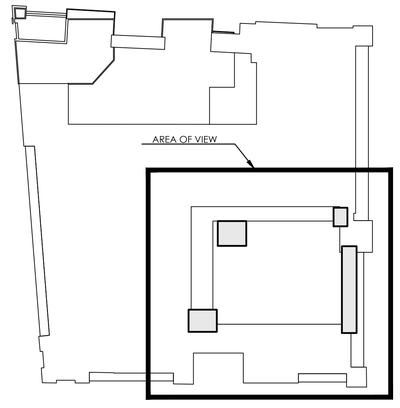
1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (GROUND LVL)

N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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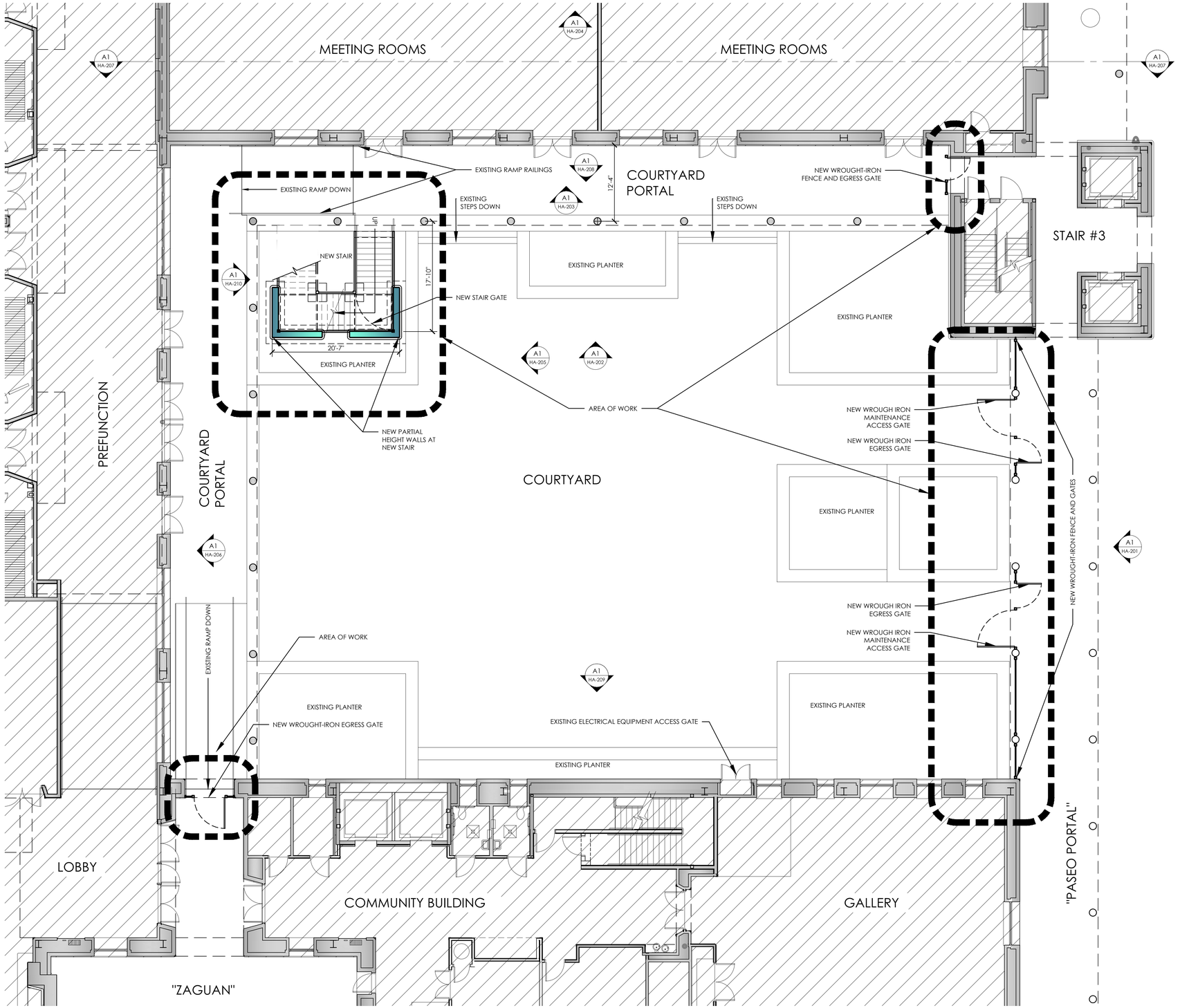
Sheet Name

GROUND LEVEL FLOOR PLAN EXISTING

Sheet No.

HA-102

SHEET NO. ____ OF ____ SHEETS



A1 PROPOSED GROUND LEVEL PLAN
1/8" = 1'-0"

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (GROUND LVL)
N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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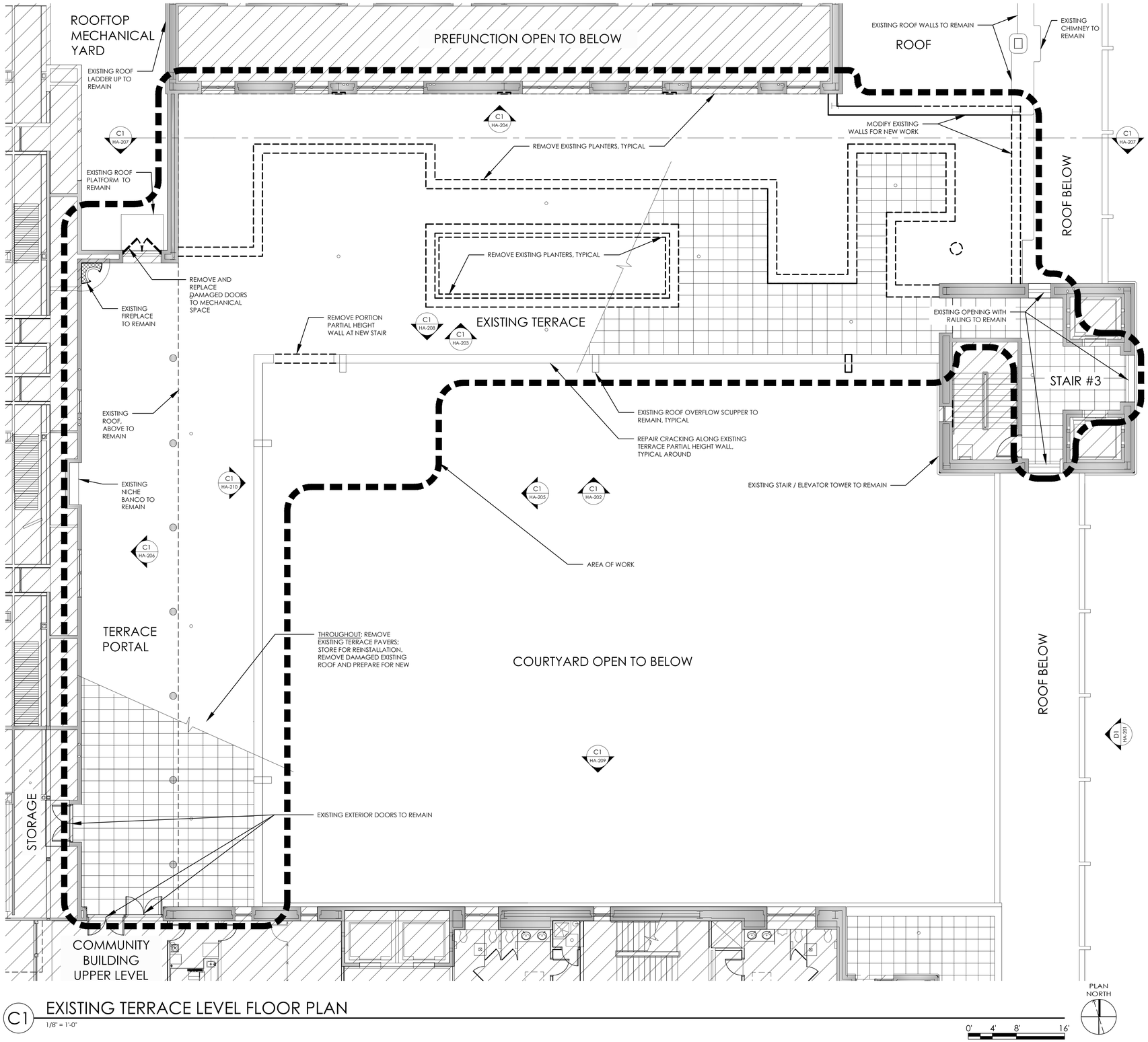
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	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
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Sheet Name
GROUND LEVEL FLOOR PLAN PROPOSED

Sheet No.
HA-103
SHEET NO. ___ OF ___ SHEETS

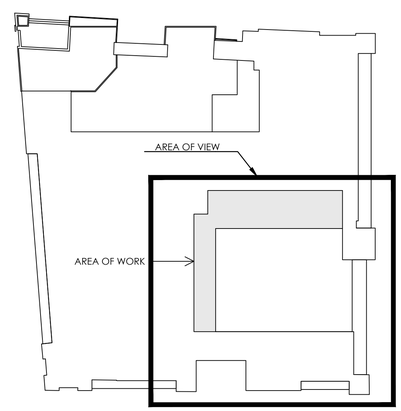


C1 EXISTING TERRACE LEVEL FLOOR PLAN

1/8" = 1'-0"

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (TERRACE LVL)

N.T.S.

SHEET SIZE: 24X36

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Sheet Name

TERRACE LEVEL FLOOR PLAN EXISTING

Sheet No.

HA-104

SHEET NO. ____ OF ____ SHEETS

ROOFTOP MECHANICAL YARD

PREFUNCTION OPEN TO BELOW

ROOF

EXISTING CHIMNEY

NEW MECHANICAL CHIMNEY

NEW FURRED PILASTER AT EXTERIOR WALL, TYP

SLOPED SKYLIGHT ROOF ABOVE

NEW MECHANICAL GRILLE FOR AIR FLOW

NEW ROOF OVERHANG

NEW GAS FIREPLACE

NEW SLIDING DOORS

PREP / CATERER 520 SF

ROOF BELOW

NEW WALLS AROUND NEW PREP SPACE

NEW WINDOW, TYP OF 3

NEW CANOPY COLUMN, TYP

NEW CANOPY ROOF ABOVE

REPLACED DOORS TO MATCH EXISTING

NEW GUARDRAIL WALL PILASTERS AT NEW STAIR

DN

STAIR #3

NEW STAIR AND RAILINGS

NEW STUCCO COLOR COAT AROUND PARTIAL HEIGHT TERRACE WALLS, TYP AROUND

NEW FIRE DEPARTMENT HOSE CONNECTION

NEW PARTIAL HEIGHT WALLS AT STAIR, BELOW

AREA OF WORK

TERRACE PORTAL

COURTYARD OPEN TO BELOW

THROUGHOUT: REINSTALL EXISTING TERRACE PAVERS; PROVIDE NEW ROOF BENEATH

ROOF BELOW

STORAGE

COMMUNITY BUILDING UPPER LEVEL

A1 PROPOSED TERRACE LEVEL FLOOR PLAN

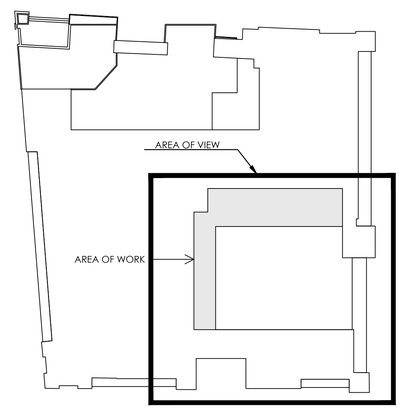
1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALLS
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (TERRACE LVL)

N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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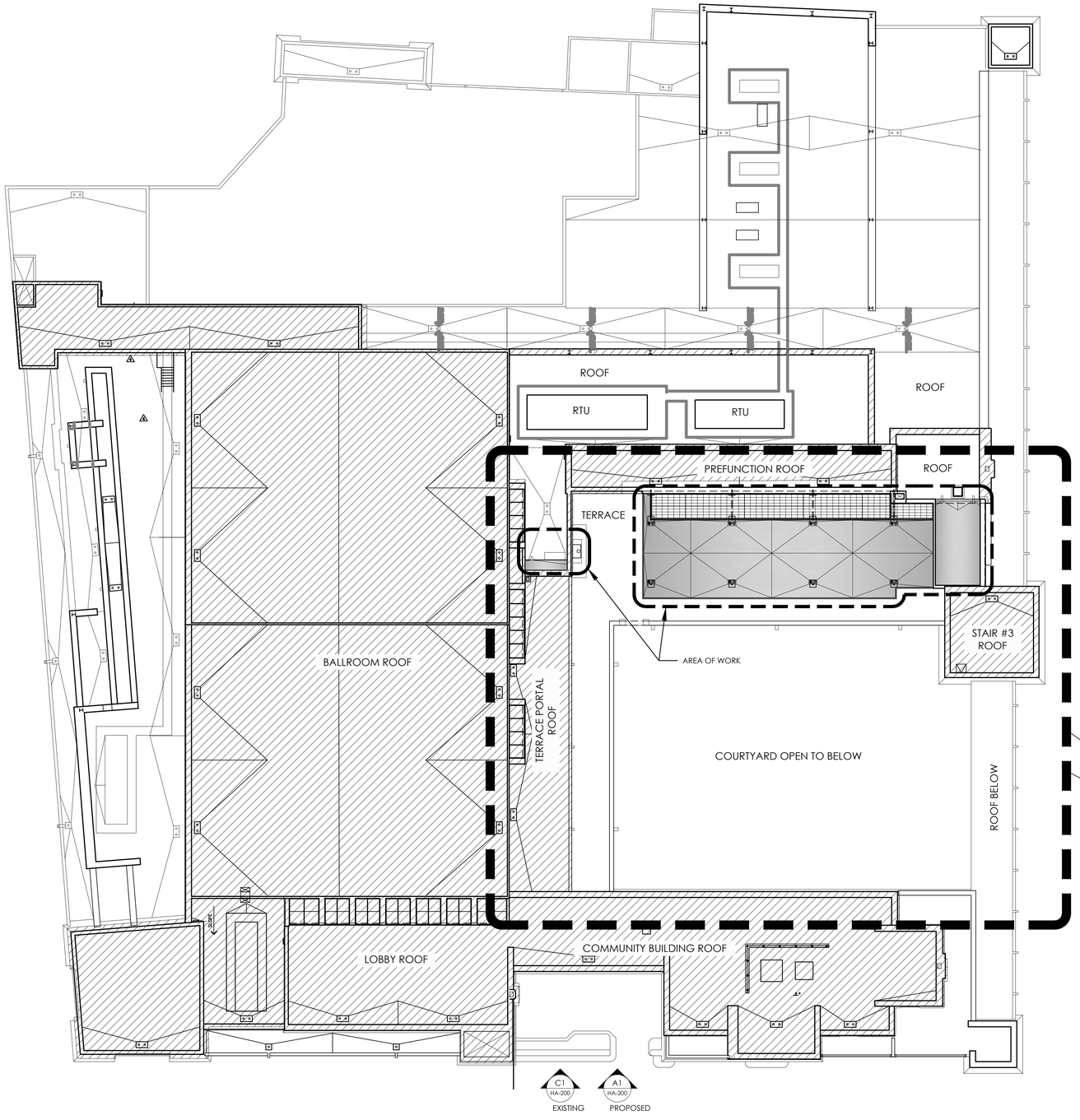
MARK	DATE	DESCRIPTION
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PROJECT NO.	24005
FILE NAME	
DRAWN BY	SS
CHECKED BY	BJF

Sheet Name: TERRACE LEVEL FLOOR PLAN PROPOSED

Sheet No. HA-105

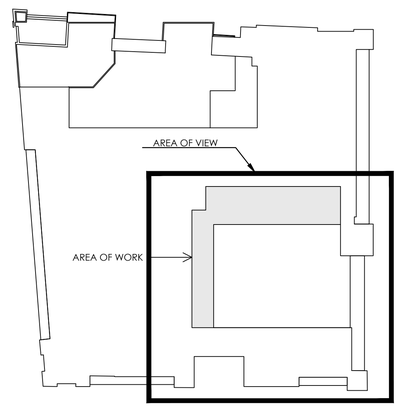
SHEET NO. ____ OF ____ SHEETS



A1 OVERALL ROOF PLAN
1" = 20'-0"

0' 10' 20' 40'

PLAN NORTH



B1 KEY PLAN (TERRACE LVL)
N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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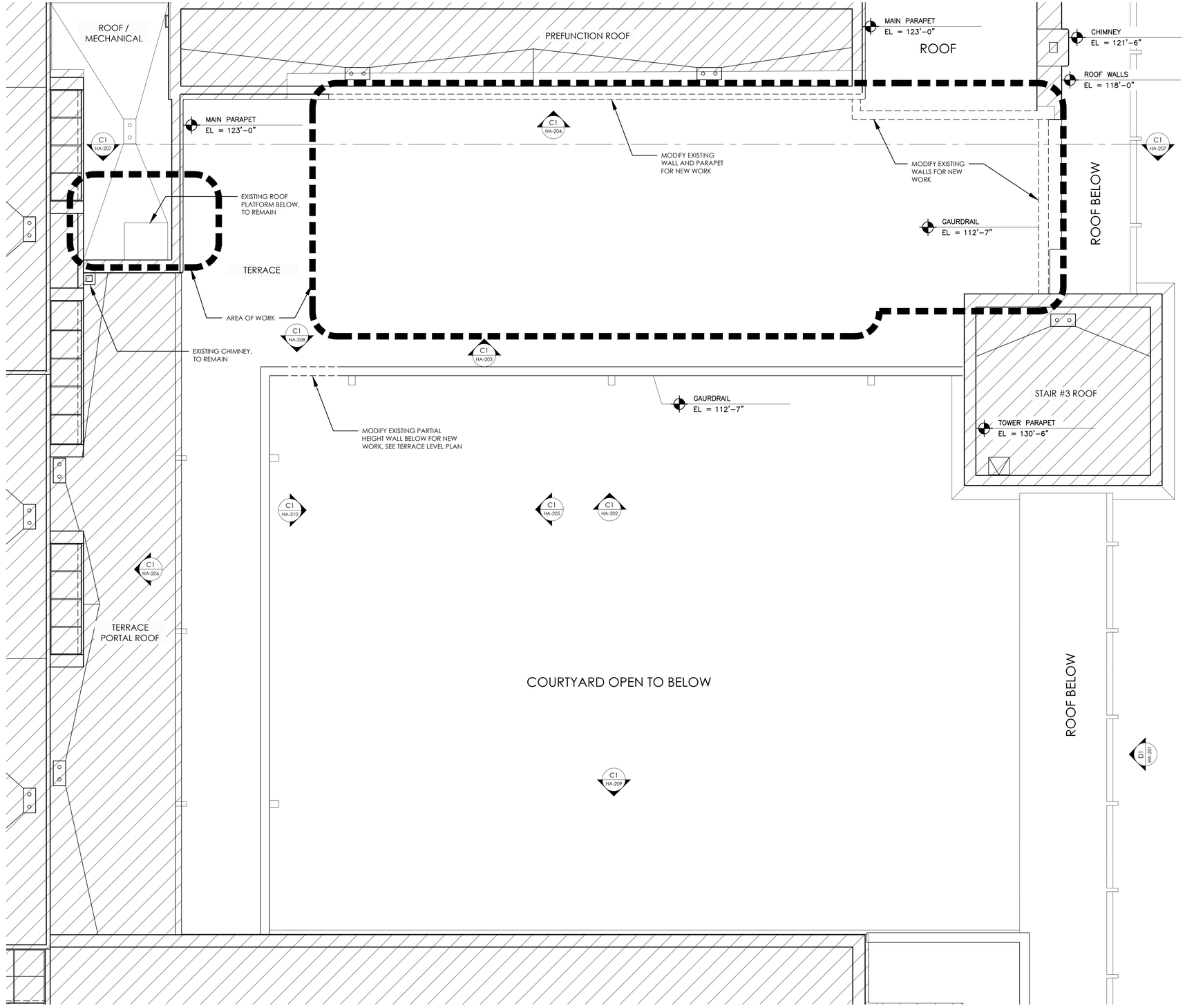
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PROJECT NO.	24005
FILE NAME	
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Sheet Name
OVERALL ROOF LEVEL PLAN

Sheet No.
HA-106
SHEET NO. ____ OF ____ SHEETS

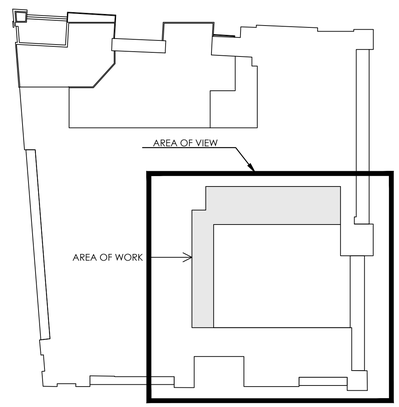


A1 EXISTING ROOF LEVEL PLAN

1/8" = 1'-0"

ROOF PLAN LEGEND

- EXISTING ROOF AREA TO REMAIN
- PROPOSED ROOF AREA
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (TERRACE LVL)

N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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PROJECT NO.	24005
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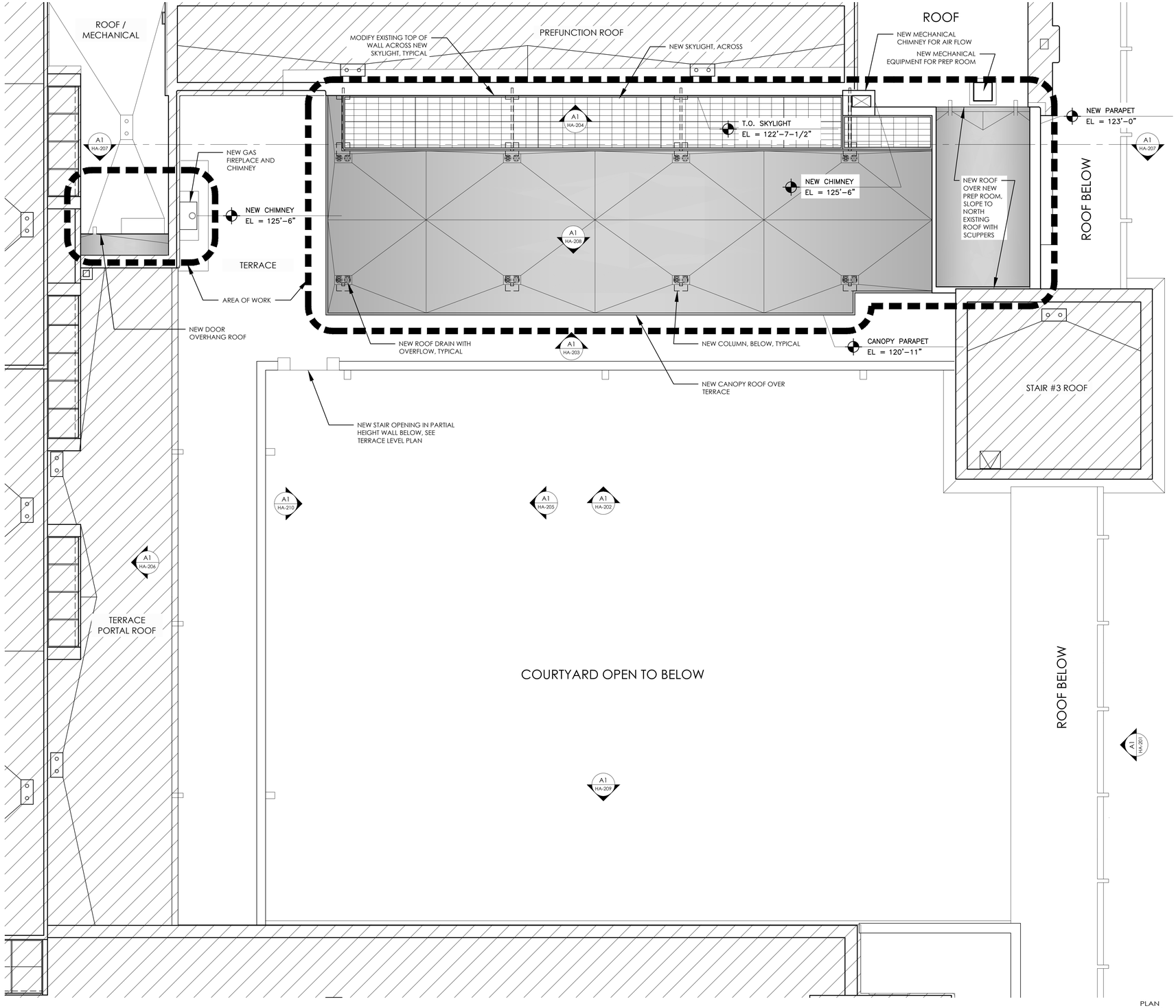
Sheet Name

ROOF LEVEL PLAN EXISTING

Sheet No.

HA-107

SHEET NO. ____ OF ____ SHEETS



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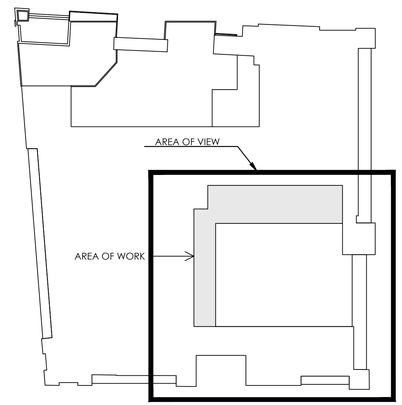
1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

ROOF PLAN LEGEND

- EXISTING ROOF AREA TO REMAIN
- PROPOSED ROOF AREA
- EXISTING ELEMENT TO BE DEMOLISHED



B1 KEY PLAN (TERRACE LVL)

N.T.S.

PLAN NORTH

SHEET SIZE: 24X36

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	06/15/26	HDRB

PROJECT NO.	24005
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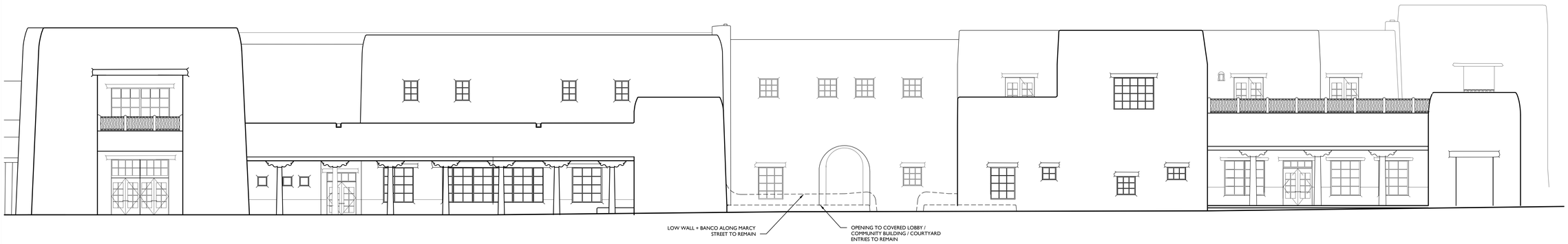
Sheet Name

ROOF LEVEL PLAN PROPOSED

Sheet No.

HA-108

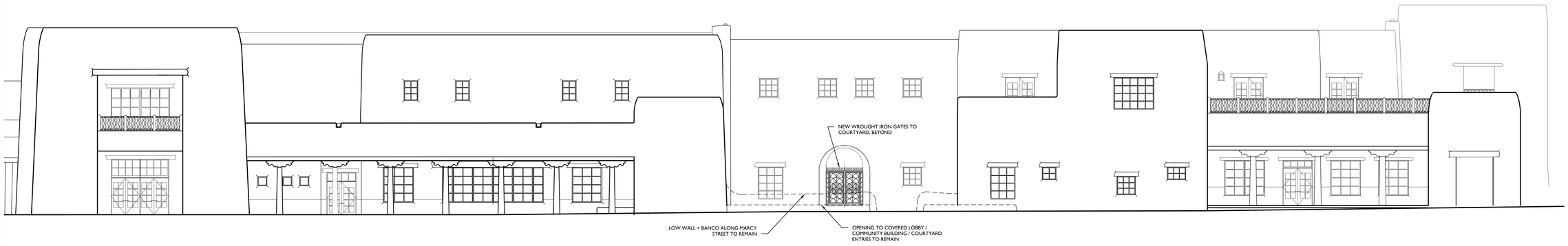
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING OVERALL ELEVATION - SOUTH

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED OVERALL ELEVATION - SOUTH

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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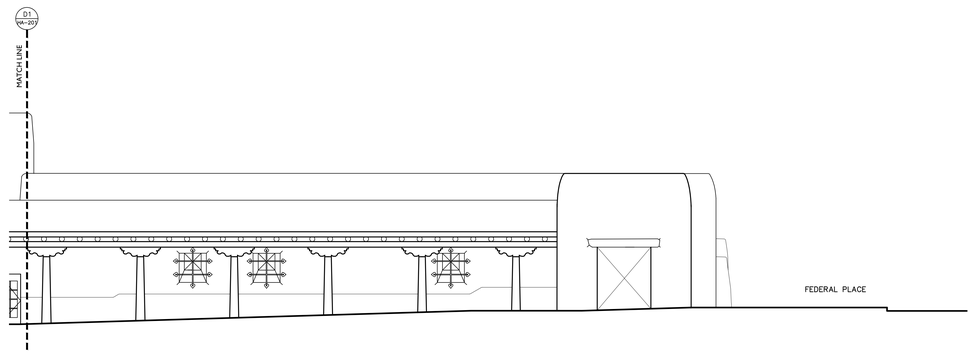
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ISSUED		
MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	SS
CHECKED BY	BJF

Sheet Name
EXTERIOR ELEVATIONS
OVERALL SOUTH
EXISTING & PROPOSED

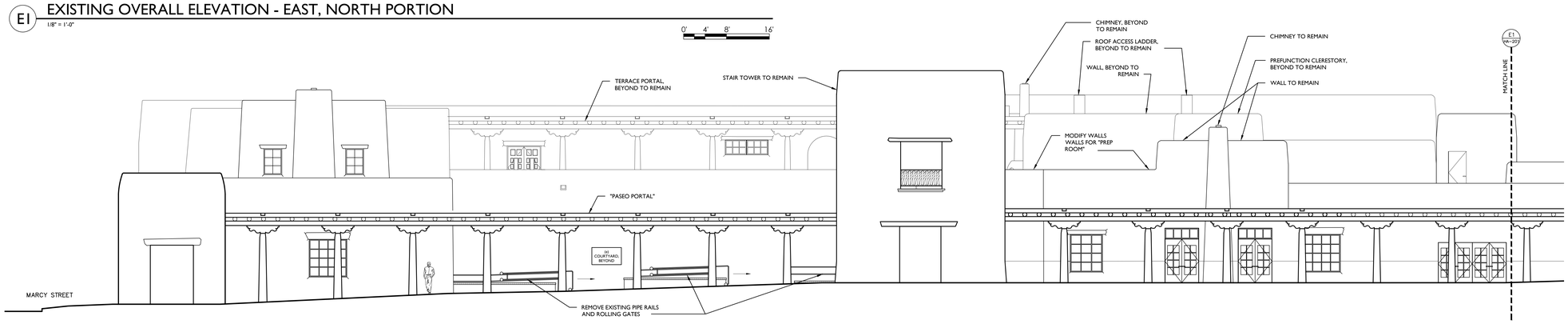
Sheet No.
HA-200
SHEET NO. ____ OF ____ SHEETS



E1 EXISTING OVERALL ELEVATION - EAST, NORTH PORTION

1/8" = 1'-0"

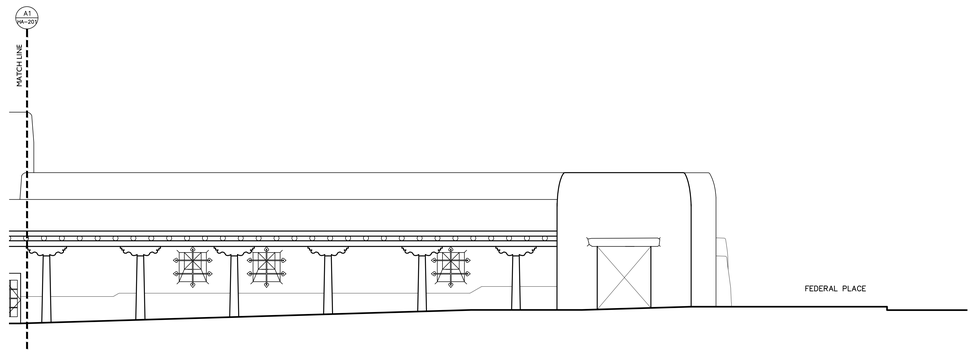
0' 4' 8' 16'



D1 EXISTING OVERALL ELEVATION - EAST, SOUTH PORTION

1/8" = 1'-0"

0' 4' 8' 16'



B1 PROPOSED OVERALL ELEVATION - EAST, NORTH PORTION

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED OVERALL ELEVATION - EAST, SOUTH PORTION

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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HISTORIC DESIGN REVIEW BOARD

NOT FOR CONSTRUCTION

TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

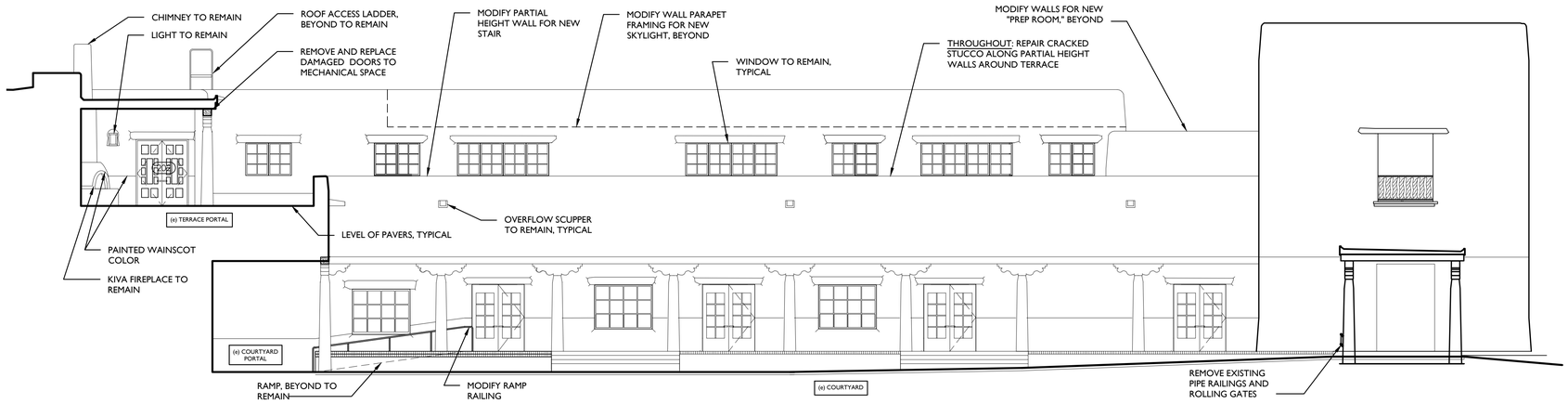
ISSUED

MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	SS
CHECKED BY	BJF

Sheet Name
EXTERIOR ELEVATIONS
OVERALL EAST
EXISTING & PROPOSED

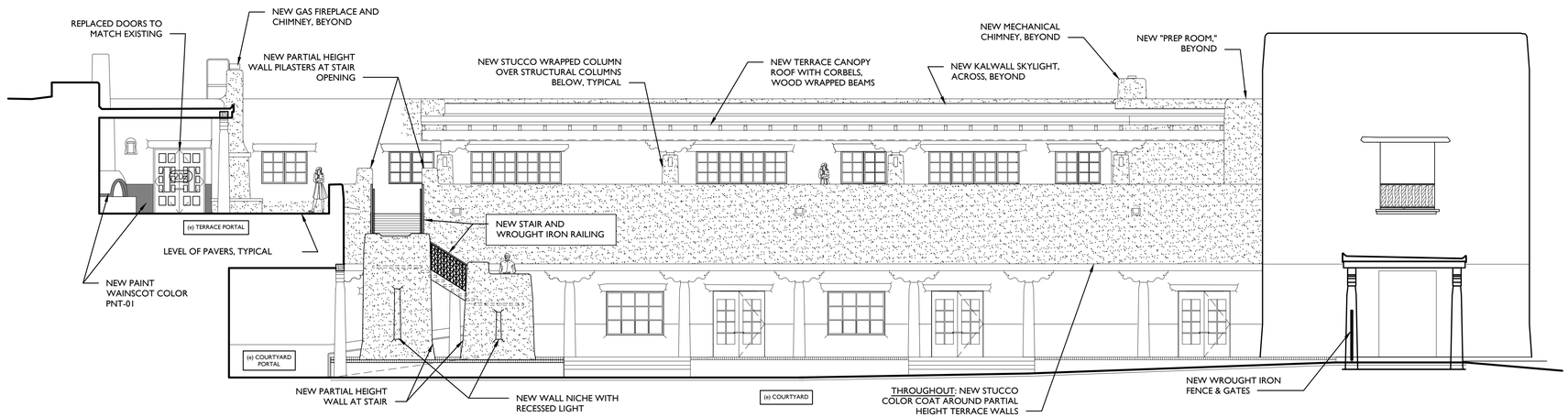
Sheet No.
HA-201
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING COURTYARD ELEVATION - SOUTH

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED COURTYARD ELEVATION - SOUTH

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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BARBARA J. FELIX
NO. 3277
REGISTERED ARCHITECT
06/15/2026

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MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

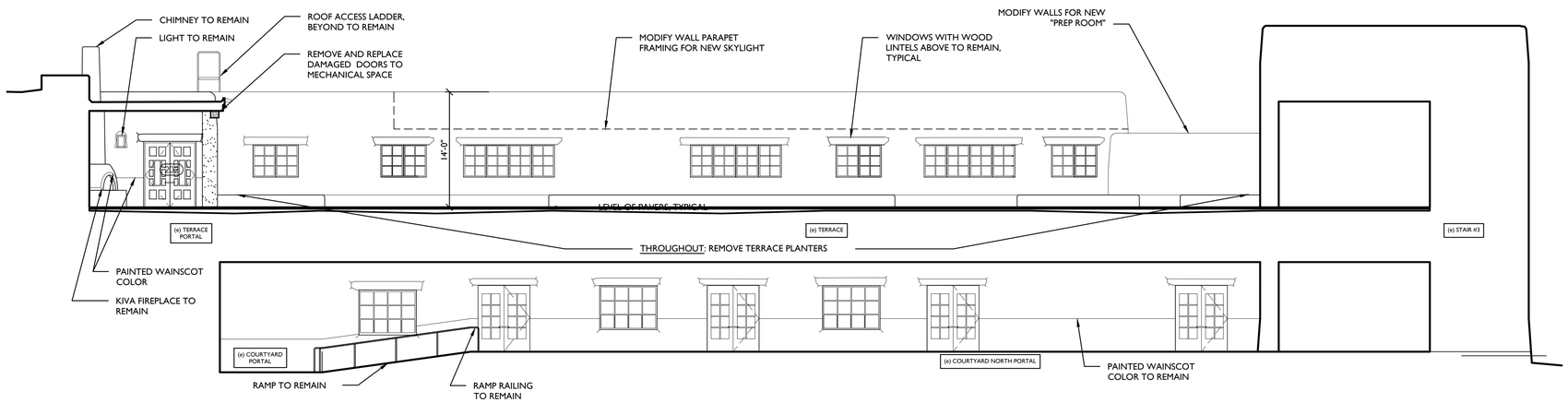
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EXTERIOR ELEVATIONS
COURTYARD SOUTH
EXISTING & PROPOSED

Sheet No.

HA-202

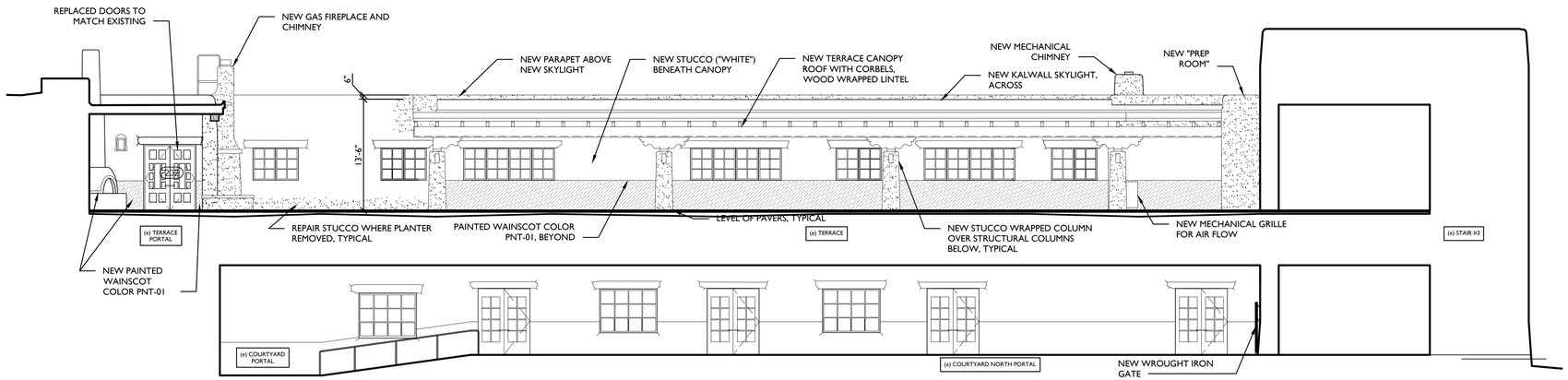
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING COURTYARD ELEVATION - SOUTH, TERRACE

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED COURTYARD ELEVATION - SOUTH, TERRACE

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

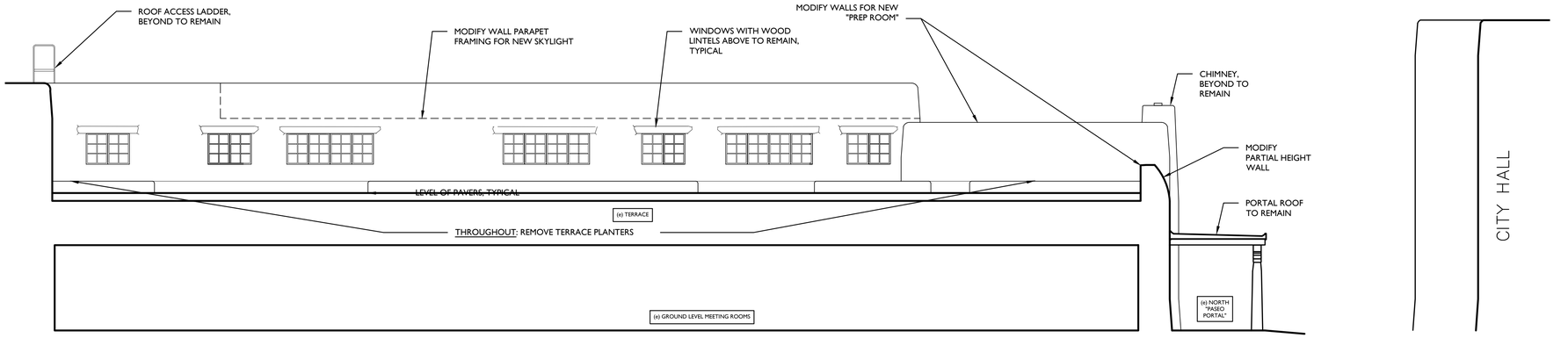
CITY OF SANTA FE

ISSUED		
MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

Sheet Name
EXTERIOR ELEVATIONS
COURTYARD SOUTH TERRACE
EXISTING & PROPOSED

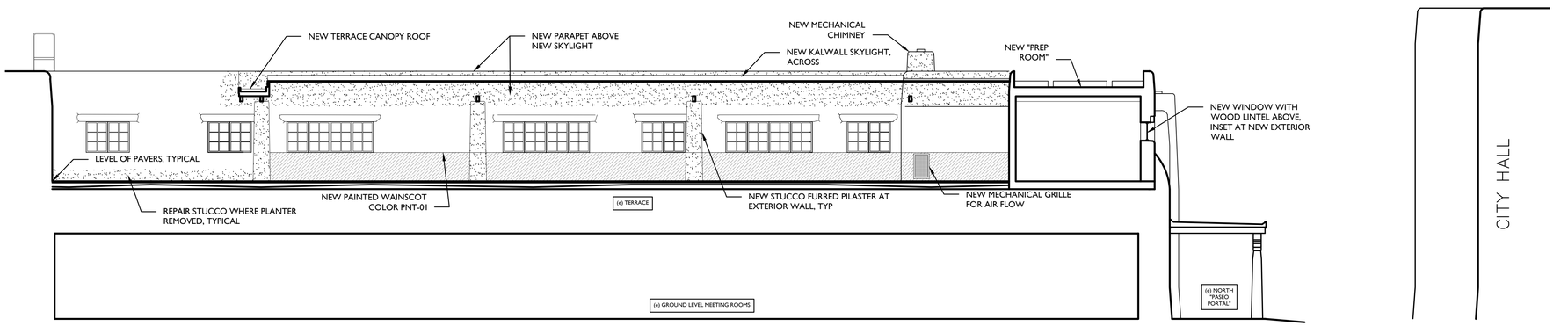
Sheet No.
HA-203
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING COURTYARD ELEVATION - SOUTH, PREP

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED COURTYARD ELEVATION - SOUTH, PREP

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

CITY OF SANTA FE

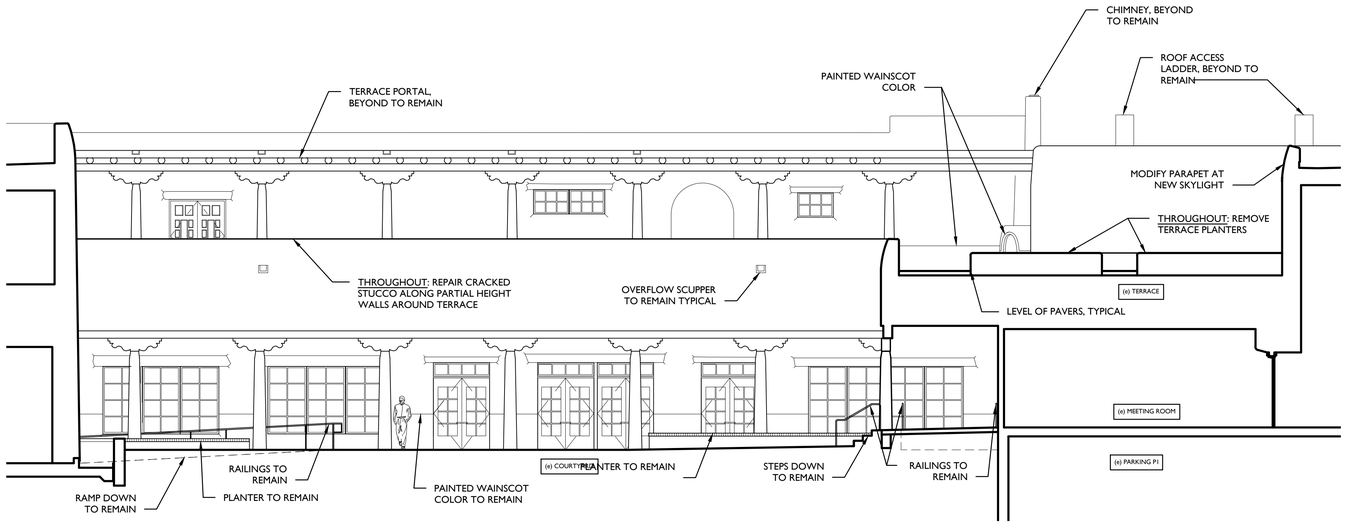
ISSUED

MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

Sheet Name
EXTERIOR ELEVATIONS
COURTYARD SOUTH PREP
EXISTING & PROPOSED

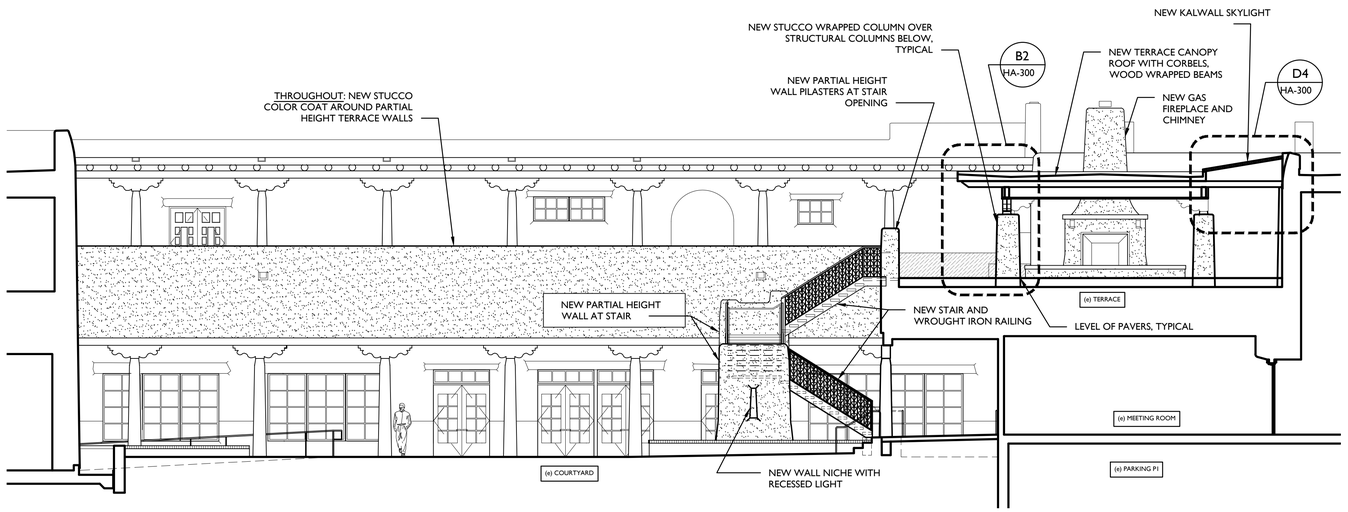
Sheet No.
HA-204
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING EAST ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED EAST ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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06/15/2026

HISTORIC DESIGN REVIEW BOARD

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
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Santa Fe, NM 87501

CITY OF SANTA FE

ISSUED		
MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

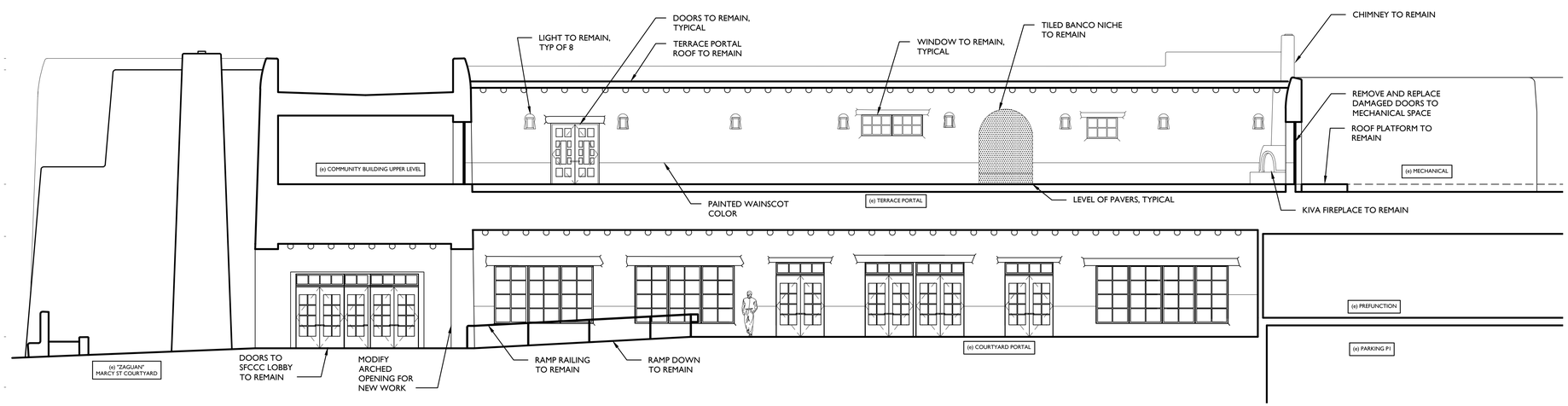
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EXTERIOR ELEVATIONS
COURTYARD EAST
EXISTING & PROPOSED

Sheet No.

HA-205

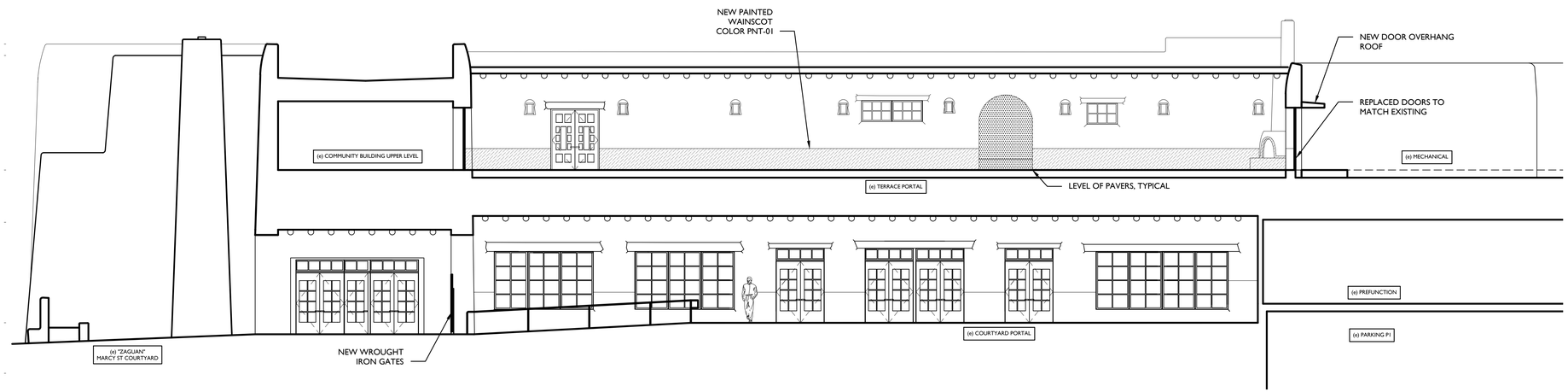
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING EAST ELEVATION - COURTYARD, TERRACE

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED EAST ELEVATION - COURTYARD, TERRACE

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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06-15-2026

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
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CITY OF SANTA FE

ISSUED

MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
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CHECKED BY	BJF

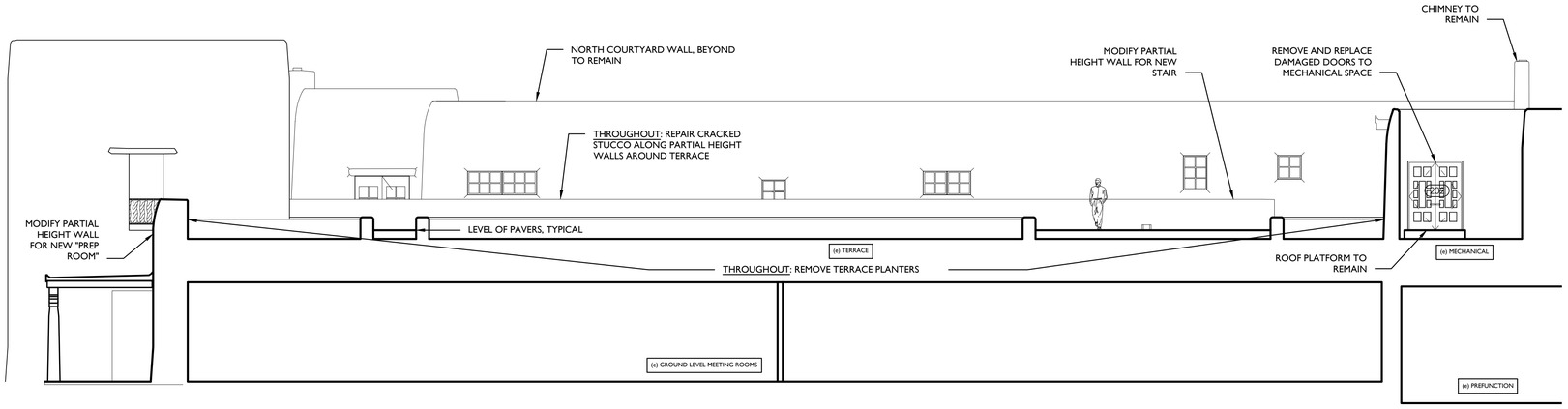
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EXTERIOR ELEVATIONS
COURTYARD EAST TERRACE
EXISTING & PROPOSED

Sheet No.

HA-206

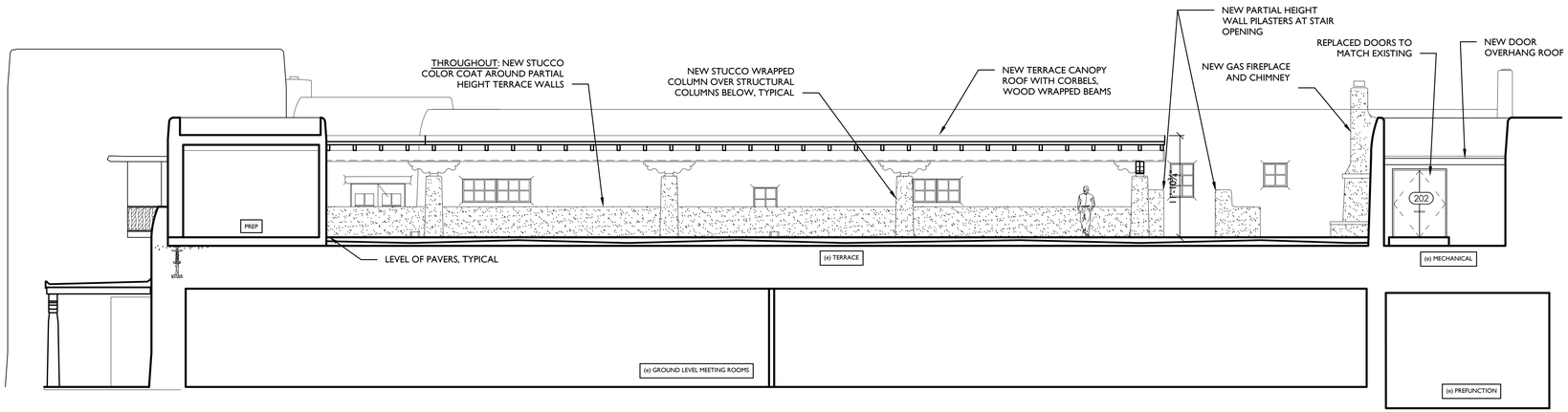
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING NORTH ELEVATION - TERRACE PARTIAL HEIGHT WALL, PREP

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED NORTH ELEVATION - TERRACE PARTIAL HEIGHT WALL, PREP

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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STATE OF NEW MEXICO
BARBARA J. FELIX
NO. 3277
REGISTERED ARCHITECT
06/15/2026

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NOT FOR CONSTRUCTION

TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

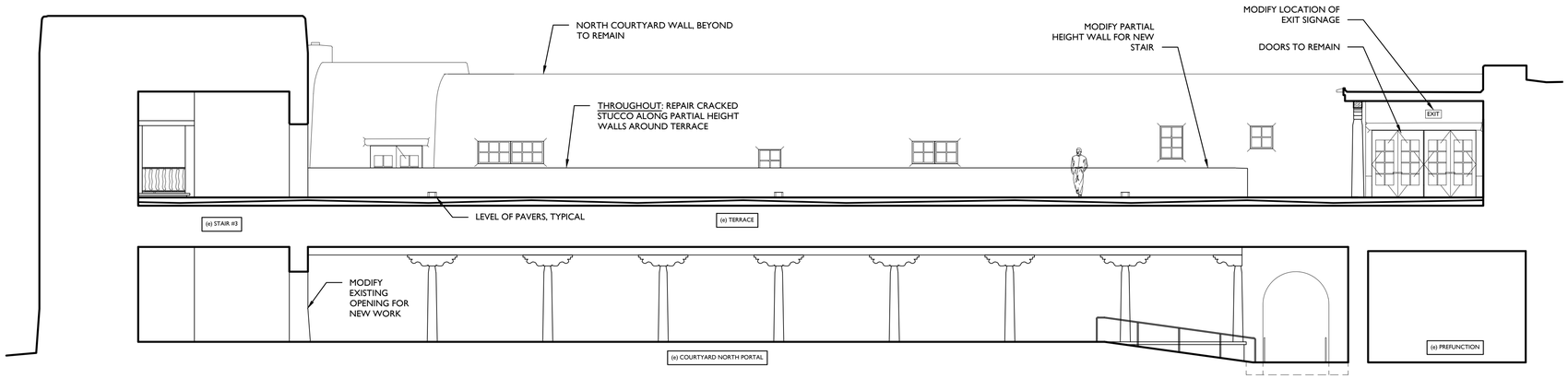
CITY OF SANTA FE

ISSUED		
MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

Sheet Name
EXTERIOR ELEVATIONS
TERRACE NORTH PREP
EXISTING & PROPOSED

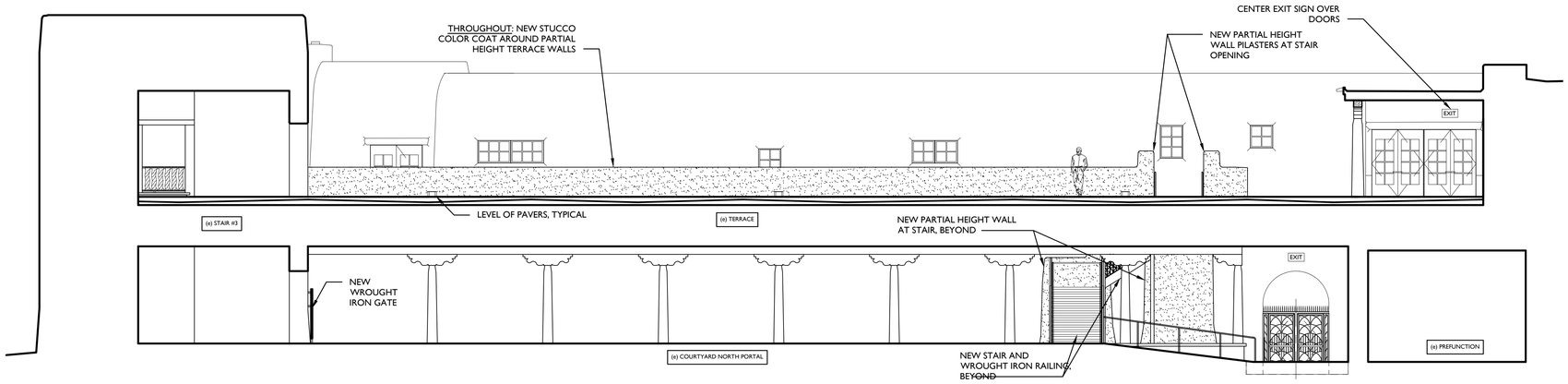
Sheet No.
HA-207
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING NORTH ELEVATION - TERRACE

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED NORTH ELEVATION - TERRACE

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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STATE OF NEW MEXICO
BARBARA J. FELIX
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06-15-2026

HISTORIC DESIGN REVIEW BOARD

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
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CITY OF SANTA FE

ISSUED		
MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	TD,SS
CHECKED BY	BJF

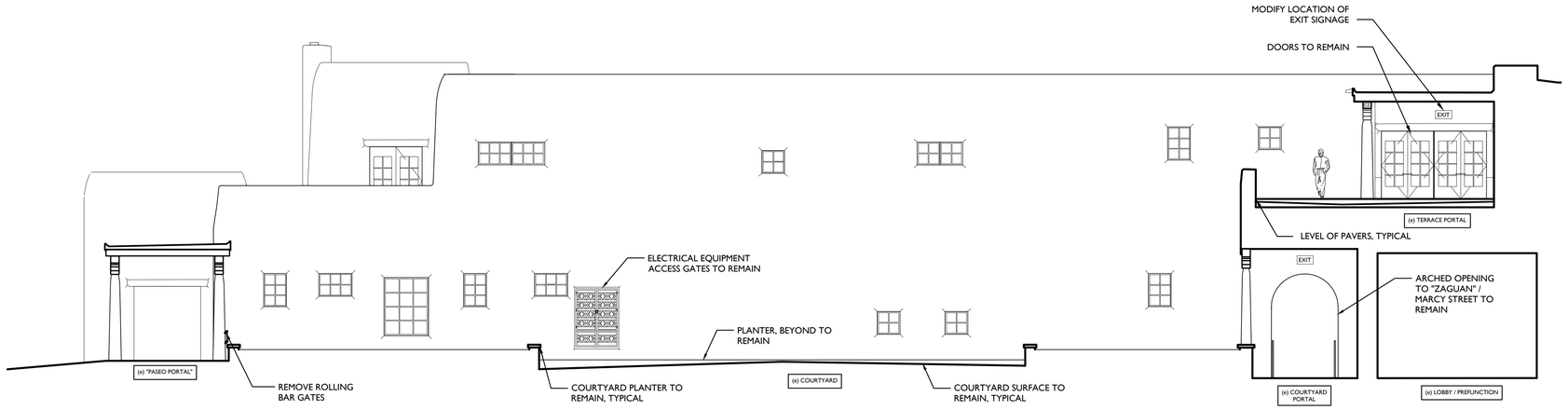
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EXTERIOR ELEVATIONS
TERRACE NORTH
EXISTING & PROPOSED

Sheet No.

HA-208

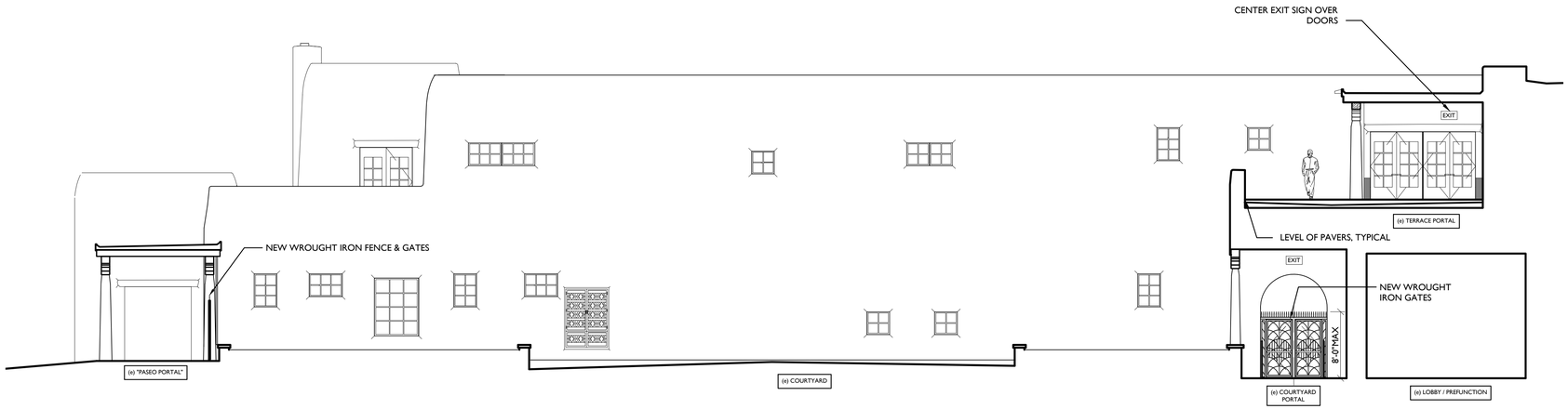
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING NORTH ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED NORTH ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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TERRACE IMPROVEMENTS

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MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
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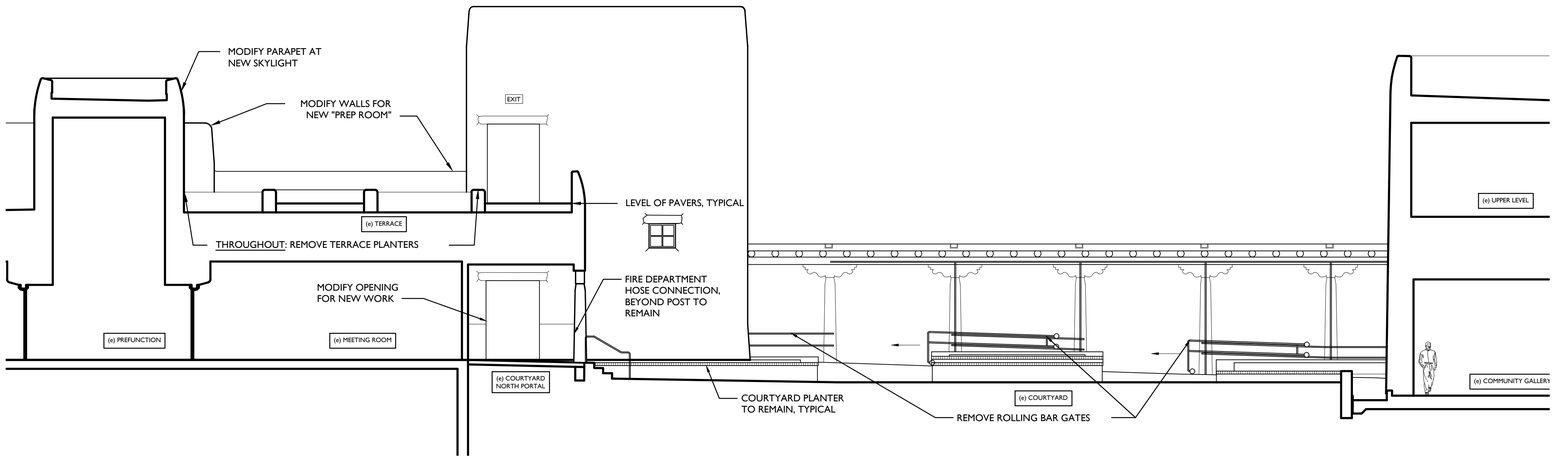
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EXTERIOR ELEVATIONS
COURTYARD NORTH
EXISTING & PROPOSED

Sheet No.

HA-209

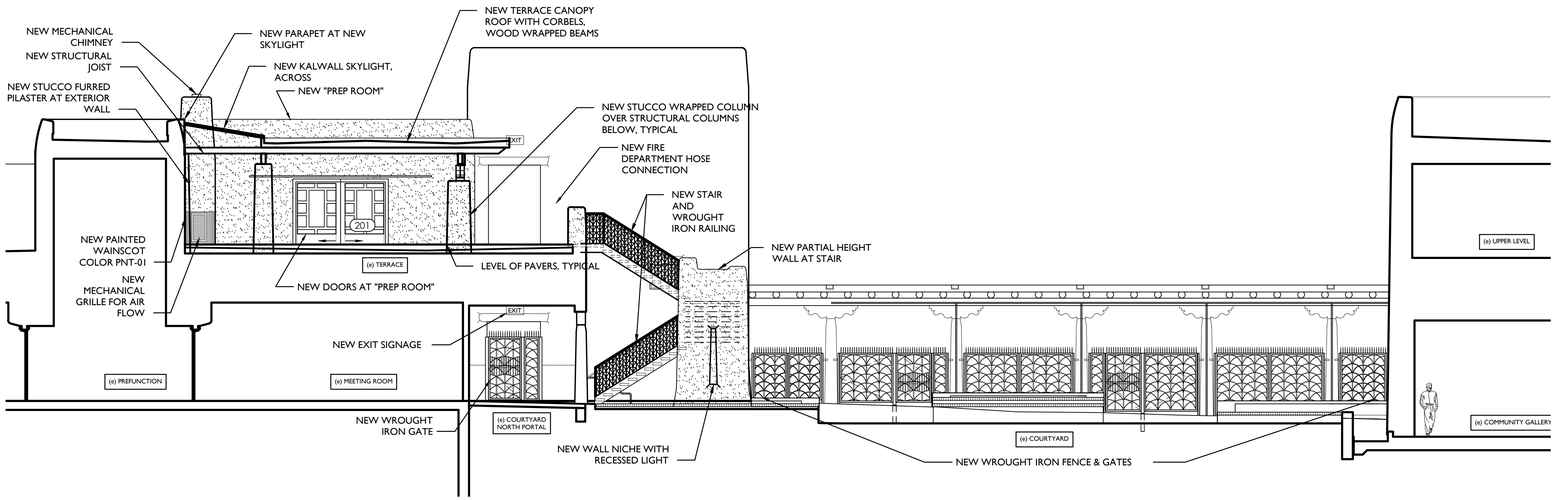
SHEET NO. ____ OF ____ SHEETS



C1 EXISTING WEST ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'



A1 PROPOSED WEST ELEVATION - COURTYARD

1/8" = 1'-0"

0' 4' 8' 16'

SHEET SIZE: 36X48

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TERRACE IMPROVEMENTS

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201 West Marcy Street
Santa Fe, NM 87501

CITY OF SANTA FE

ISSUED

MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	SS
CHECKED BY	BJF

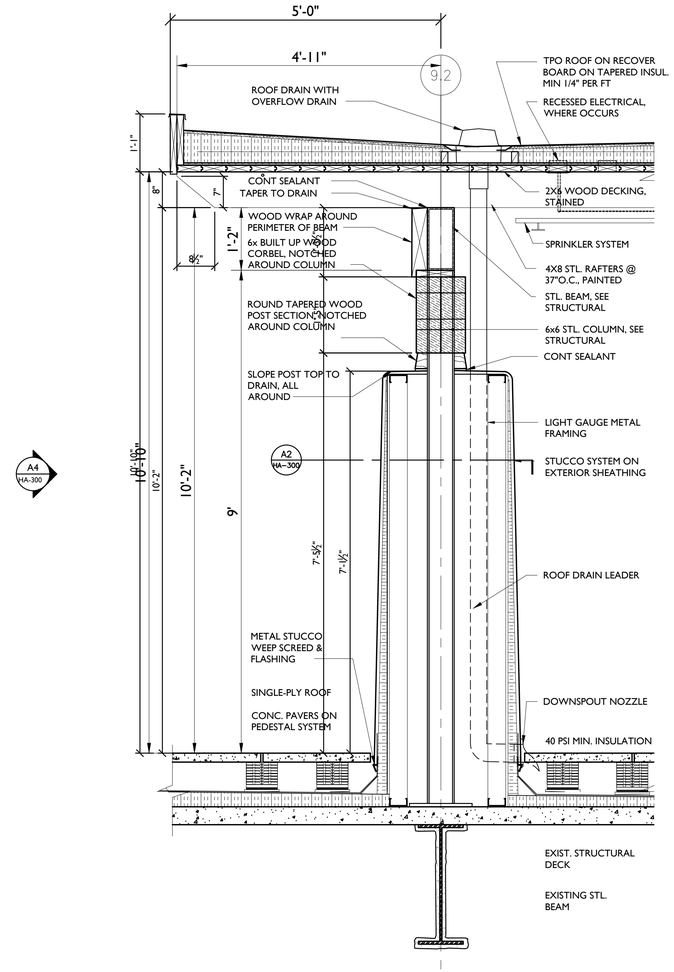
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EXTERIOR ELEVATIONS
COURTYARD WEST
EXISTING & PROPOSED

Sheet No.

HA-210

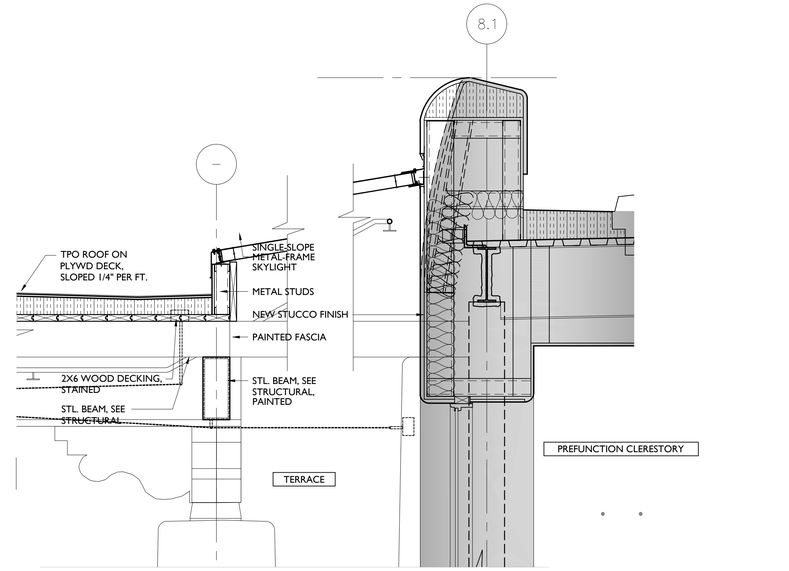
SHEET NO. ____ OF ____ SHEETS



B2 SECTION @ TERRACE PERIMETER COLUMN

3/4" = 1'-0"

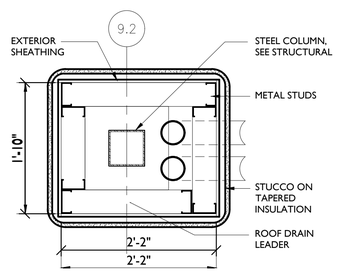
0' 1' 2' 3'



D4 SKYLIGHT CURB DETAIL

3/4" = 1'-0"

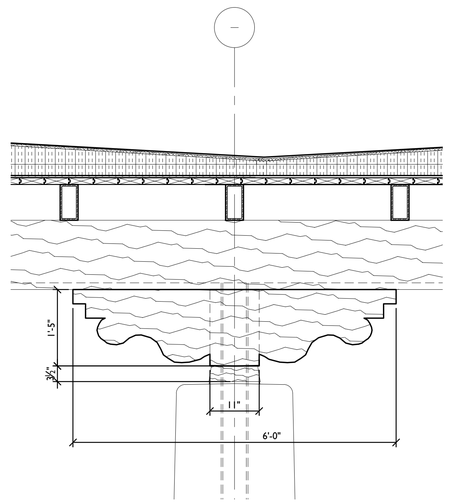
0' 1' 2' 3'



A2 TERRACE SOUTH COLUMN DETAIL

3/4" = 1'-0"

0' 1' 2' 3'



A4 CORBEL ELEVATION

3/4" = 1'-0"

0' 1' 2' 3'

SHEET SIZE: 24X36

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06.15.2026

HISTORIC DESIGN REVIEW BOARD

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TERRACE IMPROVEMENTS

Santa Fe Community Convention Center
201 West Marcy Street
Santa Fe, NM 87501

CITY OF SANTA FE

ISSUED

MARK	DATE	DESCRIPTION
	06/15/26	HDRB

PROJECT NO.	24005
FILE NAME	
DRAWN BY	SS
CHECKED BY	BJF

Sheet Name

SECTIONS & DETAILS

Sheet No.

HA-300

SHEET NO. ____ OF ____ SHEETS

City of Santa Fe, New Mexico

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

Larry A. Delgado, *Mayor*
Mike P. Lujan, *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 a 72,000 sq. ft. civic center with 2-level underground garage to a maximum height of 40'. Finish details, tower designs and lighting fixtures will be presented.
Project number: 05-10100021
Case number: H-05-021
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **201 W. Marcy**

PROJECT NAMES:

OW - City of Santa Fe — P.O. Box 909
Santa Fe, NM 87504 — 505-955-6932

AP - Fentress-Bradburn Architects — 421 Broadway
Denver, CO 80203 — 303-282-6080

BOARD ACTION

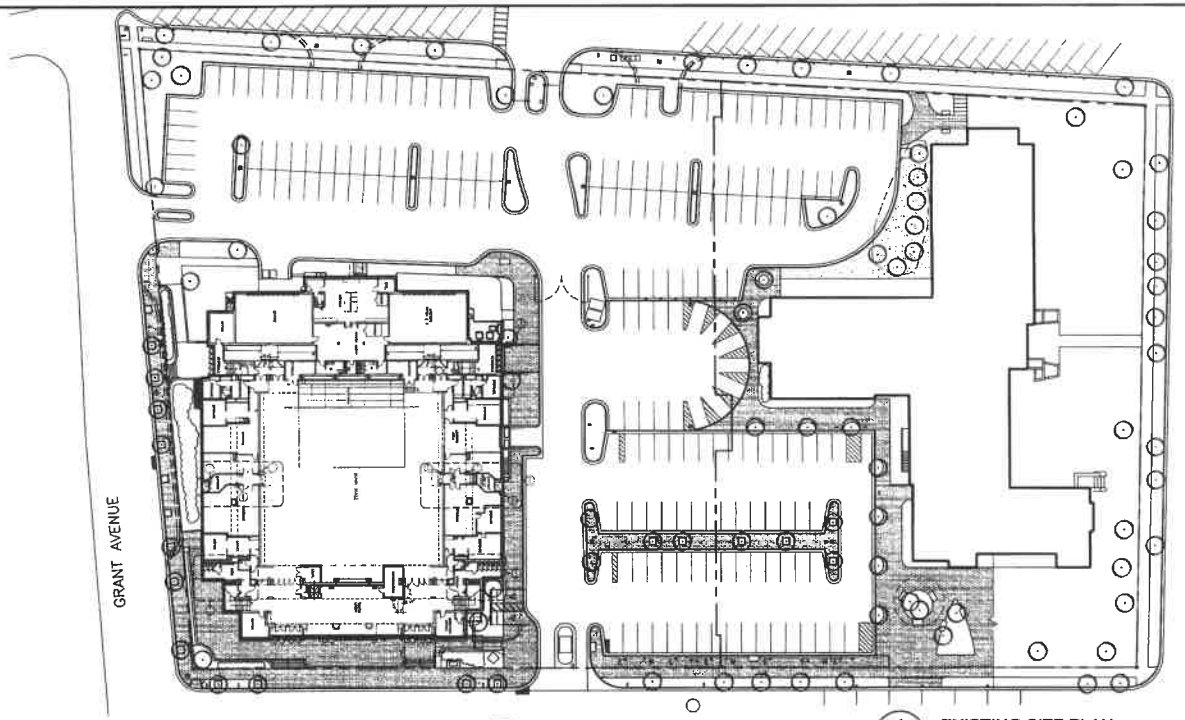
This is to certify that the Historic Design Review Board (HDRB) at their meeting on March 14, 2006, acted on the above referenced case. The decision of the board was to approve your request with the following conditions: that the Federal Place tower be lowered by 4 feet; that the stucco texture under portals be smooth rather than sand finish; that the festoon lights and two carriage lights at the main entrance be eliminated; that local artisans be encouraged to bid on tin work light fixtures; and that all signage be submitted for HDRB approval prior to installation.

For further information please call 955-6605.

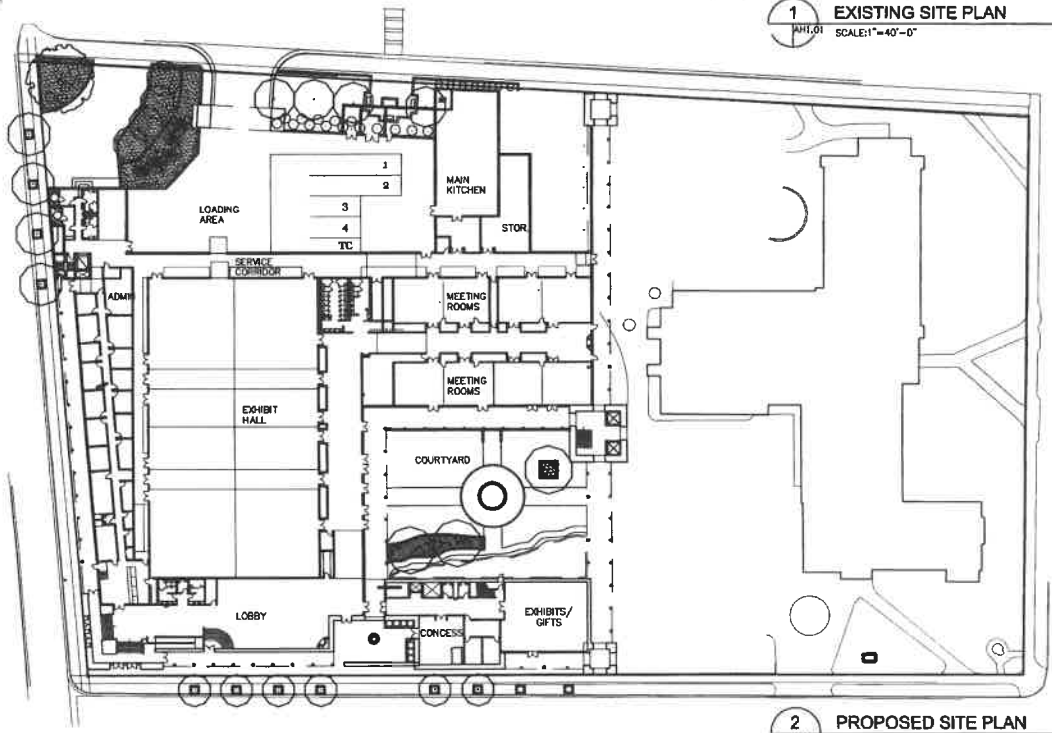
Sincerely,

David A. 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.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**



1 AH1.01 **EXISTING SITE PLAN**
SCALE:1"=40'-0"



2 AH1.01 **PROPOSED SITE PLAN**
SCALE:1"=40'-0"

160'-0"

It is a violation of this law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item in this document is altered, the altering architect, if other than the architect of record, shall a ffix to the item his seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.