



Agenda

**Regular Meeting of the Historic
Districts Review Board
August 11, 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. 2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for main

residence, casita, and yard walls. (Lani McCulley, LJMcCulley@santafenm.gov)

- b. 2026-012840-HDRB. 610 Don Gaspar Ave. Don Gaspar Area Historic District. Significant. Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design. (Amanda Romero, alromero@santafenm.gov)
- c. 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)(1)(a) altering openings on a primary façade and replacing historic windows on primary façade. Construct a 4'-4" yard wall. (Amanda Romero)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. August 25, 2026

13. Adjourn

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

City of Santa Fe, New Mexico

memo

DATE: August 11, 2026

TO: Historic Districts Review Board Members

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

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

2026-012839-HDRB. 320 Camino Delora. Downtown & Eastside Historic District. Non-contributing. Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary facade(s) designation, if applicable, for the main residence, casita, and yard walls.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☒ Historic Inventory Form

☒ Zoning Review Sheet

☐ Other: previous cases

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

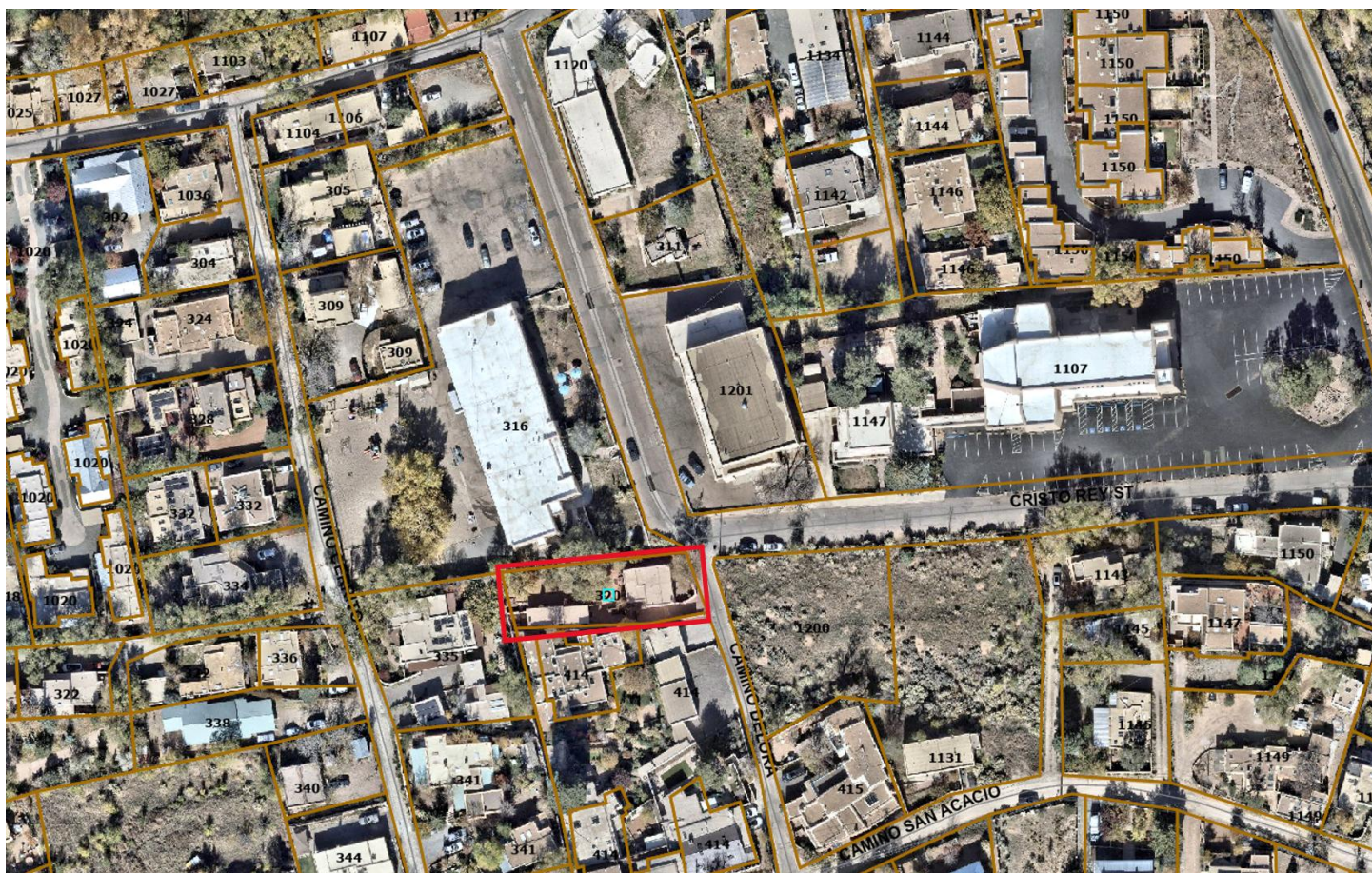
☒ Elevations

☒ Photographs

☐ Other: [2026 HCPI]

Due to the substantial changes to each structure, staff recommends the historic status of the main residence be maintained as non-contributing, and the accessory dwelling unit, shed, and yard walls be designated non-contributing, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

- a. In case 2026-012839-HDRB for 320 Camino Delora, retain/designate/upgrade the main residence as non-contributing or contributing and designate facades (numbers from façade diagram) as primary façade(s).
- b. In case 2026-012839-HDRB for 320 Camino Delora, designate the accessory dwelling unit as non-contributing or contributing and designate facades (numbers from façade diagram) as primary façade(s).
- c. In case 2026-012839-HDRB for 320 Camino Delora, designate the yard walls as non-contributing.



BACKGROUND & SUMMARY:

The single-family residence at 320 Camino Delora is located on the west side of Camino Delora, midway between Canyon Road and Camino San Acacio. The streetscape consists of the Cristo Rey Parish complex to the north and northeast, a vacant lot to the southeast, and residences to the south and further east. The residences are

separated by yard walls of stucco and rock. The buildings range up to two stories with flat roofs, with the exception of a single pitched roof at the southern end of the streetscape.

Site Description:

The Vicente and Petrita Brito House, located at 320 Camino Delora, is currently listed as non-contributing to the Downtown and Eastside Historic District. The property also consists of an accessory dwelling unit, shed, and yard walls, which have no status designation.

The original footprint of the main house was constructed as a two-room adobe residence in the vernacular style in the 1930s. There were multiple additions on the rear of the structure, with some showing in the 1960, 1966, and 1978 aerials (2026 HCPI pages 15-18).

There was a large remodel of the main residence in the early 2000s under case H-00-129. The remodel included altering the style of the original structure from a vernacular style to a Spanish Pueblo Revival style. It also included replacement of windows and doors with opening changes, installation of new windows where there were none previously, three chimneys, restoration of the brick coping, stucco, and construction of a portal with canales on the east elevation.

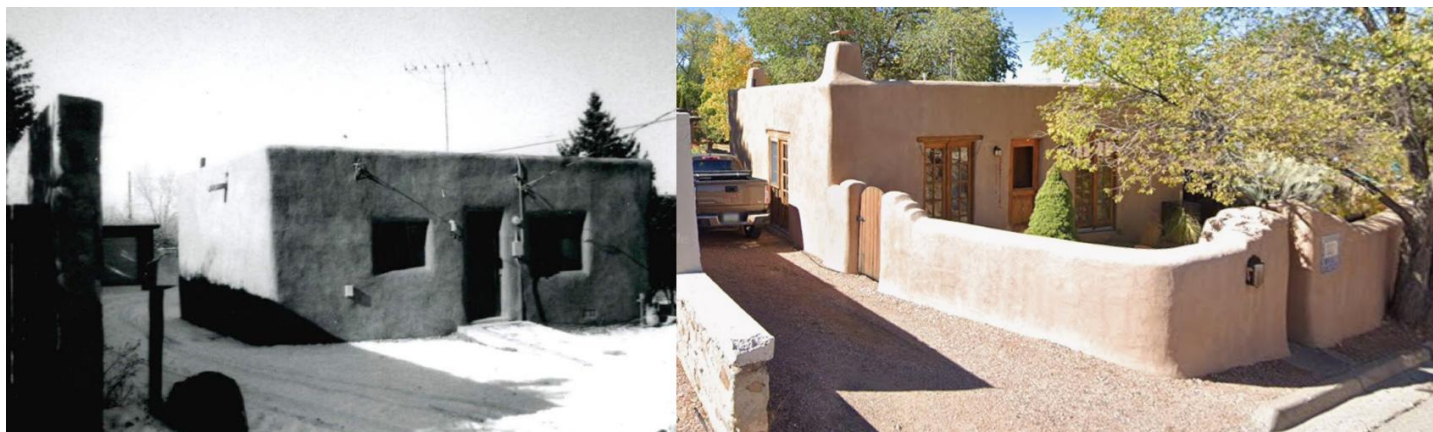


Figure 2: Main Residence 1984 and 2026

It is evident from the 2026 HCPI by John Murphy that the original garage structure was present in 1960 (2026 HCPI page 16). An expansion and conversion of the garage were approved under case H-01-160. The expansion more than doubled the footprint of the original garage and created openings where none existed. The garage door was replaced with French doors. Four portals were installed on the north, east, and west elevations. The 2000s portion of the structure holds two sets of French doors on the north elevation and vinyl windows. The expansion and renovation of the building allowed for the conversion of the use from a garage to an accessory dwelling unit.



Figure 3: East Elevation of the Accessory Dwelling Unit

A small shed is also located to the northwest of the main residence. The shed does not appear in the 1978 aerial of the property. The shed is obscured by a large tree in most aerials, so its date of construction is unclear. This was most likely constructed in the early 2000s with the property remodel, though it is not called out as part of the work in case H-00-129 or H-01-160. The shed is constructed of pressboard and planks with a pitched shingle roof. Staff recommends that this is non-contributing due to age, design, and uncertain origin.



Figure 4: The Property Shed

The yard walls on the property were constructed in the early 2000s along its east, west, and north sides. The yard walls were part of the project from case H-00-129 and include the construction of a stuccoed masonry wall along the east property line ranging in height between 43” and 60” in height, a round arched wood vehicular gate at 52” in height on the south end of the east wall, a 6’6” high pedestrian gate, a 52” high stuccoed masonry wall on the

north property line with a 48” to 60” high cedar plank fence along the west property line. All of the yard walls should be considered non-contributing due to age.



Figure 5: East Property Line Yard Wall

The south property line tall concrete-and-stone wall (top of Figure 5) is not located on the subject property and is therefore excluded from this review.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

An approval was issued under case **H-01-160** for a 286 sq. ft. addition to a height of 8’-8” on the 246 sq. ft. existing garage and a 4’-0” high yard wall with a 5’0” high wooden pedestrian gate.

An approval with the condition that the beams and posts are not painted was issued under case **H-00-129** for the rehabilitation of the adobe residence and the garage. The rehabilitation of the residence included replacement of windows and door replacements, new windows, and window opening changes, installation of three chimneys, restoration of the brick coping, stucco, and a portal with canales on the east elevation. The garage rehabilitation included replacing the garage door with French doors, installation of four portals on the north, east, and west elevations, and the installation of two sets of French doors on the north elevation. The project also included the construction of a stuccoed masonry wall along the east property line ranging in height between 43” and 60” in height, a round arched wood vehicular gate at 52” in height on the south end of the east wall, a 6’6” high pedestrian gate, a 52” high stuccoed masonry wall on the north property line with a 48” to 60” high cedar plank fence along the west property line.

ADMINISTRATIVE:

No administrative approval cases are on file for the property.

APPLICANT'S REQUEST:

The applicant requests:

- 1) Status Review with primary façade designation, if applicable, for a main residential structure.
- 2) Status Review with primary façade designation, if applicable, for an accessory dwelling structure.
- 3) Status Review for yard walls.

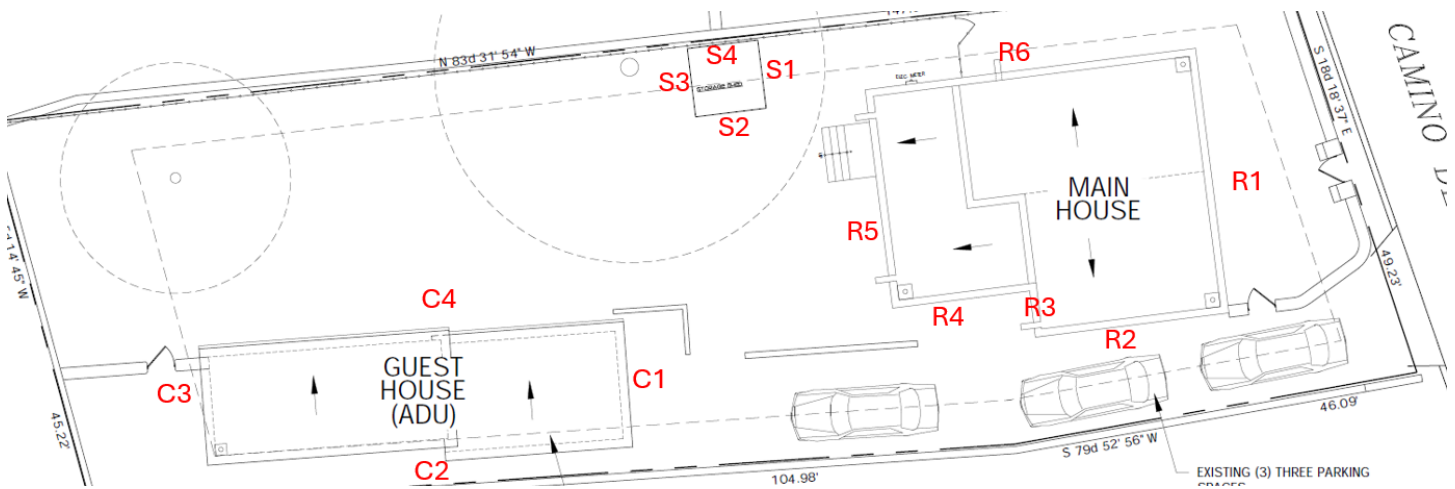


Figure 6: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

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

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

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 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 and land use department. Otherwise, the city shall post the poster at 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.

1. Old Santa Fe Style

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

- a. With rare exception, buildings are of one story; a few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.
Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-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 construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

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. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- f. Flat roofs shall not have more than thirty (30) inches overhang.



1985 aerial



2011 Aerial



2005 Aerial

STATUS REVIEW
320 Camino Delora
June 08, 2026

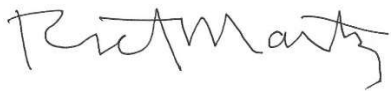
Downtown/Eastside Historic District, Contributing status

EXISTING CONDITIONS:

On behalf of the property owners, Mary Hardin and Dan Cullen, the attached application requests a status review and primary elevation designation of the above-referenced property necessary.

A Historic Report for this property was prepared by John Murphy, see attached.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 9, 2026

For HPD Office use only:								
HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Vicente and Petrita Brito House		2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe		3. Local Reference Number: Santa Fe ID: H-778				
				4. County: Santa Fe Parcel # 10309760				
5. Property Type: ☒ Buildings: 2 ☒ Structures: 4 ☐ Site ☐ Object								
6. Date of Survey: May 29, 2026								
7. Previous Survey Date(s): ☒ Yes: October 30, 1984, Michael Belshaw ☐ No:								
8. Name of Project: HDRB Status Evaluation								
9. Lat/Long: 35.6783874,-105.9209711								
10. Photo Information: Jim Rodman, photographer. Photo 1: View of east (front) elevation. Camera facing west. May 19, 2026.								
11. Brief Description of the Property: Located at the corner of Camino Delora and Cristo Rey Street, the former Vicente and Petrita Brito House faces east toward the Sangre de Cristo Mountains (Photo 1). The house likely originated in the late 1930s as a modest two-room dwelling. Over time, several additions were constructed to the rear, all of which appear to be adobe. Following its departure from family ownership in the early 2000s, the vernacular dwelling underwent a substantial renovation, transforming it into a residence more closely resembling a Santa Fe Style house of the 1920s. The property also includes a guesthouse (casita), constructed in the early 2000s, along with several walls and fences, most of which date from the same period. The primary house is designated Non-contributing and the guesthouse has no status. Continued on Page 5.								
12. Who uses the property? Residence								
13. Construction Date: Date: Before 1948, likely with earliest construction in the late 1930s. ☐ Known ☒ Estimated Source: newspaper account, aerial photographs, and city directories								
14. Setting: ☐ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public								
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A								

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



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



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

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

For: Current owner, via Martinez
Architecture Studio PC

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

Current owner: Mary Connally Hardin
and Daniel R. Cullen

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

20. Significance to Current Community: ☒ 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 ☒ No ☐ Yes
If yes: ☐ State ☐ National
If 'no' or unknown, do you think this property is eligible for listing? ☒ 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 ☒ Yes
If yes: ☐ Significant ☐ Contributing ☒ Non-contributing: primary house ☒ No Status: guesthouse (casita)
Per City of Santa Fe official designation map:
If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style ☐ Not Applicable

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

Notes: ☒ Other: Vernacular

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>

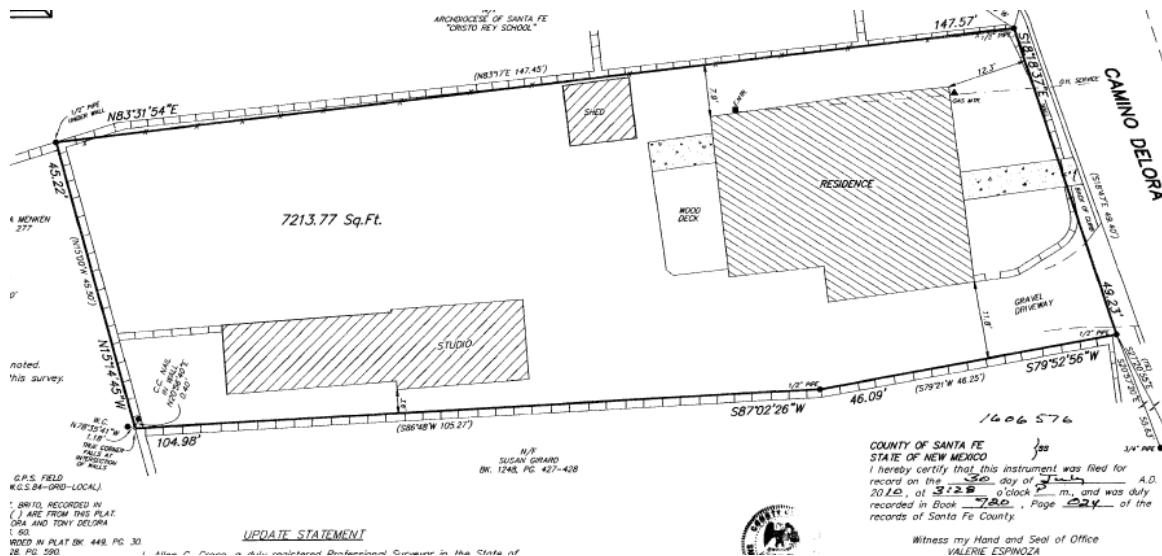
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2012 survey plat map. Courtesy of XYZ Surveying and Drafting.



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: Vicente and Petrita Brito House	2. Location: 320 Camino Delora Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-778			
		4. County: Santa Fe			
		5. Date of Survey: May 29, 2026			

Architectural Description Continued

Setting

The house and its casita occupy the west side of Camino Delora, midway between Canyon Road and Camino San Acacio (Photo 2). Much of the view to the east is occupied by the Cristo Rey Parish complex. Immediately northwest stands the former Cristo Rey Parish School, designed by Leo Wolgamood and Alfred Millington; to the northeast are the parish hall and the rear elevation of John Gaw Meem's Cristo Rey Church. Immediately across Camino Delora is a rare feature within the district: an undeveloped lot.

The subject property occupies a roughly rectangular parcel of approximately 0.15 acres. The primary house stands near the front of the lot with the casita located behind it. The grounds surrounding both buildings are extensively landscaped. At the rear of the property is a mature Siberian elm, while a non-historic plywood shed stands along the north property line (Photo 14). Most of the site's walls and fencing are non-historic. Of interest is a tall concrete-and-stone wall separating the subject property from the adjoining parcel to the south. Based on a recent survey plat, this wall appears to belong to the southern property.

East Elevation

The house faces Camino Delora with a substantially altered composition. As documented in the 1984 Historic Building Inventory survey, the façade consisted of a centered entry flanked by closely spaced rectangular window openings (Fig. 1). During the early-2000s renovation, Steve Marlens, the owner and an historic house renovator, retained this basic symmetrical arrangement but relocated the window openings farther from the entrance while narrowing them and extending them to floor level (Photo 3). In place of the original windows, he installed paired ten-light wood French windows,¹ a motif repeated on other elevations of both the primary house and the casita. Each opening is finished with a metal threshold and exposed wood header, a detail recalling

¹ Although often referred to as French doors, the architectural term *French window* more precisely describes full-height, narrow glazed casements that extend to the floor and provide direct access to exterior spaces. The use of French windows is uncommon in Santa Fe residential architecture.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: May 29, 2026			

early Pueblo Revival work by John Gaw Meem, including the Meadors-Staples House (1925).

South Elevation

The south elevation faces a tall stone wall that originally separated the property from an adjoining parcel later acquired by artist and designer Alexander Girard. As documented in the 1984 Historic Building Inventory survey, this short elevation was originally devoid of fenestration. During the early-2000s renovation, Marlens introduced a ten-light wood French window with a lowered threshold, providing direct access to a brick-paved patio (Photo 4).

West of the original façade, the elevation steps back to an addition constructed between 1960 and 1966, based on aerial photographic evidence (Figs. 3 & 4). Like the original portion of the house, the addition was remodeled with a French window; however, this opening retains a higher sill above grade (Photo 5).

West Elevation

The west elevation opens onto the patio and backyard. Comparison with a 1978 aerial photograph indicates that the fenestration was simplified and repositioned to a more centralized arrangement (Fig. 6). Today, the elevation consists of a single ten-light wood door to the left (north) and a paired ten-light wood French window to the right (south) that originally gave access to a wooden deck (Photo 6). The brick-faced steps leading to the door postdate Marlens' renovation.

North Elevation

The north elevation overlooks the former Cristo Rey Parochial School and presents a minimal amount of fenestration (Photo 7). Comparison with a 1978 aerial photograph indicates that the west end of the elevation formerly included a projecting, lower-roofed section (Fig. 6). As discussed above, this projection has since been removed or simplified, creating a more uniform west end of the house. The remaining two window openings, based on their depth within the wall, appear to be older. Both contain non-historic sliding vinyl windows (Photo 8).

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Interior

The interior was not inspected. Based on real estate photographs, the house appears to retain exposed vigas while incorporating Meem-inspired corner fireplaces and custom wood cabinetry associated with the early-2000s renovation. The house contains approximately 974 square feet of living area and includes three bedrooms and one bathroom.

Footprint Evolution

The house likely originated as the two-room section fronting Camino Delora. By 1948, the first year the dwelling appears in an aerial photograph, a small addition had been constructed at the northwest corner, creating a roughly L-shaped plan (Fig. 2). This footprint remained largely unchanged through 1960, although a porch appears to have extended across part of the west elevation (Fig. 3).

Between 1960 and 1966, the west porch was enclosed and an irregular addition was constructed at the rear, partially filling the earlier ell and creating a more complex footprint (Fig. 4). By 1978, the latest historic aerial photograph available, another small addition had been constructed at the northwest corner (Fig. 5). Either before or during the 2000s renovation, it was removed or absorbed into a reconfigured rear elevation, producing the building's present footprint (Fig. 6).

Casita

The casita is a long, approximately 583-square-foot secondary dwelling situated behind the primary house. Incorporated into its east end is a one-car garage that had been constructed by 1948. The remainder of the building represents new construction associated with Steve Marlens' early-2000s renovation of the property.

Marlens retained the original garage opening, fitting it with wood French doors (Photo 9). The north elevation, which provides the principal exposure, is articulated with a series of ten-light wood French windows and French doors that admit most of the natural light into the dwelling (Photos 10 & 11). At the west end, new construction incorporates another pair of French doors opening onto a small enclosed patio (Photo

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12). The south elevation, constrained by its proximity to the property line, contains only limited fenestration consisting primarily of sliding vinyl windows (Photo 13).

Historical Overview

Camino Delora

In July 1937, Petrita Brito, a 32-year-old woman, visited Santa Fe City Hall which was then located on Washington Avenue. She was there to obtain a permit to build a two-room house valued at \$200.² Petrita and her husband, Vicente, had been renting a house on Camino San Acacio and, apparently anticipating a growing family, sought to establish a home of their own. Based on city directories, the adobe dwelling they constructed was located at 1181 Camino Delora.

City directories indicate that Camino Delora originally extended southeast from Camino San Acacio to Camino Cabra, with a separate northern segment continuing toward Canyon Road. This northern stretch of Camino Delora, along with neighboring Camino Cerrito, appears to have been a relatively recent roadway. It likely followed the property line of an earlier agricultural field. Both streets were prone to flooding; following a heavy monsoon in 1935, Camino Delora was described as a "Niagara running into Canyon Road."³

This background is important because the location of 1181 Camino Delora, as listed in the city directories, cannot be determined with certainty. Although the address is no longer in use, houses along the southern portion of Camino Delora retain similar numbering. The strongest evidence linking the subject property to the Brito residence is the apparent renumbering of the address. By the late-1950s, 1181 Camino Delora disappears from the city directories, with the Brito property listed instead as 320 Camino Delora.⁴

² "Building Permits for July," *Santa Fe New Mexican*, August 5, 1937.

³ "Village Gossip of Old Santa Fe," *Santa Fe New Mexican*, August 24, 1935, 1.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1957* (El Paso: Hudspeth Directory Company, 1957), 320.

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The Britos

Petrita was born in Santa Fe in 1905 but soon moved with her family to Lamy. Her father, Roque Tudesque, was a native New Mexican of Italian ancestry who worked as a boilermaker.⁵ In November 1924, at age nineteen, she married Vicente Brito, a Santa Fe native five years her senior.⁶ The couple rented a small house in Lamy for five dollars a month while Vicente worked as a section hand for the Atchison, Topeka & Santa Fe Railway.⁷ By the mid-1930s they had relocated to Santa Fe, residing in a house on Camino San Acacio.

No deed has been located documenting how the Britos acquired the land on which they built their home, either at the earlier 1181 Camino Delora address or the subject parcel. Whether no deed was recorded or the record has since been lost is unknown. Nevertheless, city directories and other documentary sources establish that the Britos were living at the present residence by the 1950s. Vicente initially found work through the Works Progress Administration, helping to build Carlos Gilbert Elementary School.⁸ By the 1950s he was employed as a private gardener.

The 1950 census is the first to record the Britos as a full family. Their home address is not identified other than being located on Camino Delora. The household is headed by Vicente, still working as a private gardener. Petrita managed the household and took care of three children: Francisco (Frank), 10, and Crucita, 9.⁹ Frank would later acquire an ownership interest in the property, though again, no deed has been located. As the decade progressed, Crucita married and left Santa Fe. She lived first in Las Vegas, then Socorro, and finally Albuquerque.¹⁰ Frank, on the other hand, stayed at home, and

⁵ "Petrita Brito," *Santa Fe New Mexican*, Feb. 15, 1989, 4; U.S. Census Bureau, Year: 1920; Census Place: Lamy, Santa Fe, New Mexico; Roll: T625_1080; Page: 3A; Enumeration District: 134.

⁶ Santa Fe County Marriage Index, Book 8, Page 3690.

⁷ U.S. Census Bureau, Year: 1930; Census Place: Lamy, Santa Fe, New Mexico; Page: 3A; Enumeration District: 0025; FHL microfilm: 23411.

⁸ National Archives at St. Louis; St. Louis, Missouri; WW II Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 16.

⁹ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 20; Enumeration District: 26-5.

¹⁰ "Gurule, Crucita Brito," *Albuquerque Journal*, Oct. 28, 2005, B-8.

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apparently never married. Vicente moved into better employment, working as an assistant draftsman for the Breese Burner Company, the innovative home heater manufacture started by James L. Breese, the bon vivant pilot and inventor.

By 1959, at age nineteen, Frank had joined the First National Bank of Santa Fe, where he remained for nearly two decades before entering state employment.¹¹ Public records indicate that he continued to reside at 320 Camino Delora with his parents. At some point he also acquired a joint ownership interest in the property, although the deed establishing that interest has not been located.

In 1965, following preparation of a survey plat for the property (Fig. 8), title was conveyed through a straw transaction in which Vicente and Petrita Brito temporarily transferred the property to Lyle E. Teutsch, Jr., a Santa Fe realtor, who immediately reconveyed it to the Britos as joint tenants.¹²

The transaction appears to have reconfigured the form of ownership while incorporating the updated legal description established by the survey. This conveyance represents the earliest deed located during the present research.

Later Changes

Vicente Brito died in 1980 at the age of 78. Petrita followed nine years later, passing away in 1989 at age 83. Both are buried beneath a modest gray marble marker in Rosario Cemetery.

Frank Brito continued to reside in his childhood home until his death in 1999 at age 60. Ownership then passed to his sister, Crucita Gurule, who retained the property only briefly before placing it on the market in 2000. The real estate listing described the dwelling as a "cute fixer-upper with lots of potential."¹³ The asking price of \$296,900 likely reflected its condition at the time.

¹¹ "Employees Honored," *Santa Fe New Mexican*, Nov. 26, 1974, 8.

¹² Santa Fe County Instrument # 286203 and 286204A.

¹³ "Prime Eastside Location" [real estate advertisement], *Santa Fe New Mexican*, Feb. 20, 2000, I-6.

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Later that year, Crucita sold the property to Steve Marlens, a Huntington, Long Island, native. A graduate of Haverford College with a longstanding interest in historic preservation, Marlens had previously rehabilitated several historic residences on the East Coast before relocating to Santa Fe.¹⁴ Marlens approached the Historic Districts Review Board for “rehabilitation” project to renovate the house, and construct yard walls and gates (Case # H-00-129). The case was postponed at least once and finally approved in October 2000.

Over the next two years, Marlens undertook a comprehensive rehabilitation of the Camino Delora house. The project substantially altered the dwelling's vernacular appearance while employing high-quality traditional materials and craftsmanship. Numerous Pueblo Revival design elements were introduced, including paired French windows, decorative lintels, reconstructed chimneys, additional window openings, and a sculpted perimeter wall with a formal entry gate.

Collectively, these changes transformed the modest vernacular dwelling into a more fully articulated interpretation of Santa Fe's regional architectural tradition. In addition, a detached garage, constructed during the 1960s, was enlarged westward and converted into a casita.

Marketing Romance

The renovated house was placed on the market in the summer of 2003. It was advertised as a “[t]houghtful restoration of a classic adobe and guest house just steps from Canyon R[oa]d,” suggesting that the guest house predated the restoration.¹⁵ Curiously, the accompanying photograph depicted the newly created casita rather than the principal dwelling.

The property remained on the market for several months, prompting a larger advertisement that fall, again illustrated with a photograph of the guest house. Among its selling points was the claim that the property featured a “property wall designed by

¹⁴ Public records research and review of former restoration projects.

¹⁵ “320 Camino Delora” [real estate advertisement], *Santa Fe New Mexican*, July 27, 2003, I-15.

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the famed designer Alexander Giraid [sic]."¹⁶ The house remained unsold into the winter.

The marketing strategy then shifted to a more candid approach, describing the residence as having been renovated to "reflect the original Santa Fe of the art colony."¹⁷ The statement implicitly acknowledged that the corner fireplaces with their battered chimneys, custom wood cabinetry, decorative wrought-iron light fixtures, and other architectural details were products of the recent rehabilitation rather than original features of the house. Instead, they had been carefully introduced to evoke the romanticized Santa Fe architectural aesthetic of the 1920s and 1930s.

The property sold in 2004 and remained in the same ownership until 2020, when it was acquired by its current owner.

¹⁶ "320 Camino Delora: Classic Renovation of Eastside House and Guest House" [real estate advertisement], *Santa Fe New Mexican*, "Santa Fe Real Estate Guide," Oct. 5, 2003, 21.

¹⁷ "320 Camino Delora" [real estate advertisement], *Santa Fe New Mexican*, Dec. 14, 2003, I-15.

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Evaluation of Historical Status

The house standing at 320 Camino Delora today is a skillful interpretation of the early Santa Fe Style. It is not, however, historic in its present appearance. To achieve a historic effect, Steve Marlens undertook extensive alterations, including relocating windows, changing the dimensions of existing openings, and introducing a recurring visual motif—the paired French window—that was almost certainly not part of the original vernacular dwelling. The casita is likewise largely a modern creation, transforming a one-car garage into a guesthouse through extensive remodeling and a substantial addition. The property's walls and fences are also of recent construction.

For these reasons, it is recommended that the primary house retain its Non-contributing status. The same recommendation applies to the guesthouse (casita), and the walls and fences enclosing the property along its east, west, and north sides. Although visually prominent, the tall concrete-and-stone wall along the south property line is not located on the subject property and is therefore excluded from this evaluation.

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Illustrations



Figure 1: October 30, 1984, Historic Building Inventory form photograph. East (front) and south elevations, looking northwest. Michael Belshaw.

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Figure 2: October 25, 1948, aerial photograph. Primary house circled.

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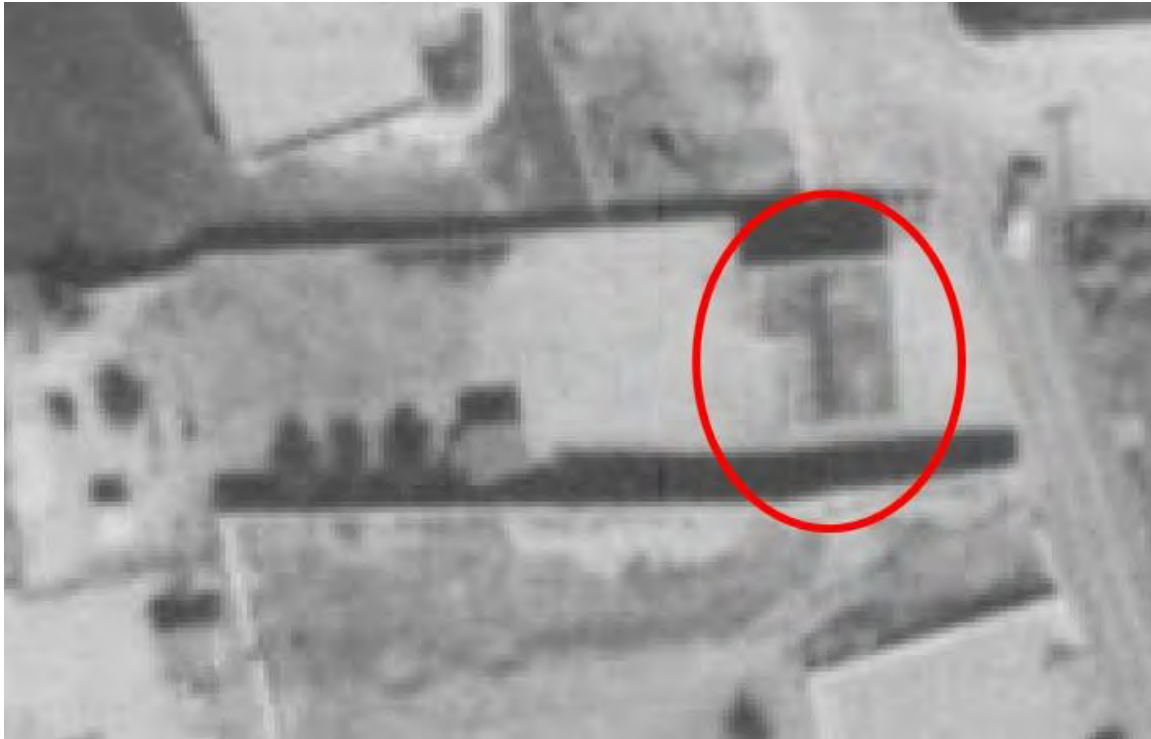


Figure 3: September 25, 1960, aerial photograph. Note presence of garage to the west.

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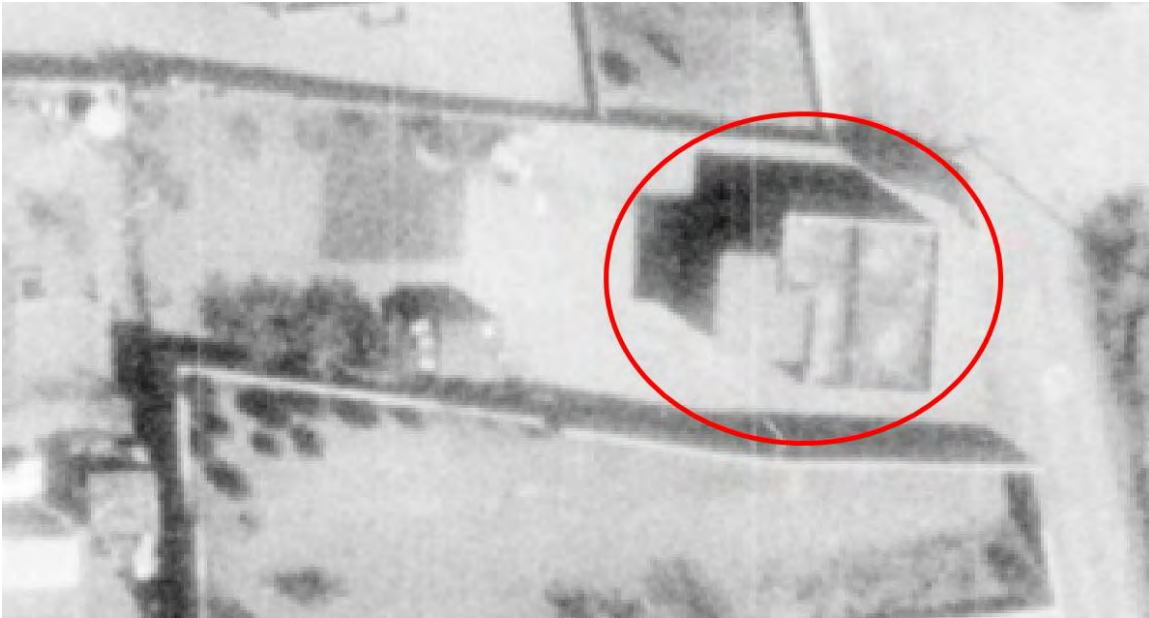


Figure 4: May 2, 1966, aerial photograph. Note new additions on the west side of the primary house.

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Figure 5: September 11, 1978, aerial photograph. Note addition made to the northwest corner of the primary house.

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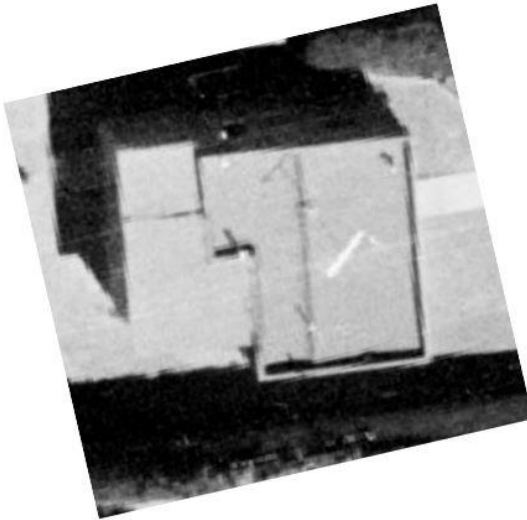


Figure 6: 1978 aerial photograph, left; 2023 satellite imagery, right.

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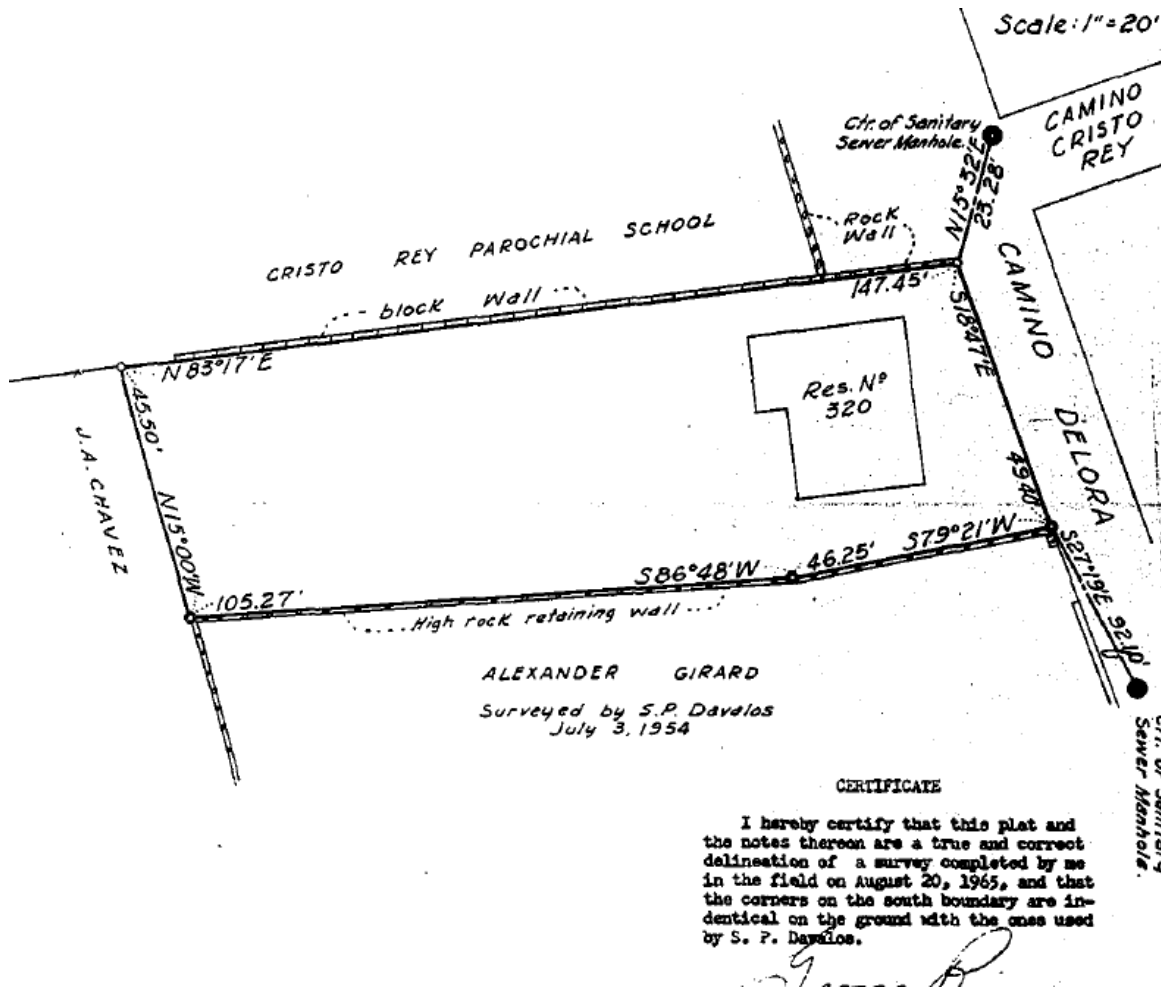


Figure 7: Portion of 1965 survey plat map. It is unclear why the garage is not shown. Courtesy of Samuel P. Davalos.

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Survey Photographs

(All images taken by Jim Rodman on May 29, 2026, unless otherwise noted)



Photo 2: Setting and east and north elevations. Camera facing south.

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Photo 3: East (front) façade. Camera facing southeast.

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Photo 4: South elevation, east end. Camera facing northwest.

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Photo 5: South elevation, west end. Camera facing north.

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Photo 6: West elevation. Camera facing east.

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Photo 7: North elevation. Camera facing west.

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Photo 8: North elevation. Window detail. Camera facing south.

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Photo 9: East (front) elevation. Camera facing northwest.

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Photo 10: North elevation, east end. Camera facing southeast.

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Photo 11: North elevation, west end. Camera facing south.

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Photo 12: West elevation. Camera facing east.

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Photo 13: South elevation, west end. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Vicente and Petrita Brito House		320 Camino Delora Downtown and Eastside Historic District – Santa Fe		Santa Fe ID: H-778	
				4. County: Santa Fe	
				5. Date of Survey: May 29, 2026	



Photo 14: Shed. Camera facing northeast.



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
STREET VIEW
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

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505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
EAST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
NORTH ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
WEST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO
GUEST HOUSE
320 CAMINO DELORA
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
EAST ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
NORTH ELEVATION
MAY 11, 2026



MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
WEST ELEVATION
MAY 11, 2026

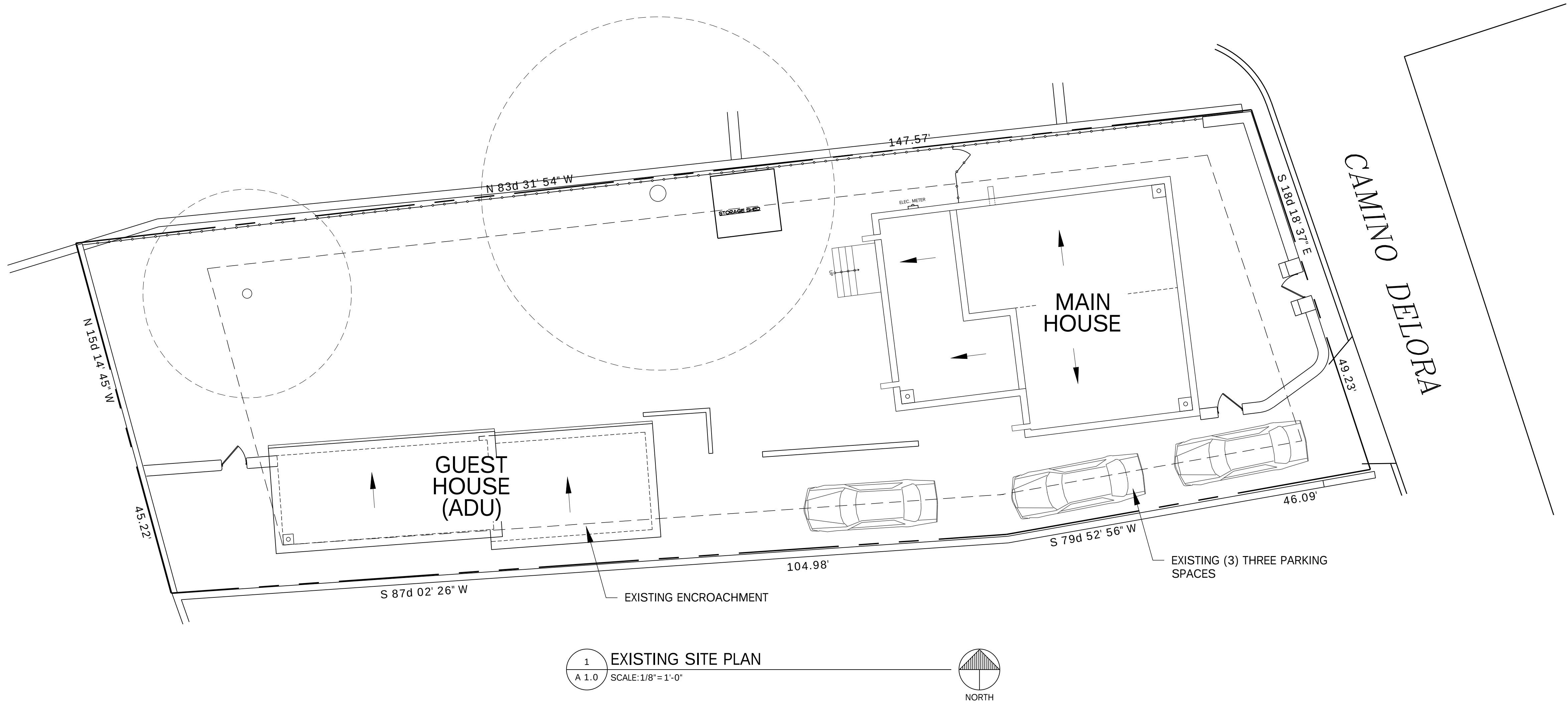


MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

**HARDIN ADDITION TO
GUEST HOUSE**
320 CAMINO DELORA
SANTA FE, NEW MEXICO

GUEST HOUSE
SOUTH ELEVATION
MAY 11, 2026



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STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

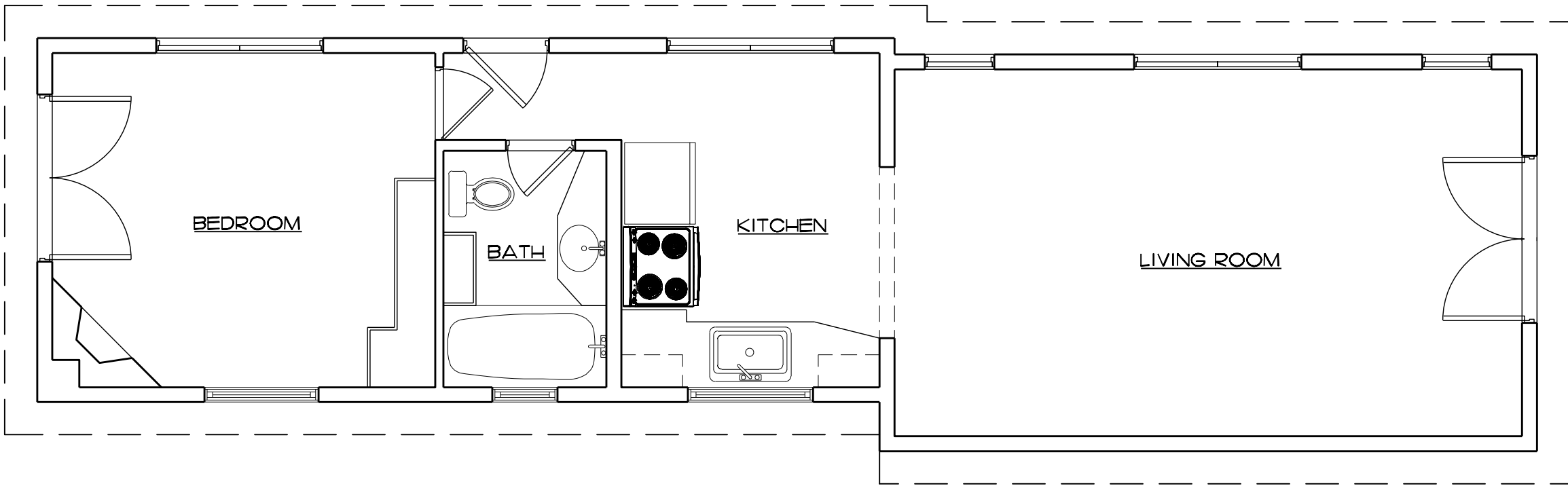
HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DE LORA
SANTA FE, NEW MEXICO

APRIL 29, 2026

EXISTING
SITE PLAN

A
1.0

SET #
HARDIN RENOVATION
2518



1
A 2.1 EXISTING GUEST HOUSE (ADU) FLOOR PLAN
SCALE: 1/4" = 1'-0"

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DE LORA
SANTA FE, NEW MEXICO

APRIL 29, 2026

EXISTING
GUEST HOUSE
(ADU)
FLOOR PLAN

A
2.0

SET #
HARDIN RENOVATION
2518

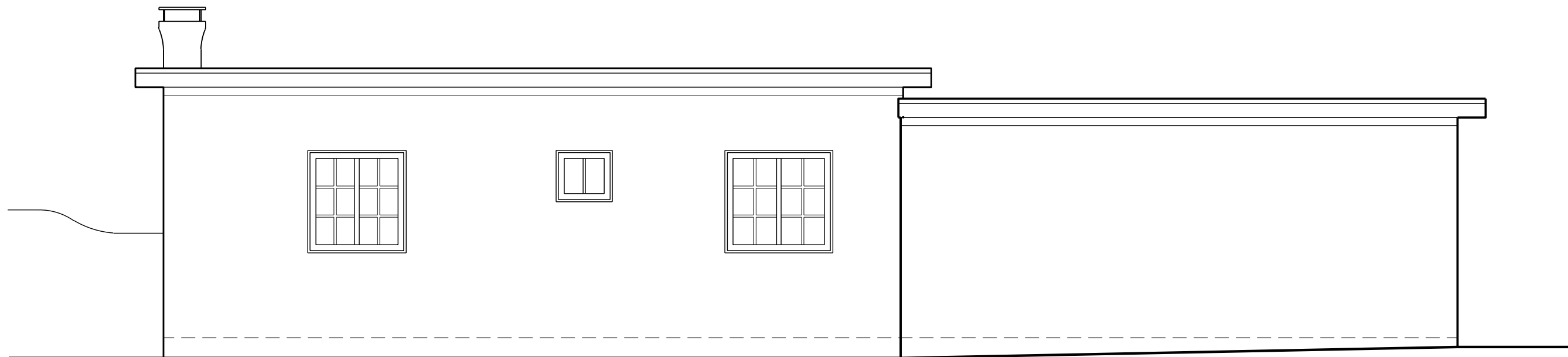
MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com



1
A 1.0

EXISTING EAST ELEVATION

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



1
A 1.0

EXISTING SOUTH ELEVATION

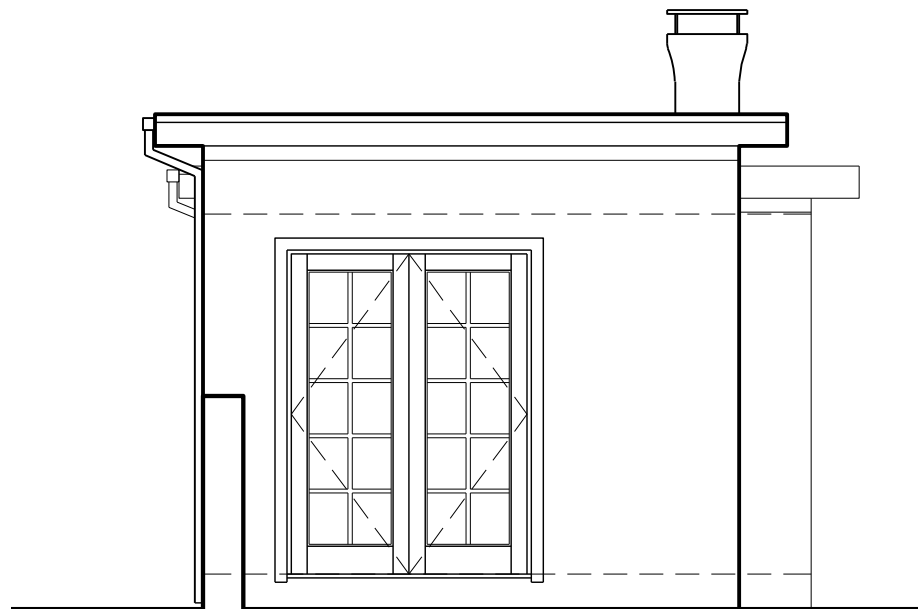
SCALE: 1/4" = 1'-0"



2
A 1.0

EXISTING NORTH ELEVATION

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



2
A 1.0

EXISTING WEST ELEVATION

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

MARTINEZ
ARCHITECTURE
STUDIO PC

1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DE LORA
SANTA FE, NEW MEXICO

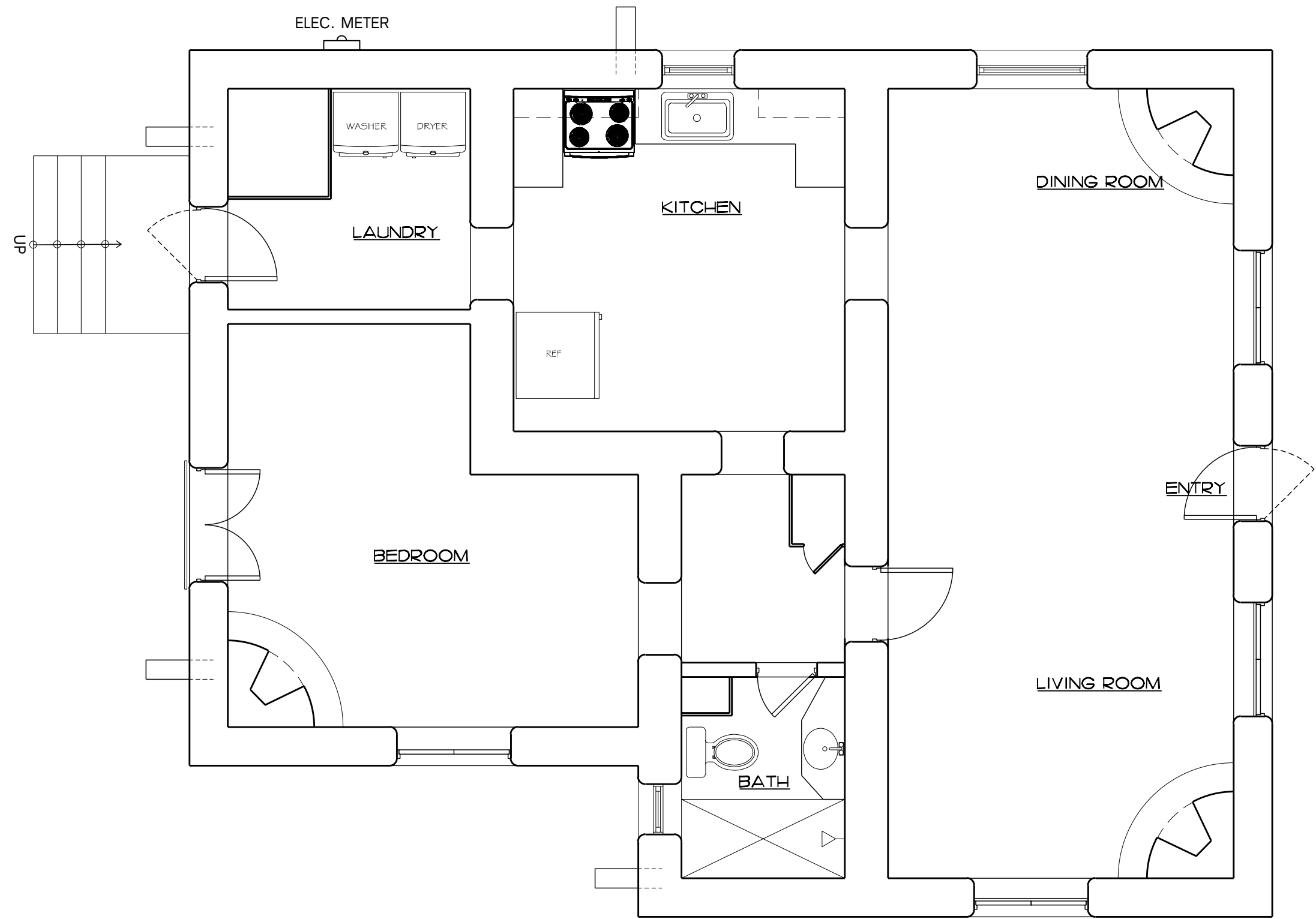
APRIL 29, 2026

EXISTING
GUEST HOUSE
(ADU)
ELEVATIONS

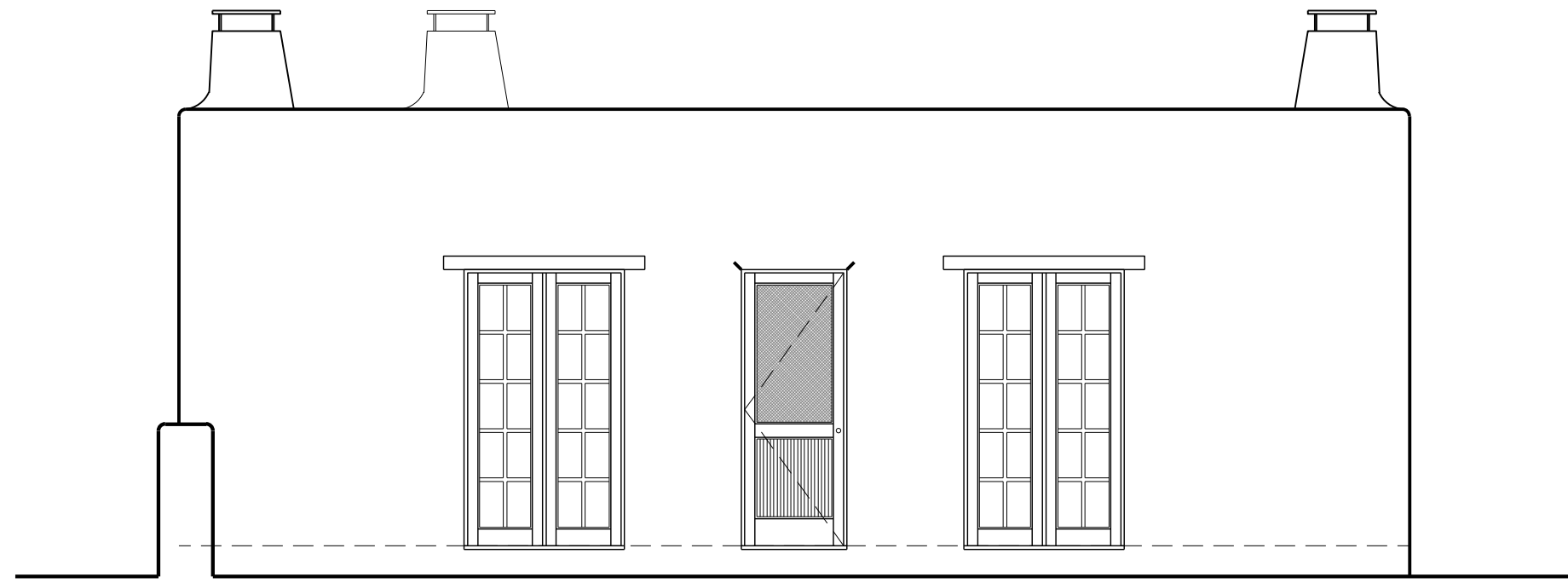
A
3.0

SET #

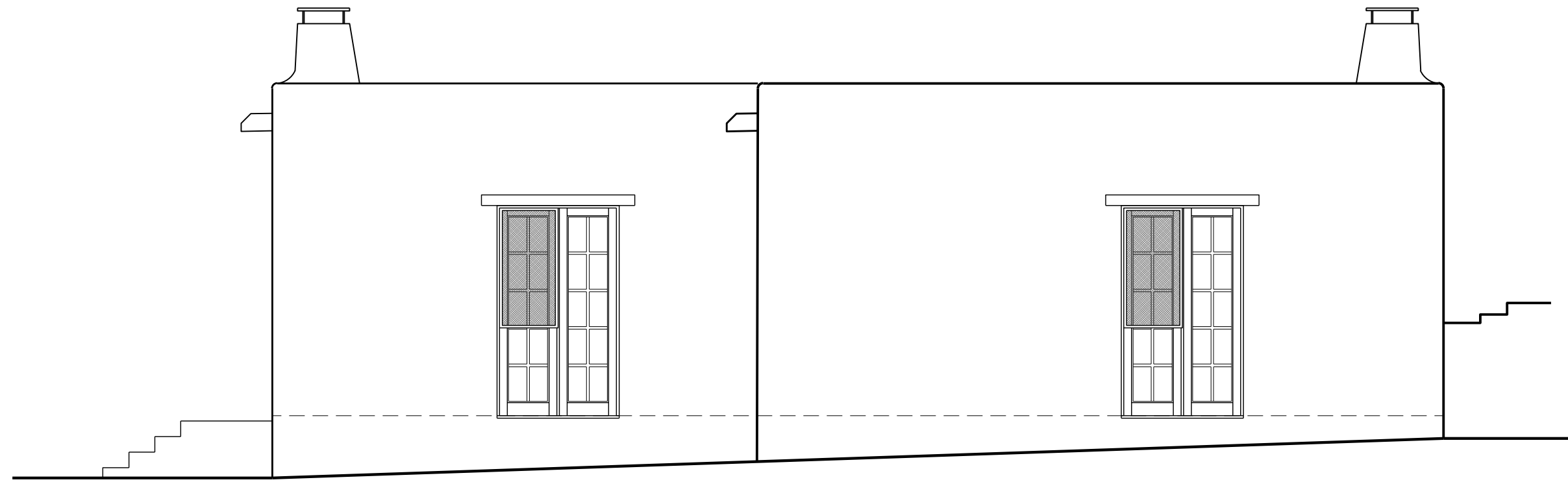
HARDIN RENOVATION
2518



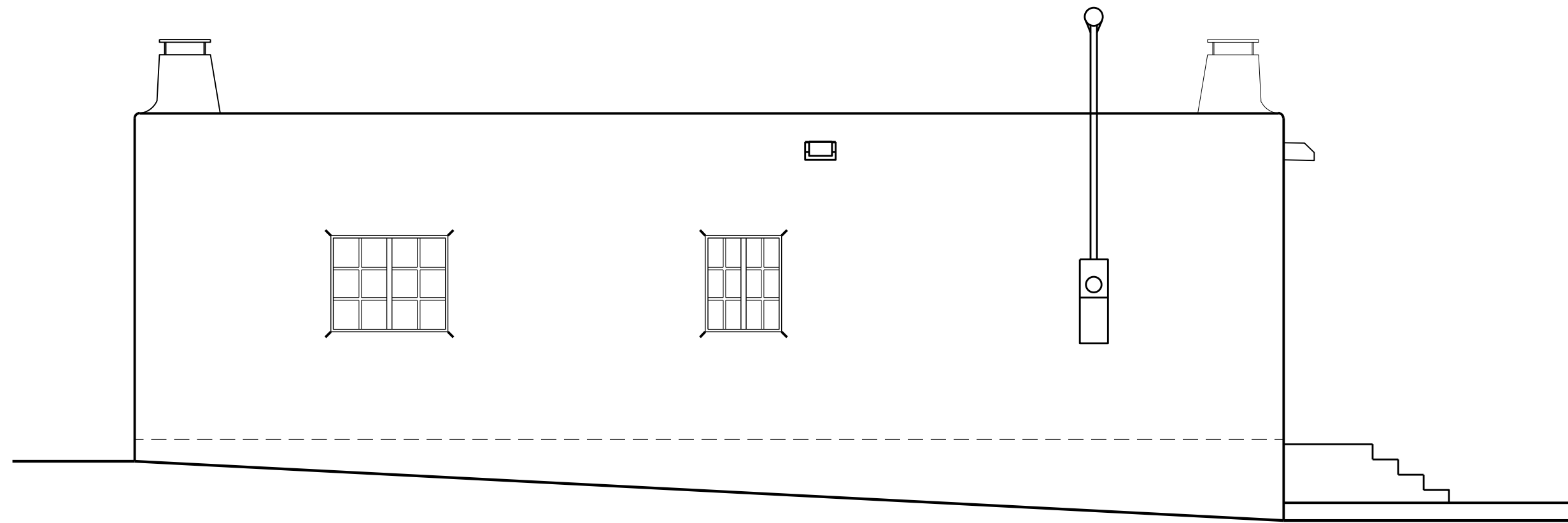
1
A 2.0
EXISTING MAIN HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"



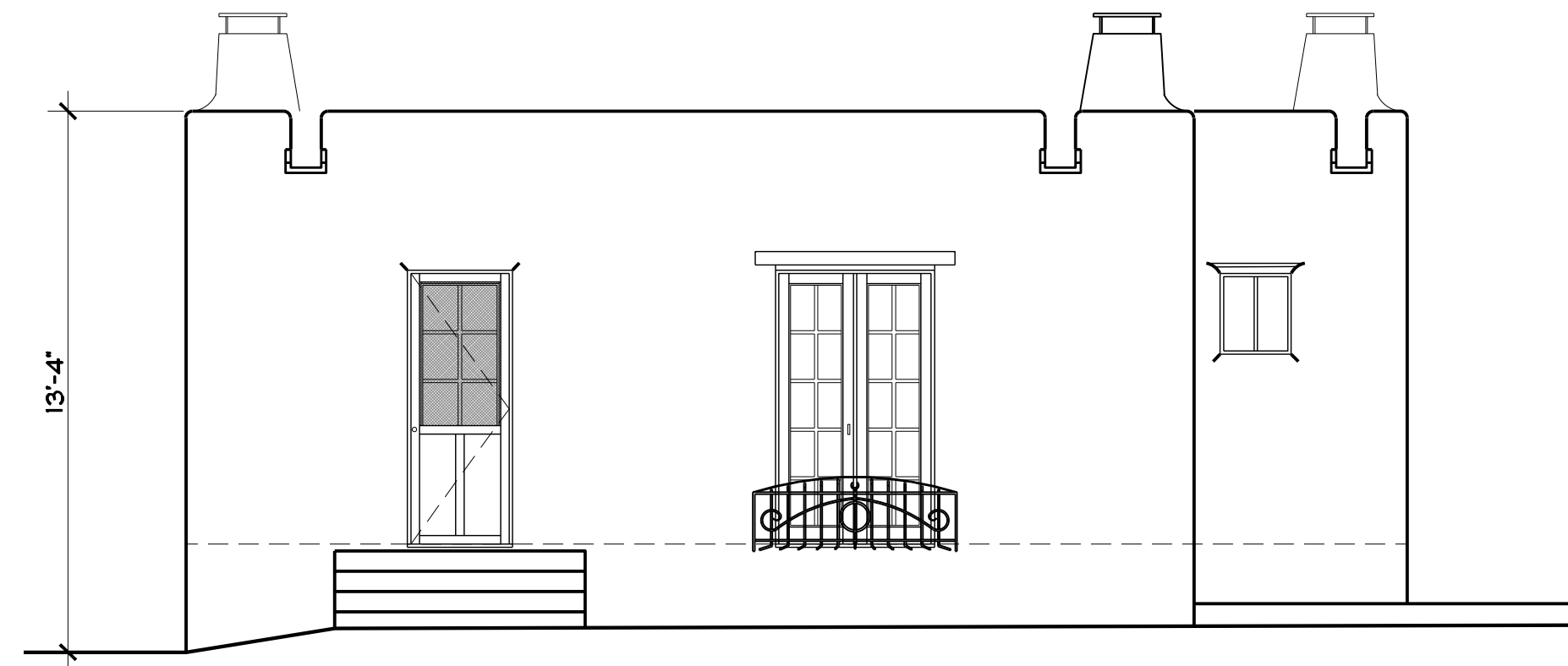
1
A 5.0
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2
A 5.0
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A 5.0
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4
A 5.0
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

HARDIN ADDITION TO GUEST HOUSE
320 CAMINO DE LORA
SANTA FE, NEW MEXICO

APRIL 29, 2026

EXISTING
MAIN HOUSE
ELEVATIONS

A
5.0

SET #
HARDIN RENOVATION
2518



Ms. Abbott: February 7th.

Mr. Flance: All in favor of the motion, signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? The ayes have it. Thank you Mr. Jahnig. Hopefully we can work together to get this resolved.

Mr. Jahnig: Thank you. Our last instructions from the Director of Planning were to go this way. Now we'll go this way.

2. Case #H 01-160. 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage.

Mr. Flance: Okay. Let's move along. Under New Business, we're now on case number two: Case H 01-160.

[inaudible conversation among board members]

Mr. Flance: 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes an addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage. Alysia.

Ms. Abbott: Mr. Chair. The applicant proposes the addition of 286 sq. ft. to a 246 sq. ft. non-contributing garage at 320 Camino Delora in the Downtown and Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true divided. The building will be stuccoed in El Rey "Sandalwood." The height of the proposed addition will be 1' 1". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

This highly controversial project meets the design guidelines for changes to non-contributing buildings (sorry. Had to throw that in) in the

Downtown and Eastside Historic District. As such, staff recommends approval of the project. [attached as Exhibit N].

Mr. Flance: Thank you very much, Ms. Abbott. Excellent. Anyone... Is the applicant here? Do you have anything to add to the staff report? Could you stand up please? Could you step a little more lightly, please?

Recorder: Please state your name and address for the record.

Mr. Marlens: My name is Steve Marlens. I live at 320 Camino Delora.

Recorder: Please raise your right hand. Under penalty of perjury do you swear or affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?

Mr. Marlens: I do.

Mr. Flance: Okay. Do you have any comments on the staff report?

Mr. Marlens: Only to say that what's being called a garage is actually a... I would characterize it more just as a one room open studio. It's not a functioning garage any more. It was until it was approved to become a studio about a year ago by this Board.

Mr. Flance: Okay. Thank you.

Ms. Abbott: I stand corrected.

Mr. Flance: Any one... Do you have anything else to add?

Mr. Marlens: No.

Mr. Flance: That's it. Anyone else? Anyone from the audience? If not, what's the pleasure of the Board.

Mr. Brill: Motion to approve Case #H 01-160 pursuant to staff recommendations.

Mr. Sellars: I second.

Mr. Flance: Okay. Discussion on the motion? Mr. Purvis.

Mr. Purvis: This is of the applicant. You end up rather a long straight wall showing up against Cristo Rey. Is there anything you could do to make that not 46' long. That is longer than we normally encourage in this style.

Mr. Marlens: I guess it was just my architectural judgement that this was the most kind of innocuous way of doing it. When you say up against Cristo Rey...

Mr. Purvis: I'm talking about the school.

Mr. Marlens: Un huh. But you understand that this is not up against that side of the property but the other side of the property. Do you have a copy of the site plan?

Mr. Purvis: Right. I just noticed that you end up seeing into your property when you come up Camino Delora. So that façade is visible, to the extent that you can... you know... that the fence is there or not there.

Mr. Marlens: Well there is an existing fence between my house and the school right now so that, on approach, I don't think you can see it. I mean, this would all be hidden from.. the view coming up the street. In fact, the only... it would be invisible from just about anywhere, including the neighbors unless they kind of went up to the fence and peered over. You can't see it.

Mr. Purvis: I mean, now you can see your garage from the street. You can't see it well, but you can see it.

Mr. Marlens: You can see what would be the east elevation, but you would have no idea what's behind it. I mean... you are concerned about the long...

Mr. Purvis: I'm just concerned about the length. You know. Why you would choose to do a 46 foot wall ... I mean, that would be the longest, straightest wall on the property.

Mr. Marlens: Wall? Or you mean the ... you are speaking about the north elevation?

Mr. Purvis: Yes.

Mr. Marlens: I don't know. I guess I just thought ... It struck me that it was in keeping with sort of long single file built on adobe homes there, that I've seen in the area. You know, they just kind of go, go on in a line. And it just seemed to be the least obtrusive... the most... sort of architecturally

innocuous way of doing it, rather than stepping it in or out or something like that.

Mr. Purvis: I mean, normally, the Board encourages... and I don't know the particular part of the ordinance that it' in, to step long walls so that they don't go on for a long distance. That's what I was asking.

Mr. Flance: It's in the wall and fence guidelines.

Mr. Marlens: I'm confused.

Ms. Abbott: It's a long elevation.

Mr. Marlens: I'm sorry?

[inaudible]

Mr. Marlens: I'm not sure whether you're talking about ... You're talking about walls and fences and this is the ...

Mr. Purvis: I'm not talking about walls and fences. You have a north wall of your garage that will be, as your studio... and I guess will be your studio when you are done, that will be 46 feet long.

Mr. Marlens: Yes.

Mr. Purvis: And that's what I am talking about. And normally, in Pueblo style, that is specifically not encouraged.

Mr. Marlens: yes.

Mr. Purvis: And I'm having a hard time finding the reference. That's alright.

Mr. Marlens: I guess, given the fact that it's... It would really be visible, that unbroken expanse of north elevation would not be visible, except if you were actually in the back yard of my property. Does that really matter to you from the historic styles point of view. I mean, it's not visible from the street.

The only elevation of this building that would be visible from the street is just through the narrow driveway gap and you'd absolutely only see the east façade. You would have no idea whether, you know, it was fifteen

feet long or 46 feet long. I mean, it doesn't... aesthetically, it doesn't bother me. I actually thought it would call less attention to itself somehow if it was just a single simple wall.

Mr. Purvis: I guess I would disagree with you but, it's your back yard.

I have one other thing now. What about those lights on the front of the house. They look like exposed bulbs. Don't you have some kind of provision to screen those bulbs? Maybe this is a question for staff...

Ms. Abbott: There is a bulb plan, Mr. Purvis. We've got a plan.

Mr. Marlens: [inaudible]

Mr. Purvis: Regardless of whether it's in the ordinance or not, could you see your way clear to screening the bulbs in front of your house? Right now they are exposed.

Mr. Marlens: Which... I'm not sure which bulbs you are referring to.

Mr. Purvis: You have fixtures right now on either side of your front door.

Mr. Marlens: On the front door? Yeah.

Mr. Purvis: Of exposed bulbs. I don't believe we approved them as a Board last year and that might have been our oversight or not getting clear. But since you are continuing to make renovations, I'm asking you that question.

Mr. Marlens: What constitutes an exposed bulb?

Mr. Purvis: When you can see the light source.

Mr. Marlens: When you can see the actual bulb?

Mr. Purvis: Yes.

Mr. Marlens: I see. So you tend to approve the sorts of fixtures that sort of hide the bulb and cast the light up and down?

Mr. Purvis: Yes.

Mr. Marlens: I guess I could switch to those, if it would please the Board.

Mr. Purvis: Thank you.

Mr. Flance: Anything else, Mr. Purvis.

Mr. Purvis: No.

Mr. Flance: Anyone else? Okay. What's the pleasure of the Board?

Mr. Brill: We have a motion.

Mr. Flance: Oh. We have a motion. Would you repeat the motion?

Recorder: The motion is to approve Case #H 01-160 pursuant to staff recommendations.

Mr. Flance: Okay. All in favor of the motion signify by saying aye.

Mr. Bell, Mr. Brill, Mr. Purvis, Mr. Sellars: Aye.

Mr. Flance: Opposed? Thank you very much.

3. Case #H 01-161. 12 & 12B La Vereda. Downtown and Eastside Historic District. Non-contributing. Michael Sandrin/Sandrin Inc., agent for Jane Reid and Carol Young, proposes (a) the demolition of a non-contributing carport as per 14-70.13 of the ordinance, (b) the construction of three (3) two-story Spanish Pueblo Revival houses with a combined footprint of 5,500 sq. ft. to a height of 23'. (Maximum allowable height = 23' 4").

This case was postponed until January 20, 2002, under Approval of the Agenda.

4. Case #H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Meem designed contributing building.

Mr. Flance: And our final case: Case H 01-162. 429 Delgado Lane. Downtown and Eastside Historic District. Contributing. William R. Glaser, agent for Orville Linck, proposes to construct a 220 sq. ft. addition to a non-primary elevation of John Gaw Metal?... John Gaw Meem designed contributing building.

that with the Lensic. "We've already done that with the whole lot and it's all done and we don't have to do any more."

Ms. Abbott: I'll check into that. I think they did do all of it.

Mr. Hewat: I think they did do in the parking lot.

Ms. Abbott: They did have... They did go down... The only other thing I want to look at is whether or not all of that lot was included in that.

Mr. Bell: He says it was and I wondered...

Mr. Hewat: I think they did do it on that parking lot.

Mr. Flance: The only other thing I wanted to mention is that I promised we would be out of here by eight o'clock. I missed it by two hours and ten minutes. But I wanted to thank everyone for a patient meeting and staff. It was a very difficult meeting and I think everybody did very well. So thank you very much.

BUSINESS FROM THE FLOOR

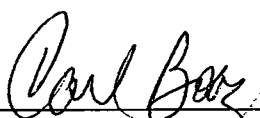
None.

ADJOURNMENT

Mr. Brill: Motion to adjourn.

Mr. Purvis: Second.

There being no further business to appear before the City of Santa Fe Historic Design Review Board, the meeting was adjourned at approximately 10:10 p.m.



Carl Boaz, Recorder



Stephen Flance, Chair Pro Tem



City of Santa Fe, New Mexico

Larry A. Delgado, Mayor

Jim Romero, 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 Montañó, Dist. 3

Matthew E. Ortiz, Dist. 4

Project description : ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number : 01-10100172
Case number : H-01-160
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 320 CAMINO DELORA
HISTORIC DISTRICT: DOWNTOWN & EASTSIDE

PROJECT NAMES:

OW – Steve Marlens
Santa Fe, NM 87505

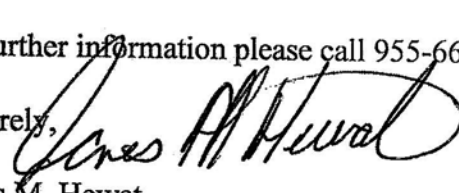
302 Camino Delora
505-982-2238

BOARD ACTION

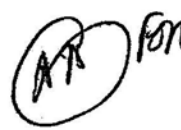
This is to certify that the Historic Design Review Board (HDRB) at their meeting on January 8, 2002, acted on the above referenced case. The decision of the board was to conditionally approve your request with the condition that you replace open bulb fixtures with enclosed fixtures.

For further information please call 955-6605.

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: ADD 286 SQFT TO 246 SQFT N-CONT GARAGE
Project number: 01-10100172
Case number: H-01-160
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 320 CAMINO DELORA

PROJECT NAMES:

OW - Steve Marlens
Santa Fe, NM 87505

320 Camino Delora
505-982-2238

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	NON-CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	NO
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H-778
YEAR OF CONSTRUCTION	POST-1945
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	

City of Santa Fe, New Mexico

memo

DATE: 9 January 2002

TO: Historic Design Review Board Members

VIA: Cyrus Samii, Planning Division Team Leader

FROM: Alysia Abbott, Historic Preservation Planner 

ITEM & ISSUE:

CASE # H-01-160

ADDRESS

Historic Status
Historic District

320 Camino Delora

Non-Contributing

Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☒ Case Synopsis

☒ District Standards

☐ State Historic Survey Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Vicinity Map

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the Design Guidelines for changes to non-contributing buildings in the Downtown & Eastside Historic District. As such, staff recommends approval of the project.

BACKGROUND & SUMMARY:

The applicant proposes the addition of 286 Sq. Ft. to a 246 Sq. Ft. non-contributing garage at 320 Camino Delora in the Downtown & Eastside Historic District. The garage was constructed in the late 1970's or early 1980's. No survey documentation exists for the garage building. Plans call for the addition to be constructed in a manner similar to the existing garage building. The addition will have a flat roof. Fenestration on the proposed addition will be simulated divided ten-light fixed and 20 light casements to match the windows on the existing building. Window trim will be left the natural wood color. Exterior doors will be wood, full light true-divided. The building will be stuccoed in El Rey "Sandalwood". The height of the proposed addition will be 8'8". Plans also call for the construction of a 4' high yard wall with 5' high wooden pedestrian gate.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

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

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

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

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

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

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

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

Steve Marlens

320 Camino Delora

982-2238

Santa Fe, NM 87505

PROPOSAL LETTER, HRB, 12-11-01

320 CAMINO DELORA: ADDITION TO STUDIO

I plan to build a rectangular 26' x 10'10'' framed addition to the existing freestanding framed studio behind my house. It will contain, from east to west, a small kitchen, bath, and bedroom, making it a guesthouse that, including the studio, will be half the size of the main house. The addition will attach seamlessly to the studio and run 26' west in line with the present studio facade. It will use the same doors, windows, trim, and finish now on the studio and main house and will be invisible from the street. I also propose a 4' high, 15' long interior yard wall with wooden gate in line with the north facade of the studio/addition and extending west until it intersects the existing yard wall on the west property line. It, too, will be invisible from the street.

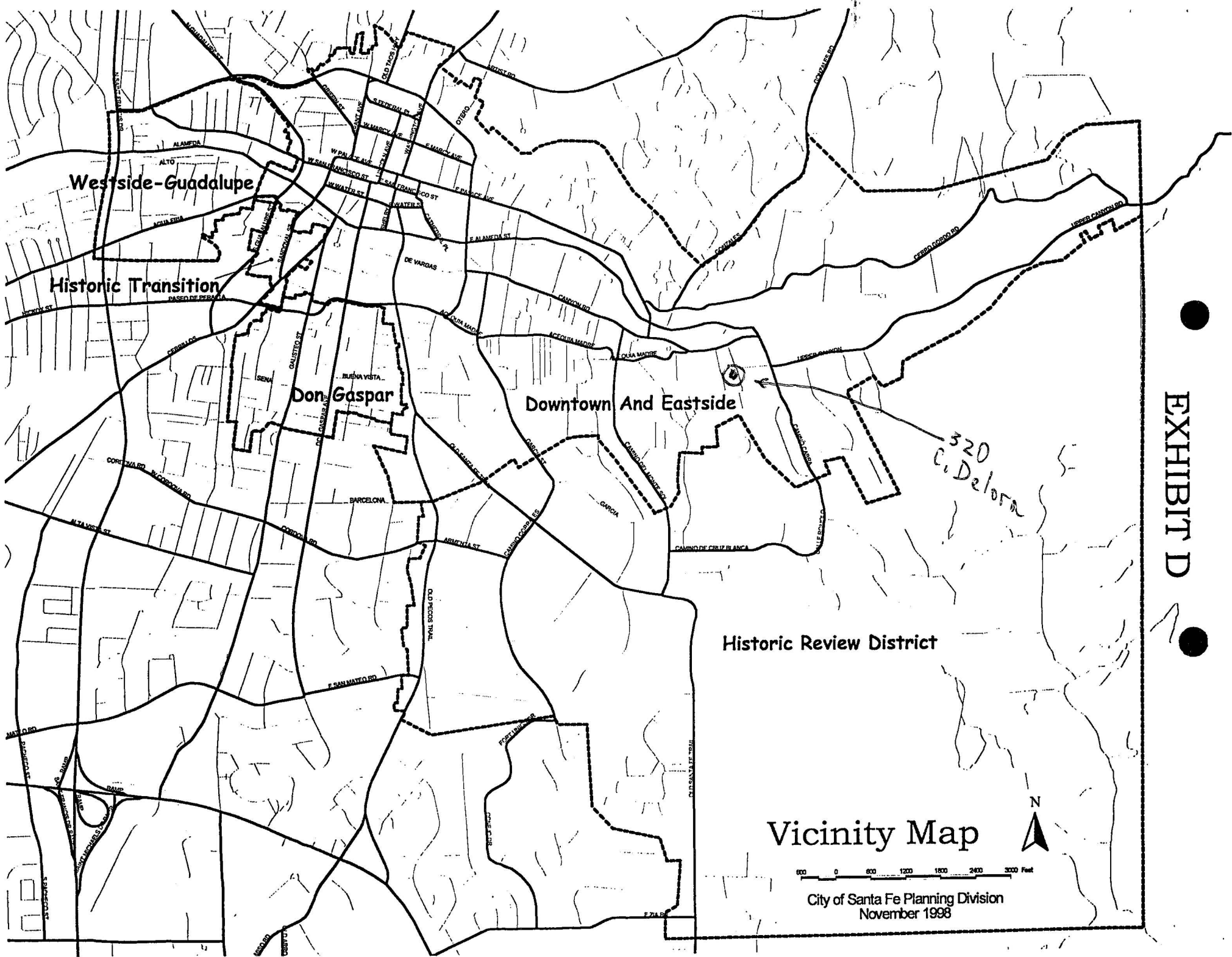
WINDOWS/DOORS: N and W sides: F-5510 douglas-fir, 2x10 lite, true-divided-lite doors, singly and in pairs to match existing windows and doors on main house and studio. S side: white, vinyl-clad simulated divided lite casements matching those on N side of main house.

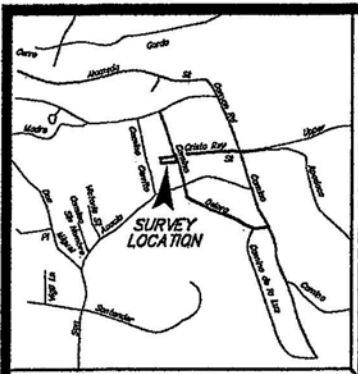
ROOF: As on present studio, roof will be flat with 11'' overhangs and torched-down roofing, pitched from south to north and draining into yard (I may add gutter and rain barrel for water conservation).

STUCCO AND TRIM: As on main house and studio, I will use El Rey #121 Sandalwood cementitious stucco, and will treat all exterior wood trim with raw linseed oil to leave it natural in color.

INTERIOR YARD WALL: As with present front property wall, this wall will be 16'' thick using unstabilized adobe brick, mud mortar, and El Rey #121 finish.

ARCHITECTURAL HISTORY: The 20' x 12' studio is a converted one-car framed garage built in the late 1970s or early 80s with flat roof, plywood exterior, 2x4 studs, 2x8 rafters, and cement-slab foundation; in 2001, under Permits 00-1981 and 00-1689, I added windows, doors, stucco in keeping with the architecture of the main house, and also insulation and electricity. The studio is one open room, and will remain that way with the addition.





VICINITY MAP



SCALE: 1"=10'



LEGEND

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

NOTES

- 1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S. 84-880-LOCAL).
- 2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRITA T. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN () ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOSA BRITO DELORA AND TONY DELORA BY SAULZ DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 228, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
3.) F.L.R.M. PANEL No. 330070-0009B, ZONE "C".

CERTIFICATE

I, Allen C. Grace, 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 survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract.

Allen C. Grace JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

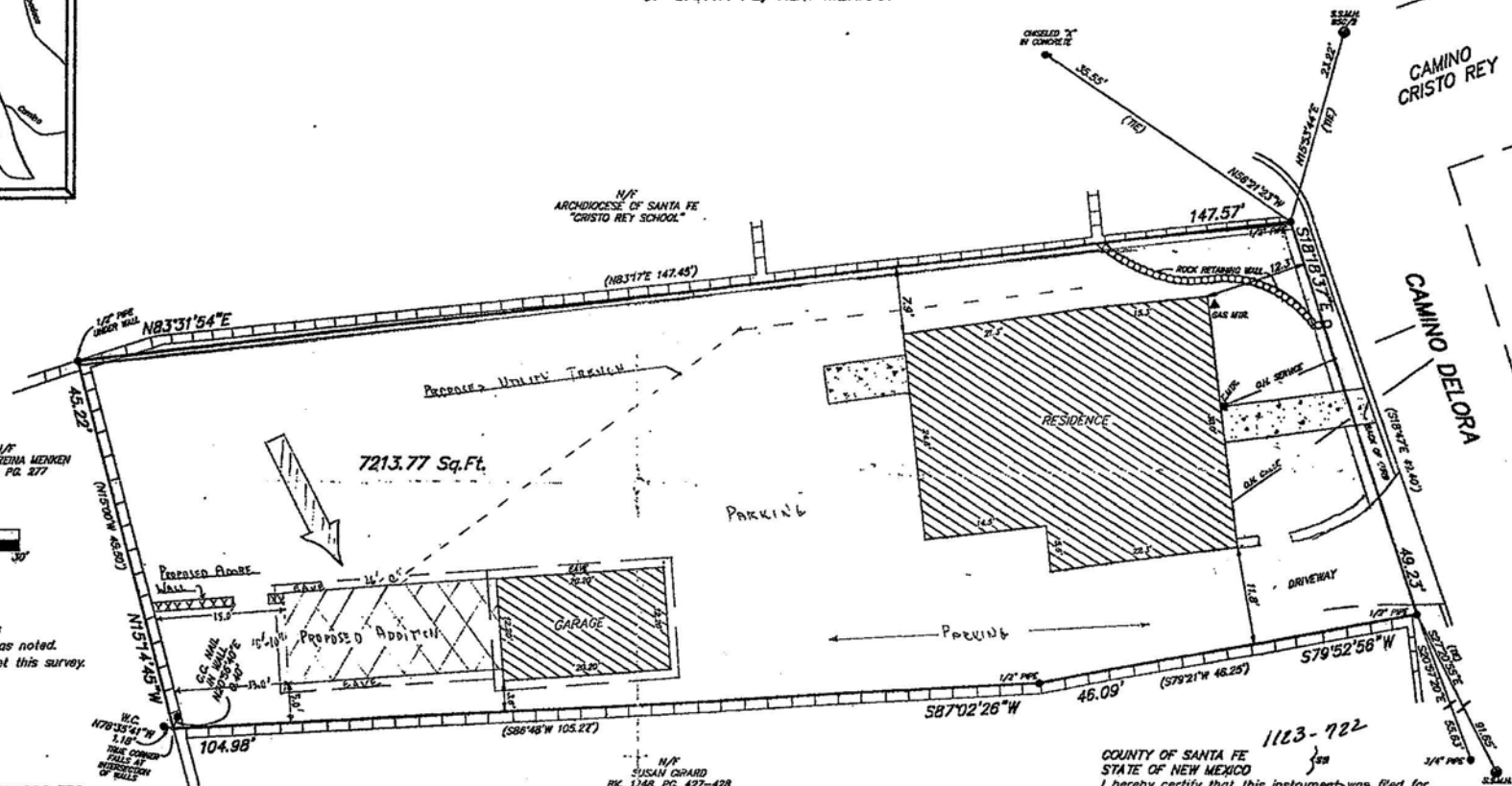
P.S. No. 12443
Santa Fe, NM.



BOUNDARY SURVEY PLAT FOR STEVE MARLENS

AT 326 CAMINO DELORA, CITY AND COUNTY
OF SANTA FE, NEW MEXICO.

449030



COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for
recopy on the 1123-722 day of July A.D.
2000, at 9:02 o'clock AM was duly
recorded in Book 1123, Page 03 of the
records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

F. C. C. C. Deputy



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

U.R.C. 1-055-088-330-389

XYZ SURVEYING & DRAFTING			
331 VILLEROS ST.	SANTA FE, NM	982-5536	
Project No. XYZ2K048	Dwg. ACS	CL	
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	SUBDIVISION	
BRITO	SEC. 30, T17N, R10E	N/A	

320 CAMINO DELORA

SEVESTHOUSE ADDITION

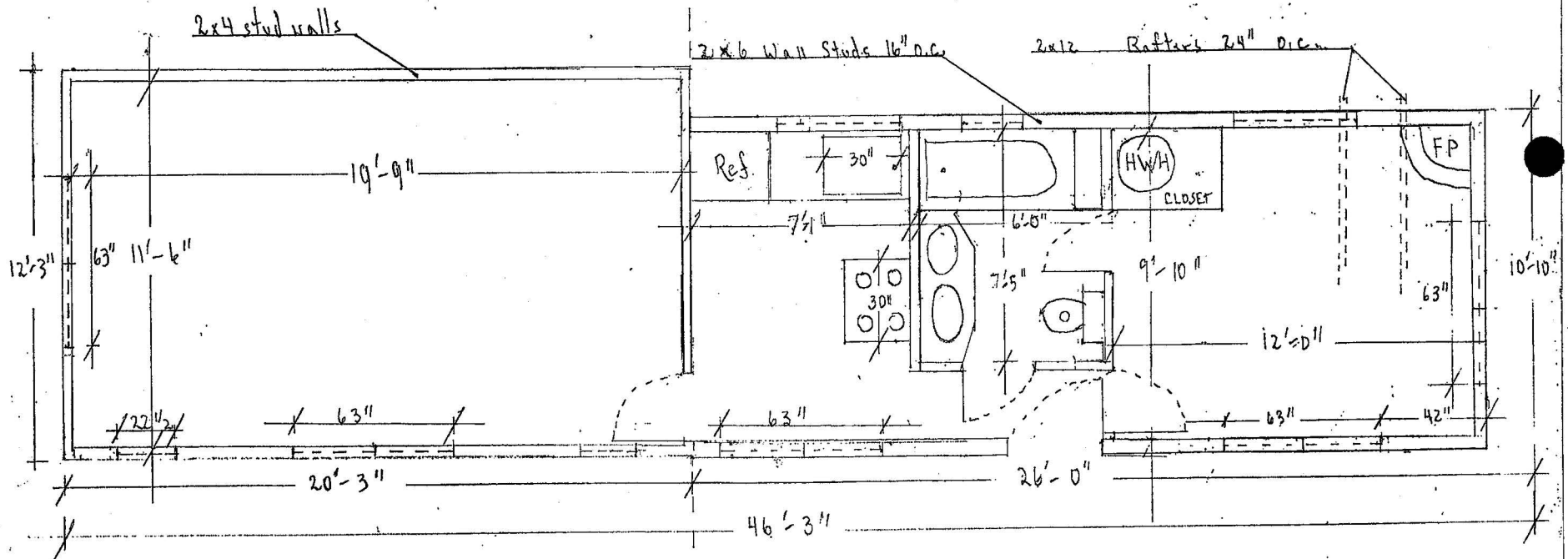
26'-0" x 10'-10"

PLAN 1/4" = 1'-0"

0 2 4'

EXISTING

PROPOSED

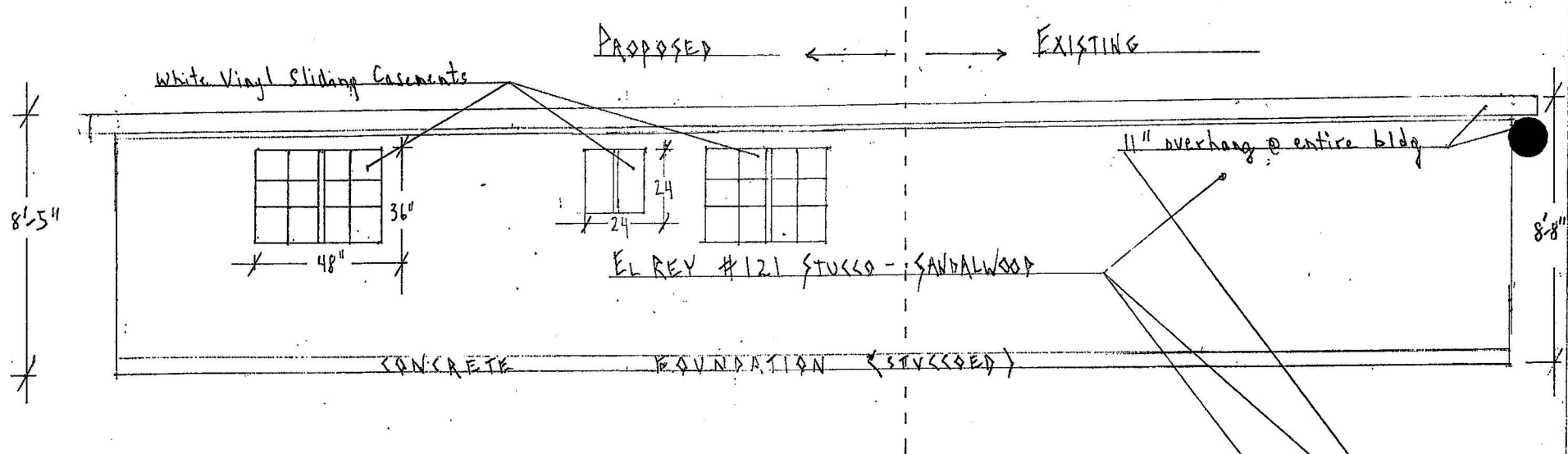


370 LAMINO DELORA

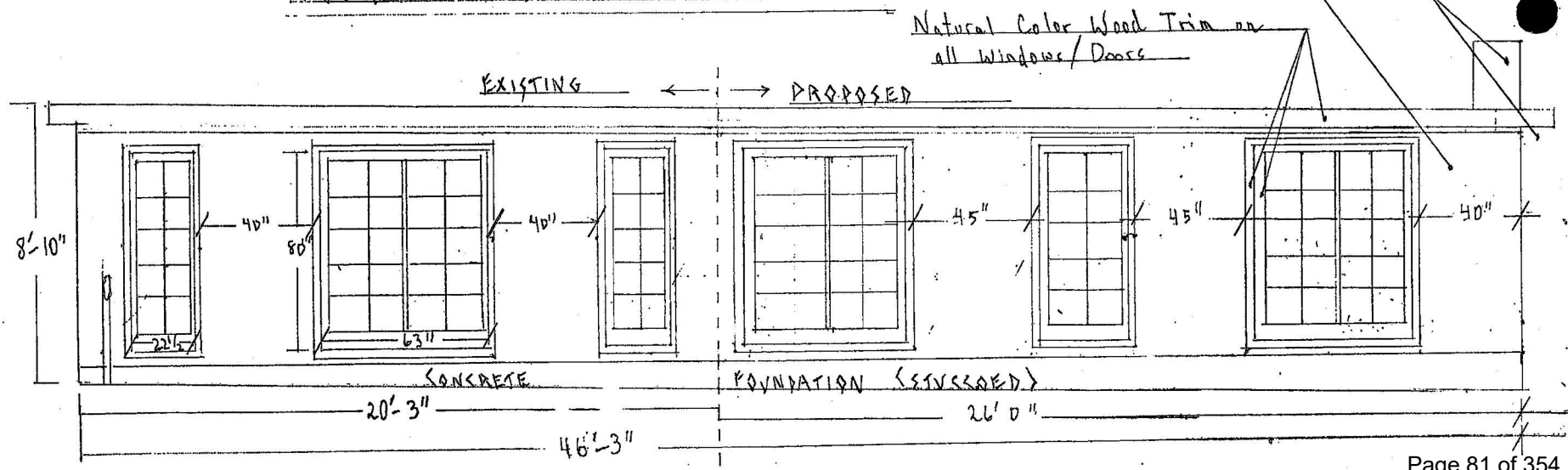
SOUTH ELEV. $\frac{1}{4}" = 1'-0"$ 0 1 2 3 4'

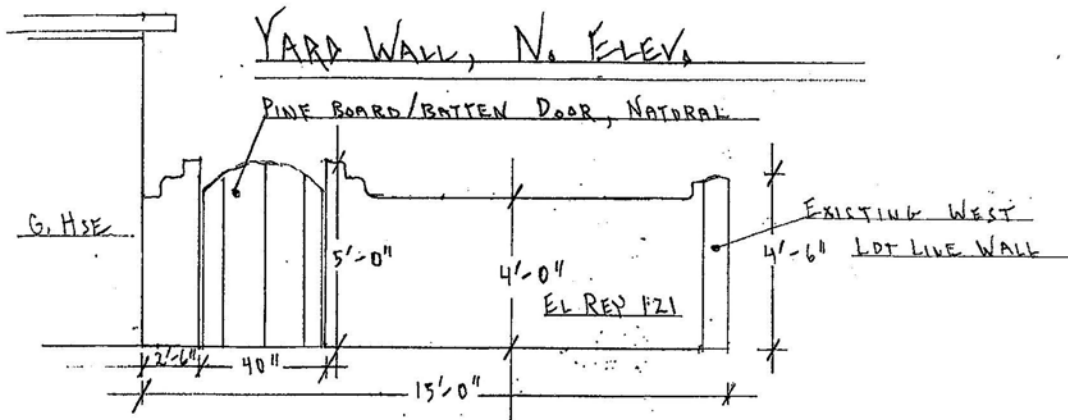
GUESTHOUSE ELEV. N + S

26'-0" x 10'-10" ADDITION TO STUDIO



NORTH ELEV. $\frac{1}{4}" = 1'-0"$



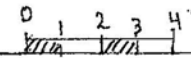


320 CAMINO DELORA

GUESTHOUSE ELEV., WEST

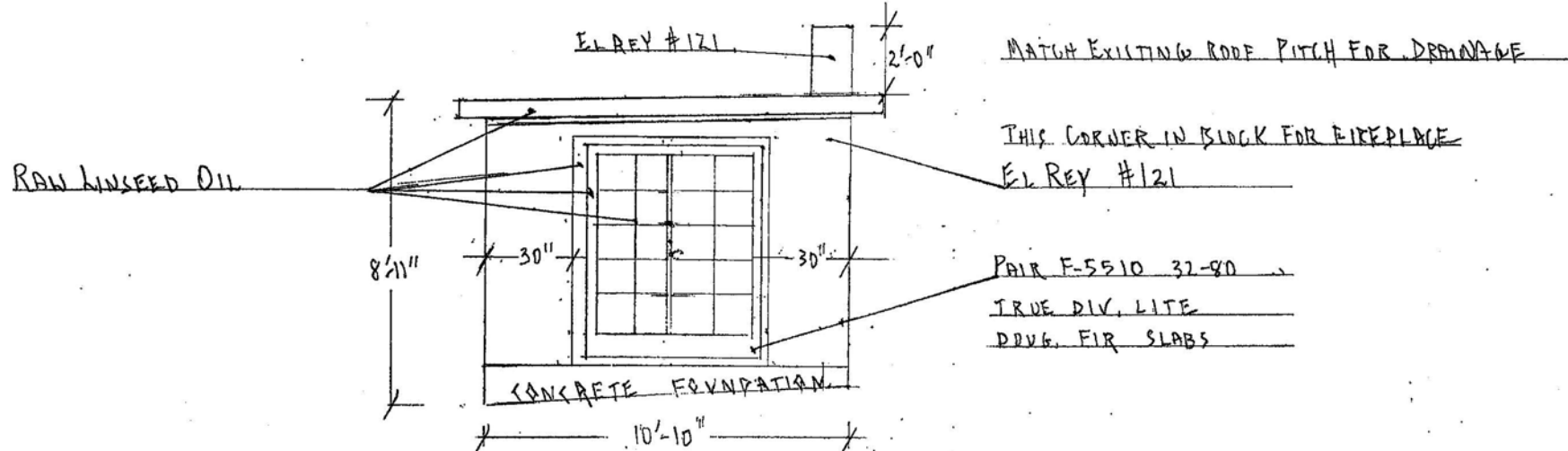
26'-0" x 10'-10" ADDITION

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



(EXISTING EAST ELEV. IDENTICAL EXCEPT 12'-3" WIDE

WITH DOORS CENTERED)

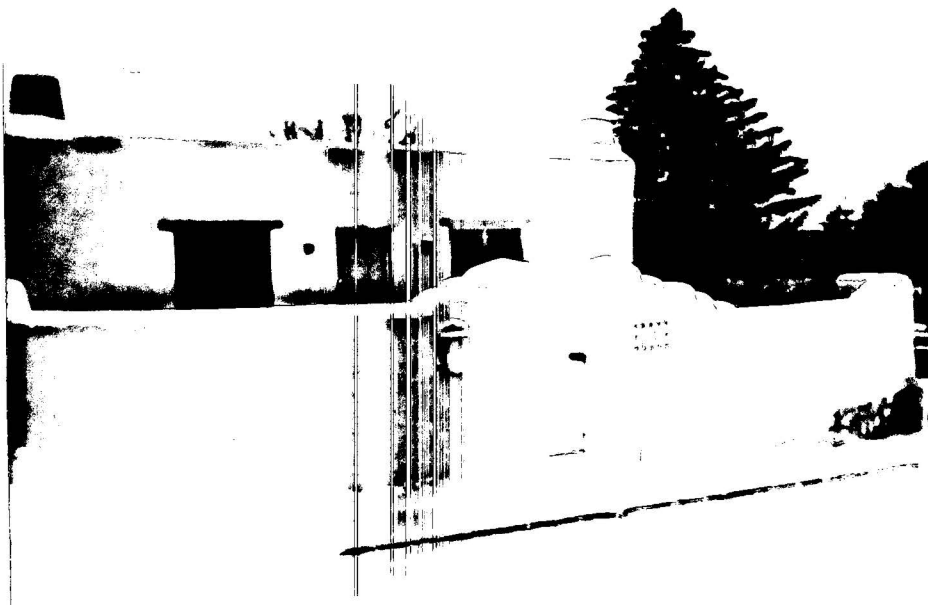




320 CAMINO DELORA
Studio, North Façade, looking SW



Studio, West & North Facades,
Looking SE (addition will
Extend 26' to right)



Main House from Camino Delora,
Looking WNW

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 12-10-01
Property Owner of Record Steve Marlens
Applicant Name Steve Marlens Phone 982-2238
Site Address 320 Camino Delora
Proposed Construction Addition to existing studio; small interior yard wall.

TO BE COMPLETED BY STAFF:

Zoning District R-5 Subdivision _____ Lot _____ Block _____

Permitted Use : ☐ Section # _____
Accessory Use : ☒ Section # 14-17.3B
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided 87' Minimum 20' (Rear) Provided 13' Minimum 5'
(Left Side) Provided 5' Minimum 5' (Right Side) Provided 30' Minimum 5'
(Special Yard) Provided _____ Minimum _____

Density: N/A Open Space: YARD PROVIDED

Lot Size: 7213^{sq} Total Roof Area: 1620^{sq} Lot Coverage: 22%

Height: 9 Wall Requirement: N/A

Parking: # Required 3 # Provided 3 Maneuverability N/A

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐
Preliminary Rejection ☐

Comments: _____

Reviewer Phil Shaffer Date 12/11/01 Phil Shaffer

OLD BUSINESS

Chair Rios welcomed members of the public. She explained that speakers are sworn and can be questioned. She said that if anyone did not agree with decisions made by the board, there was an appeal process, saying that staff could assist them in this process.

1. **Case #H-00-129.** 320 Camino Delora. Downtown and Eastside Historic District. Non-contributing. Steve Marlens proposes the rehabilitation of a non-contributing house and the construction of a yardwall and gates. (Postponed at the 9/12/2000 HDRB meeting).

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

Present and sworn was Steve Marlens, 1569 Wilderness Gate Road, who pointed out that there was a typo in the report. He said the report said "4 deep portals" and it should say "one four foot deep portal."

There were no speakers from the public regarding this case.

Mr. Purvis moved for approval of Case #H-00-129 per staff recommendations. The motion was seconded by Mr. Padilla.

Mr. Padilla thanked the applicant for the details provided, saying it made it a lot easier to follow the proposal.

Mr. Purvis agreed that it was much clearer. He asked what the applicant would do if brick was not found on the parapet beneath the stucco. Mr. Marlens said he would not put brick on it if none was found beneath but added that he could see the brick from the roof.

Chair Rios asked if he would use cementitious stucco. Mr. Marlens agreed but said it was not his favorite material. He said it would be simpler to go with more of the same and commented that the stucco was in decent shape.

Mr. Purvis asked if he had a sample of the Barn Red color. Mr. Marlens said he had not brought one but said it would be the same as a house on Alto Street owned by man who works for the Santa Fe Reporter. He said this man did

some research on the color and found it to be very historical. Mr. Purvis asked if it was darker. Mr. Marlens agreed. Mr. Hewat said it would duplicate a lead based red of the nineteenth century.

Mr. Purvis asked the color of the beams. Mr. Marlens said there would only be two colors for the entire project: the color of the stucco and the barn red color for everything else. He asked if the Board would be willing to give him discretion in either painting the beams and posts red or not painting them at all, he would appreciate it. He said if they couldn't, he would paint them red.

Mr. Purvis asked if the windows and doors would be the same color. Mr. Marlens agreed. He explained that the windows were divided internally by metal and had wood muntins.

Mr. Purvis said his recommendation was to approve it both ways, saying his preference was not to paint the beams and posts. Mr. Padilla agreed, saying he would recommend that they not be painted and if the applicant would like to paint them, that it come back to staff for review. Mr. Marlens agreed.

Mr. Padilla asked Mr. Hewat if on the proposed north elevation, the wall was 72" high. Mr. Hewat agreed, saying it was measured from the highest point of the grade to the top of the wall there by Cristo Rey School. He said the applicant needed the height there by the school. The applicant further explained the height of the wall to the satisfaction of the Board.

The motion to approve per staff recommendations with the condition that the beams and posts not be painted passed by unanimous voice vote.

NEW BUSINESS

1. **Case #H-00-135.** 136 Daniel St. Westside Guadalupe Historic District. Non-contributing. Gregory F. Teakle, agent for Bee Gee enterprises, propose the conversion of non-contributing building to a commercial office to include removal of front door and portal, replacement of rear door, and the removal of a backyard fence.

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



City of Santa Fe, New Mexico

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: October 10th, 2000

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director *CS for AMC*
Cyrus Samii, Planning Division Team Leader *CS*

FROM: James Hewat, Historic Preservation Planner *JMH*

ITEM & ISSUE:

CASE # H-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ Case Synopsis
- ☒ District Standards
- ☒ State Historic Survey Sheet
- ☒ Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Vicinity Map
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☐ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project on the condition that restoration of the brick parapet include removal of the existing stucco by the gentlest means possible and that, if necessary, re-pointing be undertaken with a lime-based (Type O) mortar.

BACKGROUND & SUMMARY:

The Board reviewed this case at the September 12, 2000 meeting but considered the information submitted insufficient to complete the review. As such, the Board voted to postpone the case to the October 10, 2000 and give the applicant the opportunity to provide more detailed information regarding the project. Revised drawings and specifications have been submitted.

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the east (front) elevation with two pairs of flanking, five by two-light "French" casement simulated divided light windows. This will necessitate that each of the openings be enlarged significantly. The revised proposal also specifies simple window mouldings, and eliminates the previously submitted detail of shutters. The windows will be stained "Barn Red." Two french doors of a similar configuration will be installed on the west elevation and are to open on to a concrete block stoop. On the north elevation, the applicant proposes to replace the existing aluminium windows with two, two by six-light custom wood casement windows. The revised proposal also calls for two new openings on the south elevation into which will be installed windows similar to those proposed for the east elevation. The existing doors on the east and west elevations of the house will be replaced with three-board softwood doors stained "Barn Red" to match windows.

Additionally, the applicant proposes to add three stuccoed masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed with a 50/50 El Rey Cottonwood/Sandalwood mixture. A 5' x 30' portal with a 10" parapet penetrated by two canales and supported by four peeled posts with zapatos is proposed for the east elevation of the house.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage (east elevation) door being replaced by one set of French doors (similar to those proposed for the house) and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building. The portal is to be supported by vigas which will extend from the north and south elevations of the garage. Plans also call for the installation of two sets of french doors on the north elevation of this building.

The proposed landscaping consists of the construction of a stuccoed masonry wall along east property line that will range in height from between 43" and 60" in height. A round arched wood vehicular gate of 52" in height is proposed at the south end of the east wall while a round arched pedestrian gate at a height of 6'6" is proposed on axis with the front door. A 52" high stuccoed masonry wall is also proposed to run west along the north property line for 21' at which point the material will change to cedar plank and range in height from 48" to 60" for the

remaining 147' feet to the west property line. A height calculation gives a maximum allowable height of 52" for walls and fences in the Camino Delora streetscape.

4.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

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

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

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

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

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

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are

avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

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

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

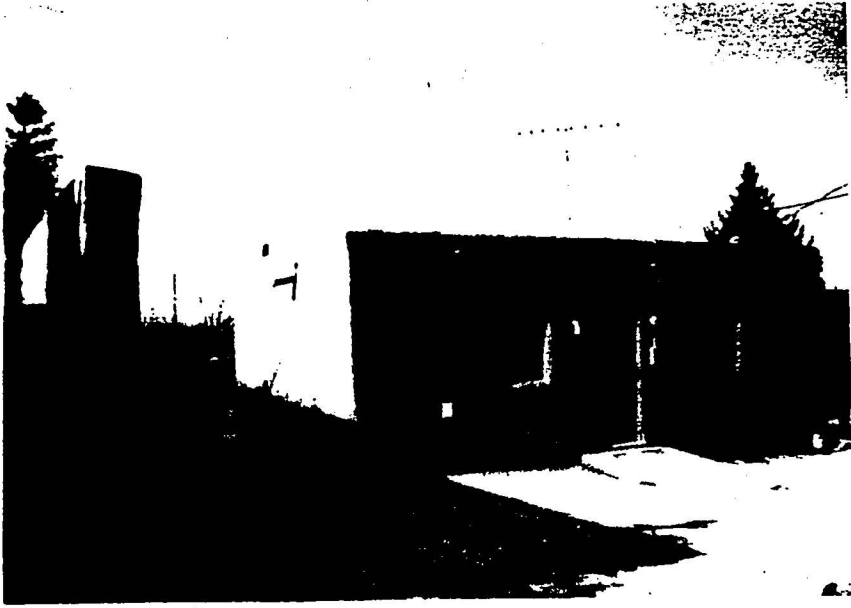
(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of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

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

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

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

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

building threatened? yes		surveyed date <u>11-84</u> by <u>mb</u>		county <u>Santa Fe</u>	ID no. <u>0516-1624</u>	#778
field map <u>SFHD-6-1624</u>		number		U.S. reference easting zone <u>12 13</u>		northing
location description <u>320 Delate</u>				city/town <u>Santa Fe</u>		
				land grant/reservation		
building name		legal description trsp. <u>N S</u> range <u>E W</u> sec. <u>1</u> <u>1</u>				
file roll by <u>mb</u> no. <u>22</u>		negative nos. <u>7</u>		loc. of neg. <u>up</u>		plan shape
				date of construction <u>P</u> estimate _____ actual _____ source		
				use present <u>residential</u> other _____		
				historic <u>residential</u> other _____		
				condition _____ excellent _____ good _____ fair _____ deteriorating		
				degree of remodeling _____ minor _____ moderate _____ major describe:		
style		foundation material		surroundings <u>Res</u>		
		wall material/surface		relationship to surroundings <u>X</u> similar _____ not similar		
architectural features				district potential _____ yes _____ no		
				significance _____ eligible _____ of <u>X</u> none		
				if eligible, interest		
elements				why?		
				associated buildings? <u>X</u> yes _____ what type? <u>Garage</u>		
				if inventoried, list ID nos. <u>6</u>		
				see back? _____ yes _____		

Height Calculations for 320 Camino

fence	Inches	house	feet
	61		13.4
	73		12.4
	38		12.8
	22		10.5
	35		10.9
	58		12.8
	63		13.1
	29		12.3
	53		12.3
	59		17.7
	34		17.2
	34		17.5
	23		13
	65		10.6
	46		10.8
	42		18.8
	30		24.4
	32		38
	24		24.4
	96		0
	79		14.5
	57		9.3
	68		12.3
	75		12.2
	81		15.1
	67		366.3
	60		15.3
	33		+ 2 for average
	36		17.3 feet
	71		
	71		
	57		
	1672	52 inches	

7.

PROPOSAL LETTER

Applicant: Steve Marlens
Site Address & H. District: 320 Camino Delora; East Side
Mailing Address: 1569 Wilderness Gate Rd.
Santa Fe, NM 87501
Phone: 505-988-3381
Submittal Date: August 23/September 29, 2000

BRIEF HISTORY

The original four rooms of this one-story adobe house, built by Vicente Brito in the late 1930s according to family members, contained 550 square feet of living space. Its 16"-thick adobe walls sit on poured cement foundations. Round vigas, exposed inside the house but not out, carry mill-planed 1x10" boards and a flat roof. The original territorial-style brick parapet has been stuccoed over and is now hidden. Major structural and architectural alterations occurred the 1960s and 70s. A concrete-block bedroom and small wood-framed utility room were added to the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out completely and replaced with a new framed wall three feet south. The interior door at the rear of the south front room was walled in and a new, smaller opening made north of it. A bathroom and hall were carved out of an original single rear room. The original rear entrance to the house was walled in and a new door was cut through the original rear wall into the new addition. Both front windows as well as the kitchen window were resized and relocated, and all the original windows in the house, of now unknown type, were replaced with the present sliding aluminum casements. The original gas heaters were replaced with electric units, whose wiring was punched through the roof and exterior walls. The interior was "gutted" in 1999 by the previous owner. The 1984 historic inventory says the house has no significance.

PROPOSED CHANGES AND ADDITIONS

HOUSE

Windows

East: Replace two existing aluminum sliders with two pairs of 24-80 x 1 3/4" 2x5-lite Southern Mills F-5510 true-divided-lite thermopane Douglas fir doors (to serve as windows). Trim 1" from each door rail, then overlap the rails of the pair at the middle by 1". This reduces the effective width of each window pair from 48" to 42". Stain Cabot Barn Red.

South: Add two pairs Southern Mills F5510 doors and stain Cabot Barn Red.

West: Remove aluminum casement, install pair Southern Mills F5510 doors at full 24" width (these will serve as true doors opening on stoop indicated in Plan). Stain Cabot Barn Red.

North: Replace two aluminum sliding casements with two custom-made pairs of 2x6-lite single-glazed wooden casements. Stain Cabot Barn Red.

Doors

East: Remove existing aluminum screen and wood four-panel doors (not original); install door hand-made from three 1x12" vertical boards backed by horizontal boards for a total thickness of 1 1/2". Stain Cabot Barn Red.

West: Remove existing screen and wood doors and replace with wood door removed from East facade. Stain Cabot Barn Red.

Chimneys

Construct 12 x 18" masonry chimneys at northeast, southeast, and southwest house corners to 2' above roof line. Stucco, including 50/50 mix El Rey Cottonwood (#115)/Sandalwood (#121) finish coat.

Portal and Stoop

East: Add 5' x 30' portal supported by four peeled 7"-diameter softwood posts with zapatos; half-lap zapatos at corners. Roof plate to be an exposed 8x8" timber, half-lapped at corners. Joists to be 4"-diameter peeled poles on 24" centers carrying 1x12 roof boards and flat roof of same tar composition as existing roof. Frame 10"-tall parapet above plate and stucco with 50/50 El Rey Sandalwood/Cottonwood mix; add two canales outboard of windows as indicated in elevation. Stain exposed wood Cabot Barn Red. (Note: There will be no brickwork on portal parapet to help differentiate this new construction from the old.)

West: Construct 6'6" x 4'0" cement-block stoop with iron safety railing in front of new doors to height of interior floor; leave channel for crawlspace vent as shown. Stucco with 50/50 El Rey Sandalwood/Cottonwood finish coat mix.

Parapets and Eaves

East: Re-expose original brick parapet. (Note: Brick pattern shown in elevations is conjectural since bricks are hidden at present.)

South, West, North: Re-expose brick parapets on original parts of house; on later sections, trim framed eave overhang back to wall and frame new parapet to height of original parapet. Stucco with 50/50 mix El Rey Cottonwood/Sandalwood. (Note: There will be no brickwork on new parapet sections to help delineate them from the original sections.)

Walls

Utilities: Remove weatherhead, electric meter, breaker box, phone and electric lines, and phone box from East facade and relocate away from streetscape to northwest corner of house. Relocate load center inside utility room.

Walls: Re-stucco all exterior walls, finishing with 50/50 El Rey Sandalwood/Cottonwood mix.

Roof

Remove badly deteriorated tar roof. Replace with new tar roof and use similar material on new portal.

II. GARAGE

Doors and Windows

Remove garage door on East facade and replace with pair 24-80 Southern Mills F5510 doors trimmed to 21-80, extending existing stud walls to fill gap. Stain Cabot Barn Red. Add two sets F5510s on North and one set on West as shown in elevations. Stain Cabot Barn Red.

Exterior Walls

Remove battens from existing plywood-sheet exterior and apply stucco, using 50/50 El Rey Sandalwood/Cottonwood finish coat.

Portals

Add 4' deep portal on North with 6''-diameter peeled-log posts carrying 6x6'' square timber plate and 3 1/2''-diameter peeled-pole joists. Joists to carry 6'' over top of plate so ends are visible in elevation.

Roof

Apply new rolled roofing over deteriorated existing layer and carry over new portal.

III. BOUNDARY WALLS

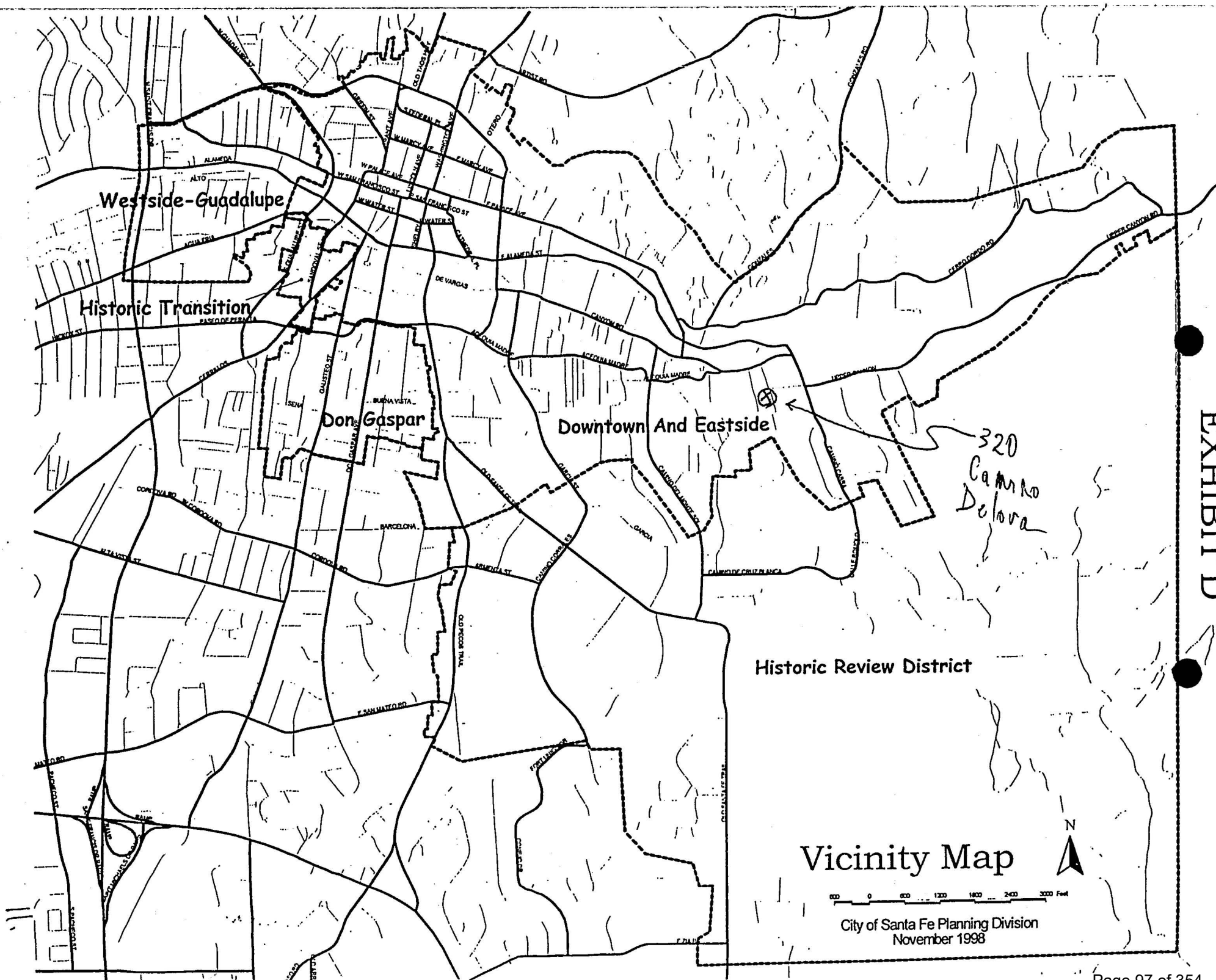
EAST WALL (PRIMARY FACADE)

Build 16''-thick adobe block wall respecting 52'' wall height calculation. Use stucco finish coat 50/50 El Rey Cottonwood/Sandalwood. Modulate as shown; incorporate pilasters with 4'' reveal. The first 14' from the north end will incorporate the existing rock retaining wall, which will be left exposed. Driveway gate to be in two 5'-wide halves made from 10''-wide tongue-in-groove vertical boards battened on back side. Gate to be decorated with 3x3'' square cutouts in pattern shown. Round-topped walkway gate also in two halves, of battened 6''-wide TIG boards. All gates to open away from street. Mailbox 'nicho' to be included near driveway gate.

NORTH WALL (SIDE WALL)

Since this is designated streetscape for its first 23' from the northeast corner, the first 23' will be adobe as on the primary (East) facade. The remaining 124' to be of 8' sections of 1x6'' cedar planks on 2x4'' cedar rails fastened to 4x4 cedar posts and decorated with 3x3'' square cutouts every other section as shown in 'North Detail' elevation. Cedar fence to modulate with elevation drop to respect height calculation. (Note: ground level drops 2' across the 147', East to West, as indicated by the dashed grade line shown on the elevation).

Fence to be lined with vegetation, including, from East to West, lilacs, Chinese elms, plums, mature apricots, and a large 'tree of heaven.' The 'interest' of this wall will be enhanced by the fact that it will stand about 4'' south of an existing stuccoed-block wall (which belongs to the adjacent school), creating a two-tiered/two-material effect as viewed from the street.



BOUNDARY SURVEY PLAT
FOR
STEVE MARLENS
AT 326 CAMINO DELORA, CITY AND COUNTY
OF SANTA FE, NEW MEXICO.

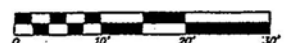
449030



VICINITY MAP



SCALE: 1"=10'



LEGEND

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

NOTES

- 1.) BASIS OF BEARING FOR THIS SURVEY IS FROM G.P.S. FIELD MEASUREMENT BETWEEN FOUND MONUMENTS (N.G.S. 84-GRD-LOCAL).
- 2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR VICENTE AND PETRYA E. BRITO, RECORDED IN BK. 13, PG. 19. BEARINGS AND DISTANCES IN () ARE FROM THIS PLAT.
PLAT SHOWING SURVEY FOR ELOSA BRITO DELORA AND TONY DELORA BY SAMUEL DAVALOS, RECORDED IN BK. 6, PG. 60.
SPECIAL WARRANTY DEED RECORDED IN BK. 226, PG. 590.
WARRANTY DEED RECORDED IN BK. 334, PG. 277.
- 3.) F.L.R.M. PANEL No. 350070-0009B, ZONE "D".

CERTIFICATE

I, Allen C. Grace, 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 survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract.

Allen C. Grace JULY 15, 2000.

Allen C. Grace
331 VILLEROS ST.

P.S. No. 12443
Santa Fe, NM.



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

COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 15th day of July, 2000, at 2:42 o'clock P.M., and was duly recorded in Book 444, Page 03 of the records of Santa Fe County.

Witness my Hand and Seal of Office
REBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

Rebecca Bustamante
Deputy



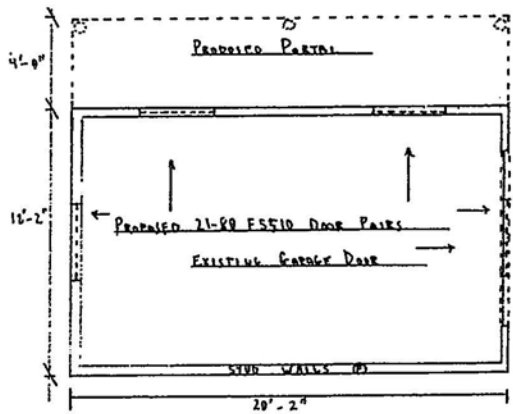
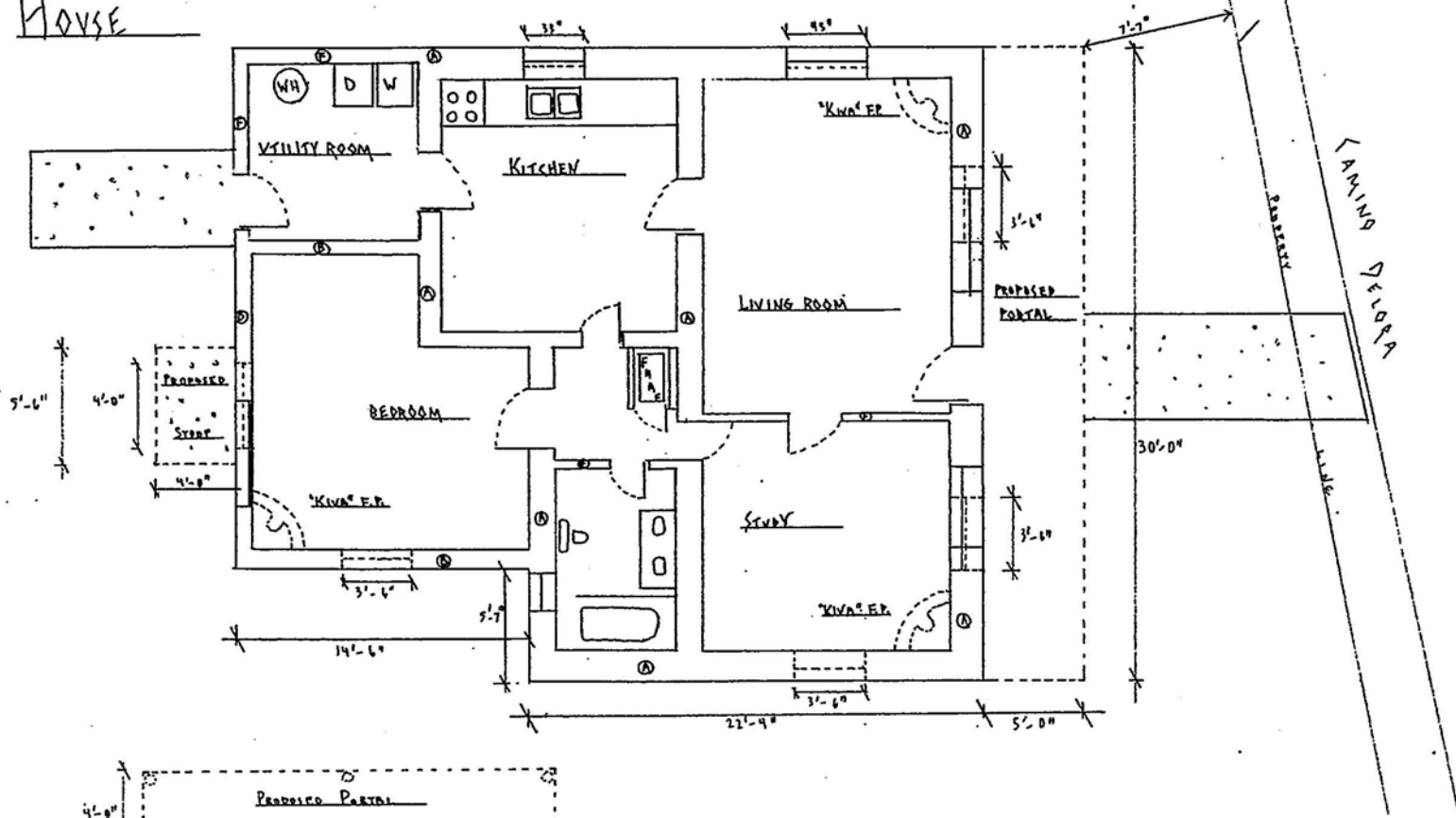
U.P.C. 1-055-098-330-388

XYZ SURVEYING & DRAFTING		
331 VILLEROS ST.	SANTA FE, NM	982-5536
Project No. XYZ2K048	Dwg. No. ACB	Ch.
INDEXING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BRITO	SEC. 30, T17N, R10E	N/A

FLOOR PLANS

13.

HOUSE



GARAGE

LEGEND	
PROPOSED	---
EXISTING	---
DOOR	(A)
WALL	(B)
FRAME	(C)

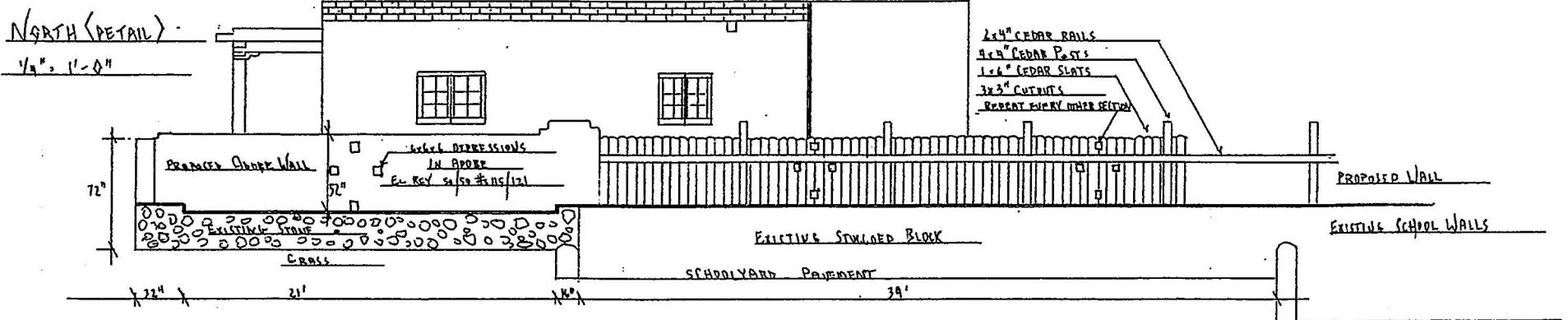
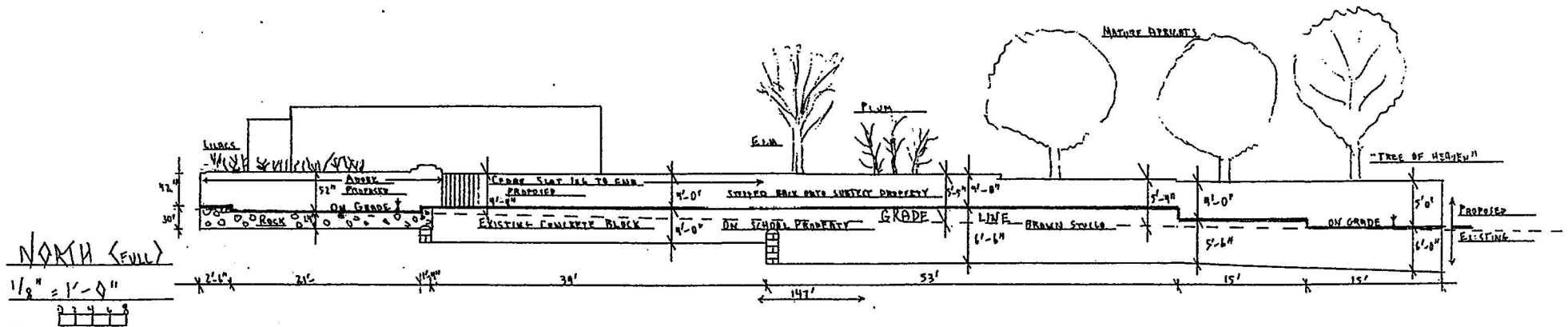
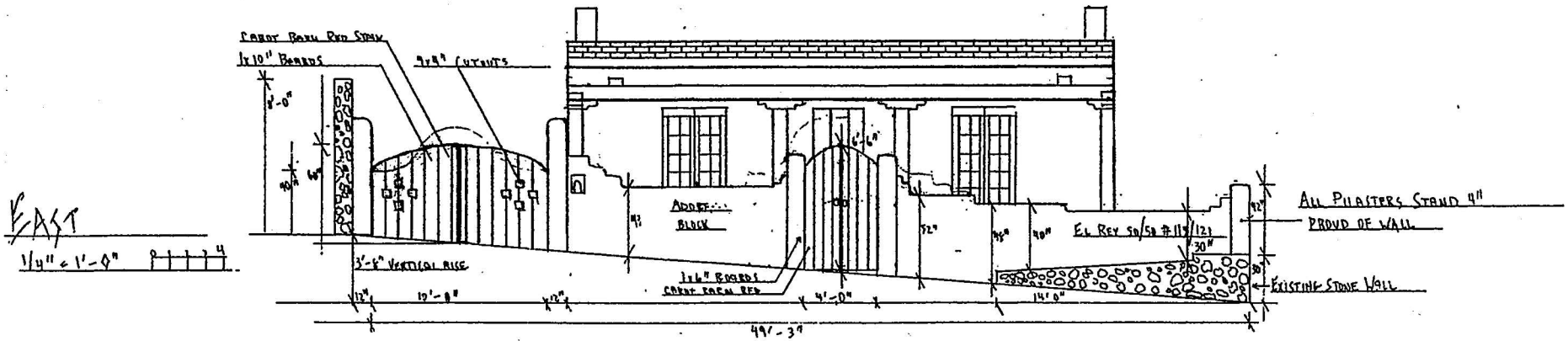
320 CAMINO DELORA

1/4" = 1'-0"

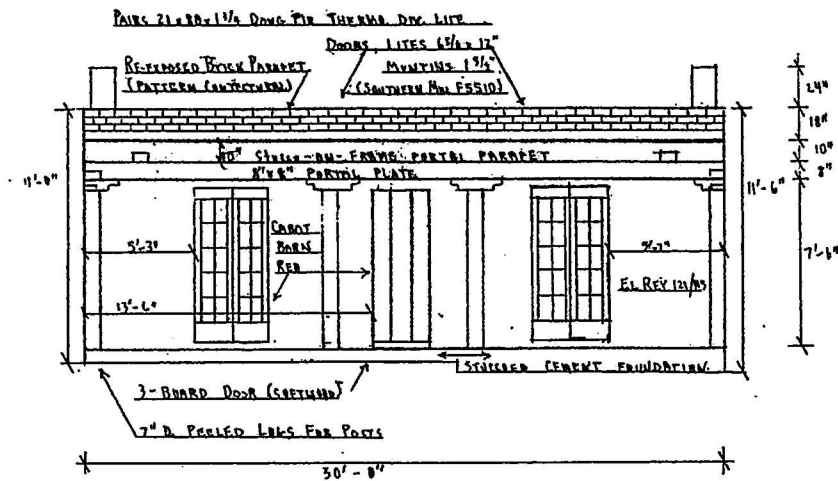
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320 CAMINO DELORA - WALLS

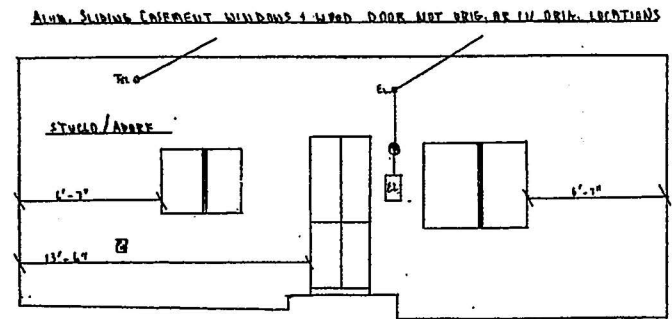
14



EAST (PRIMARY) ELEV. - PROPOSED

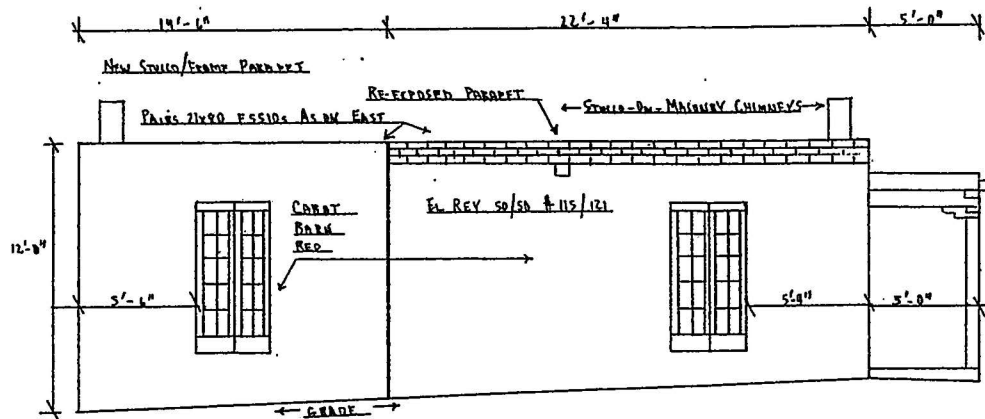
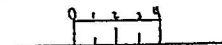


EAST (PRIMARY) ELEV. - EXISTING

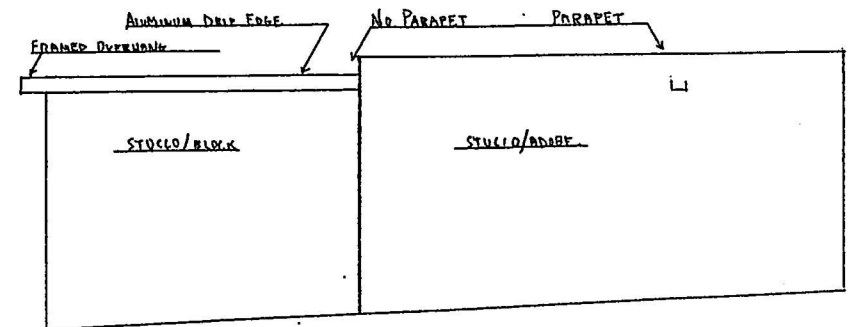


320 CAMINO DELORA - HOUSE ELEVATIONS

1/4" = 1'-0"

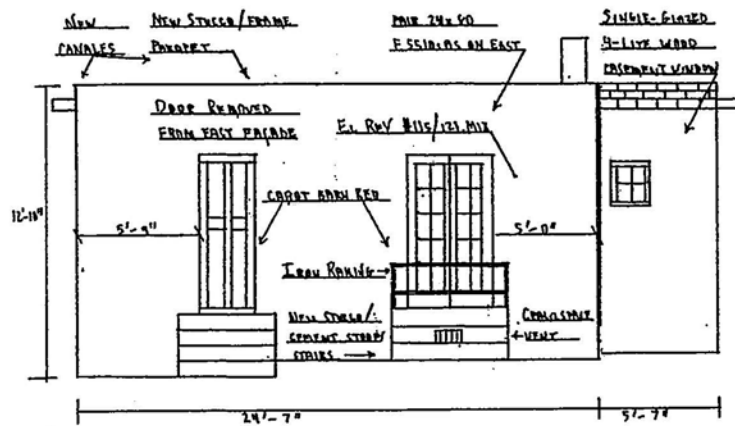


SOUTH ELEV. - PROPOSED

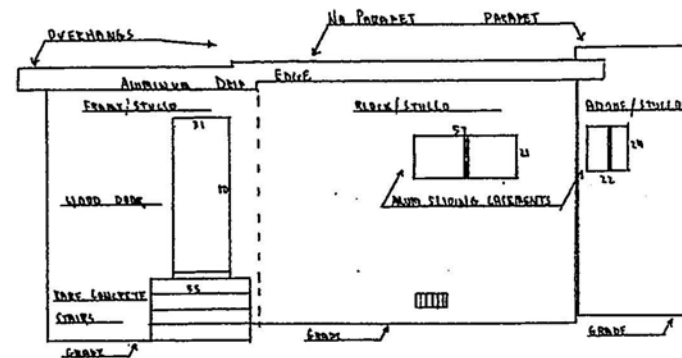


SOUTH ELEV. - EXISTING

West Elev - Proposed



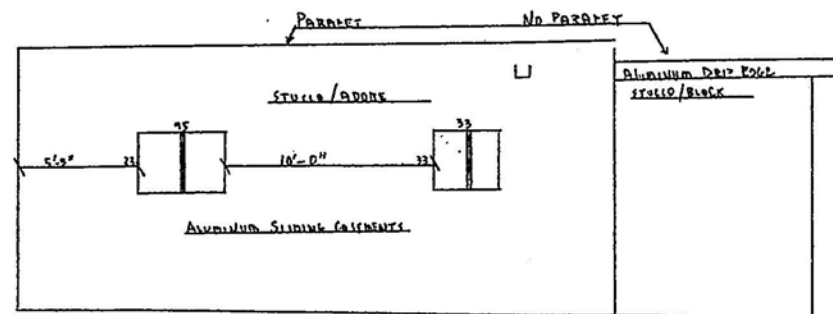
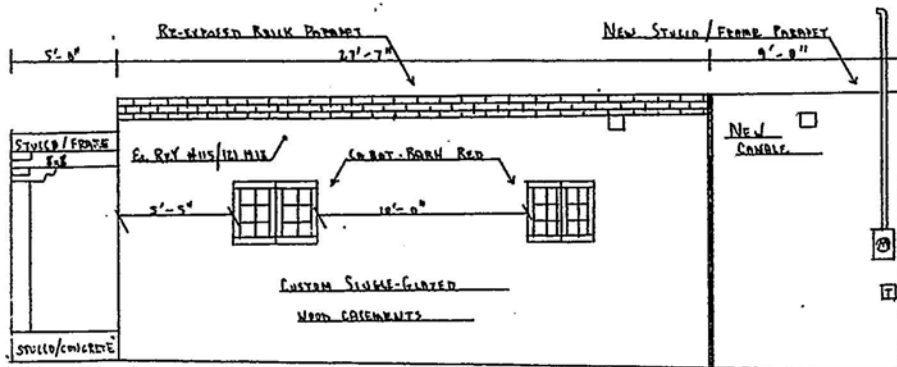
West Elev - Existing



320 CAMINO DELORA - HOUSE ELEVATIONS

1/4" = 1'-0"

0' 1' 2' 3' 4'

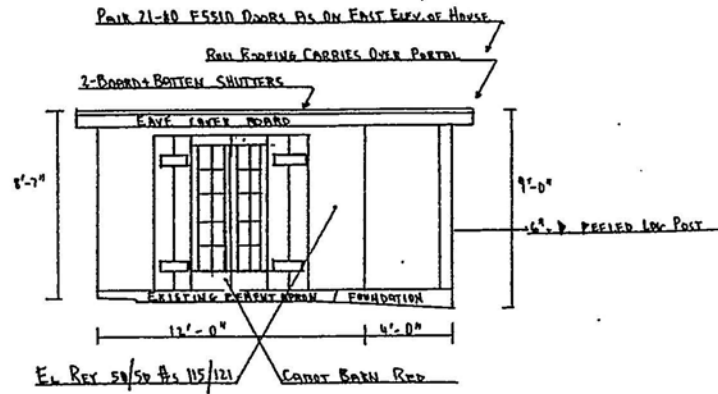


North Elev - Proposed

North Elev - Existing

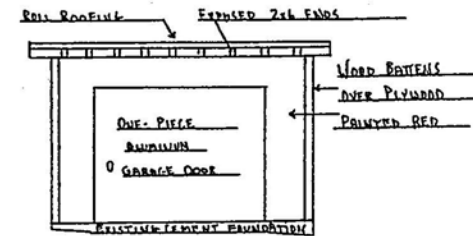
EAST ELEV. GARAGE - PROPOSED

< WEST ELEV. IDENTICAL >



EAST ELEV. GARAGE - EXISTING

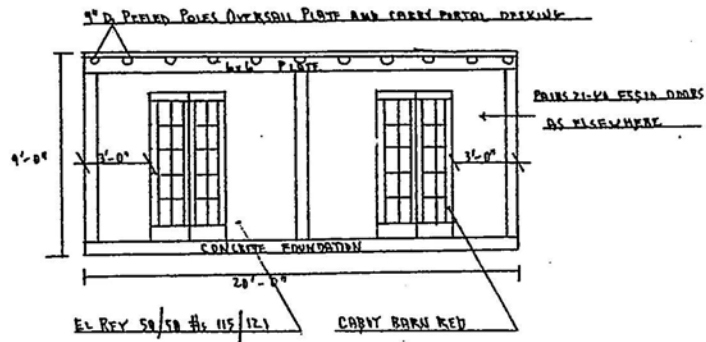
< WEST ELEV. IDENTICAL w/o OPENING >



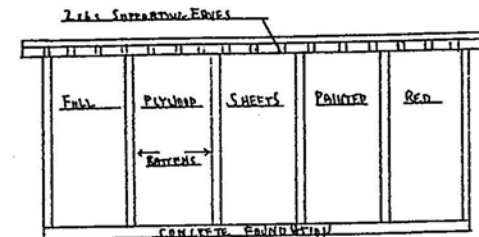
320 CAMINO DELORA - GARAGE ELEVATIONS

1/4\" = 1'-0\"

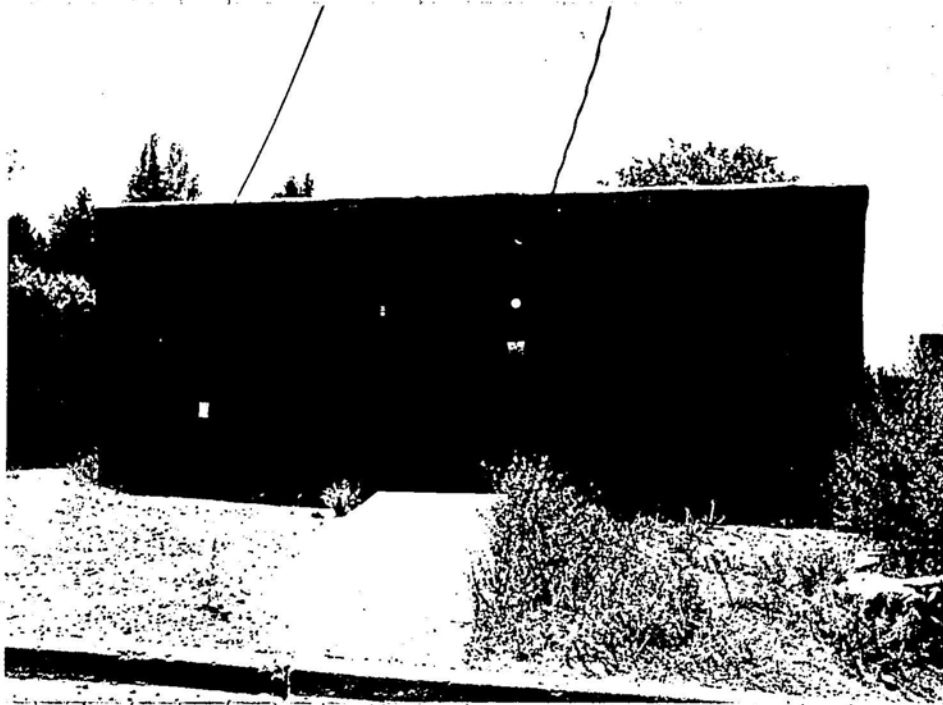
1 2 3 4



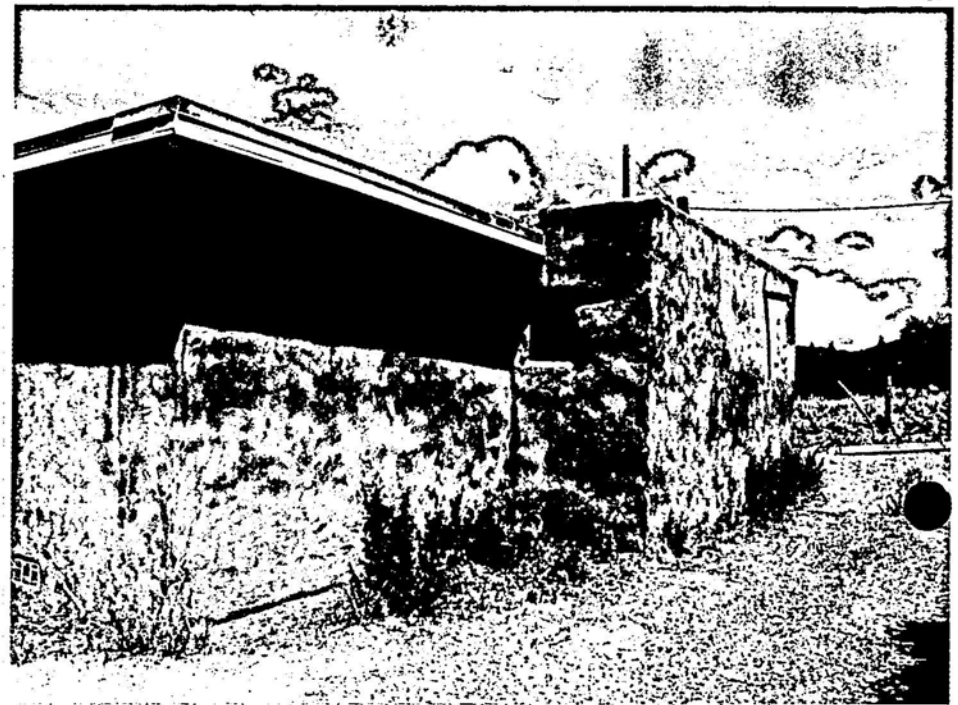
NORTH ELEV. GARAGE - PROPOSED



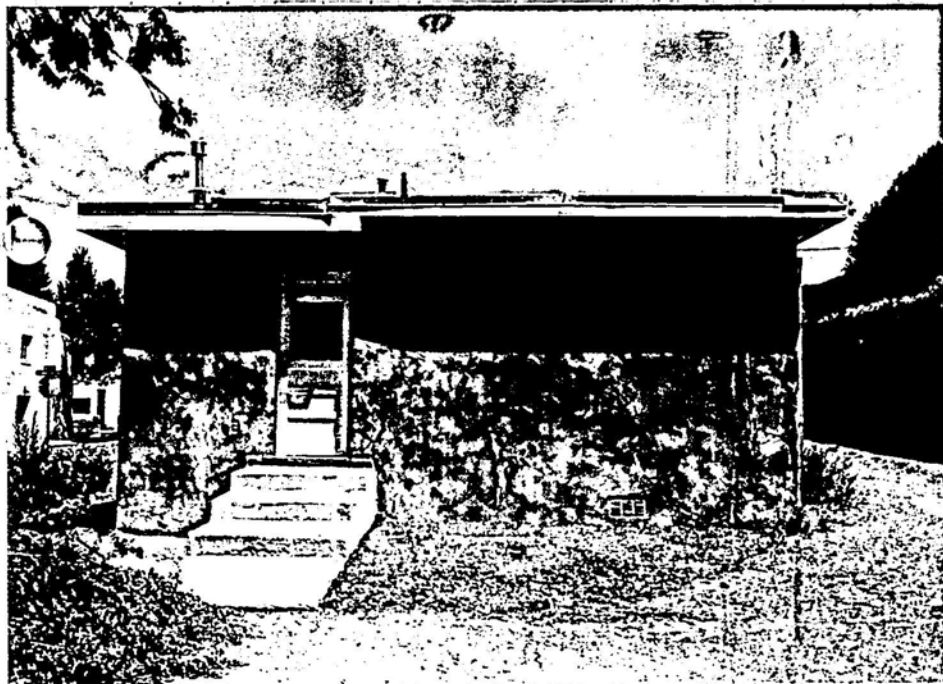
NORTH + SOUTH ELEV. GARAGE - EXISTING



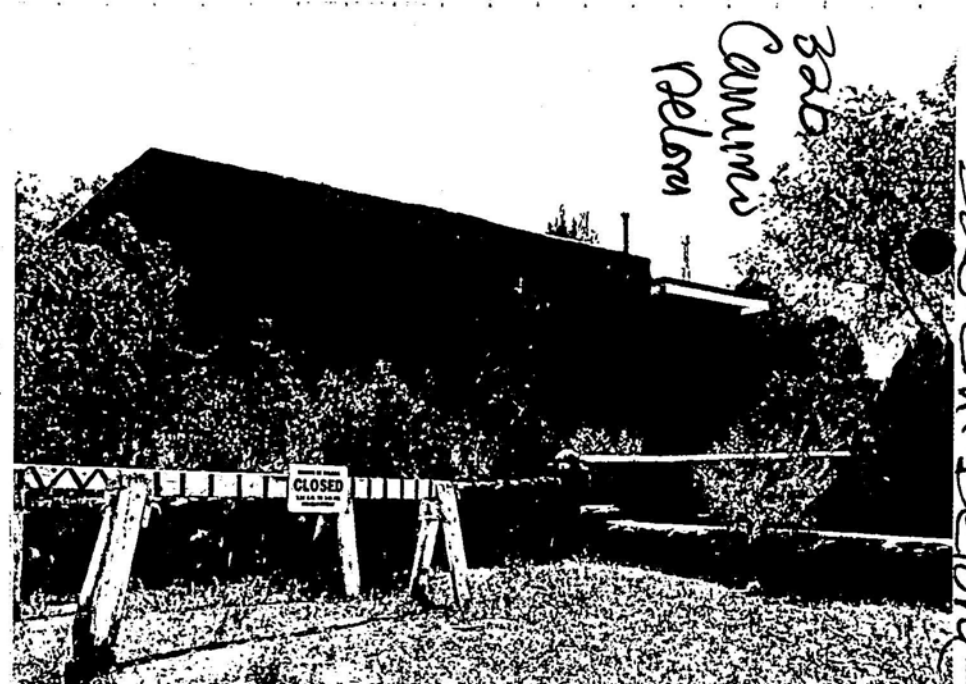
EAST (STREET) FACADE



SOUTH



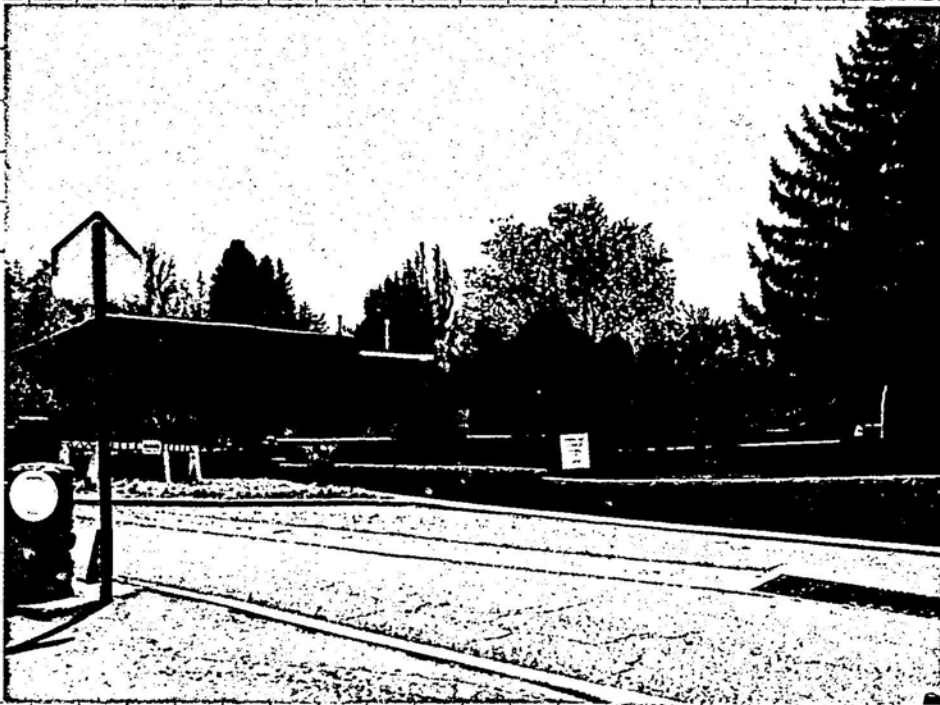
WEST



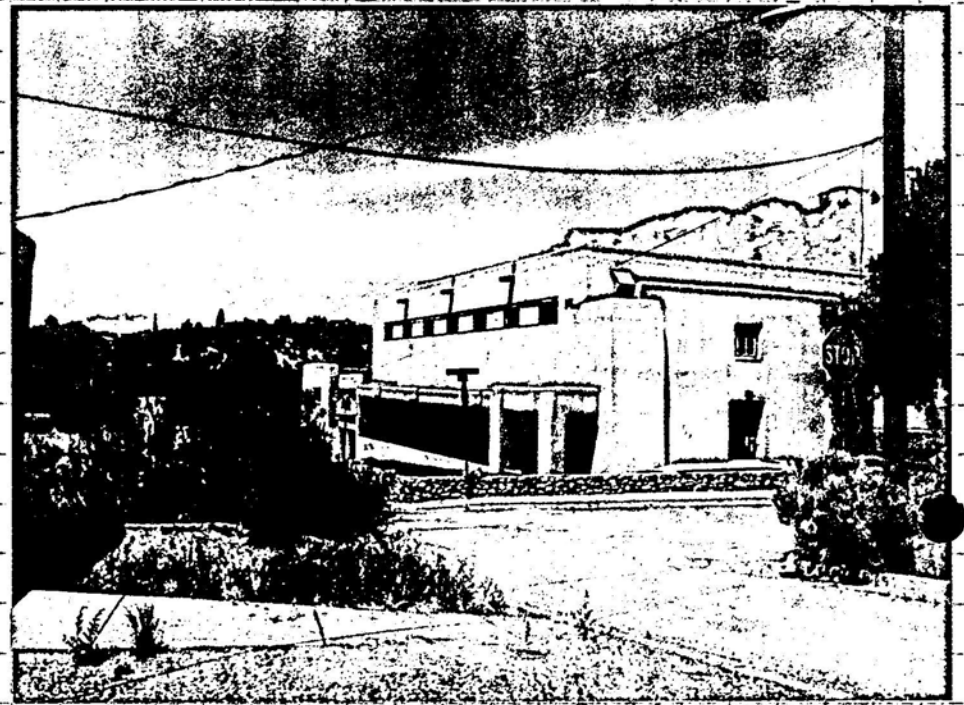
NORTH

320
Cammis
Relora

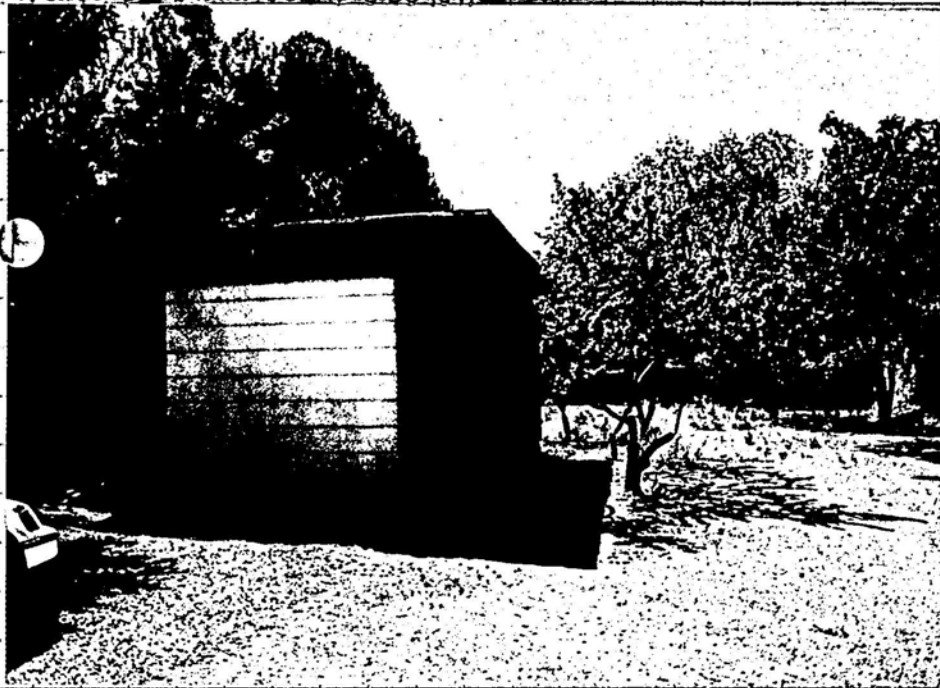
320 cm. Relora



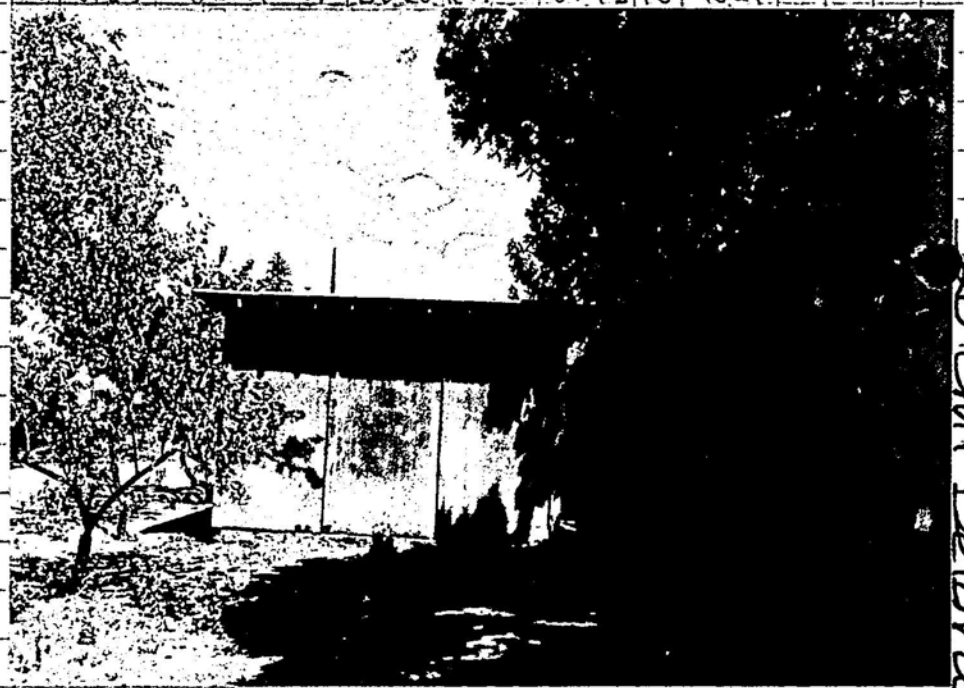
STREET CONTEXT: LOOKING S. FROM GYM PKG LOT
ACROSS CAMINO DELOTA



STREET CONTEXT: LOOKING NE FROM PONY POND BY GYM
ACROSS CAMINOS DELOTA + CRISTO REY



GARAGE: EAST FACADE (DOOR) + NORTH FACADE



GARAGE: WEST FACADE

320 CM DeLora



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 Montañó, Dist. 3

Matthew E. Ortiz, Dist. 4

Project description : RHDBTN HSE, GRG, YRD WL CONSTRUCTION
Project number : 00-10100141
Case number : H-00-129
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 320 Camino Delora

PROJECT NAMES:

OW-Steve Marlens
Santa Fe, NM 87501

1569 Wilderness Gate Rd.
(505) 988-3381

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on September 12, 2000, acted on the above referenced case. The decision of the board was to postpone your request to the October 10, 2000 HDRB meeting.

For further information please call 955-6808.

Sincerely,

James M. Hewat
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.



H-00-129
320 Camino Delora

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1569 Wilderness Gate Rd.
(505) 988-3381

PROJECT DATA:

HISTORIC DISTRICT	Downtown Eastside
HISTORIC BUILDING STATUS	Non contributing
PUBLICLY VISIBLE FAÇADE-EAST	Y
PUBLICLY VISIBLE FAÇADE-NORTH	Y
PUBLICLY VISIBLE FAÇADE-SOUTH	Y
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	7780
YEAR OF CONSTRUCTION	Ca. 1945
PROJECT TYPE (NEW, ADD, ETC.)	Rehabilitation
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	Vicente Brito House

City of Santa Fe, New Mexico

memo

DATE: September 12, 2000
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-00-129

ADDRESS 320 Camino Delora
Historic Status Non-contributing
Historic District Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ Case Synopsis
- ☒ District Standards
- ☒ State Historic Survey Sheet
- ☒ Other: Wall Ht. Calculation

APPLICANT SUBMITTALS

- ☒ Proposal Letter
- ☒ Vicinity Map
- ☒ Site Plan/Floor Plan
- ☒ Elevations
- ☒ Photographs
- ☐ Other

STAFF RECOMMENDATION:

The proposal meets the design guidelines for the Downtown-Eastside Historic District and the Fence and Wall Guidelines for the Historic Districts. Staff recommends approval of this project.

BACKGROUND & SUMMARY:

The applicant proposes to rehabilitate a 1945 (non-contributing) adobe house located in the Downtown and Eastside Historic District. The submitted proposal calls for the replacement of aluminium slider windows on the south elevation with two pairs of five by five-light "French" casement windows. This will necessitate that each of the openings be enlarged significantly. The proposal calls

bc

for Territorial Revival pediments, mouldings, and shutters around windows. Two windows of a similar configuration will be installed on the west elevation. On the north elevation, the applicant proposes to replace the existing aluminium windows with two by six-light wood casement windows and three one by three-light single glazed wood casement windows. The existing doors on the east and west elevations of the house will be replaced with carved wooden doors.

Additionally, the applicant proposes to add three masonry chimneys that will penetrate the roof and rise two feet above the roof which will be insulated and re-sheathed. The proposal calls for the existing brick parapet to be uncovered and restored. The exterior walls will be re-stuccoed in a "light adobe" (possibly lime-based) finish. A 5' x 30' proto-Territorial Revival portal is proposed for the east elevation of the house while a smaller 7' x 4' porch is planned on west elevation.

The applicant also proposes to rehabilitate the c.1965 garage located southwest of the house. This rehabilitation will consist of the existing garage door being replaced by French doors and the installation of 4 deep portals extending around north, east, and west elevations at the height of the existing building.

The proposed landscaping consists of the construction of a 52" high stuccoed masonry wall along east property line. A wood vehicular gate of the same height is proposed at the south end of the east wall. A 52" high wall is also proposed to run west along the north property line for 23' at which point the material will change to wood plank and range in height from 58" to 64" for the remaining 124' feet to the west property line. A height calculation gives a maximum allowable height of 52" for the Camino Delora streetscape.

PROPOSAL LETTER

Applicant: Steve Marlens
Site Address & H. District: 320 Camino Delora; East Side
Mailing Address: 1569 Wilderness Gate Rd.
Santa Fe, NM 87501
Phone: 505-988-3381
Submittal Date: August 23, 2000

HISTORY

The original four rooms of this one-story adobe house, containing 550 square feet of living space, were built by Vicente Brito in 1945. Its 18'' adobe walls stand on poured cement foundations. Round vigas, exposed inside the house but not outside, carry a flat roof whose territorial-style brick parapet is now stuccoed over. In the 1960s, a concrete-block bedroom and small wood-framed utility room were added on the rear, bringing the living space to the present 790 square feet. The front door was moved north and replaced, and the adobe interior wall between the two front rooms was torn out and a framed wall added three feet south. All original windows were replaced with sliding aluminum casements, and the original gas heaters were replaced with electric. The 1984 inventory says the house has no significance; it had been ''guttled'' before I bought it 7/29/2000.

PROPOSED CHANGES/ADDITIONS

I. HOUSE

1. WINDOWS

a) East: Replace present two aluminum sliders, one in each front room, with two pairs of 24 x 76'', 2x5-lite, single-glazed, tempered-glass wooden casements opening inward French-style in same locations as originals but with taller openings. Surround with territorial-style triangular pediments and vertical-board shutters. Paint dark red, brown, or leave natural.

b) South: Add two pairs windows identical to (1a).

c) West: Remove aluminum casement, make opening taller, install set of 80x60 wooden French doors with same lite configuration as (1a) (note; these are the same windows as in (1a), only with full-width rails and stiles).

d) North: Replace east aluminum sliding casement with two 2x6-lite single-glazed wooden casements; replace west aluminum window with three 1x3-lite single-glazed wooden casements. No surrounds.

2. DOORS

a) East: Remove aluminum screen and carved wood doors; install vertical-board wood door and surround and paint as in (1a).

b) West: Replace screen and wood doors with carved wood door removed in (2a); surround as (1a).

3. CHIMNEYS

Add three masonry chimneys to 2' above roof, two on east, one on west.

4. PORTALS and PORCHES

a) East: Add 5' x 30' portal with a brick-in-sand or wood-plank floor, joists of exposed round vigas or chamfered 3x10'' beams, round or square posts with bases and capitals fabricated from simple off-the-shelf moldings.

b) West: Add 7' x 4' porch of cement block 30'' above ground to match level of existing cement door stoop. Stucco both porch and stoop to match house color.

5. PARAPETS/EAVES

a) East: Re-expose original brick parapet.

b) South: Same as (5a) on original part; on 1960s part, trim eave overhang back to wall, then frame new parapet to match height of original but without brickwork.

c) West: Same as (5b).

d) North: Same as (5b).

6. WALLS

a) Remove weatherhead and phone boxes on east to northwest corner of house; remove breaker box to utility room.

b) Re-stucco walls in lighter adobe color similar to that on parking lot wall of abutting Girard compound. (Or use true adobe or lime plaster—I am consulting Ed Crocker on this).

7. ROOF

Remove, insulate, continue over portal, replace.

II. GARAGE

1. WALLS

Stucco existing exterior plywood to match house color.

2. DOORS/WINDOWS

Remove garage door east; add same 80x60 French doors as in (I-1c) with same surround as in (I-1a) on east, west, and north facades.

3. PORTALS

Add 4' portal on east, north, and west facades.

4. ROOF

Continue existing roof over portals.

III. BOUNDARY WALLS

1. EAST (STREETSCAPE)

Add minimum 10''-thick block or adobe wall (will probably be adobe, 18'' thick, to echo original house walls) conforming to 52'' wall height calculation. Stucco same color as house. Add shutters to wall, modulate height with steps and arches, and add mailbox niche as indicated in elevation for interest. Add pair of wood-board driveway gates 10' wide (for the pair) and wood plank walkway door 3' wide. Decorate shutters, door, and gates with square cutout motif, as shown in drawing (this motif will also be used in side wall).

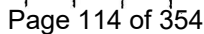
2. NORTH (SIDE WALL)

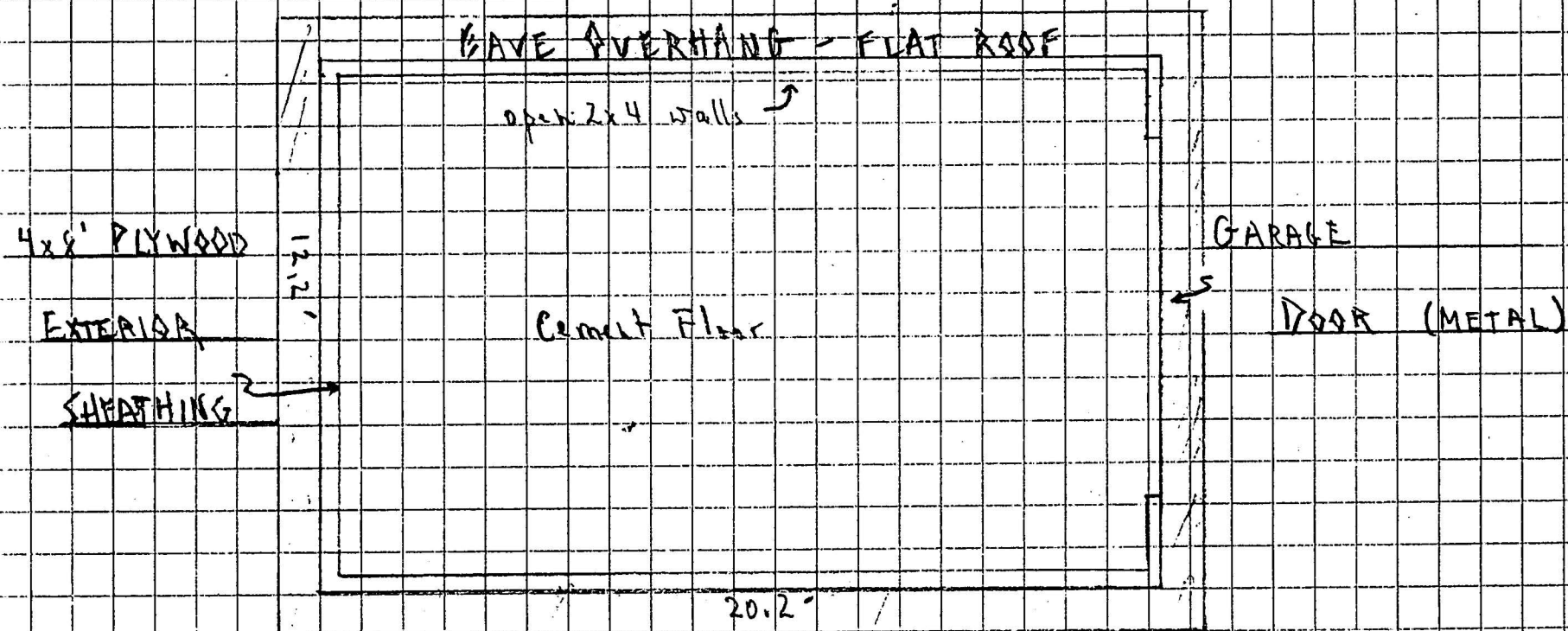
Beginning at northwest corner, and for the next 23', continue adobe streetscape wall as shown; step down, then up again for interest. For remaining 124', construct wood wall of 1x6'' planks decorated with same square cutout motif as on front doors and gates. Use 4x4'' posts every 8'. Modulate height from 58'' to 64'', as shown.

As for landscaping, this wall will be lined with plum trees, apricot trees, a large Chinese elm, and a large 'tree of heaven.' The 'interest' level of this wall will be increased by the fact that it will stand immediately behind an existing stuccoed-block wall on the adjacent property, giving it a two-tiered effect as viewed from the street.

Thanks very much for your time and help. If anything is unclear, please call.

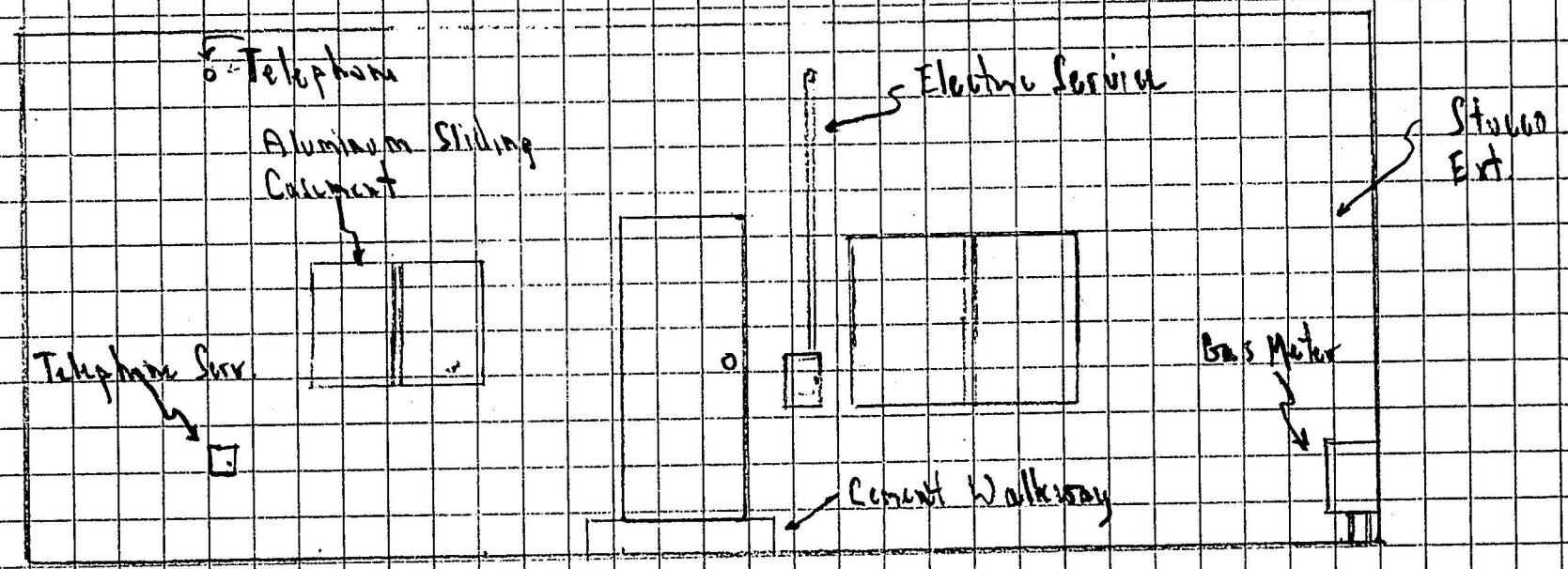






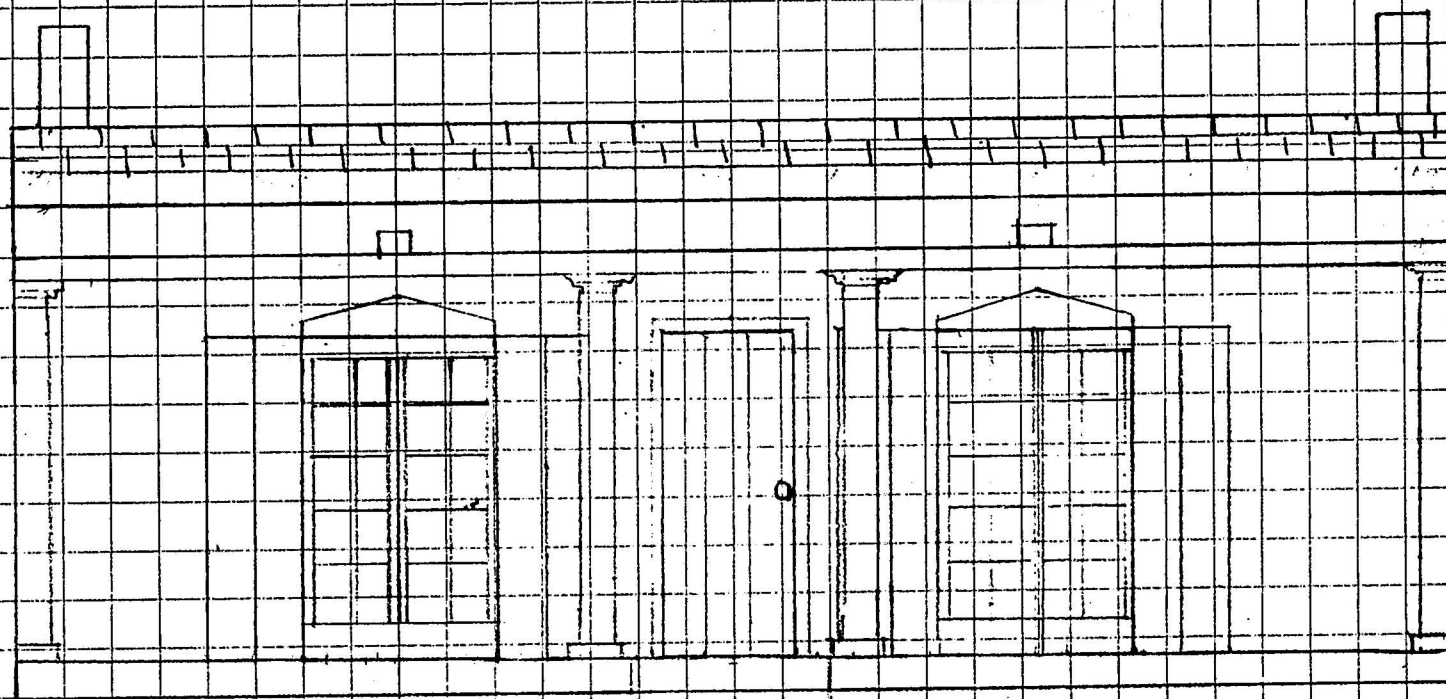
PLAN - GARAGE - 320 CAMINO DELORA

PLANNING & LAND USE		REMARKS
☐	HISTORIC DESIGN REVIEW	
☐	LANDSCAPE REVIEW	
☐	RECAP/REPAIR REVIEW	
☐	APPROVAL	
☐	CONDITIONAL APPROVAL	
☐	REJECT	
☐	REJECT	
NAME <u>John Padilla, Chair</u>		DATE <u>9/12/00</u>



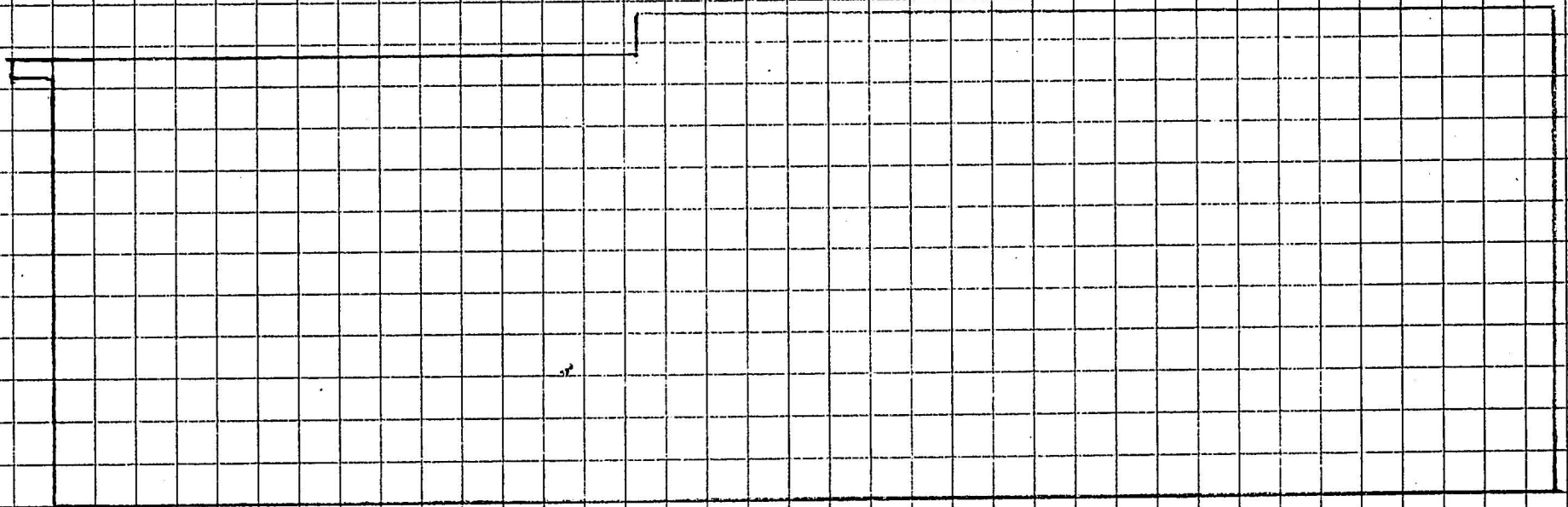
EAST ELEV. - EXISTING

1/4" = 1' 0"



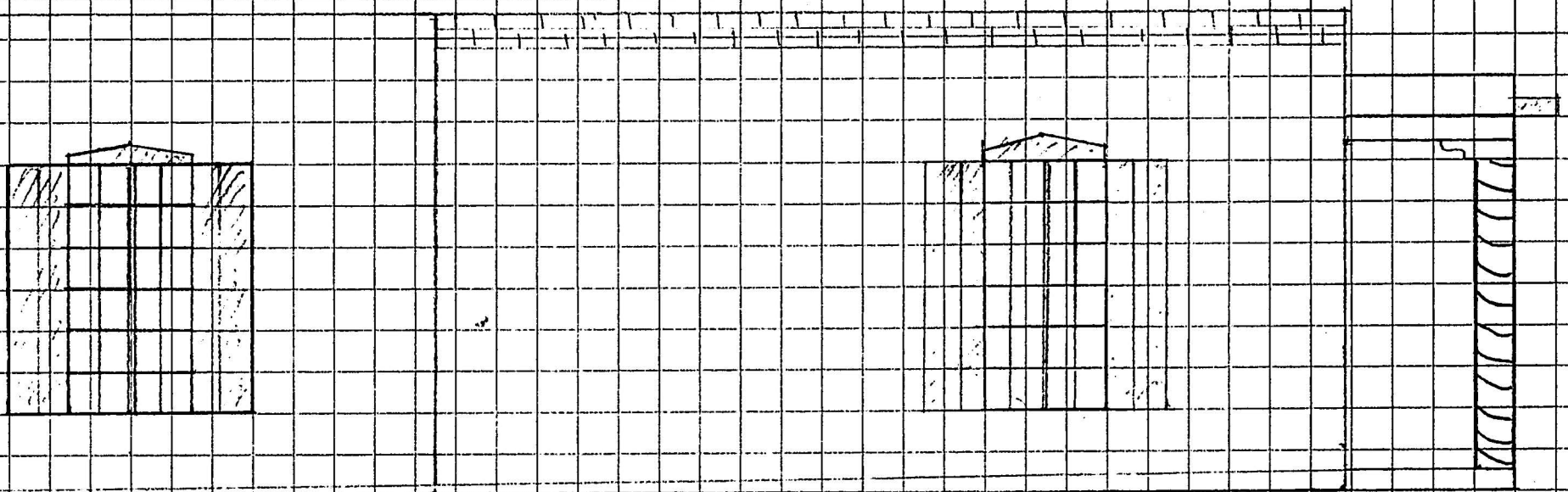
EAST ELEVATION - PROPOSED

$\frac{1}{4}'' = 1'-0''$

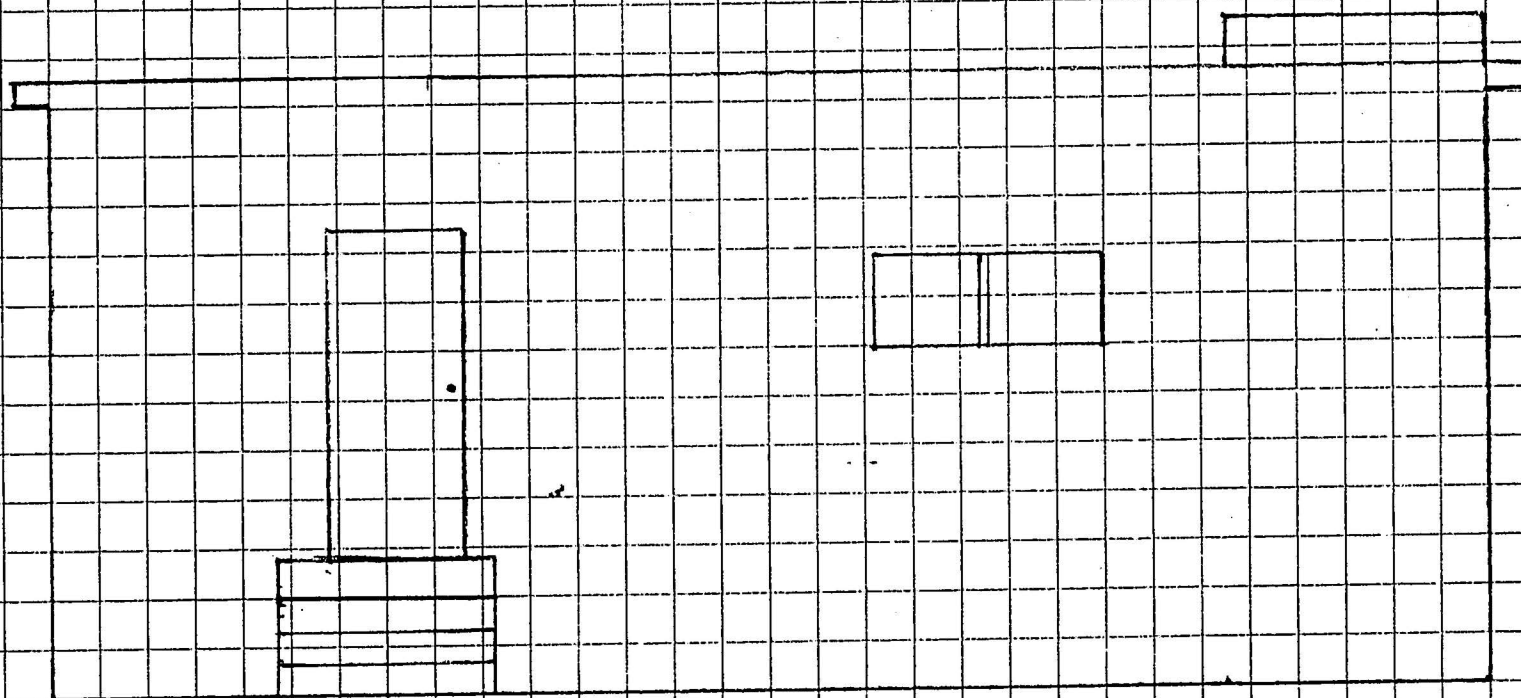


SOUTH ELEV. - EXISTING

$\frac{1}{4}'' = 1'-0''$



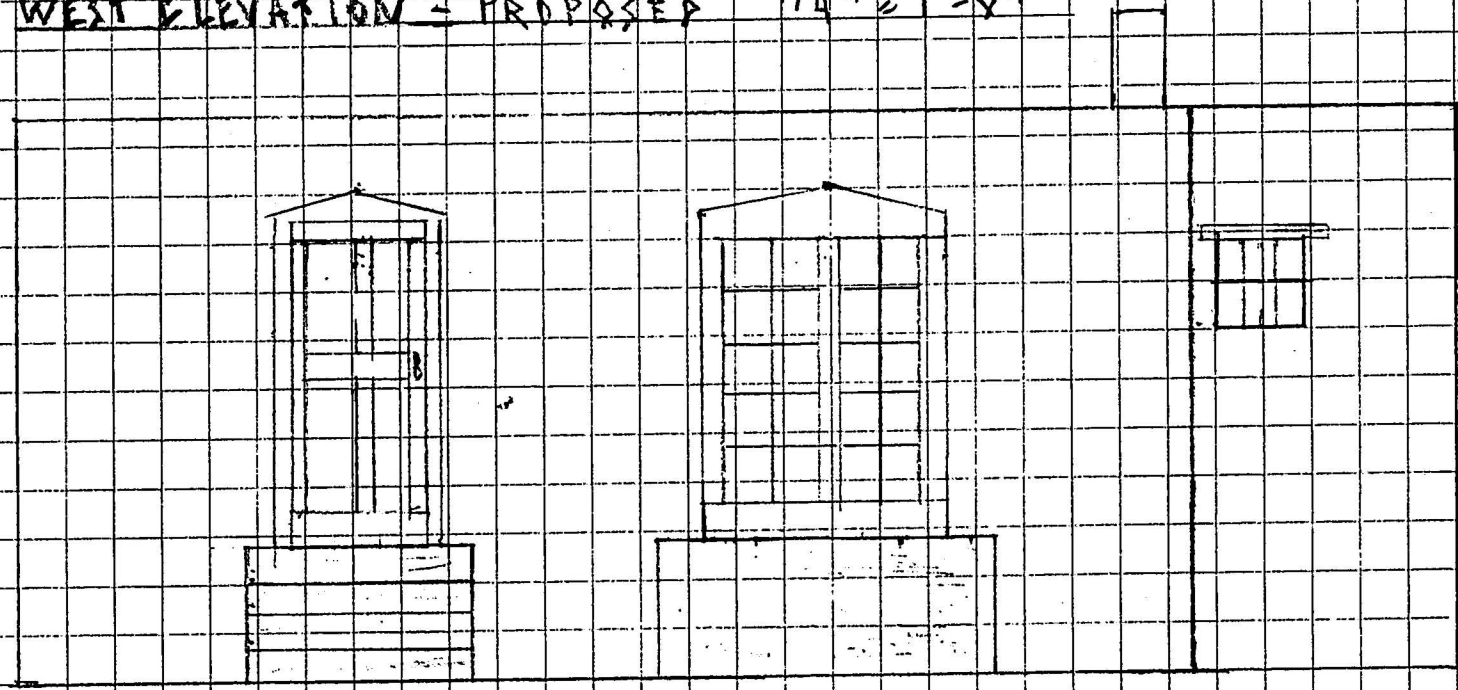
SOUTH ELEVATION - PROPOSED $\frac{1}{4}" = 1'-0"$

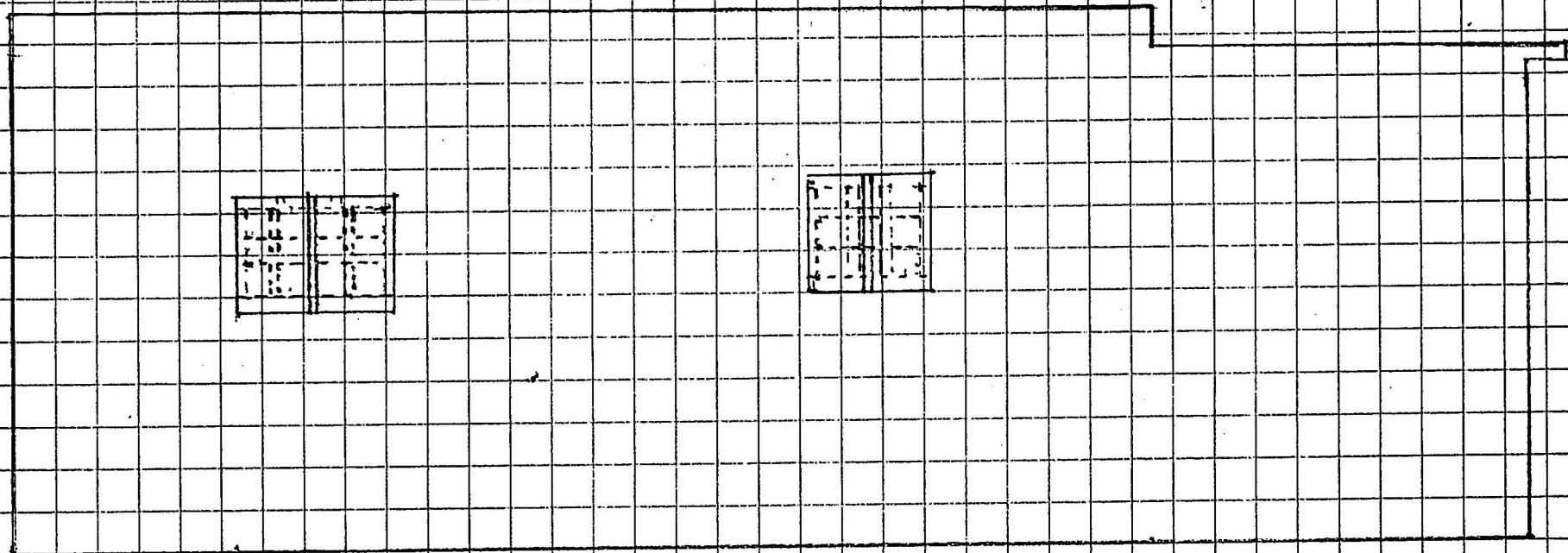


WEST ELEV. - EXISTING

$\frac{1}{4}'' = 1' - 0''$

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

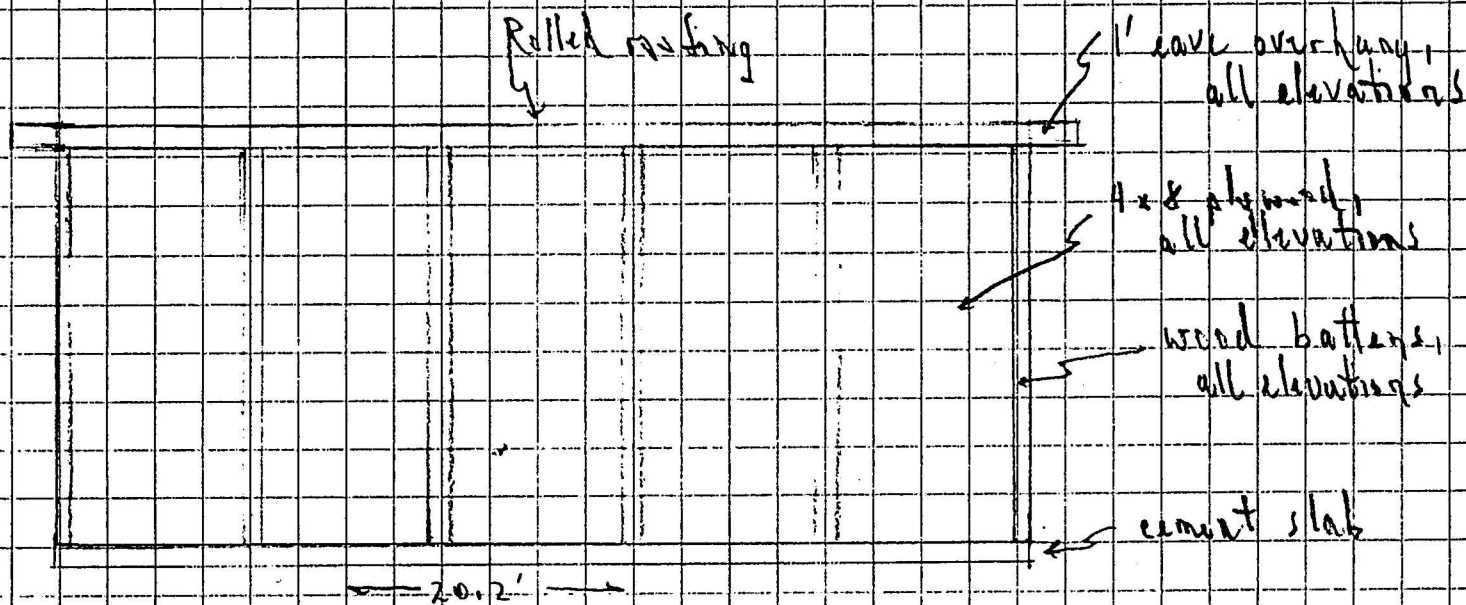


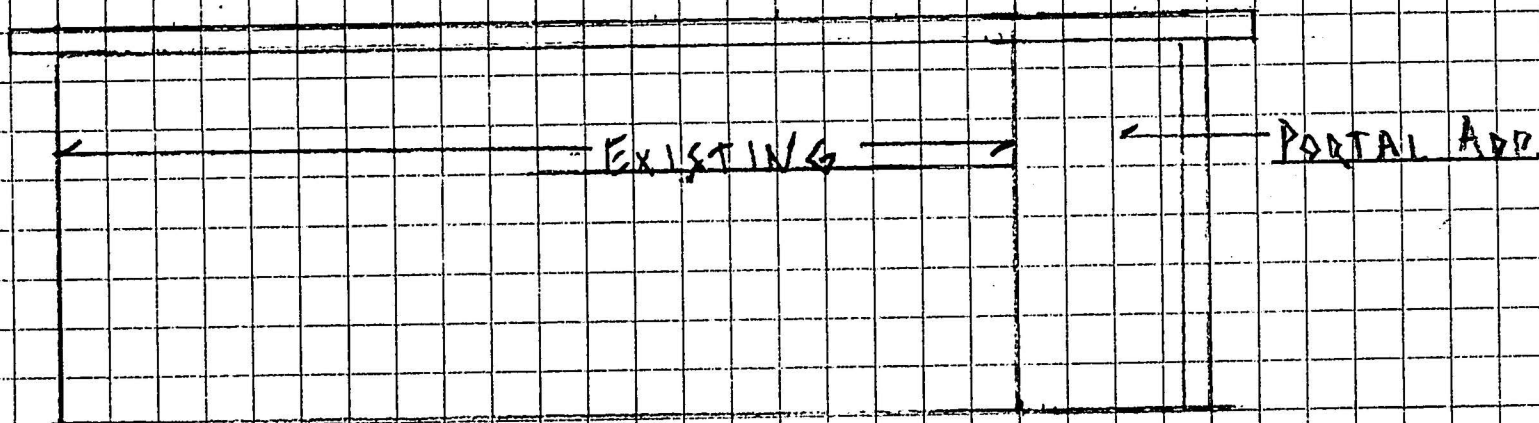


NORTH ELEV. - EXISTING + PROPOSED

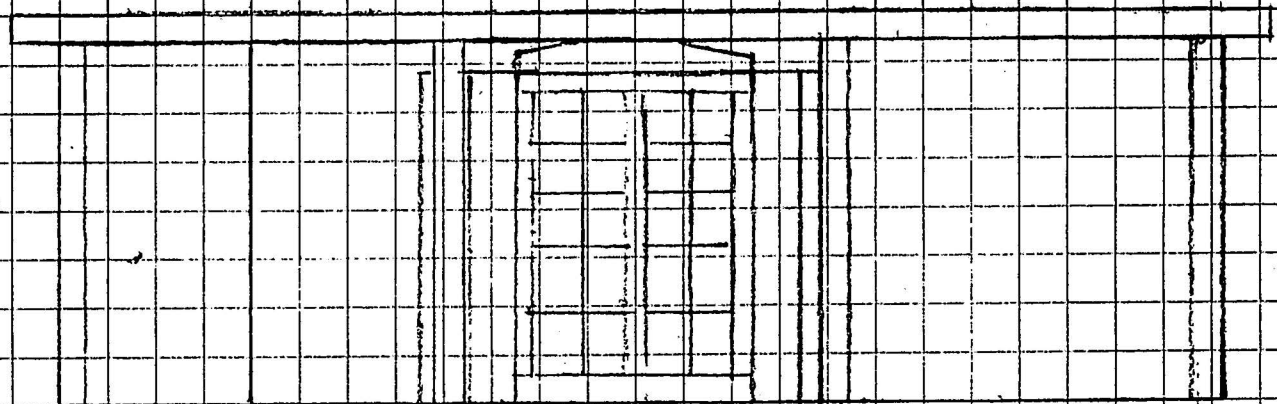
1/4" = 1'0"

GARAGE, EXISTING, NORTH + SOUTH ELEVS. $1/4" = 1' - 0"$



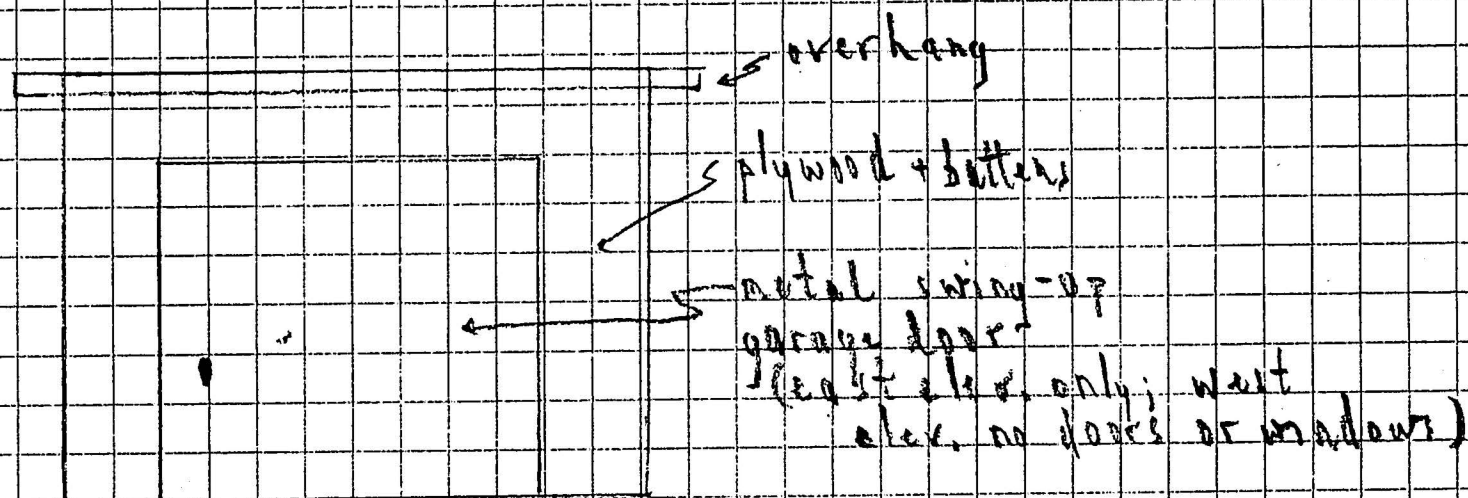


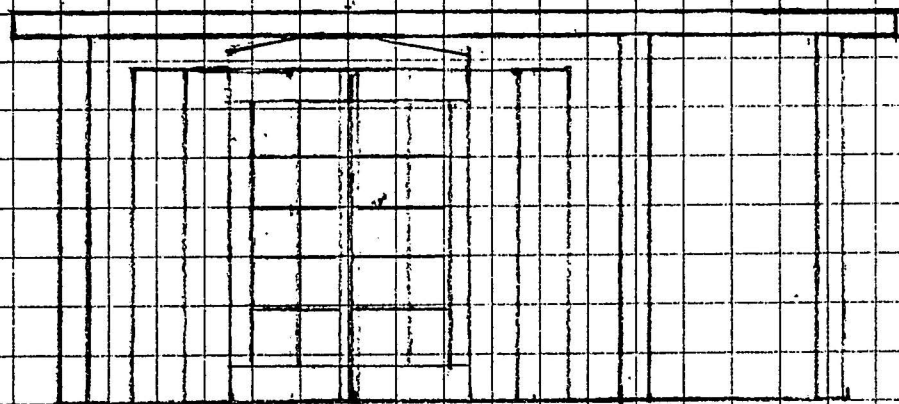
GARAGE. SOUTH ELEV. - PROPOSED $1/4" = 1'-0"$



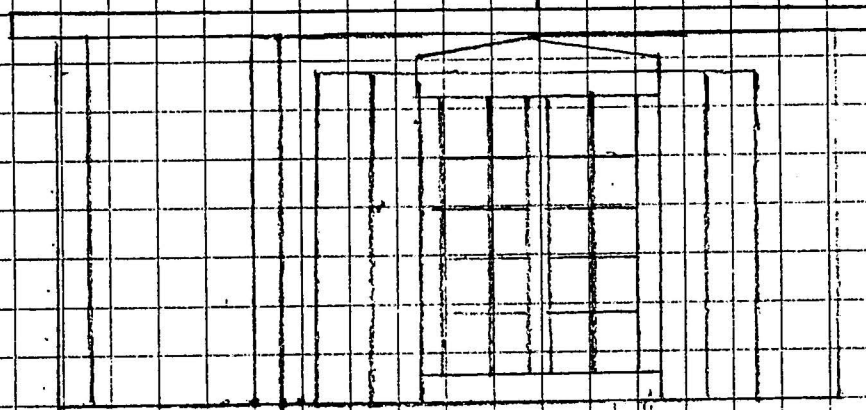
GARAGE, NORTH ELEV. - PROPOSED $1/4" = 1'-0"$

GARAGE, EXISTING, EAST + WEST ELEVS. $\frac{1}{4"} = 1' - 0"$





GARAGE, EAST ELEV. - PROPOSED 1/4" = 1'-0"



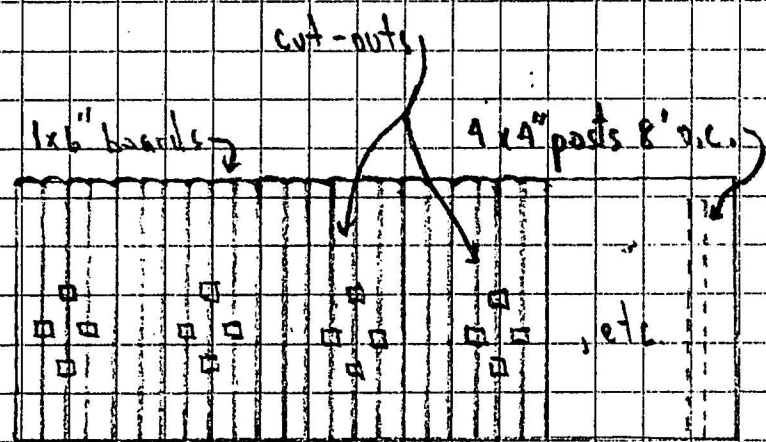
GARAGE, WEST ELEV. - PROPOSED $\frac{1}{4}'' = 1'-0''$

EAST BOUNDARY WALL, 320 CAMINO DELORA

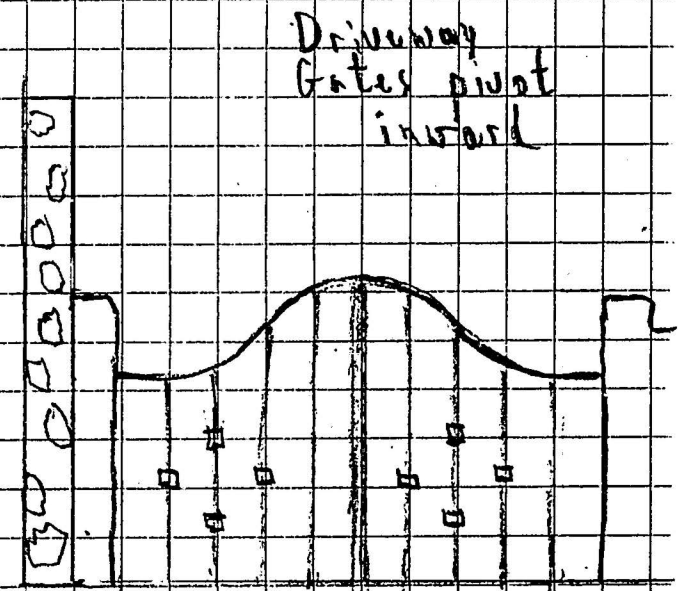
1/4" = 1'-0"

(SOUTH PORTION)

AND NORTH BOUNDARY WALL (DETAIL)



Existing Stone-
and Concrete
Wall Girard
Ct. Sta. 2



NORTH WALL DETAIL

EAST BOUNDARY WALL, 320 CAMINO DELORA

1/4" = 1'-0"

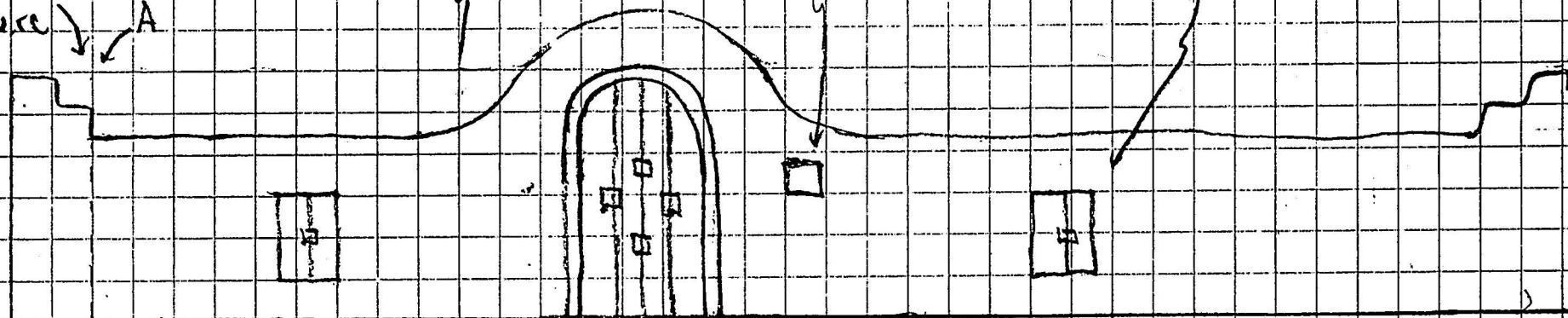
<NORTH PORTION>

overlap
elevations
here ↓ A

adobe or block
18" thick

past box

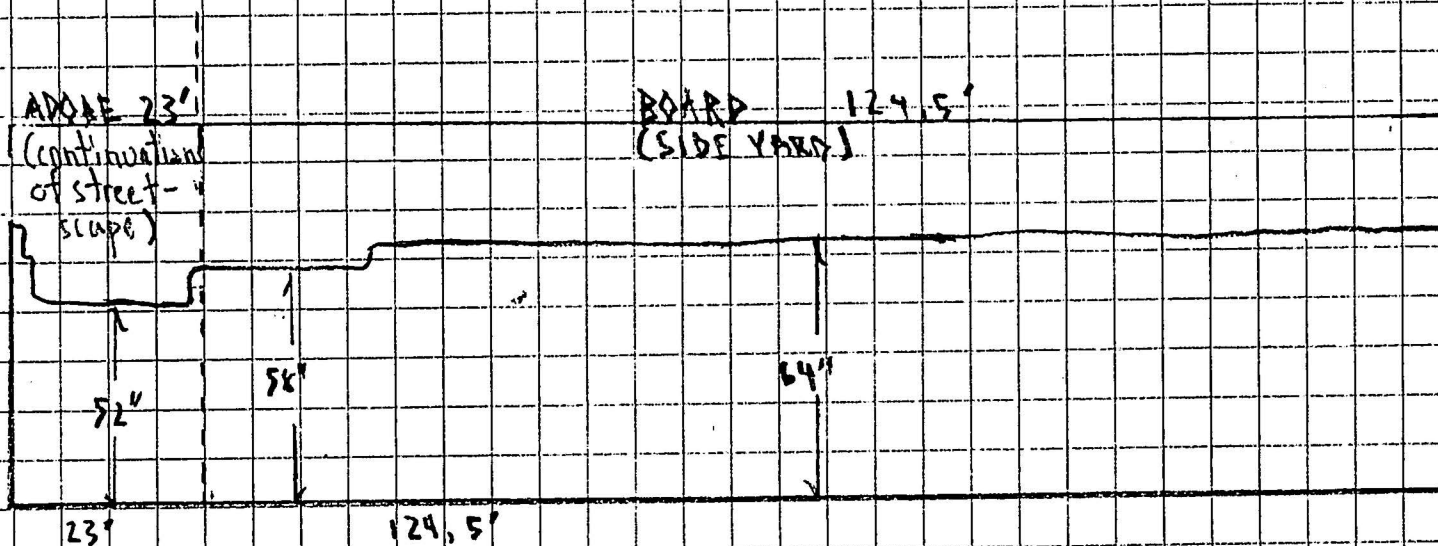
two-board
wooden shutters



NORTH BOUNDARY WALL

HORIZ. SCALE 1" = 20' - 0"

VERT. SCALE 1" = 4' - 0"



City of Santa Fe, New Mexico

memo

DATE: August 11, 2026

TO: Historic Districts Review Board Members

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

FROM: Amanda Romero, Senior Planner, Historic Preservation Division *ALR*

2026-012840-HDRB. 610 Don Gaspar Ave. Don Gaspar Area Historic District. Significant. Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall
& fence standards.

 x Historic Inventory Form

____ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

 x Proposal Letter

 x Site Plan/Floor Plan

 x Elevations

 x Photographs

 X Other: Asbestos

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of 14-4.6(E)(4)(2)(b) Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(1) Don Gaspar Area Historic District Design Standards

Sample motions:

One motion will be required in this case.

- a. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. approve or deny the application as submitted.
- b. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. approve/deny the exception to 14-4.6(E)(4)(2)(b) to replace material with an alternative design, finding that the exception criteria have/have not been met.
- c. In case 2026-012840-HDRB, for 610 Don Gaspar Ave. 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:**Streetscape:**

The property is located in the Don Gaspar Area Historic District, which is characterized by early 20th-Century development which utilized building materials brought to the region by the railroad. New materials included brick, larger glazed windows, and a more traditional American-style subdivision pattern on the streetscape. It also represented the introduction of new architectural styles, including the Prairie and bungalow styles of architecture.

Site Description:

Known as the Thomas Closson House. Thomas Clossen served as Santa Fe Mayor between 1922 and 1924. In 1920 he built the side-gabled, brick-clad residence. The second story was built in the 1930's. This residence is designated as significant to the Don Gaspar Area Historic District. Based on the history provided by the applicant, the roofing material was originally slate (interview with Tom Closson, Jr.). The proposed roofing material is intended to approximate the original character of the historic roof.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Replace roof with alternative material and design.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(2)(b): The applicant requests an exception to replace material with an alternative design

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

Applicant Response:

The proposed roofing design and color have been revised to better complement the historic character of the surrounding neighborhood and the architectural features of the residence. The selected roof will use a metal shingle in Ironwood color, which provides a subdued, historically compatible appearance and avoids colors, finishes, or profiles that would appear visually intrusive. The modification will not alter the building's overall form, roofline, pitch, massing, or other character-defining architectural elements. The proposed material and color are intended to blend with the existing structure and neighboring properties while maintaining the visual integrity of the historic district.

Staff Response: Staff find that this criterion is met.

The new roof design keeps with the characteristics of the bungalow designs of the 1920's and 1930.

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

Applicant Response:

The existing roofing system is deteriorated to the point of leaking and is made of asbestos which can cause bodily harm to homeowners and surrounding residence. The roof requires replacement to protect the residence from continued water intrusion and structural deterioration. Delaying the project or requiring a roofing system that cannot adequately address the existing conditions could result in additional damage to the roof deck, insulation, interior finishes, and other portions of the historic structure.

The proposed roofing system provides the necessary weather protection, durability, and installation compatibility while allowing the applicant to maintain the historic appearance requested by the district. Approval of the exception will allow the property owner to protect and preserve the structure without creating an unreasonable construction or financial hardship.

Staff Response: Staff find that this criterion is met.

The applicant has provided asbestos report and has made best effort to replace roof with system that will preserve this significant structure.

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

Applicant Response:

The proposed alternative demonstrates that modern, durable roofing materials can be incorporated in a manner that remains visually compatible with Santa Fe's historic character. The revised design and color provide an appropriate balance between historic preservation, long-term

building performance, and the practical needs of the property owner. Allowing this carefully selected alternative provides homeowners with a reasonable range of roofing options while maintaining the district's architectural standards. The proposed system will help preserve the residence, reduce the likelihood of future water-related damage, and support the continued use and occupancy of the property within the historic district.

Staff Response: Staff find that this criterion is met, although the unique roof design is unable to replicated, the applicant has provided with like color and shingle style assure the likeness of the original is kept.

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 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.
 - III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.

- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.
4. Compliance with General and Specific Design Standards Required

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

E. General Design Standards for All Historic Districts

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

- I. General
 - I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.
 - II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
 - III. For the regulations of this subsection, all facades of a significant structure are primary facades.
2. Building Additions
 - I. Design
 - a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
 - b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.
 - II. Size and Location
 - a. Building additions are not permitted on primary facades.
 - b. All building additions shall be set back a minimum of ten feet from

the primary facade.

- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. 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 Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted 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 Stepbacks

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

I. Don Gaspar Area Historic District

I. District Standards

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

- a. Slump block, stucco, brick, 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 the case of ground solar collectors, by a wall or vegetation;
 - 6. In the case of wall collectors, by enclosing on one end or the other of the 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 attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.
- g. For residential uses, paving with asphalt or parking is not allowed in the front yard except on the sidewalk or driveway.
- h. For commercial uses, zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.
- i. As a condition of any rezoning, all applicants shall provide evidence of

sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all of which shall be signed by the division staff assigned to 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)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>		
1. Name of property: Thomas C. and Agnes T. Closson Residence Closson-Komis Residence Ancillary Structure – Wall		2. Location: 610 Don Gaspar Avenue Don Gaspar Area Historic District
3. Local Reference Number: Santa Fe ID #: 051600305 (1993 form for house)		4. County: Santa Fe
5. Property Type: ☐ Buildings: ☒ Structures: street wall ☐ Site ☐ Object		
6. Date of Survey: July 17, 2015		
7. Previous Survey Date(s): ☒ Yes: August 1993, house ☐ No:		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.680435, -105.941341, northeast corner		
10. Photo Information Negative: FirstLight View of: East elevation along Don Gaspar Avenue, facing south. Roll #: Digital		
11. Brief Description of the Property: Approximating 280 linear feet (excluding gate openings), the street wall outlines the east and north property lines of 610 Don Gaspar Avenue. It defines property lines along Don Gaspar Avenue (east) and West Santa Fe Avenue (north). While mostly uniform in design, it consists of five distinct sections, each varying in height and design details, with two sections reconstructed in recent years. The wall varies in height from approximately 72.6" at its west terminus on West Santa Fe Avenue, to a low point of approximately 53.3" along Don Gaspar Avenue. In its basic form, each section consists of a stucco-faced wall rising above a base and topped with angled coping, which according to the owner was constructed in the mid- to late-1960s. The base, which varies in height, is finished with a slanting drip edge, varying in depth and profile. Each section of wall is terminated by a brick column, forming the opening for either a pedestrian or vehicular gate. The older pedestrian gates are constructed of wrought iron, while the more recent vehicular gates are made of fabricated steel. The core of the historic wall is made of unglazed, grooved hollow clay tile, which was covered with what appears to be a lime-based or Portland cement plaster. The coping is made of bricks, formed into a triangle. The entire structure is clad with non-historic, sand-finish stucco. The Don Gaspar Avenue elevation is listing to the east. The wall is generally in poor condition, with numerous areas exhibiting failed stucco.		
12. Who uses the property? Residential		
13. Construction Date: Date: pre-1964 ☐ Known ☒ Estimated Source: Aerial photograph and current owner's recollection.		
14. Setting: ☐ Suburban ☐ Rural ☒ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public		
15. Relationship to Surroundings: ☐ Similar ☒ Dissimilar		
Comments:		

HCPI Base Form (FORM 1)

(Continued from other side)

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



North ↑

Source:
Google Imagery, 2015

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
2833 Plaza Verde
Santa Fe, NM 87507
505-577-7593
firstlightconsulting@gmail.com

For:

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

N/A

19. Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20. Significance to Current Community: ☒ 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 ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? See Analysis of Historical Status

23. National or State Historic District:

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes (house only)

If yes: ☐ Contributing ☒ Non-contributing house and garage ☐ No Status

If 'yes', what is the name of the district? ☒ State ☐ National ☒ City of Santa Fe:
Don Gasp Area Historic District
(house only)

Street Wall

Recommended Noncontributing
Structure to the Don Gaspar
Area Historic District, August 21,
2015

24. Supplemental Forms:

☐ None ☒ 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: HCPI No. _____ District No. _____				Please complete HCPI FORM 1 before completing FORM 2																																			
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						4. County: Santa Fe																																	
				5. Date of Survey: July 17, 2015																																			
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: ☐ Adobe ☒ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ 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: ☐ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 ☐ Other: _____ 8. Foundation: ☐ N/A ☐ Not visible ☐ None ☐ At Grade ☒ Raised Materials: ☒ Concrete ☐ Stone Other: _____ Notes: _____ 9. Roof: ☒ N/A Shape: ☐ Flat, sloping ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other: _____ Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave ☐ Parapets – house and garage Materials: ☐ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V-Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle Other: _____																																							
						Known Material:																																	
10. Windows ☒ N/A				11. Doors ☐ N/A																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				Operation	Material	Glazing	Number													<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>House</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>Single-Leaf</td> <td>Garden</td> <td>Steel</td> <td>2</td> </tr> <tr> <td>Vehicular</td> <td>Swinging</td> <td>Steel</td> <td>2*</td> </tr> </tbody> </table> *Indicates non-historic unit.				Type	Style	Material	Number	House				Single-Leaf	Garden	Steel	2	Vehicular	Swinging	Steel	2*
Operation	Material	Glazing	Number																																				
Type	Style	Material	Number																																				
House																																							
Single-Leaf	Garden	Steel	2																																				
Vehicular	Swinging	Steel	2*																																				
12. Chimneys N/A (describe whether interior or exterior and material)				13. Porches ☒ N/A Type: ☐ Entry ☐ Partial-Width ☐ Full-Width ☐ Wrap																																			
14. Other Significant Features N/A																																							
15. Modifications: ☒ No known modifications																																							
#1 Addition of coping; post-1964; memory of owner, Peter Komis and visual evidence. #2 Reconstruction of southeast corner vehicular opening due to a collision; c.1979-80; memory of owner, Peter Komis and visual evidence. #3 Reconstruction of section of wall, east of Santa Fe Street garden gate, due to a collision; c.1990s; memory of owner, Peter Komis and visual evidence. #4 Application of new textured stucco across entire structure; c.1990s; memory of owner, Peter Komis and visual evidence. #5 Replacement of vehicular gates; recent past; memory of owner, Peter Komis.																																							

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style

___ Not Applicable

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

Notes:

Other:

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

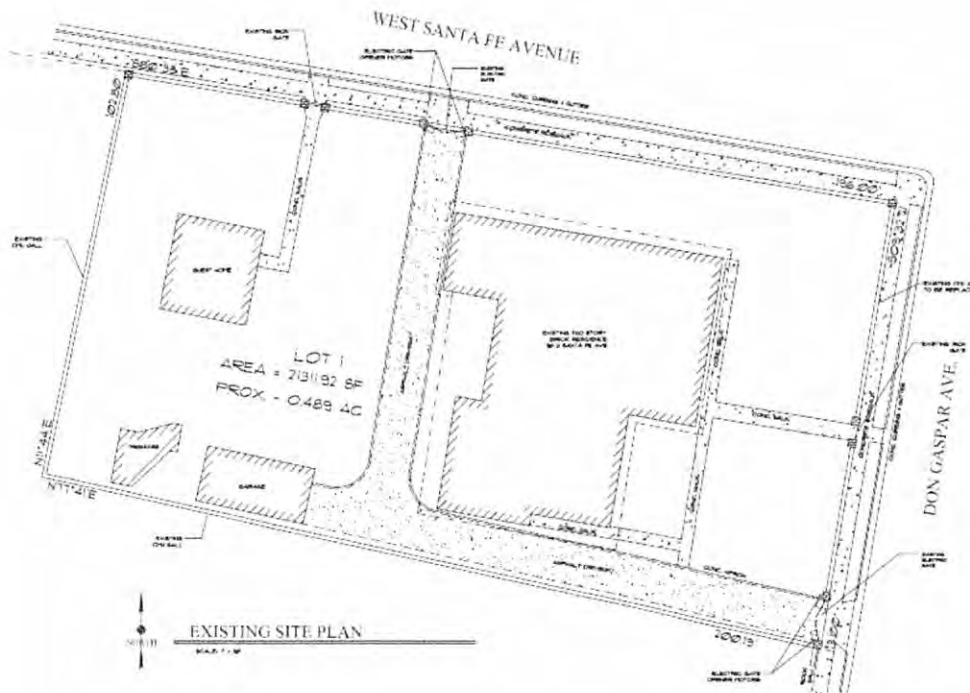
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties Yes, see individual descriptions

Are associated properties eligible for listing? No

19. Site Plan:



Source: Site Plan, 2015; courtesy Architectural Alliance Inc.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: July 17, 2015			

Historical Overview

Thomas Cleveland Closson

Born in 1893, in Las Vegas, New Mexico, Thomas Cleveland Closson grew up in Santa Fe, attending local schools.ⁱ His father, Thomas Closson, had immigrated to the United States in 1879 from Canada.ⁱⁱ His mother, Delia, was of Irish descent.

Following his father, who owned a livery in downtown Santa Fe, Thomas Jr. started a garage and repair shop for automobiles. The business, which he ran with his brother Charles Closson, became known as Closson & Closson, and included a cavernous 120-car garage located at the northwest corner of Alameda and Don Gaspar Avenue, where the Inn of the Governors currently sits. In the 1930s, the business included an automobile dealership carrying Buick, Pontiac and Oldsmobile lines.

Thomas C. Closson emerged in the 1920s as a business leader, and served as Santa Fe mayor between 1922 and 1924. It was around this period that he commissioned the first iteration of the house at 610 Don Gaspar Avenue. Built in c.1920ⁱⁱⁱ, the side-gabled, brick-clad residence, in its rectangular plan and long shady porch, represented the California Bungalow style as modified for use across the Southwest.^{iv} A second story was apparently added after 1930 to accommodate Thomas and his wife Agnes's two children.

The house passed out of family ownership in 1964, when John N. Komis purchased the property. Komis was a local restaurateur of Greek descent, and owner of El Patio Café (now Tia Sophia's). He lived in the house with his wife Leonia and son Peter. Upon his death in 1994, the property passed on to Peter Komis, who currently resides there with his family.

Street Wall

The origin of the perimeter wall along Don Gaspar and West Santa Fe avenues is unclear. The current owner remembers only that a shorter wall was there at the time of his parent's purchase of the property.^v He recalls that his parents later hired a contractor to build a cap over the top of the wall in the mid- to-late 1960s to protect it

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from the elements.

While local sources were searched, there was no photographic representation of the wall found, other than the 1993 Historic Building Inventory survey photographs and aerial images (Figures 1 and 2). Marge Closson, who was married to Thomas C. Closson's son, Tom, said in a brief telephone interview, "to my recollection it was flat [the top of the wall]" but she also thought it may have had an exposed brick coping at one time.^{vi}

Evolution of Wall

While no photographic documentation was found showing the wall's design before the 1990s^{vii}, there is visual and material evidence that suggests it has been altered several times. There are six distinct layers of plaster/stucco visible at areas where the wall has been damaged. A small section on Don Gaspar Avenue demonstrates this layering over time (Figure 3).

The earliest exposed layer consists of a base coat of what appears to be a lime plaster or Portland cement (Figures 3 & 4). Over this was applied a thin, smooth layer of cementitious plaster, showing possible color tinting (Figures 3 & 4). Obscuring this are several layers of recent gray scratch coat. The top layer has an application of flexible fiber mesh. This is covered with a sand-finish stucco treatment, most likely an El Rey product.

While all six layers of plaster/stucco are visible along exposed areas of the wall plane, only the most recent sand-finish stucco and its scratch coat are evident along the coping (Figure 5). The lack of earlier layers of plaster/stucco strongly suggests that the coping was added much later. In the addition, the bricks supporting the coping were laid in stretcher courses, suggesting a supporting structure rather than a feature meant to be exposed.

Analysis of Historical Status

From the earliest layer of exposed cladding, it is assumed that the wall was finished with a smooth plaster and was of a lower height. Over the years, with the addition of the cap and stucco, the wall has taken on a more Spanish-Pueblo Revival appearance.

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The probable non-historic coping, recent stucco applications, reconstructed sections of wall, and altered and/or reconstructed brick columns have all changed the overall design, material and appearance of the historic wall (Figures 6 through 9). The wall, now taller and thicker, has a sculptural shape that is divergent from what is understood to be its original design.

Given this loss of integrity and change of design, the recommendation is designate the wall a Noncontributing Structure to the Don Gaspar Area Historic District.

City of Santa Fe, Land Use Code – Definitions

Contributing Structure

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

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

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Illustrations



Figure 1: Photograph from 1993 Historic Building Inventory form.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Aerial Photographs



Figure 2: 1958 aerial photograph. Presence of a wall indicated by arrow. Photograph courtesy New Mexico Department of Transportation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Survey Photographs

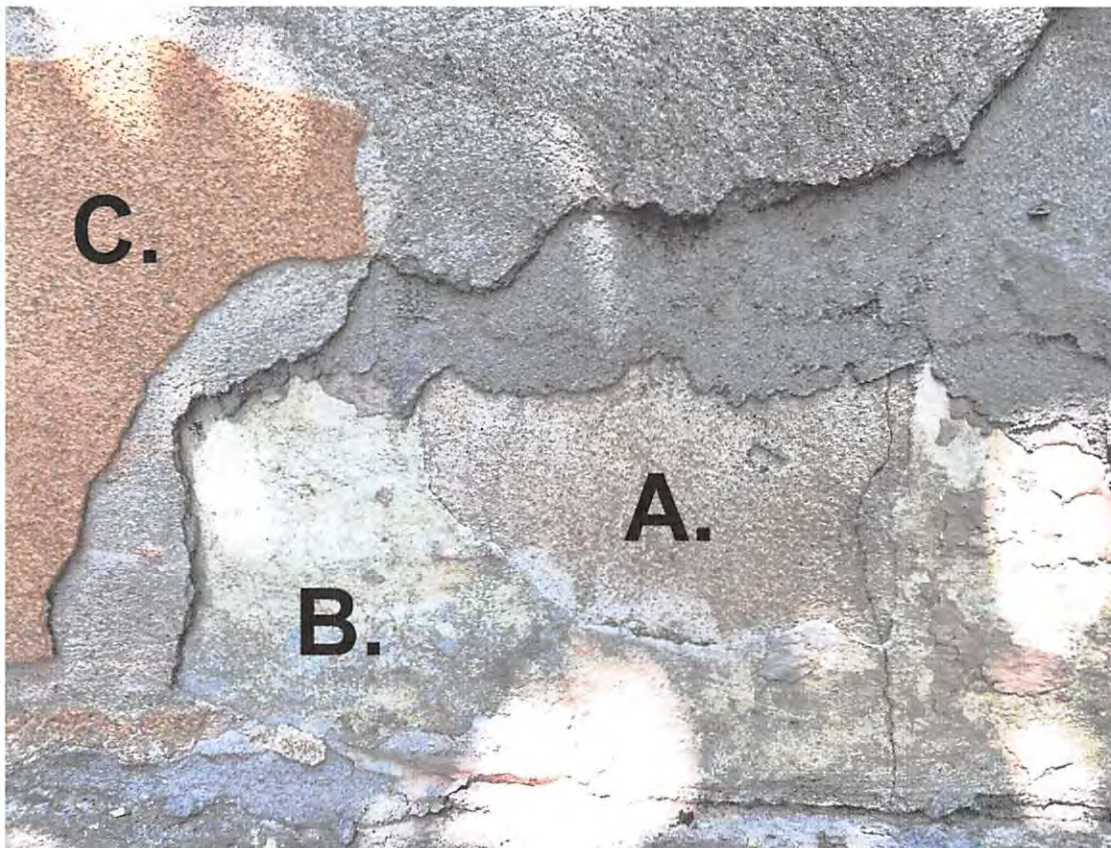


Figure 3: Exposure mosaic layers along exterior east elevation, facing Don Gaspar Avenue. A: earliest exposed base coat; B: earliest exposed finish coat; C: c.1990s stucco coat.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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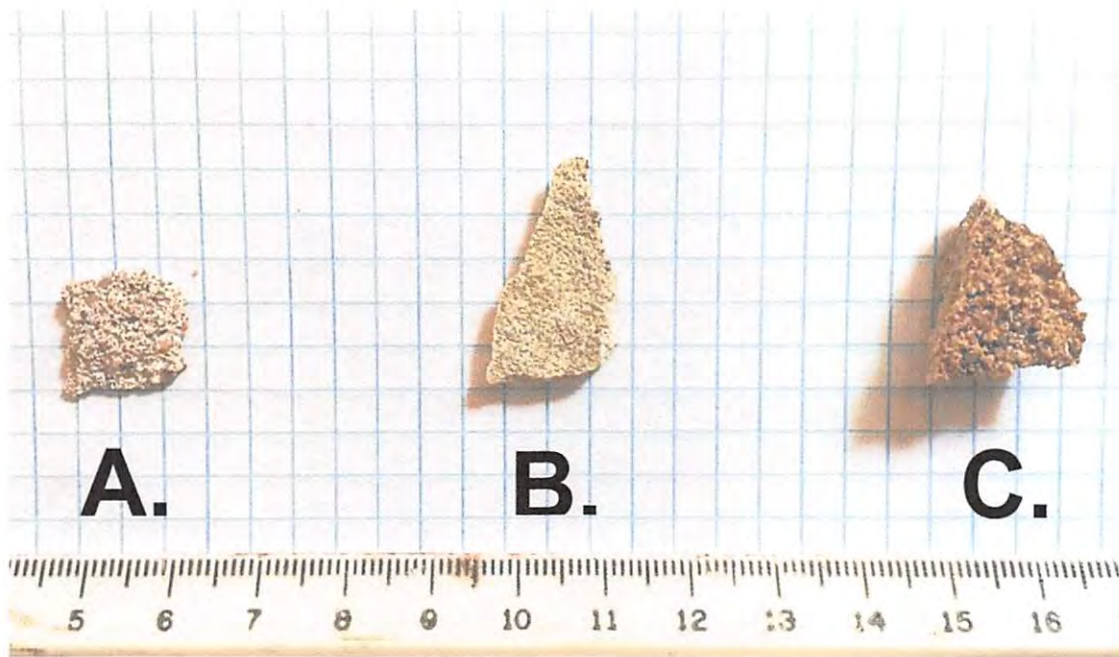


Figure 4: Wall cladding samples. A: earliest exposed base coat; B: earliest exposed finish coat; C: c.1990s stucco coat.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Figure 5: Brick construction under coping. Solid arrow indicates recent flex mesh reinforcement in mortar. Dashed arrow indicates the coping understructure lacks the earlier layers of plaster/stucco found on the planar portion of the wall below.

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

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Figure 6: Section of reconstructed wall along West Santa Fe Avenue, as per Peter Komis and visual evidence.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: Reconstructed brick column at east driveway, as per Peter Komis and visual evidence.

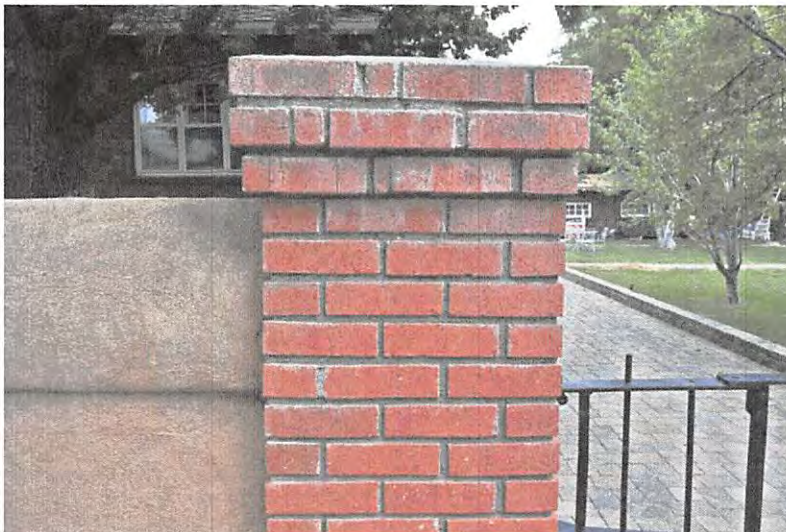


Figure 7: Non-historic brick column at north driveway, per Peter Komis and visual evidence.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Figure 8: Example of failed stucco, north wall, interior, facing north.

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Figure 9: Northeast corner, interior, facing northeast. Dashed brackets indicate probable post-1964 creation of angled coping. Dashed arrow indicates additional non-historic courses of brick. Solid arrow indicates general change in design and loss of integrity through non-historic stucco applications.

ⁱ "Thomas Cleveland Closson, *Who's Who in New Mexico*, 1937, 49.

ⁱⁱ 1910; Census Place: Santa Fe Ward 3, Santa Fe, New Mexico; Roll: T624_918; Page: 1A; Enumeration District: 0225; FHL microfilm: 1374931.

ⁱⁱⁱ "610 Don Gaspar, New Mexico Historic Building Inventory, Santa Fe Resurvey 1993."

^{iv} Ellen Threinen Ittelsen and Linda Tigges, *Don Gaspar Architectural Survey*, 1983, 14; Virginia & Lee McAlester, *A Field Guide to American House*, 1992, 460.

^v Peter Komis, conversation with John Murphey, July 17, 2015, Santa Fe, New Mexico.

^{vi} Marge Closson, telephone conversation with John Murphey, August 17, 2015.

^{vii} Several local repositories were searched, including the Palace of the Governors Photo Archives and the New Mexico Historic Preservation Division. Edward G. Sargent and Marge Closson were additionally contacted for information.

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico



Front Entrance, East Elevation

Prepared by Catherine Colby
For Peter Brill, Sarcon Construction Corp
September 15, 2004

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

CONTENTS

Brief History

Context
Closson Ownership 1920-1964
Komis Ownership 1964-2004

Architectural Evolution

The Don Gaspar District
Description
Evolution of the Property
Diagrams Illustrating Evolution of House and of Site

Attatchments

Obituaries of Charles Closson, Tom Closson, and John Komis

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

Brief History

Context

Prior to about 1890 the area at the south edge of the city of Santa Fe was primarily agricultural. Fields and scattered adobe structures occupied the land that lay between two historic routes, the Santa Fe Trail and the Road to Galisteo. Development of this area into a residential neighborhood began in the mid-1890s with the projection of several streets, and by 1912 much of the area was platted. In 1919 the *New Mexican* reported a building boom, with many houses under construction on the new Don Gaspar Avenue, on Buena Vista Hill and along Manhattan. The neighborhood was completely platted by 1937.

Closson Ownership 1920-1964

A small bungalow was built on the southwest corner of Don Gaspar and Santa Fe Avenue by contractor, William J. Myer for the Closson family in about 1920.¹ The elder Closson, Charles C. was a prominent Santa Fe businessman born in Ontario, Canada, who came to Las Vegas, New Mexico to join his parents at the age of twelve. He established a livery stable business in downtown Santa Fe prior to 1905 on the west corner of Don Gaspar and the Alameda, and soon added automobile sales and a repairs garage.

Charles C. Closson was mayor of Santa Fe from 1922 to 1924 after serving as sheriff of Santa Fe County for eight years. Charles Closson kept thoroughbred racehorses, and owned a half-mile track in the south part of the city. He turned his ten horses and his stable over to his son in the mid-1930s. The automotive business downtown was still in operation in 1945 when Closson senior died.

In 1913 Charles Closson had taken his son Thomas into the business as his junior partner.² Like his father, Thomas C. Closson enjoyed horse racing, held public office, and raised his family in the house at 610 Don Gaspar Avenue. Tom Closson served as a state senator and was appointed by the Governor as a member of the New Mexico Racing Commission. He was also a director of Santa Fe National Bank. The family automobile business included sales and service, a garage and machine shop. One photo (ca. mid-1930s) shows Buicks, Oldsmobiles and GMC cars advertised; another photograph shows

¹ William J. Myer is listed as a contractor on 228 Don Gaspar in the 1921 Hudspeth's City Directory.

² The New Mexican, January 24, 1945, p.1 and October 22, 1959, p.1.

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

a sign reading Closson Storage. Tom Closson died suddenly in 1945, approximately five years after selling the automobile business.

Komis Ownership 1964-2004

John Komis and his wife Lemonia moved to 610 Don Gaspar in 1964. John Komis, a Greek Merchant marine in the 1930s, came to Santa Fe in 1944, and operated El Patio Café and Bar downtown for forty-three years. In 1969 Komis purchased property on the Santa Fe Plaza. When he retired from the restaurant business in 1988, he continued to operate his property management company, Komis Enterprises. One of John Komis' sons, Peter and his wife, Dorinda, have preserved the property and currently use it as their residence.

Architectural Evolution

The Don Gaspar District

When the railroad brought an influx of people and “new” building materials in 1888, architectural tastes in Santa Fe shifted away from the adobe-flat-roofed building system that had been in existence for centuries. During a relatively short phase, roughly the 1890s to the 1920s, the Don Gaspar area was developing, and the subdivided fields provided open space for utilization of the “new” styles and construction materials. Red brick and clay tile were used in the Don Gaspar area in an array of revival styles ranging from California Mission to Bungalows to Craftsman and Prairie style buildings.

Within several decades however, and only years after the first construction at 610 Don Gaspar, the architectural character of the new area began to change from the “imported” styles to the revival that melded Pueblo and Spanish architectural elements. The Don Gaspar district as a whole is architecturally significant because it reflects the three phases of New Mexico architecture: traditional adobes, eastern American residential styles followed by the revival of regional stylistic elements.

Description

The property in 2004 includes the brick house, brick garage, wood-frame studio, a plastered “pentile” (hollow clay tile) yard wall with plastered cap and brick piers at openings for the asphalt driveways leading to both Don Gaspar and Santa Fe Avenue. The extensive landscaping includes concrete paths, grass and numerous fruit trees. The

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

studio building, called the summer house by Tom Closson, Jr. was added to the site in the location of a previous shallow pool (about 4 foot depth) during the Closson tenure.³

The asymmetrically massed dark brick house comprises a well-balanced assemblage of multiple roofs in both hipped and gable forms, which were originally covered with slate.⁴ The second story rises at the center of the house above the hipped roof of the lower floor, which also covers the large entry porch. The square brick piers of the porch echo those used in the yard wall that encircles the property. Many of the original double-hung windows, wood panel doors and sidelights are extant.

The house appears to be a dramatic and integrated expression of one of the few truly indigenous American Styles initiated in the Chicago area, the Prairie Style. Characteristics of the style, which spread throughout the country via pattern books and popular magazines, include hipped and low-pitched roofs with overhanging eaves. Two stories are usual, with one story wings or porches, massive square porch supports, and the hipped-roof mass contrasting with equally dominant, but lower, hipped roof porch. Prairie Style facades are often asymmetrical with inconspicuous front entrances, and windows are grouped into horizontal rows.

At first glance, the house appears to be a large, cohesively designed building. First impressions would group it with other representative large examples of mid-western types of architecture built on Don Gaspar at the turn of the twentieth century. It would appear to be an excellent representative of the short phase in Santa Fe's history that brought architectural diversity to the city after construction of the Railroad spur from Lamy to Santa Fe in 1888. However, the architecture of the Closson-Komis house does *not* represent the chronological divisions of the three-part sequence of the neighborhood's architectural evolution.

In fact, the small portion of the house built during the 1920s of dark red brick with gable and pyramidal roofs has been radically altered and added to from the 1920s through the 1970s. When the trend toward revival styles gained momentum all around them, the Closson family and then the Komis family repeatedly made changes that were so compatible with the style, color, materials and forms of the 1920s house as to be almost indistinguishable from the existing portions.

³ In an interview Peter Komis stated that it was used as a piano studio.

⁴ The source for this information is field inspection and interview with Tom Closson, Jr.

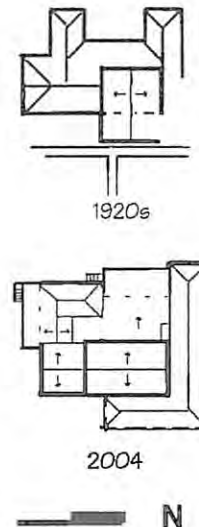
History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico

Evolution of the Property

Despite appearances of a cohesive design, the house has undergone many changes. The house built in 1920 was smaller, and one story. In addition, the front porch and living room were both covered with a gable roof draining to the north and south.

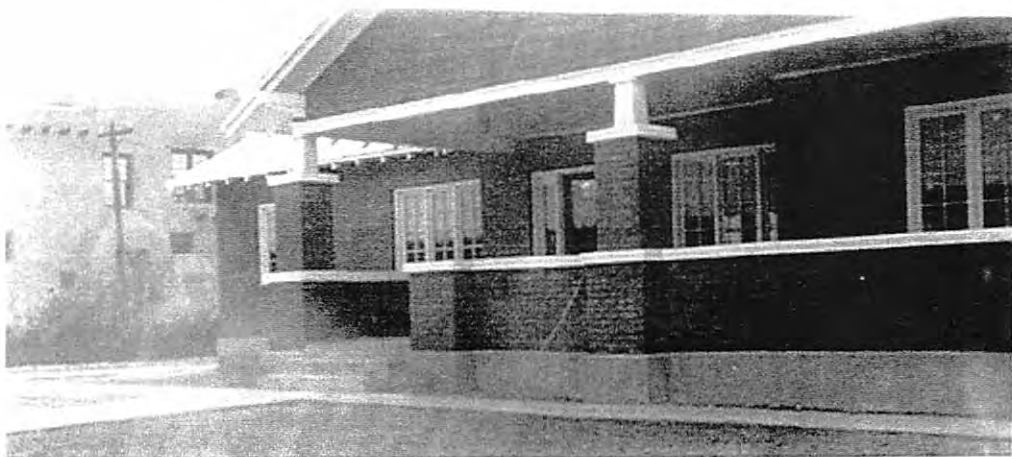
When the second story was added, the roof of the porch was completely removed and rebuilt in a different configuration, draining east and west. This was a drastic alteration to the façade. See photographs of the house in 1920.

The west or rear portion of the house was first U-shaped and the west wall of the living room was an exterior wall. Later additions reconfigured the roofs on the rear of the house as well. A bathroom and porch were added, and later the porch was enclosed with the wood sheathing and windows being very compatible with the existing brick building.

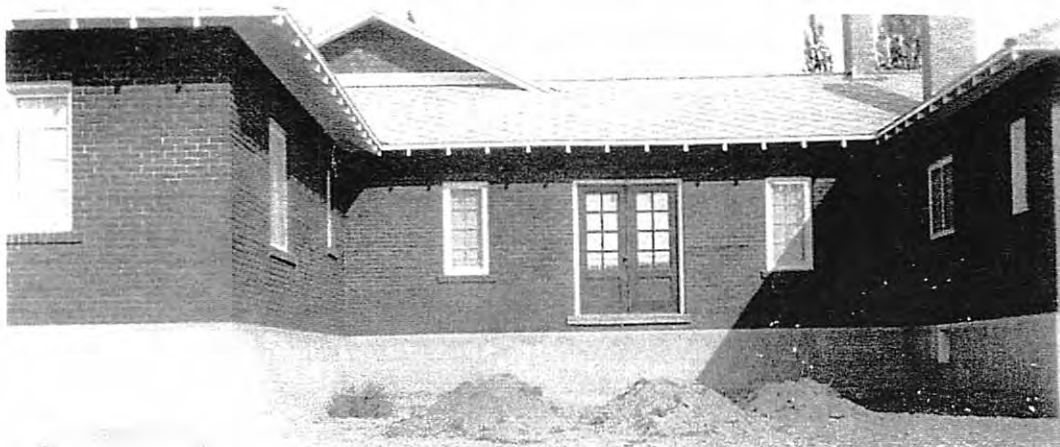


The footprint and roof configurations of the house in 2004 thus demonstrate a cumulative process of alterations built by both the Closson and Komis families. Two generations of the two growing families have adapted the house to their needs while preserving the historic character of the original in terms of materials, scale, forms, and style. The east and north, the street-facing, elevations appear much as they did in 1954, and the changes have occurred at the rear of the house.

The yard wall, which consisted of a hollow clay tile wall with a white/off-white finish and red brick cap, was plastered to counteract deterioration caused by water entering into the brick cap. Tom Closson added an angle-shaped piece on the top of the wall to prevent people walking on it, covering the cap with plaster. The yard wall at the east side is now far out of plumb. The Clossons and the Komises each planted fruit trees on the site, and Peter Komis is continuing that tradition. Besides the addition of plant materials, the site has not been altered.



east, front elevation of one story brick bungalow



west, rear elevation

1920s photos 610 Don Gaspar

History of the Closson-Komis Property
610 Don Gaspar Avenue
Santa Fe, New Mexico



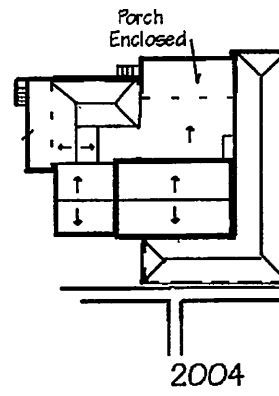
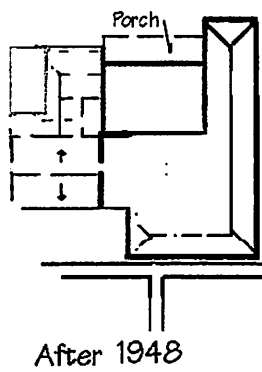
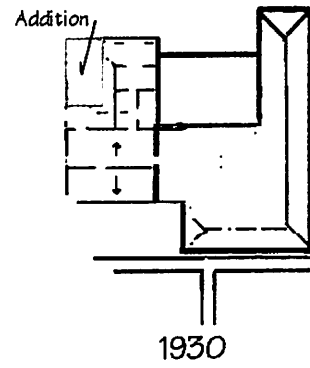
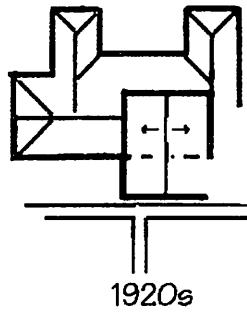
East Elevation



West Elevation

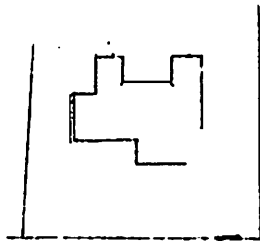


The same views of the house are shown at left in the 1920s and at right in 2004. The front porch roof shown at the left was altered when the second story was added. The porch roof then became hipped. The U-shaped west side of the house was first in-filled with rooms and a porch, and the porch was later enclosed.



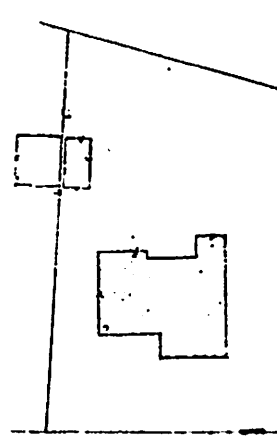
NO SCALE
 N

EVOLUTION OF HOUSE
 610 DON GASPAR



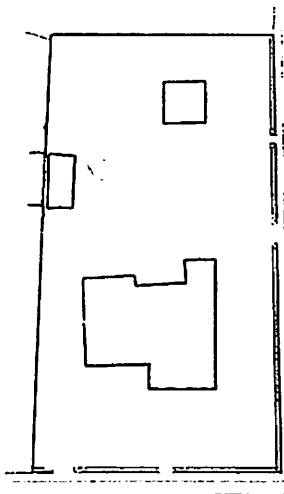
1920s

source: photos



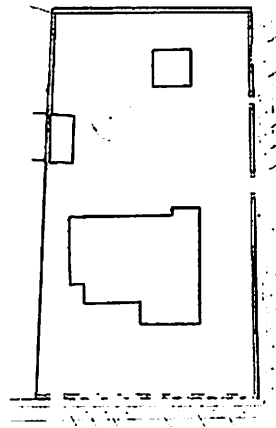
1930

source: Sanborn Maps



1948

source: Sanborn Map



sources: 1993 Survey
2001 City GIS Map

NO SCALE
— N

EVOLUTION OF SITE
610 DON GASPAR

C. C. Closson, Former County Official, Dies

In Livery and Garage
Business Here for
Nearly Half Century

Charles C. Closson, former city and county official, and for many years a Santa Fe businessman, died this forenoon at St. Vincent Hospital at the age of 80 years.

He had been bed-ridden for a year and in the hospital for the past four months.

Funeral arrangements are to be announced later. Sanchez-Salazar Funeral Home in Charge

Former Mayor

He was mayor of Santa Fe from 1922 to 1924, during the time when a large part of the city's paving was put down and the sewer system constructed. Previously he had been sheriff of Santa Fe County for eight years. He also served as a county commissioner. Until recent years, when he retired from an active business life, he had been prominent in Republican circles.

Coming to Santa Fe 68 years ago from Cerrillos he opened a livery business. In 1908, although there were less than a score of automobiles in Santa Fe, his business acquaintances told him that the motor was going to replace the horse, so he opened the Capital City's first garage. It still stands, considerably enlarged, at 234 Don Gaspar—Closson & Closson.

Racing His Hobby

A fancier of horseflesh, Closson clung to the livery business until 1912, running it coincidentally with his growing garage business, and a year later took his son, Billy, Gen. Thomas G. Closson, into business as his junior partner.

Until a few years ago, when he became too feeble, he kept a stable of thoroughbred race horses and owned a half-mile track in the south part of the city. A few years ago, when he was growing feeble, he turned these over to his son. There were 10 horses in his stable at the time.

Closson was a native of Canada, came to New Mexico when he was 12 to join his parents at Las Vegas. His father had a lumbermill there. Like many youngsters of that age, he turned to the life of a cowboy; became a ranch foreman in Grant County. Immediately before coming to Santa Fe, he engaged in the mercantile business at Cerrillos, then a booming mining town which threatened to eclipse Santa Fe as the county seat.

Survivors

Besides the son, Tom, a daughter survives, Mrs. May C. Meyer, who resided with her father at 121 West Santa Fe Avenue. Other survivors are three grandchildren, Thomas Jr., who is in the Army at Chanute Field, Ill.; Mary Kathryn Closson, and Billy Joe Meyer in the Navy at Gulfport, Miss.; a sister, Mrs. George Green, of Redondo Beach, Calif., and a great grandson, Thomas Charles Closson Jr., son of the late First Lt. Thomas Charles Closson who was killed about a year ago at Fort Bliss, Tex.

Funeral Arrangements Pend For Tom Closson

Funeral arrangements were pending today for Tom Closson, 67, who died suddenly Wednesday evening of a coronary attack at his home, 610 Don Gaspar Ave. Details will be announced by Memorial Chapel which is in charge of arrangements.

Closson had been in reasonably good health prior to the time of his death.

For years he had been a member of the New Mexico Racing Commission and was a director of the Santa Fe National Bank, a position he had held since its organization. He was also a vice president of the bank during its first year. Until several years ago he had been active in the automobile business.

Although he was a Republican, Closson had served on the racing commission no matter which party was in control of the governor's office. Appointment to the commission is made by that official. He was a fancier of race horses, a trait he had inherited from his father, the late Charles C. Closson, and a sportsman of widespread reputation for integrity and fondness for the sport of kings.

The name of Closson was one of the first in Santa Fe in the auto business. The elder Closson originally operated a livery stable here but was quick to foresee the decline of this business with the advent of the motorcar and launched what became one of the city's leading businesses. His son Tom was associated with him in this business, conducted it after his death, and until four or five years ago when he sold out. For many years, first in the livery and then in the automotive business, he was located on Don Gaspar Ave. at the Alameda.

Tom Closson had held the elective offices of alderman of this city and also of state senator from this county.

He was born in Santa Fe and attended the New Mexico Military

Institute at Roswell. Survivors are a son, Tom Closson Jr., of Santa Fe, and two daughters, Mary Kathryn of Ros-



TOM CLOSSON

well and Mrs. John Sofenson of Albuquerque; a sister, Mrs. May C. Meyer of Santa Fe, and eight grandchildren. Mrs. Closson died about 10 years ago.

3 Santa Feans Lose Licenses

Three Santa Fe men were among 83 persons whose drivers' licenses were suspended this week by the state.

Men whose licenses were suspended for one year for driving while under the influence of alcohol were those of Ted Atkins, Box 941, Santa Fe and Alcarlo Cebada, 154 W. Alameda St.

The license of Phil Benavidez, 141 Elena St. was suspended by the department as the result of an interview.

MAGAZINE HONORED
GALLUP (AP)—A citation in a national contest in fine printing has been awarded "Indian Life," the magazine of the Intertribal Indian Ceremonial.

New Mexican Jan 24, 1945

New Mexican Oct 22, 1959

John Komis, local restaurateur, dies

By HOLLIS WALKER
The New Mexican

In many ways, John Komis embodied the American Dream. He immigrated to the United States as a young man, served in the military, worked hard, built a successful business, invested in real estate, raised a family. He made many friends through his Santa Fe restaurant business, El Patio, and few, if any, enemies.

Komis, 79, died Sunday at his home in Santa Fe.

Family and Friends of Komis recalled Tuesday the tales of adventure with which the former merchant mariner regaled them during the 43 years he owned and operated the downtown El Patio restaurant with his wife, Lemonia.

Komis was born in the village of Mavrata on the Greek island of Keffalonia in the Ionian Sea. As a young man, he joined the Greek Merchant Marine and traveled the world.

"He told me all kinds of stories," said state District Judge Edwin Felter. "Of hardships in the North Atlantic and how cold it was. He'd sailed around Cape Horn, the Cape of Good Hope, been to all of Asia, Europe, wherever ships sailed."

"After he settled down in Santa Fe, he didn't want to travel any more at all. He was content to stay at home," Felter recalled.

"He was fiercely patriotic; he loved America."

In fact, so strong was his desire to come to the United States that Komis jumped ship off the coast of California in



Komis as a Greek Merchant Marine in the 1930s.

1939, said his son Peter.

When immigration officials caught up with him, Komis enlisted in the Navy, which was desperate for experienced sailors, and earned his citizenship

Please see KOMIS, Page B-3

Continued from Page B-1

with five years of military service.

After leaving the service, Komis came to Santa Fe in 1944, partly because he had an uncle living in Gallup, Peter Komis said. He married Lemonia, who also was a Greek immigrant, and the two bought a restaurant at 210 W. San Francisco St., currently the site of Tia Sophia's.

"He was the cook; Mom was the waitress," Peter Komis said. The restaurant served American and Mexican foods and Greek specialties, he said.

All three Komis children grew up helping in the restaurant and came to know most of the prominent townspeople of Santa Fe.

"Everybody knew him in politics, all the locals and some of the statewide people," said retired state District Judge Bruce Kaufman, who often ate at the restaurant. "He was always very encouraging to people in politics."

Kaufman said Komis held a master mariner's certificate, meaning he was certified to sail ships in all oceans.

Felter remembered Komis, whom he represented as an attorney, as "very kind, very humble; he came from a very, very poor background. He was highly successful because of his hard work and thrift."

"He knew everyone in Santa Fe except a few newcomers. Native Americans, Hispanics, Anglos, he treated them all alike," Felter said.

Businessman Nathan Greer owned the building in which the restaurant first was located.

"He was one of the hardest workers I've ever known," Greer said. "He worked 24 hours a day,



Friends and former customers remember John Komis as kind, humble and hard-working.

practically. He was a self-made man."

The Komises saved their earnings from the restaurant, and in 1969 bought a piece of Plaza property that extends from West San Francisco Street to Water Street, where today Salamander Leathers, Dewey Galleries and Santa Fe Eyes are located, Peter Komis said. The family still owns the buildings.

Komis sold the family restaurant in 1978, but a new restaurant there failed. Komis repres-

sented it in 1980 and operated it for two more years, when it was sold to the owners of Tia Sophia's.

"He couldn't stand retirement," said his son, "so he reopened it at 125 East Water Street for another five years."

In 1988, Komis permanently retired from the restaurant business but continued operating his property management company, Komis Enterprises.

Peter Komis remembered one of his father's industrious plans that, unlike the rest, failed.

During the time after he initially sold the restaurant, Komis bought land near the race track and planted 3,000 tomato plants and some chile. "He wanted to be a farmer, and raise vegetables, and sell them to stores," his son said.

Instead, a hailstorm in July wiped out the crop.

Some of Komis' land in that area became the subject of a high profile 1991 lawsuit in which Komis won a \$884,200 jury award. Part of the money was payment for land condemned by the state to build a highway bypass to serve the Waste Isolation Pilot Plant in Carlsbad.

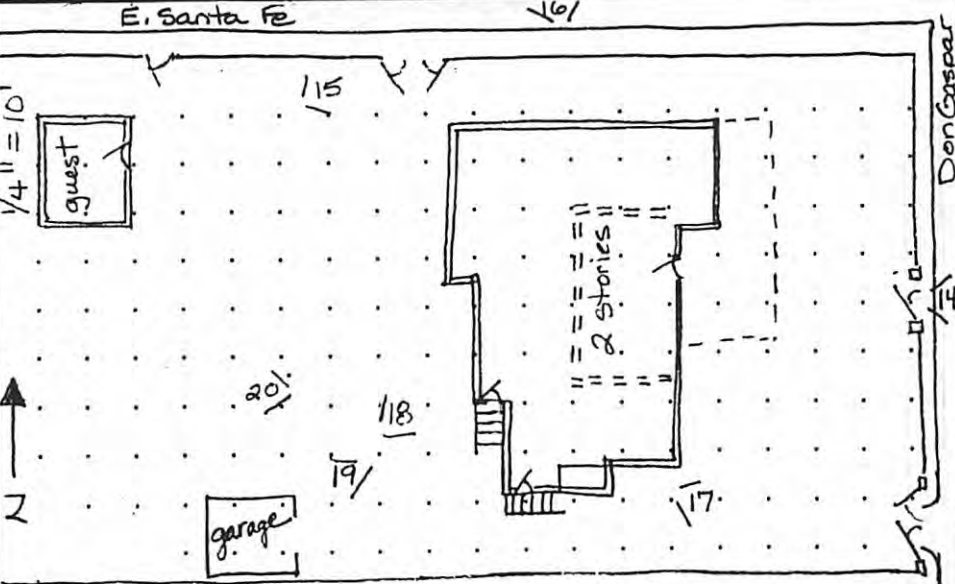
In addition to son Peter, Komis also is survived by his wife, Lemonia; son Nick; daughter Christy and husband Nick Kapni; son of Albuquerque and their daughter, Nicole; and a sister, Julie Pappas of Salamina, Greece.

Visitation will begin at 4 p.m. today at Bernardelli Mortuary. A prayer service is scheduled for 6:30 p.m.

Funeral services will be held at St. Elias the Prophet Greek Orthodox Church in El Dorado at 12 a.m. Thursday. Burial will follow in Santa Fe National Cemetery.

The New Mexican Oct 5, 1994 PP B-7 & B-3

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION	ADDRESS: <u>610 Don Gaspar</u>		ID NUMBER: <u>0516 00305</u>
			BUILDING NAME: <u>Closson - Romis</u>
	UTM REFERENCE EASTING NORTHING		LEGAL DESCRIPTION:
	ZONE <u>12 13</u>		TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>25</u> NW 1/4 NE 1/4
BUILDING DATA	FIELD MAP <u>Santa Fe Historic Structures Survey, 1983-85/1992</u>		
	DATE OF CONSTRUCTION:		
	<u>1920s</u> ESTIMATE <u>1928</u> ACTUAL		
	SOURCE(S) <u>owners</u> <u>city directory</u>		
	ARCHITECTURAL STYLE:		#14 east elevation 
	USE:		
	HISTORIC: <u>residential</u>		
	OTHER _____		
	PRESENT: <u>residential</u>		SIGNIFICANCE LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <u>X</u> YES _____ NO _____ ELIGIBLE <u>X</u> CONTRIBUTING _____ NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <u>X</u> YES _____ NO _____ ELIGIBLE <u>Contributing</u> LOCAL DESIGNATION: <u>Don Gaspar</u> HISTORIC DISTRICT <u>X</u> SIGNIFICANT _____ CONTRIBUTING _____ NON-CONTRIBUTING LOCAL LANDMARK _____ YES <u>X</u> NO
	OTHER _____		
SURROUNDINGS: <u>commercial/</u> <u>residential</u>			
RELATIONSHIP TO HISTORIC SURROUNDINGS:			
<u>X</u> SIMILAR _____ NOT SIMILAR			
ASSOCIATED BUILDINGS ON SITE:			
<u>X</u> YES _____ NO <u>sig.</u>			
WHAT TYPE? <u>garage,</u> <u>cont. guest house</u>			
IF INVENTORIED, LIST ID NUMBER(S)			
DEGREE OF REMODELING:			
<u>X</u> MINOR _____ MODERATE			
_____ MAJOR			
EXPLAIN:			
OVERALL CONDITION:			
<u>X</u> EXCELLENT _____ GOOD			
_____ FAIR _____ DETERIORATED			
BUILDING THREATENED?			
_____ YES <u>X</u> NO			

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 14 TO 20

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

IDENTIFICATION	ADDRESS	ID NUMBER: 0516 00305
	610 Don Gaspar	SANTA FE ID NUMBER: H1805
		SURVEYED/RESEARCHED
		DATE 8/93 BY DB



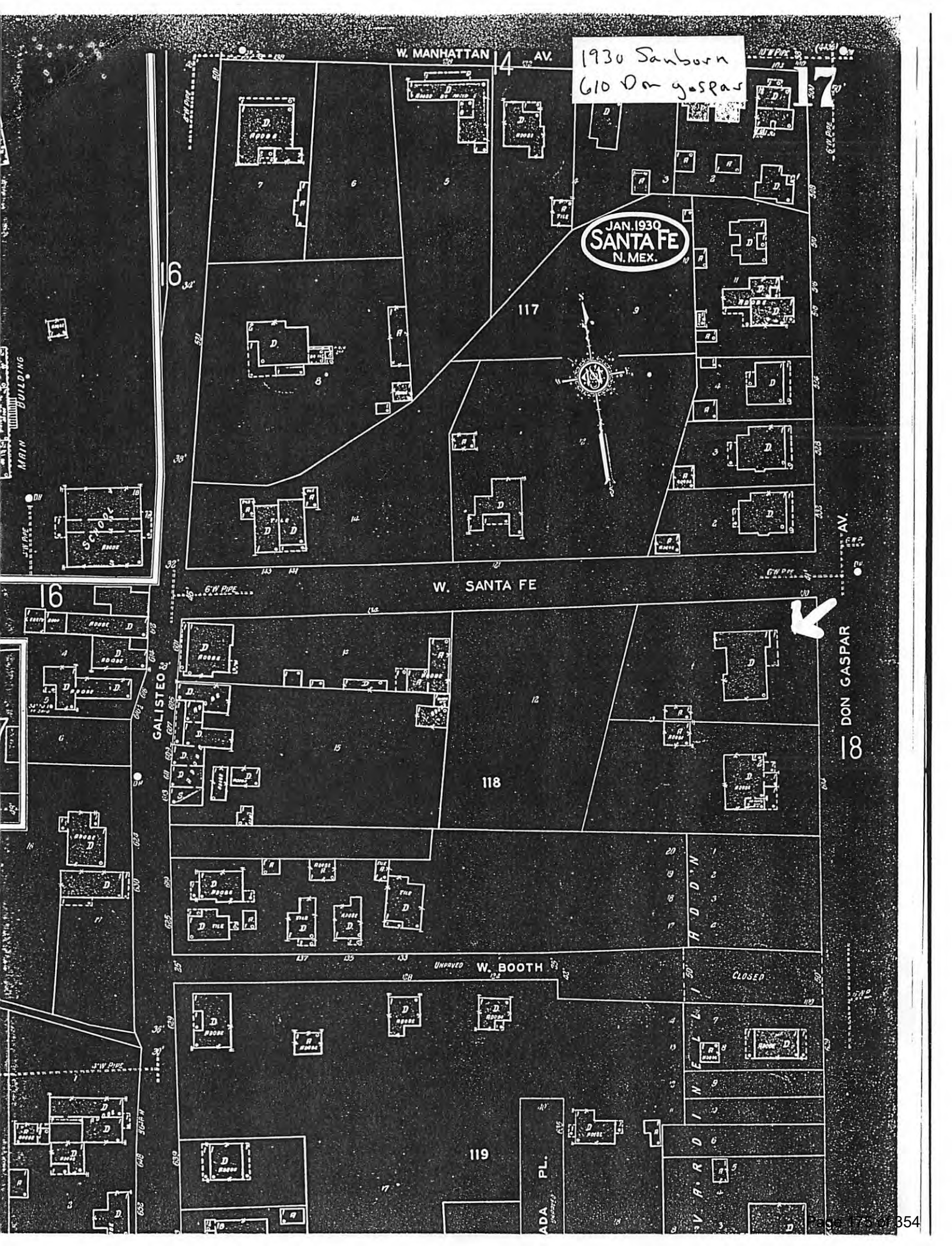
#17 south elevation



#18 garage

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

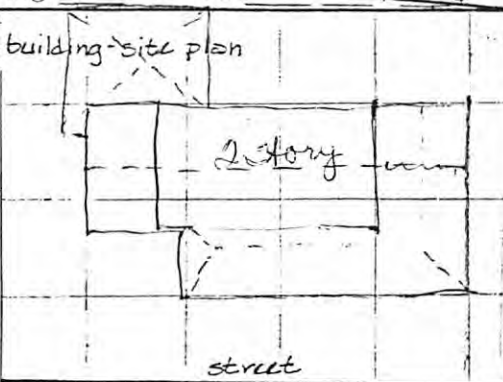
IDENTIFICATION	ADDRESS 610 Don Gaspar	ID NUMBER: 0516 00305
		SANTA FE ID NUMBER: H1805
		SURVEYED/RESEARCHED DATE <u>8/93</u> BY <u>DB</u>
This dramatic 2-story Craftsman style house is on a large, well-landscaped corner lot. It has been meticulously maintained by its owners, the Komis family, who have lived in the house since April 1964. Mr. John Komis was owner of El Patio Restaurant, previously Ship Ahoy. The family moved to this one from a house on Paloma Street during development of Paseo de Peralta. (A huge willow tree on the grounds of the Capitol marks their previous property.) Son Peter Komis is determined to maintain the building as a residence, in spite of the encroachment by commercial property all around this house. The owner listed in the 1928-36 directories is Thomas Closson, car dealer and mayor of SF in 1922. It is one of Santa Fe's most elegant residence and is the only building in the immediate area to remain residential.		



1930 Sanborn
610 Don Gaspar

JAN. 1930
SANTA FE
N. MEX.



building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 305	UTM reference zone 12 13	easting 414920 northing 3745600
location description 1610 Don Gaspar		city/town Santa Fe	
		land grant/reservation	
building name		legal description tnsp N S range E W sec 1 1/4	
film roll by E.T. no. 11	negative nos. 3A, 4A	loc. of neg. City of Santa Fe	building-site plan
			
		date of construction 1930 estimate 1912-1928 actual source Sanborn City & County use present residential other historic residential other	
style Western Slick		foundation material n/c wall material/surface brick	
architectural features gable hips end casement exposed rafters Gustie Thomas - bld ca 1930		condition excellent fair good deteriorating degree of remodeling X minor moderate major describe:	
comments nice example Stucco wall 1936-37 - Closson TC 1928 cd - Closson Thos - Closson: Closson In 1930 Sanborn Brick dealer		surroundings yes relationship to surroundings X similar not similar district potential X yes no significance X significant contributing supporting intrusive associated buildings? X yes what type? garage, studio if inventoried, list ID nos. see back? X yes	

Closson, Charles C.

SFNM

picture & article 10-13-06 p1

gold bridge 1-8-07

trip to Ojai 11-13-07

Buy machine 1-15-08

Sells Hoke; Transfer line 4-02-08 p8

picture and article 10-21-08 p3

Charles Closson 11-03-11 p7

for Indian trouble - 9-27-12 p4

Contempt writ 1-22-13 p1

fined \$50 1-31-13 p1

C.C. Closson d. 1-24-45 SFNM

Tom Closson d. 10-22-59

sign advertising Closson: Closson garage
at 100 Don Garpar in ca 1920

preparing for Charles C. conveyed to
Thomas C. Closson July 11 1934

SFNM - 1-13-04

Charles Closson

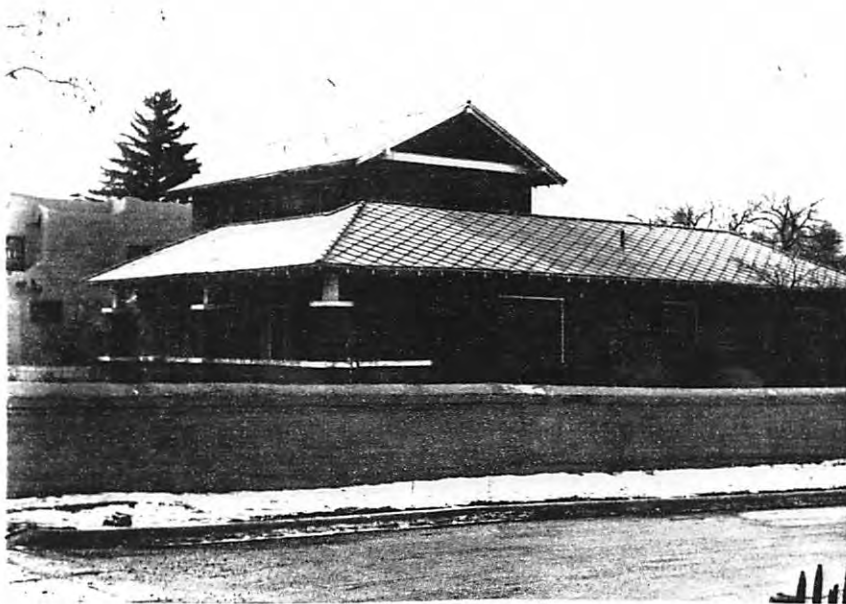
proprietor of one of City's leading
livery stables

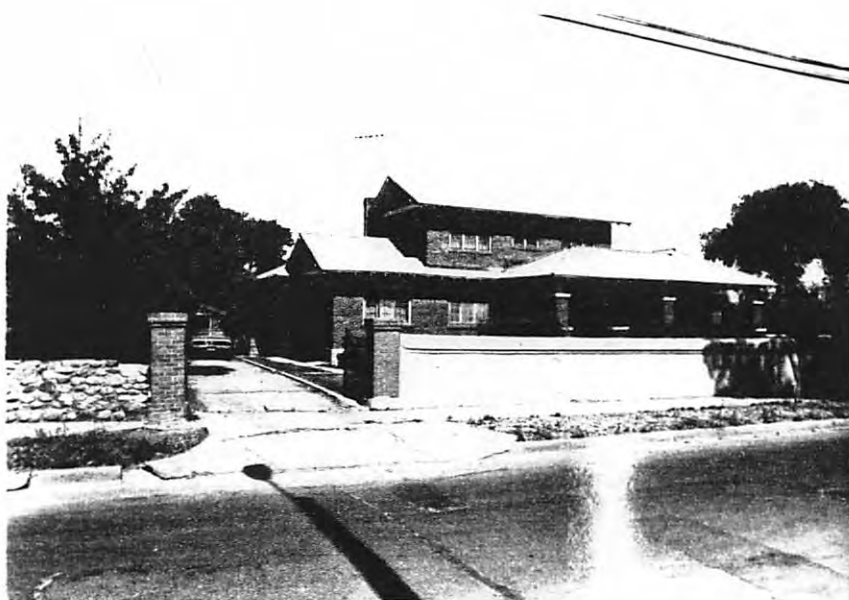
established business 1900

stables and barn on Don Garpar

b. Ontario Canada, came to Las Vegas

had grocery business, then to
Riverside and finally to SF





#4A

ADDRESS: 610 Don Gaspar

HIST. SURVEY #: 305

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

NAME: Closson House

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: Y Museum: Archives: 1

Modern Photos: MNM: SRC:

Surveys: Y Floor Plans: Elevations:

Other:

Bibliography:

Comments:

ADDRESS: 610 Don Gaspar

HIST. SURVEY #: 305

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

NAME: Closson House

CITY SURVEY

Area #: 10 Signif. Status: S

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

REGISTER STATUS (Individual Nominations)

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

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Modern Photos: MNM: SRC:

Surveys: Y Floor Plans: Elevations:

Other:

Bibliography:

Comments:

Closson, Charles C.

SFNM

picture & article 10-13-06 p1

gold badge 1-8-07

trip to Aztec 11-13-07

city marshal 1-15-08

sells book: The report 4-02-08 p8

picture and article 10-21-08 p3

candidate for reelection 11-03-11 p7

has indian trouble - 9-27-12 p4

Contempt writ 1-22-13 p1

fined \$50 1-31-13 p1

C.C. Closson d. 1-24-45 SFNM

Tom Closson d. 10-22-59

sign advertising Closson: Closson garage
at 100 Don Benigno ca 1920

property of Charles C. conveyed to
Thomas C. Closson July 11 1934

SFNM - 1-13-04

Charles Closson

proprietor of City's leading
livery stables

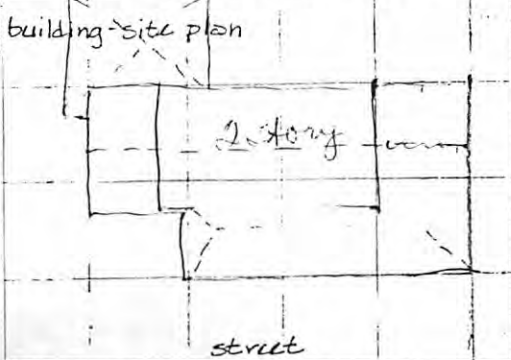
established business 1900

stables and barn on Don Garpan

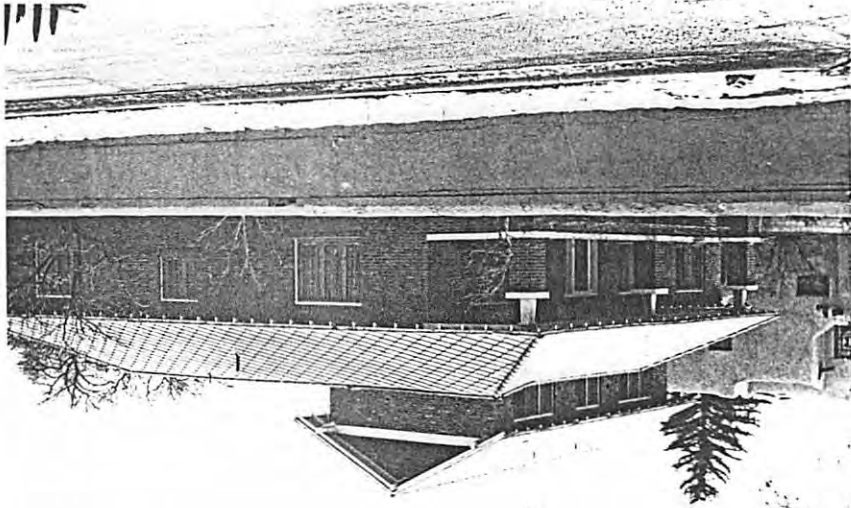
D. Ontario Canada. Came to Las Vegas

had grocery business, then to
Rivers and finally to SF

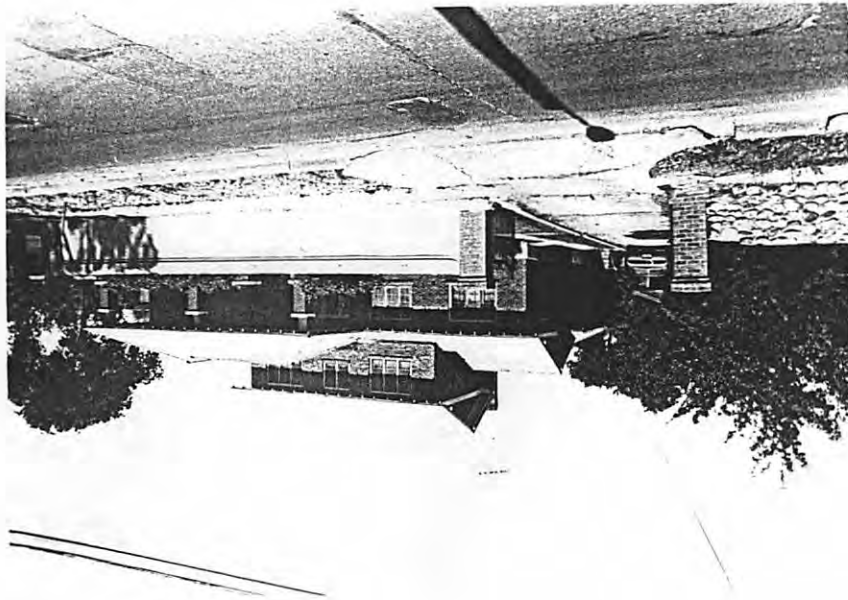
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 305	UTM reference zone 12 13	easting 214725 northing 51180
location description 1610 Don Gaspar		city/town Santa Fe	
		land grant/reservation	
building name		legal description tnsp N S range E W sec 1/4 1/4	
film roll by E.T. no. 11	negative nos. 3A, 4A	loc. of neg. City of Santa Fe	building site plan
			
		date of construction 1930 estimate 1912-1928 actual	
		source Sanborn City Directory	
		use present (residential) other historic (residential) other	
style Western Slack		condition ___ excellent ___ good ___ fair ___ deteriorating	
foundation material n/c		degree of remodeling X minor ___ moderate ___ major	
wall material/surface brick		describe:	
architectural features gable hips wid casement exposed rafters		surroundings yes	
Austin Thomas - bld ca 1930		relationship to surroundings X similar ___ not similar	
comments small example blue wall		district potential X yes ___ no	
1936-37 - Closson TC		significance X significant ___ contributing	
1928 cd - Closson Thos - Closson: Closson		___ supporting ___ intrusive	
ca 1930 Sanborn		associated buildings? X yes	
Brick dealer		what type? garage, studio	
		if inventoried, list ID nos.	
		see back? X yes	

111



#4A





PROPOSAL LETTER

4/17/26

Project Address:
610 Don Gaspar Ave
Santa Fe, NM 87505

Property Owner:
Peter Komis

This proposal outlines the scope and specifications for the roofing project at the above-referenced property. The residence has an approximate total area of 4,307 square feet, consisting of 3,646 square feet of pitched roofing and 610 square feet of flat roofing.

The primary roofing system will consist of a Unified Steel Stone Coated Roofing system in the Granite Ridge profile, finished in the color of Ironwood. This material has been selected for its durability, aesthetic compatibility, and long-term performance. The installation will include Erie underlayment across all applicable roof surfaces, along with the application of ice and water shield to provide enhanced protection against moisture intrusion.

The flat roof sections, totaling approximately 610 square feet, will be constructed using CDX sheathing and finished with an EPDM peel-and-stick underlayment system. This assembly is designed to provide reliable waterproofing and longevity for low-slope areas.

All work will be performed in accordance with industry standards and best practices. The selected materials and installation methods are intended to ensure both structural integrity and visual consistency with the existing architecture.

Please let us know if additional details or specifications are required.

Sincerely,

David Matts, Install Manager, Erie Home

Peter Komis
610 Don Gaspar Ave.
Santa Fe, NM 87505

An exception is requested to section 14-4.6(E)(4)(2)(b) to replace material with an alternative design.

(i) Do not damage the character of the district

Applicant Response:

The proposed roofing design and color have been revised to better complement the historic character of the surrounding neighborhood and the architectural features of the residence. The selected roof will use **a metal shingle in Ironwood color**, which provides a subdued, historically compatible appearance and avoids colors, finishes, or profiles that would appear visually intrusive.

The modification will not alter the building's overall form, roofline, pitch, massing, or other character-defining architectural elements. The proposed material and color are intended to blend with the existing structure and neighboring properties while maintaining the visual integrity of the historic district.

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

Applicant Response:

The existing roofing system is **deteriorated to the point of leaking and and is made of asbestos which can cause bodily harm to homeowners and surrounding residence. The roof requires replacement to protect the residence from continued water intrusion and structural deterioration. Delaying the project or requiring a roofing system that cannot adequately address the existing conditions could result in additional damage to the roof deck, insulation, interior finishes, and other portions of the historic structure.**

The proposed roofing system provides the necessary weather protection, durability, and installation compatibility while allowing the applicant to maintain the historic appearance requested by the district. Approval of the exception will allow the property owner to protect and preserve the structure without creating an unreasonable construction or financial hardship.

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

Applicant Response:

The proposed alternative demonstrates that modern, durable roofing materials can be incorporated in a manner that remains visually compatible with Santa Fe's historic character. The revised design and color provide an appropriate balance between historic preservation, long-term building performance, and the practical needs of the property owner.

Allowing this carefully selected alternative provides homeowners with a reasonable range of roofing options while maintaining the district's architectural standards. The proposed system will help preserve the residence, reduce the likelihood of future water-related damage, and support the continued use and occupancy of the property within the historic district.

**Southeast Environmental Microbiology Laboratories**

102 Edinburgh Court
Greenville, SC 29607
Phone: (864) 233-3770
Fax: (864) 233-6589

Asbestos Analytical Report By: Polarized Light Microscopy

This report has been prepared for **Asbestos Experts** the information and data has been checked for thoroughness and accuracy. The results reported apply only to the materials as received. The documents(s) contained herein are confidential and privileged information intended for the exclusive use of the individual or entity named above. This report shall not be reproduced except in full without SEEML's approval.

Client Project Name: Evan Poorbasush

The Following report was prepared using this test method(s) contained within this document.

EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - - 40 CFR

- ☒ Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
- ☐ PLM 400 Point Count (<0.25%) EPA 600/R-93/116
- ☐ PLM 1000 Point Count (<0.1%) EPA 600/R-93/116
- ☐ PLM Carb 435 Level A Reporting Limit (<0.25%)
- ☐ PLM Carb 435 Level B (Reporting limit <0.1%)
- ☐ PLM by EPA/600/R-93/116 with Milling Prep 400 Point Count
- ☐ PLM Vermiculite Initial Screening EPA 600R-93/116
- ☐ PLM Cincinnati Method 600/R-04/004 (Amphibole Only)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 1 Chrysotile & Prep)
- ☐ PLM Vermiculite Method SOF-V 198.8 (Step 2 (Amphibole))

Approved By : *Andrea Berrios* 

Thank you for choosing SEEML Labs. We strive to provide superior quality testing, analytical data and customer service. SEEML is accredited through the National Institute of Standards and Technology (NIST) National Voluntary Accreditation Program (NVLAP) for bulk asbestos analysis NVLAP # 201031-0 and licensed by the Texas Department of State Health Services (License Number: 300474). This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government.



Southeast Environmental Microbiology Laboratories - Asbestos Division

102 Edinburgh Court Greenville, SC 29607

Phone: 864-233-3770, Fax: 864-233-6589 , www.seeml.com

NVLAP Lab ID:201031-0

PLM Asbestos Bulk Sample Summary

Asbestos Experts 3535 Princeton Dr. NE Albuquerque, NM, 87107 (505) 796-5625			Date Sampled:	05/11/2026
			Date Received:	05/14/2026
			Date Analyzed:	05/14/2026
			Date Reported:	05/14/2026
			Date Revised:	
			Project Name:	Evan Poorbasush
			Project No:	26-0462
Analyzed by:	Trent Bucich		Project Address:	610 Don Gaspar Ave
			City, State. ZIP:	Santa FE, NM 87505
Method:	EPA 600/R-93/116- Method for the Determination of Asbestos in Bulk Building Materials - 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples		SEEML Ref#:	G-260514036
Client No.: Lab No:	Description/Location	% Asbestos Type	% Fibrous Non-Asbestos Material Type	% Non-Fibrous Material
1 G-260514036-221A	(Gray) Siding/Roof	15 % Chrysotile	None Detected	85% Carbon/Quartz
2 G-260514036-222A	(Gray) Siding/Roof	15 % Chrysotile	None Detected	85% Carbon/Quartz
3 G-260514036-223A	(Gray) Siding/Roof	15 % Chrysotile	None Detected	85% Carbon/Quartz

Approved By: Andrea Berrios 

Disclaimer:

The results in this report only apply to the samples as received.

NOB samples are tested as a preliminary analysis. We highly recommend for Negative NOB samples resulting in less than 1% Asbestos to be verified by TEM or Point Analysis.

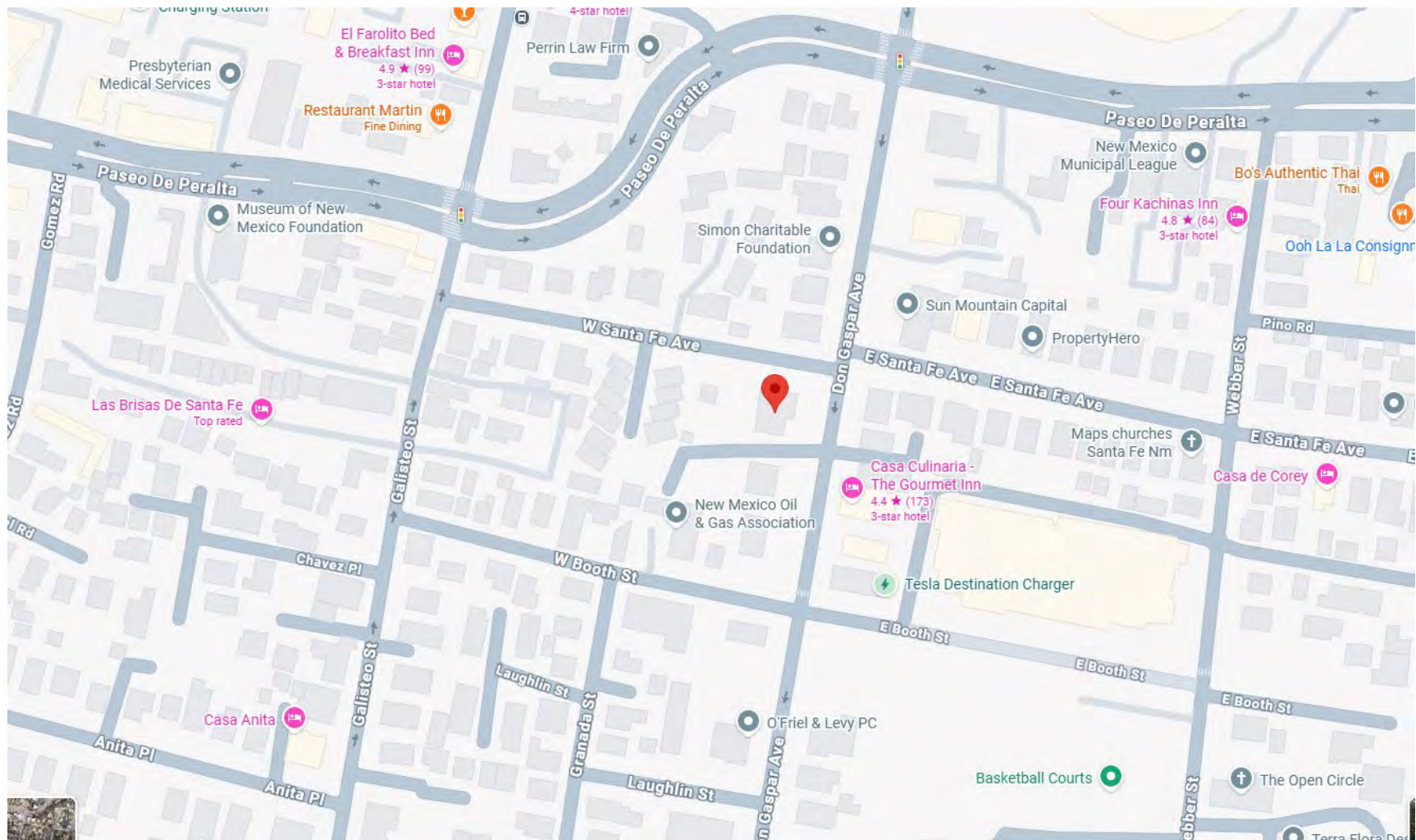
Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. NAD means no asbestos fibers were detected. When detected the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.

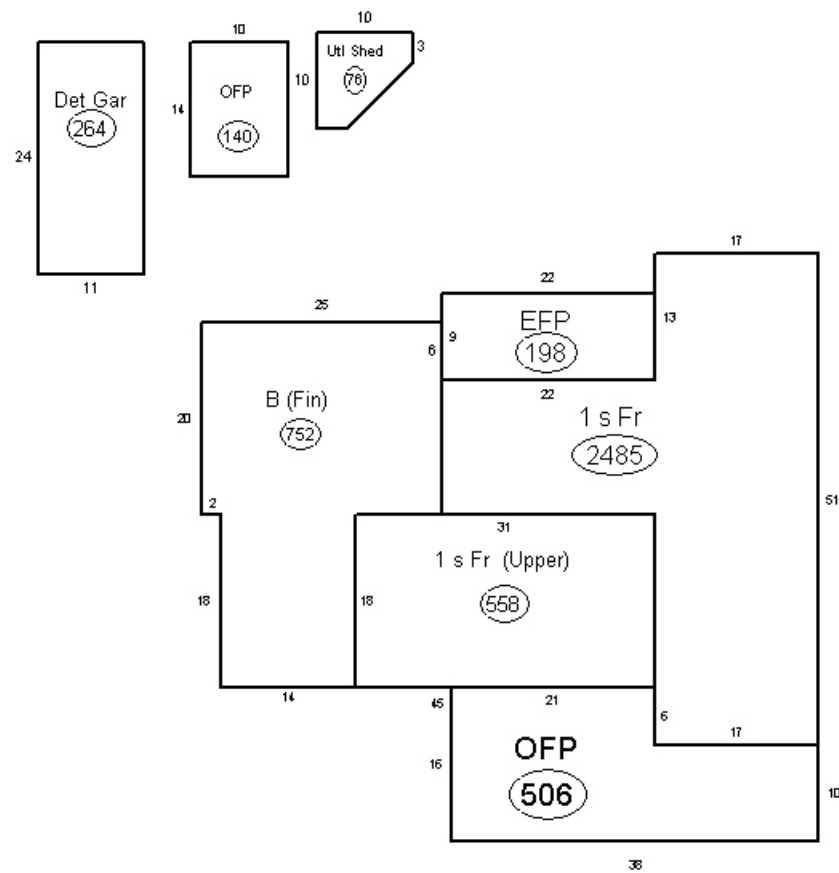
Guidelines for Interpretation:

Any opinions/interpretations expressed in this report are outside the scope of this laboratory's accreditation. Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork. A material is considered regulated asbestos containing material (ACM) where the asbestos content is determined to be one percent or greater. Several organizations, including the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC) as well as the California Department of Health Services (CADHS) have published guidelines for assessment and interpretation of analytical data indicating a tested material is ACM.

Company:	Asbestos Experts LLC	Contact Person:	Mia Reeves	Requested Services																Required Turnaround Time:		
Email:	Results@asbestosexperts.com Kim@asbestosexperts.com	Phone:	505-377-3237	Mold/Bacteria Analysis				Asbestos Analysis										Other	☐ Rush ☒ Same Business Day ☐ Next Business Day ☐ Two Business Days ☐ Three Business Days ☐ Five Business Days ☐ Other-Specify in Notes			
Project Name/Number:	Evan Pearbaugh 26-0462	Date Sampled:	5/11/26	*Mold Air - Spore Trap	*Non-Fungal Particulate Air - Spore Trap	*Mold Direct to Swab, Tape, Bulk	**Culturable Mold - Swab, Bulk, *Air	***Total Coliform, E. coli (Presence/Absence)	***Sewage Assessment (Presence/Absence)	PLM 600-R-93-16 (<1%)	PLM 600-R-93-116 (<1%) With Gravimetric	PLM Point Count 400 (<0.25%)	PLM Point Count 1000 (0.1%)	PLM CARB 435	Cincinnati Method EPA 600/R-04/004 by PLM	*PCM	Positive Stop	Hard Stop		TEM	Lead (Pb), *Lead Air	Other: Specify:
Project Address, City, State, Zip:	610 Don Gaspar Ave Santa Fe, NM 87505																					Inspector Notes/Special Instructions:
Client Sample ID:	Sample Location/Description	*Volume	**Area	***Time Collected	Check Appropriate Test. Please note asbestos positive stops need to be checked above the notes section of the COC. *Volume is pump setting (U/min.) X minutes run. ** Area is only required for culturable surface samples. ***Needed for bacterial samples.																	
#1	Roof Shingles				☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
#2	" "				☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
#3	" "				☐	☐	☐	☐	☐	☒	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
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					☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	
Relinquished By:	Tomas Ortiz		Received By:			Samples Acceptable? ☒ YES ☐ NO	SEEML Reference Number:		G-260514036													
Date/Time:	5/11/2026		Date/Time:	5/12/26			SEEML Lab ID:		221-223													







LAND DETAIL

Extension	Line	Type	Square Footage	Acreage
L01	1	Residential	34192.00000000	0.78490000

PRIMARY STRUCTURES DETAIL

Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
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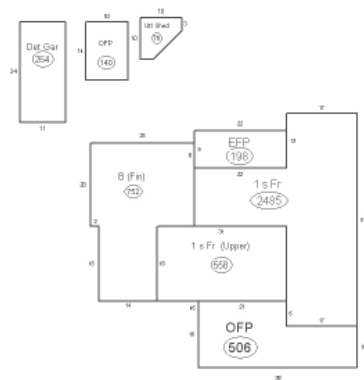
R01 D Dwelling 3795 1940 4

R01 1 Open Frame Porch 506

R01 1 Open Frame Porch 140

R01 2 Enclosed Frame Porch 198

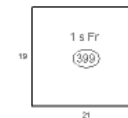
Total Square Footage 4639



Extension	ID	Type	Square Footage	Year Built	Bedrooms	Sketch (click image to download)
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R02 D Dwelling 399 1940 1

Total Square Footage 399





**SHINGLE PROFILE: GRANITE RIDGE
COLOR: IRONWOOD**

SDS - SAFETY DATA SHEET

Stone Coated Steel Roofing Panels and Accessories

Date Prepared: 07/19/2022

Supersedes Date: 12/15/2018 Version 1.1

SECTION 1: IDENTIFICATION

1.1 PRODUCT IDENTIFIER

Product Names: Unified Steel Stone-Coated Steel Roofing Panels and Accessories

1.1 INTENDED USE OF THE PRODUCT BUILDING MATERIALS Building Material (roofing)

1.2 NAME, ADDRESS AND TELEPHONE NUMBER OF THE RESPONSIBLE PARTY

WESTLAKE ROYAL ROOFING LLC

2801 Post Oak, Suite 600, Houston, Texas 77056 | Ph:1-855-769-2585

1.3 EMERGENCY TELEPHONE NUMBER: 1-800-822-7529

SECTION 2: HAZARD (S) IDENTIFICATION

CLASSIFICATION OF THE SUBSTANCE OR MIXTURE (GHS-US)

This product is an article as defined in the OSHA Hazard Communication Standard [29 CFR 1910.1200(c)] and is exempt from regulatory requirements when handled as a manufactured item. This SDS contains additional health hazard information related to dust generation during installation.

2.1 HAZARD CLASSIFICATION (GHS-US)

Skin Irritation 2

Eye Irritation 2 B

2.2 LABEL ELEMENTS (GHS-US)

Hazard Pictograms:



Signal Word:

- Warning

Hazard Statements:

- Product causes skin irritation upon handling (H315)
- Dust causes eye irritation (H320)

Precautionary and Response Statements:

- Do not handle until all safety precautions have been read and understood (P202)
- Wear protective gloves and eye protection (P280)
- IF DUST OR PARTICLES IN EYES: Rinse cautiously with water for at least 15 minutes. Remove contact lenses if present and easy to do. Continue rinsing until pain or irritation subsides. (P305) (P351) (P338)
- If symptoms persist: Get medical advice/attention (P308) (P313)

2.3 OTHER HAZARDS

Welding or other application of high temperature to this product or cutting with power saws may result in other hazards. (See installation instructions.)

2.4 CALIFORNIA PROPOSITION 65: **WARNING:** Cancer and Reproductive Harm — www.P65Warnings.ca.gov

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

3.1 DESCRIPTION OF PRODUCT Steel panel with acrylic polymer simulated stone finish coating. (All colors.)

3.2 PRODUCT INGREDIENTS AND HAZARD CLASSIFICATION

Classification based on solid product mixture form.

Ingredient	Product Identifier (CAS No.)	% (w/w)	Classification (GHS-US)
Iron (steel alloy) mixture	251-096-4	> 90	- Skin Irritation 2, H315 - Eye Irritation 2B, H320
Dacite	Mixture	1 – 2%	Not classified
Quartz (component of Dacite)	14808-60-7	> 1%	- Carcinogenicity 1A, H350 - STOT-RE (Repeated Exposure) 2 (Respiratory), H373
Acrylic polymer	Not Established	< 5	Not classified
Calcium carbonate	1317-65-3	< 4	Not classified
Kaolin	1332-58-7	< 1	Not classified
Sodium silicate	1334-09-8	< 1	- Skin Irritation 2, H315 - Eye Irritation 2B, H320

Note: This product contains additional not classified substances at low concentrations that do not contribute to the hazards of this product.

SECTION 4: FIRST AID MEASURES

4.1 DESCRIPTION OF FIRST AID MEASURES

General: Never give anything by mouth to an unconscious person. Any person who is experiencing symptoms of injury or illness should be moved to a comfortable area with fresh air, and the label or SDS for this product reviewed.

Inhalation: If symptoms of dust exposure (respiratory irritation) occur, move the person to fresh air. Provide drinking water, if conscious, to flush mouth and irrigate upper respiratory tract. Seek medical attention for discomfort or if coughing or other symptoms do not subside.

Eye Contact: If injury is due to a projectile, seek immediate medical attention. If the person's symptom is eye irritation due to dust exposure, careful flushing with clean water should continue for at least 15 minutes. If contact lenses are present, they should be removed after flushing. Flushing should continue until irritation subsides. Medical attention should be obtained if irritation persists.

Skin: Injuries to skin due to abrasion, laceration, or crushing should be treated by flushing with clean water, followed by first aid (application of disinfectant and bandage). If the injury is more extensive or irritation and pain persists, medical attention should be sought.

4.2 MOST IMPORTANT SYMPTOMS AND EFFECTS—BOTH ACUTE AND DELAYED

General: Product, when installed according to recommendations does not cause significant exposure to hazardous substances.

Inhalation: Dust generated from power tool cutting or grinding may cause respiratory irritation and exposure to respirable crystalline silica, and application of high temperature may release harmful fumes and smoke.

Eye Contact: Other than abrasion and irritation, eye contact does not cause delayed or chronic symptoms.

Skin Contact: Other than abrasion and irritation, skin contact should not cause delayed or chronic symptoms.

4.3 INDICATION OF IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT

If symptoms of exposure continue after first aid treatment, medical attention should be obtained.

SECTION 5: FIRE-FIGHTING MEASURES

- 5.1 EXTINGUISHING MEDIA** **Suitable Extinguishing Media:** Use extinguishing media appropriate for surrounding fire. Finished product is not combustible.
- 5.2 SPECIAL HAZARDS ARISING FROM THE SUBSTANCE OR MIXTURE**
- Fire Hazard:** Not combustible.
- Explosion Hazard:** Product is not explosive.
- Reactivity:** Hazardous reactions are not expected to occur under normal conditions.
- 5.3 ADVICE FOR FIRE FIGHTERS**
- Not applicable.

SECTION 6: ACCIDENTAL RELEASE MEASURES

- 6.1 PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT, AND EMERGENCY PROCEDURES**
- General Measures:** Do not breathe dust. Do not get in eyes, on skin, or on clothing.
- 6.1.1. FOR NON-EMERGENCY PERSONNEL**
- Protective Equipment:** Use appropriate personal protective equipment (PPE) to prevent physical injuries.
- Emergency Procedures:** Not applicable.
- 6.1.2. FOR EMERGENCY PERSONNEL**
- Protective Equipment:** Equip clean-up crew with proper protection.
- Emergency Procedures:** Not applicable.
- 6.2 ENVIRONMENTAL PRECAUTIONS**
- Reuse product as appropriate to avoid disposal.
- 6.3 METHOD AND MATERIAL FOR CONTAINMENT AND CLEAN-UP**
- Containment:** Contain and collect as any solid. Avoid actions that cause dust to become airborne. Do not breathe dust, and do not allow large quantities of dust to contact skin.
- 6.4 REFERENCE TO OTHER SECTIONS** See Section 8.
- Exposure Controls and Personal Protection.** For further information, refer to Section 13.

SECTION 7: HANDLING AND STORAGE

- 7.1 PRECAUTIONS FOR SAFE HANDLING**
- Additional Hazards when Processed:** Cutting, crushing, or grinding crystalline silica-bearing materials will release respirable crystalline silica. Use all appropriate measures of dust control or suppression and Personal Protective Equipment (PPE) described in Section 8.
- Hygiene Measures:** Handle in accordance with good industrial hygiene and safety procedures. Wash hands and other exposed areas with mild soap and water before eating, drinking or smoking, and again when leaving work.
- 7.2 CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES**
- Not applicable.
- 7.3 SPECIFIC END-USE(S)** No applicable limits.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1 EXPOSURE LIMITS

The following exposure limits are based on a time-weighted full-shift exposure, unless otherwise noted.

Ingredient	OSHA PEL ⁽¹⁾	ACGIH-TLV ⁽²⁾	Other ⁽³⁾
Iron (steel alloy mixture)	10 mg/m ³ (as fume)	5 mg/m ³ (as fume)	5 mg/m ³ (as fume)
Calcium carbonate	15 mg/m ³ (total)	10 mg/m ³ (total) 5 mg/m ³ (respirable)	10 mg/m ³ (total) 5 mg/m ³ (respirable)
Kaolin	15 mg/m ³ (total) 5 mg/m ³ (respirable)	2 mg/m ³ (respirable)	10 mg/m ³ (respirable)
Sodium silicate	Not Established	Not Established	Not Established
Acrylic polymer	Not Established	Not Established	Not Established
Dacite	15 mg/m ³ (total) 5 mg/m ³ (respirable)	2 mg/m ³ (respirable)	10 mg/m ³ (respirable)
Quartz (crystalline silica) ⁽⁴⁾	0.05 mg/m ³ (respirable)	0.025 mg/m ³ (respirable)	0.05 mg/m ³ (respirable)

f_n⁽¹⁾ OSHA PEL (Permissible Exposure Levels at 29 CFR 1910.1000)

f_n⁽²⁾ ACGIH-TLV (American Conference of Governmental Industrial Hygienists-Threshold Limit Values 2018)

f_n⁽³⁾ NIOSH REL (National Institute for Occupational Safety & Health Recommended Exposure Limit)

f_n⁽⁴⁾ Crystalline silica is encapsulated in a non-releasable matrix but may be released upon cutting or grinding. See OSHA Respirable Crystalline Silica Standards [29 CFR §§ 1910.1053 and 1926.1153], if applicable.

8.2 EXPOSURE CONTROLS

Hand Tool Equipment Recommended: This product is designed to be installed with hand tools, drills and manual guillotine-style cutters. Grinding or other power tool use may require additional control measures (see below). Welding or other application of heat is not recommended.

Appropriate Engineering Controls: Power equipment should be equipped with wet dust suppression or dust collection devices if cutting/grinding/chipping product. Emergency eyewash equipment should be available in the immediate vicinity of any potential exposure. Use local exhaust or general dilution ventilation, or other suppression methods to maintain dust levels below exposure limits. Reference: OSHA Respirable Crystalline Silica Standard for Construction [29 CFR 1926.1153].

Personal Protective Equipment: Protective goggles or safety glasses, and gloves. Wear respiratory protection if dust is present if cutting or grinding product or applying heat.



Hand Protection: Protective gloves as appropriate to prevent abrasion and hand injuries.

Eye and/or Face Protection: Approved safety glasses, goggles, and/or face-shield.

Skin and Body Protection: Appropriate work clothing and footwear should be worn.

Respiratory Protection: Not necessary under normal installation practices. If power tools are used and exposure limit exceedances are expected, irritation is experienced, or sensitive individual is exposed, approved respiratory protection should be worn in accordance with the OSHA Respiratory Protection Standard [29 CFR 1910.134].

SECTION 9: PHYSICAL AND CHEMICAL PROPERTIES

9.1 INFORMATION ON BASIC PHYSICAL AND CHEMICAL PROPERTIES

Physical State: Solid.

Appearance: Solid. Panels come in a wide range of colors.

Odor: Essentially odorless.

Odor Threshold: No data.

pH: Not applicable. **Evaporation Rate:** Not applicable.

Melting Point: No data.

Freezing Point: Not applicable.

Boiling Point: Not applicable.

Flash point: Not applicable.

Auto-Ignition Temperature: Not applicable.

Decomposition Temperature: Not applicable.

Flammability (solid, gas): Not applicable.

Lower Flammable Limit: No data.

Upper Flammable Limit: No data.

Vapor Pressure: No data.

Relative Vapor Density at 20°C: No data.

Relative Density: 60 pounds/cubic foot.

Specific Gravity: No data.

Solubility: Insoluble

Partition Coefficient—N-Octanol/Water: Not applicable.

Viscosity: Not applicable.

Explosion Data—Sensitivity to Mechanical Impact: Not applicable.

Explosion Data—Sensitivity to Static Discharge: Not applicable.

SECTION 10: STABILITY AND REACTIVITY

10.1 REACTIVITY Hazardous reactions are not expected to occur under normal conditions.

10.2 CHEMICAL STABILITY Stable.

10.3 POSSIBILITY OF HAZARDOUS REACTIONS Not applicable.

10.4 CONDITIONS TO AVOID Not applicable.

10.5 INCOMPATIBLE MATERIALS Not applicable.

10.6 HAZARDOUS DECOMPOSITION PRODUCTS Not applicable.

SECTION 11: TOXICOLOGICAL INFORMATION

11.1 LIKELY ROUTES OF EXPOSURE

Skin Contact: Product is abrasive and may irritate unprotected skin.

Eye Contact: When product is shaped or cut, chips or dust may enter unprotected eyes and cause injury or irritation.

Inhalation: When product is shaped or cut, respirable dust may be generated that, when inhaled, can cause respiratory system irritation. Prolonged or repeated inhalation exposure may cause chronic illness.

Ingestion: Not expected to be an exposure route of concern.

11.2 SYMPTOMS RELATED TO PHYSICAL, CHEMICAL, AND TOXICOLOGICAL CHARACTERISTICS

Immediate Effects: Irritation of skin, eyes, and respiratory tract due to abrasion or dust inhalation will produce immediate discomfort, and first aid provided.

Delayed and Chronic Effects: Inhalation of dust on a prolonged or repeated basis may result in chronic lung disease or silicosis and may also result in lung cancer.

11.3 NUMERICAL MEASURES OF TOXICITY

The acute and chronic effects of exposure to this product's fumes/dust have not been quantified.

11.4 CARCINOGENICITY

This product contains crystalline silica, which may be released during cutting or grinding. For more information, consult installation instructions or the OSHA Respirable Crystalline Silica Standards. (See Section 8.) Crystalline silica has been determined to be carcinogenic by IARC and NTP, and is regulated by the OSHA Respirable Crystalline Silica Standard for Construction [29 CFR 1926.1153].

SECTION 12: ECOLOGICAL INFORMATION

- 12.1 TOXICITY** No additional information available.
12.2 PERSISTENCE AND DEGRADABILITY Not available.
12.3 BIO ACCUMULATIVE POTENTIAL Not available.
12.4 MOBILITY IN SOIL Not available.
12.5 OTHER ADVERSE EFFECTS Not available.

SECTION 13: DISPOSAL CONSIDERATIONS

13.1 WASTE TREATMENT METHODS

Waste Disposal Recommendations: Scrap material should be re-used or recycled. Waste is not a hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA) (40 CFR 261). Dispose of waste material in accordance with all local, regional, national, provincial, territorial, and international regulations.

SECTION 14: TRANSPORT INFORMATION

- 14.1 IN ACCORDANCE WITH DOT** Not regulated for transport.
14.2 IN ACCORDANCE WITH IMDG Not regulated for transport.
14.3 IN ACCORDANCE WITH IATA Not regulated for transport.
14.4 IN ACCORDANCE WITH TDG Not regulated for transport.

SECTION 15: REGULATORY INFORMATION

15.1 U.S. FEDERAL REGULATIONS

Panel

SARA Section 311/312 Hazard Classes (40 CFR 370)

Product is an exempt article [40 CFR 370.13(b)], but if reporting is required by local agency: skin irritation, eye irritation, specific target organ toxicity (single or repeated exposure).

SARA Section 313 Emission Reporting (40 CFR 372)

This product may contain constituents listed under SARA (Title III) Section 313, but not in amounts requiring supplier notification.

TSCA Inventory (40 CFR 720)

All constituents are included on the Toxic Substances Control Act Chemical Inventory or exempt from listing).

15.2 U.S. STATE REGULATIONS

State Right-to-Know Laws

This product, as an article, is exempt from hazardous substance inventory reporting under the Massachusetts, New Jersey, and Pennsylvania right-to-know laws.

California Proposition 65—Warning Required Refer to Section 2.4.

15.3 CANADIAN REGULATIONS

DSL

All ingredients are listed or exempt from inclusion on the Canadian Domestic Substances List (DSL).

WHMIS

Not listed: This product has been classified in accordance with the hazard criteria of the CPR, and the SDS contains all the information required by the CPR.

15.4 OTHER: HMIS AND NFPA

HMIS:

HEALTH	1
FLAMMABILITY	0
PHYSICAL HAZARD	0
PERSONAL PROTECTION	
	

NFPA:



SECTION 16: OTHER INFORMATION

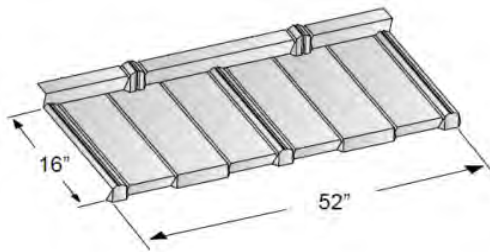
Party Responsible for Preparation of this Document

Westlake Royal Roofing LLC
1-855-769-2585 | (949) 585-8200

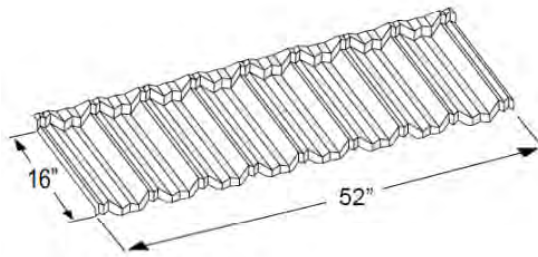
Limitations

The information and recommendations set forth herein are based on data we have in our possession, and we have reason to believe is accurate. It is, however, the user's responsibility to determine the safety, toxicity, or suitability for his/her own use of the herein described product. Because the actions by others is beyond our control, Westlake Royal Roofing LLC makes no warranty expressed or implied regarding accuracy of the data or the results to be obtained from the use thereof.

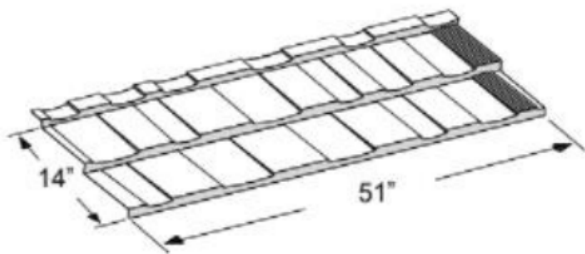
PROFILE DRAWINGS:



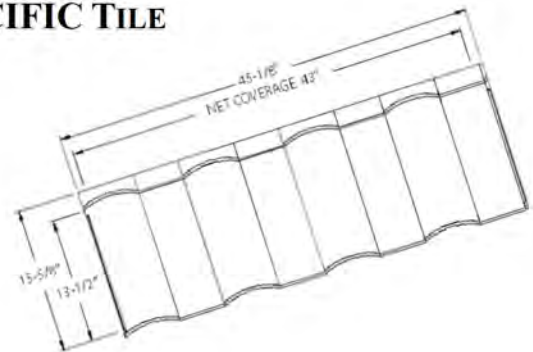
PINE-CREST SHAKE



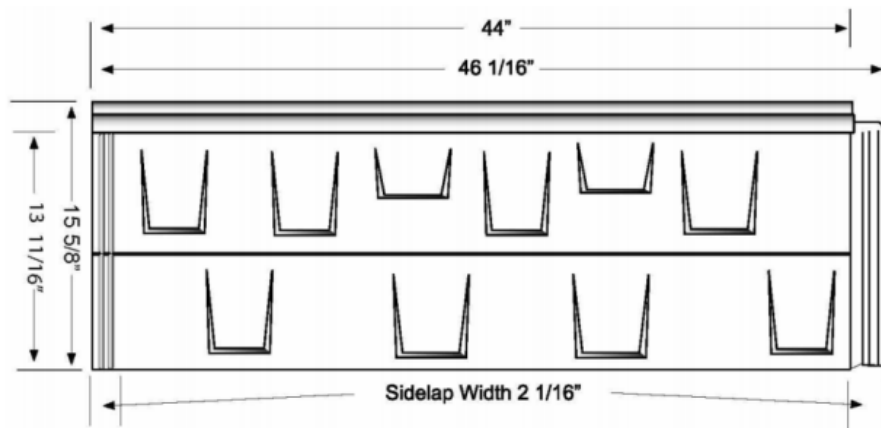
PACIFIC TILE



COTTAGE SHINGLE



BARREL-VAULT TILE

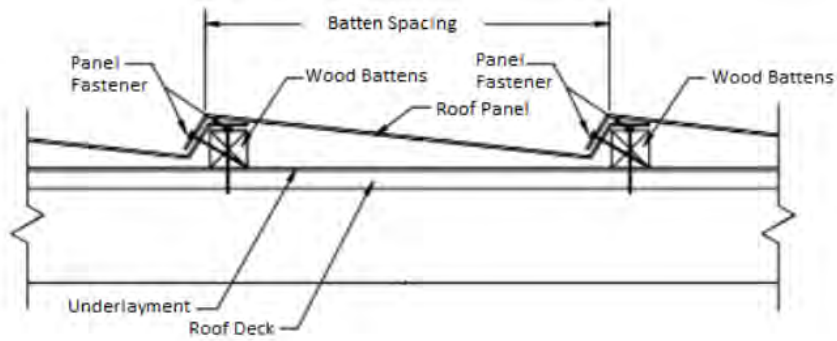


GRANITE-RIDGE SHINGLE

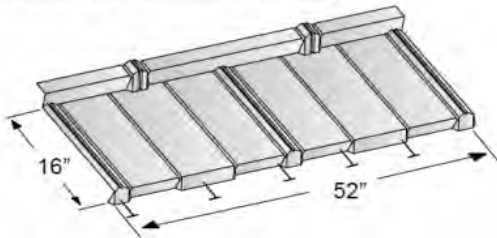


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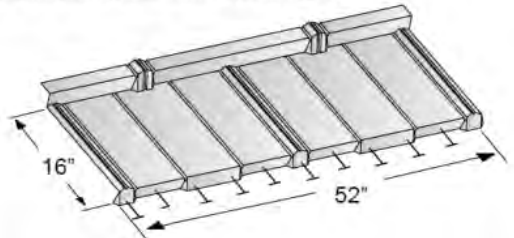
DETAIL A (WITH BATTENS) (N.T.S.)



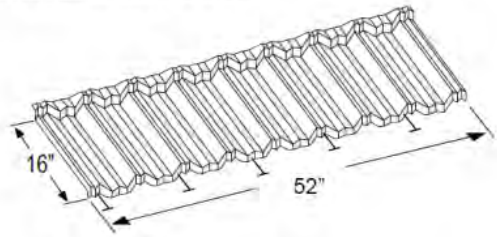
Pine Crest Shake - Batten Pattern 1



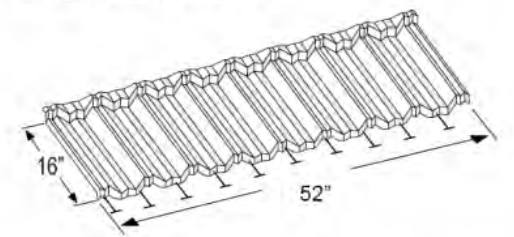
Pine Crest Shake - Batten Pattern 2



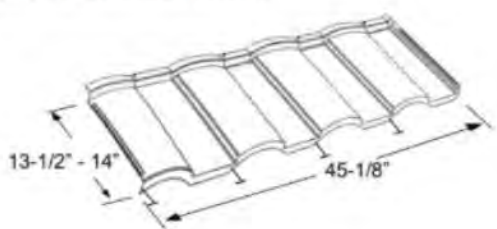
Pacific Tile - Batten Pattern 1



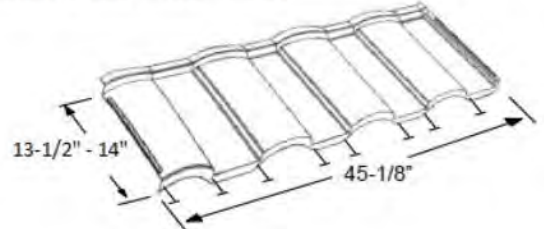
Pacific Tile - Batten Pattern 2



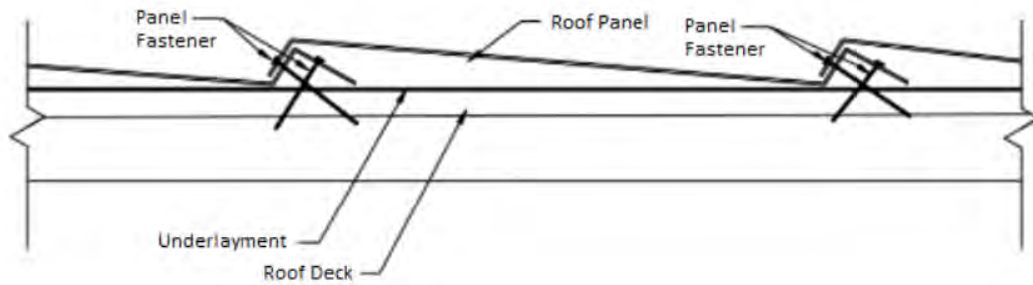
Barrel Vault - Batten Pattern 1



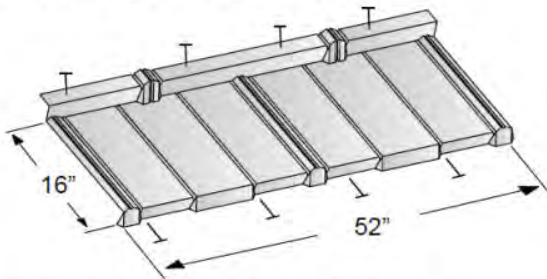
Barrel Vault - Batten Pattern 2



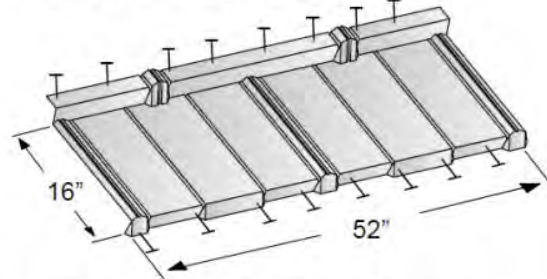
**DETAIL B (DIRECT DECK)
(N.T.S.)**



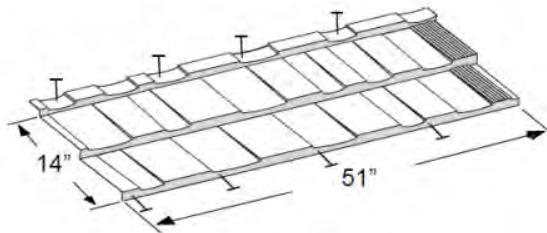
Pine Crest Shake - Direct-to-Deck Pattern 1



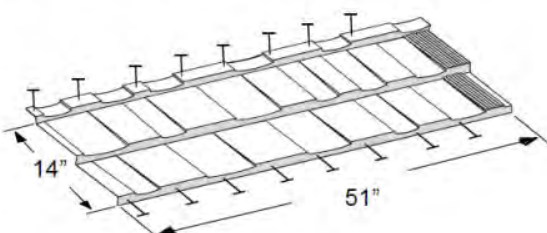
Pine Crest Shake - Direct-to-Deck Pattern 2



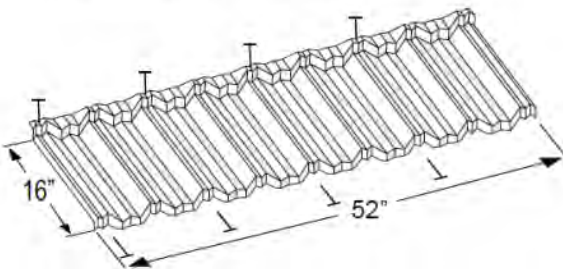
Cottage Shingle - Direct-to-Deck Pattern 1



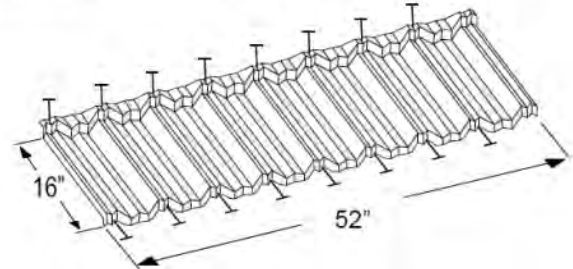
Cottage Shingle - Direct-to-Deck Pattern 2



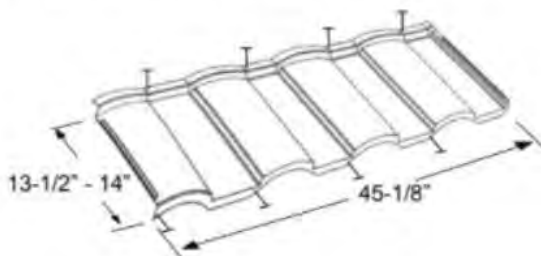
Pacific Tile - Direct-to-Deck Pattern 1



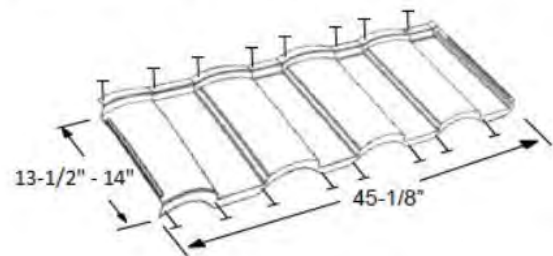
Pacific Tile - Direct-to-Deck Pattern 2



Barrel Vault - Direct-to-Deck Pattern 1



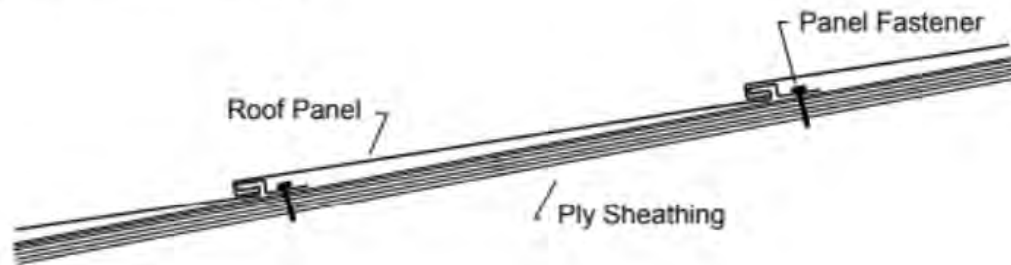
Barrel Vault - Direct-to-Deck Pattern 2



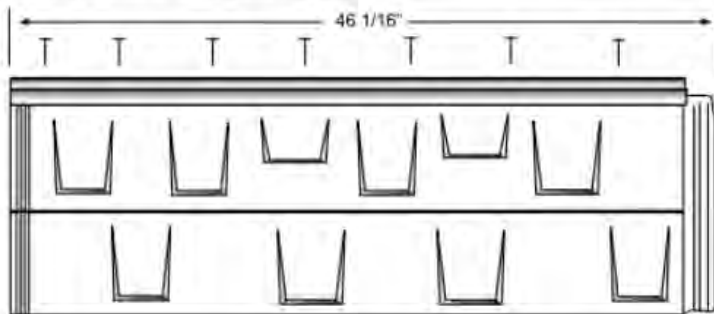
NOA No.: 22-0331.16
Expiration Date: 05/09/24
Approval Date: 08/11/22
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DETAIL C

Granite Ridge Installation Patterns



Granite Ridge - Direct-to-Deck



END OF THIS ACCEPTANCE



NOA No.: 22-0331.16
Expiration Date: 05/09/24
Approval Date: 08/11/22
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CERTIFICATE OF LIABILITY INSURANCE

3/31/2027

DATE (MM/DD/YYYY)

3/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 1185 Avenue of the Americas, Ste. 2010 New York NY 10036 (646) 572-7300	CONTACT NAME: Erie Cert Requests	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS: Eriecertrequests@lockton.com	
INSURED 1500420 Erie Construction Mid-West, LLC 3516 Granite Circle Toledo OH 43617	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: National Union Fire Ins Co Pitts. PA		19445
	INSURER B: AIU Insurance Company		19399
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES**CERTIFICATE NUMBER:** 17997934**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:	N	N	017678959	3/31/2026	3/31/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ XXXXXXXX MED EXP (Any one person) \$ XXXXXXXX PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	N	N	017678954 017678955	3/31/2026 3/31/2026	3/31/2027 3/31/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	N	N	19188438	3/31/2026	3/31/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	017678956 017678957	3/31/2026 3/31/2026	3/31/2027 3/31/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION** See Attachment

17997934

Evidence of Insurance

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

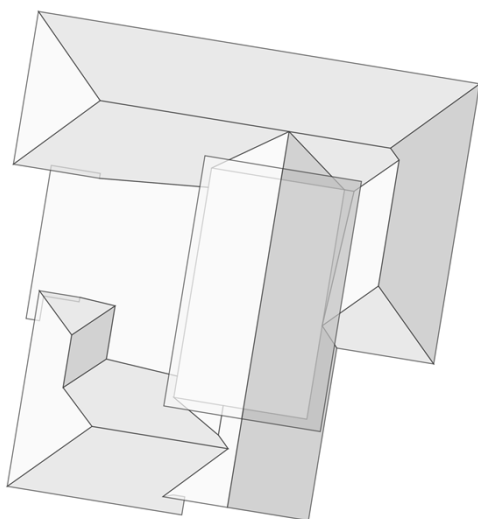
AUTHORIZED REPRESENTATIVE

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610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Bob Rozanski
Company:	Erie Home
Address:	128 Weldon Pkwy
	Maryland Heights, MO
	63043
Phone:	314-569-2539

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Area Diagram	6
Notes Diagram.....	7
Report Summary.....	8

MEASUREMENTS

Total Roof Area =4,181 sq ft
 Total Roof Facets =21
 Predominant Pitch =6/12
 Number of Stories >1
 Total Ridges/Hips =261 ft
 Total Valleys =120 ft
 Total Rakes =80 ft
 Total Eaves =340 ft
 Estimated Attic=356 sq ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

IMAGES

North Side



South Side



610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

IMAGES

East Side

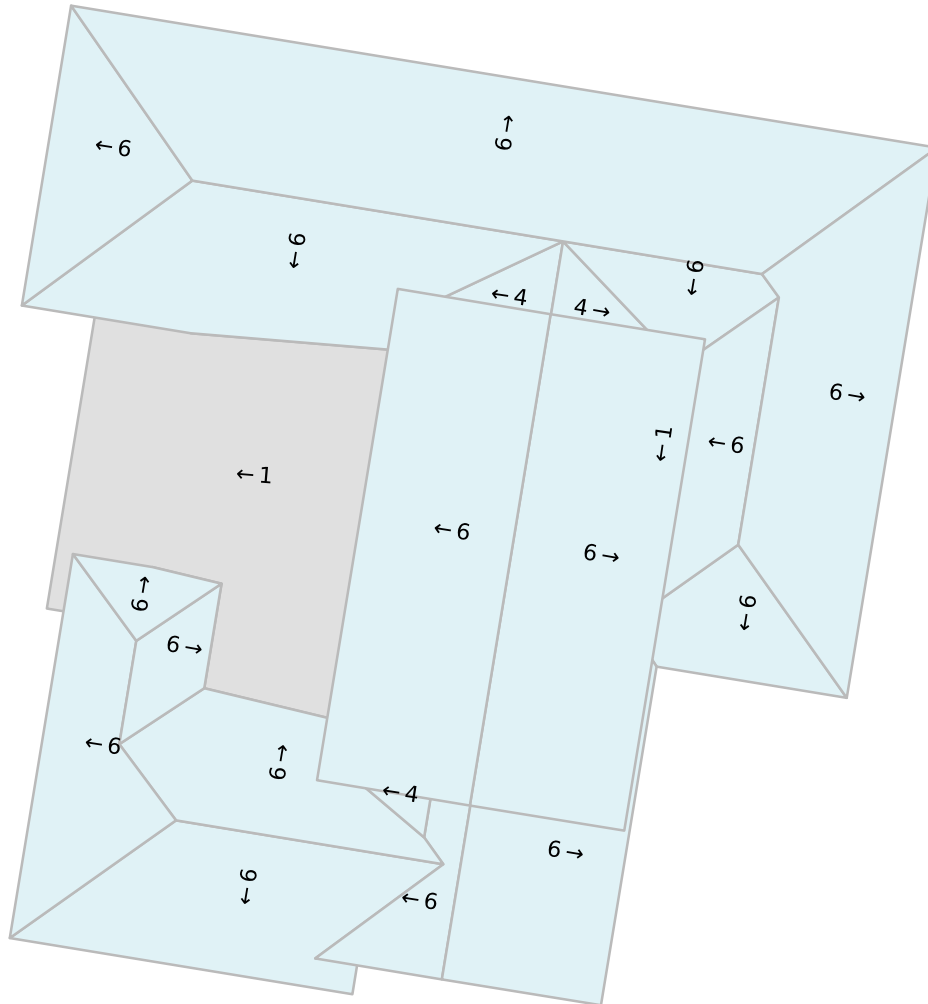


West Side

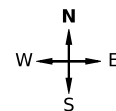


PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 6/12



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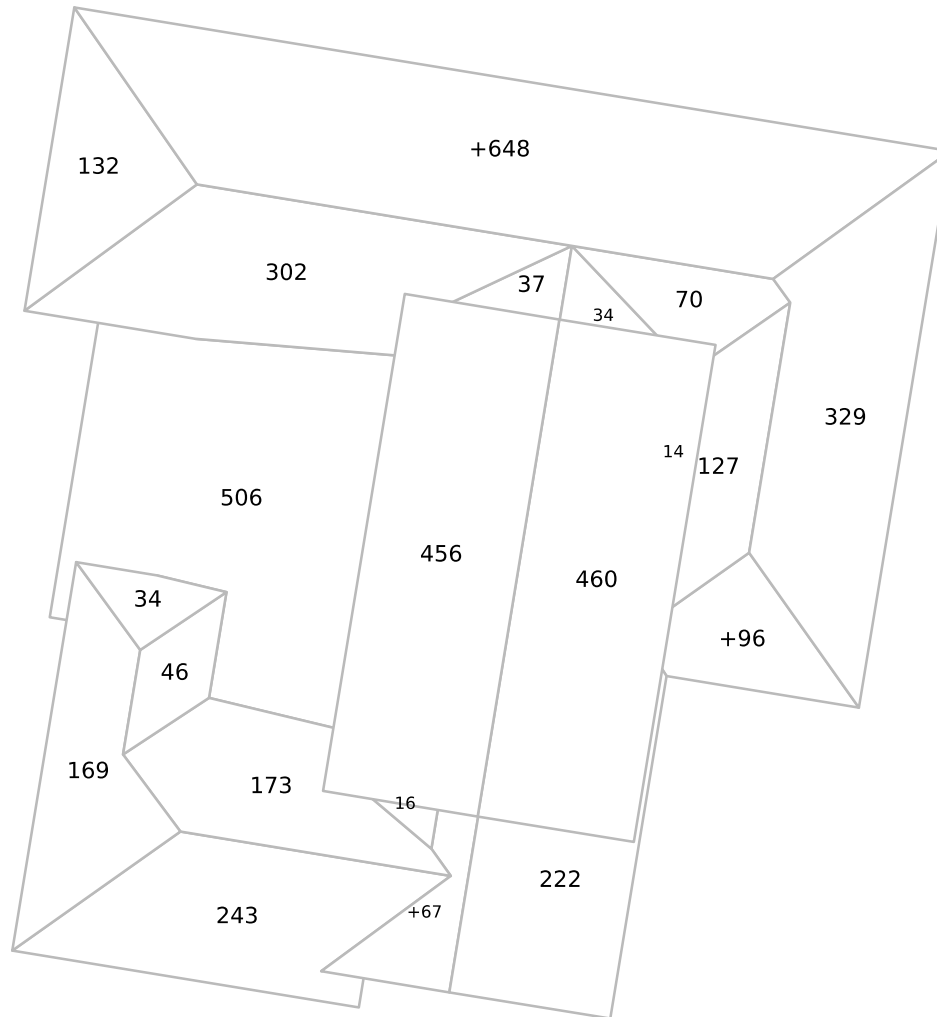
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater. Gray shading indicates flat, 1/12 or 2/12 pitches.

610 Don Gaspar Ave, Santa Fe, NM 87505

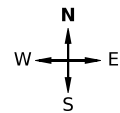
Report: 70453479

AREA DIAGRAM

Total Area = 4,181 sq ft, with 21 facets.



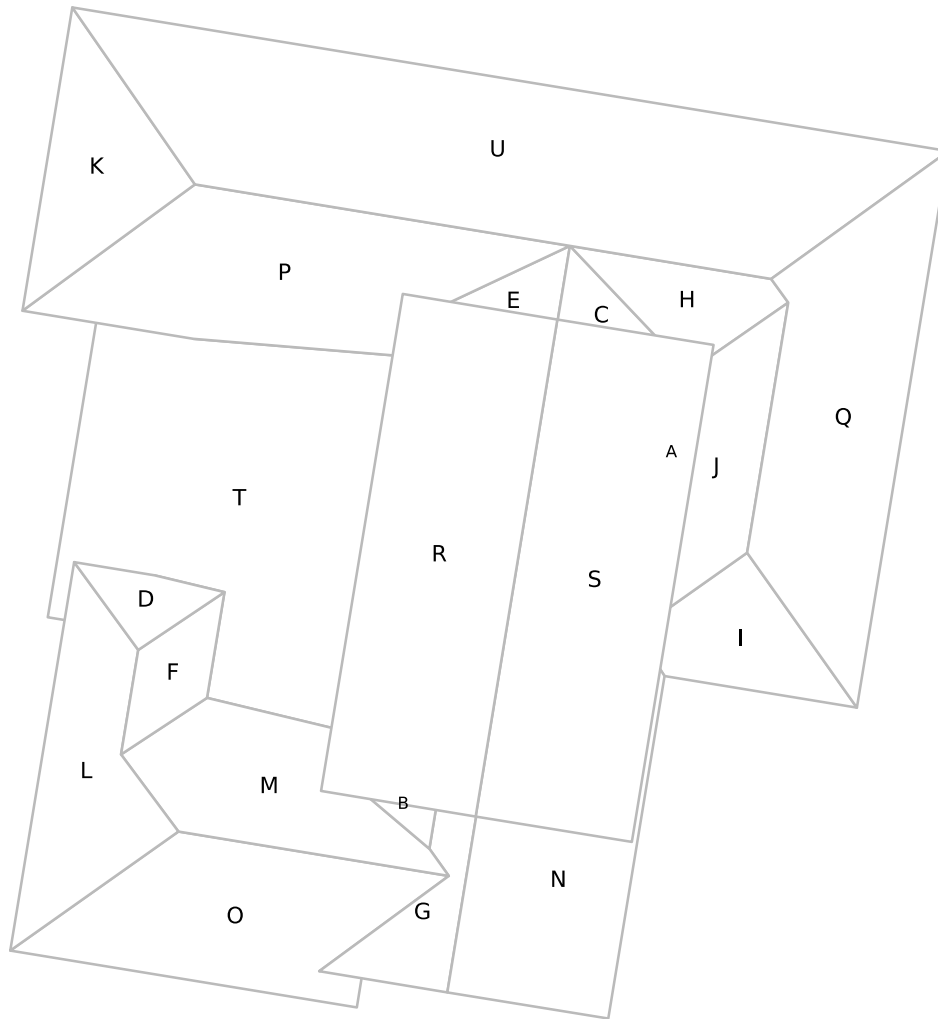
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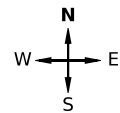
Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

REPORT SUMMARY

All Structures

Areas per Pitch			
Roof Pitches	1/12	4/12	6/12
Area (sq ft)	519.9	86.5	3574.5
% of Roof	12.4%	2.1%	85.5%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

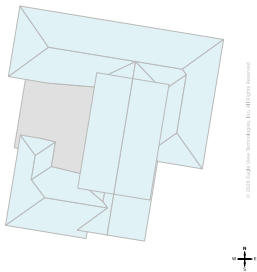
Structure Complexity		
Simple	Normal	Complex

Waste Calculation									
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the Lengths, Areas, and Pitches section below.									
Waste %	0 %	3 %	8 %	13 %	16 %	18 %	20 %	23 %	28 %
Area (Sq ft)	3661	3771	3954	4137	4247	4320	4394	4504	4687
Squares *	36.66	38.00	39.66	41.66	42.66	43.33	44.00	45.33	47.00
	Measured				Suggested				

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 21

Lengths, Areas and Pitches

Ridges = 145 ft (8 Ridges)
 Hips = 116 ft (10 Hips).
 Valleys = 120 ft (12 Valleys)
 Rakes† = 80 ft (8 Rakes)
 Eaves/Starter‡ = 340 ft (13 Eaves)
 Drip Edge (Eaves + Rakes) = 420 ft (21 Lengths)
 Parapet Walls = 0 (0 Lengths).
 Flashing = 48 ft (6 Lengths)
 Step flashing = 82 ft (11 Lengths)
 Predominant Pitch = 6/12
 Total Area (All Pitches) = 4,181 sq ft

Property Location

Longitude = -105.9415930
 Latitude = 35.6803200

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).

‡ Eaves are defined as roof edges that are not sloped and level.

610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

Online Maps

Online map of property

http://maps.google.com/maps?f=g&source=s_g&hl=en&geocode=&q=610+Don+Gaspar+Ave,Santa+Fe,NM,87505

Directions from Erie Home to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=128+Weldon+Pkwy,Maryland+Heights,MO,63043&daddr=610+Don+Gaspar+Ave,Santa+Fe,NM,87505

610 Don Gaspar Ave, Santa Fe, NM 87505

Report: 70453479

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.







City of Santa Fe, New Mexico

memo

DATE: August 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

2026-012691-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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☒ Historic Inventory Form

☒ Zoning Review Sheet

☐ Other:

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☒ Other: Windows Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade has been met for unit A and recommends denial of unit B exception of 14-4.6(E)(4)(I)(a) altering openings on a primary façade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(5) Westside-Guadalupe Historic District Design Standards.

Sample motions:

Four motions will be required in this case.

- a. In case 2026-012691-HDRB, for 216 Maynard unit A & B, approve or deny the application as submitted.
- b. In case 2026-012691-HDRB, for 216 Maynard unit A, to approve /deny the exception to 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade, finding that the exception criteria have/ have not been met.
- c. In case 2026-012691-HDRB, for 216 Maynard unit B, to approve /deny the exception to 14-4.6(E)(4)(I)(a) altering openings on a primary façade, finding that the exception criteria have/ have not been met.
- d. In case 2026-012691-HDRB, for 216 Maynard unit A, approve/deny the elements of the project that do not require an exception.
- e. In case 2026-012691-HDRB, for 216 Maynard unit B, 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:

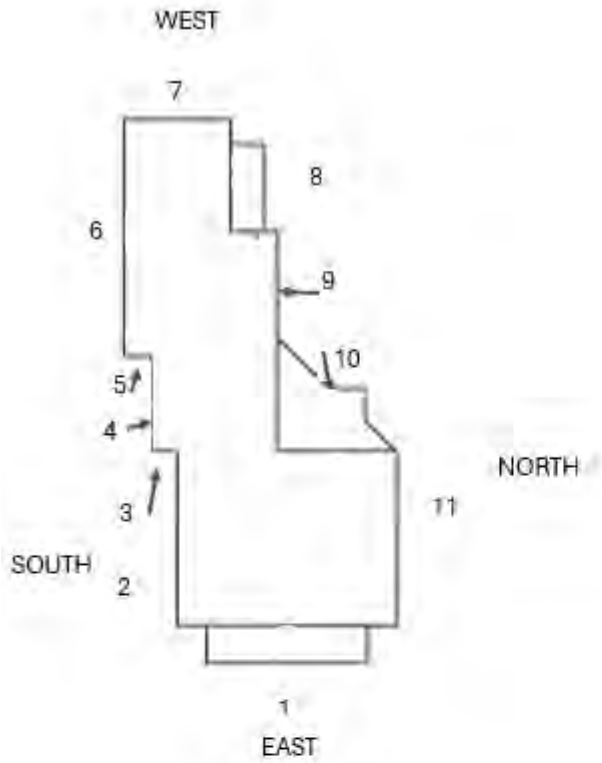
Streetscape:

These residential units are in Westside-Guadalupe Historic District. The streetscape architecture is vernacular in style, primarily adobe-built homes.

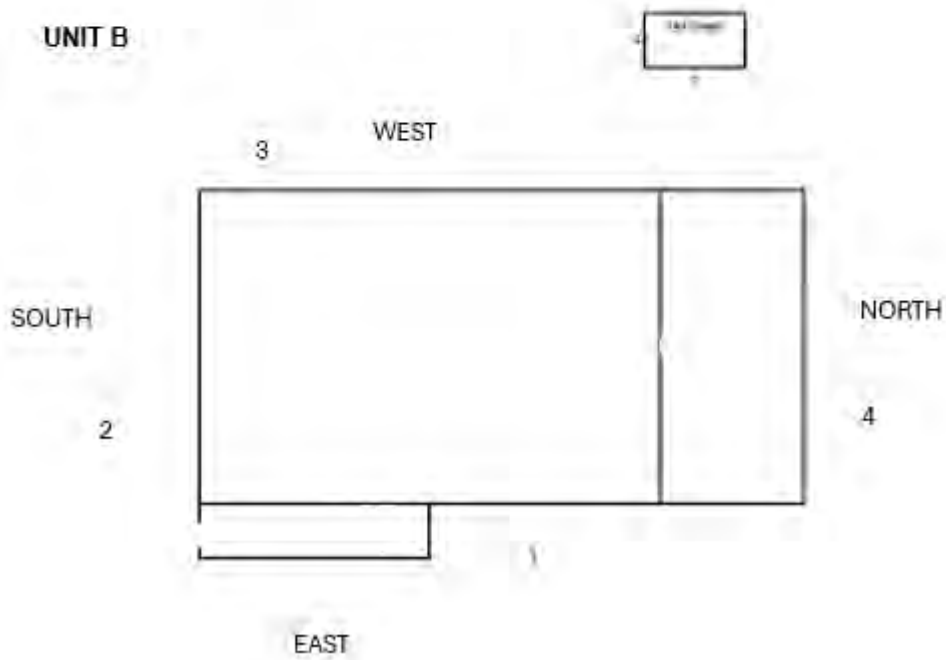
Site Description:

Residence (Unit A) was built in 1933-1939 by the Vigil family, and later built the garage (Unit B) prior to 1944. Both were built in Spanish Pueblo Revival style. These structures were given non-contributing status in 1958. In April 2026, the Historic Districts Review Board designated Unit A as contributing with east façade number 1, south façade numbers 2,3,4,5, and north façade number 11 as primary excluding non-historic materials. Unit B was also designated as contributing with the east façade 1 as primary.

UNIT A



UNIT B



PREVIOUS CASE SUMMARIES:

HDRB:

This property was red tagged for construction without a permit by the historic inspector on February 5, 2025.

2026-012125-HDRB. Status review and primary façade designation

No other previous cases were located for this property.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- Remove approximately 55' existing chain-link fence.
- Construct a new pony wall approximately 55' in length and 4'-0" in height, cmu block wall, cement stucco, pueblo color.
- 4'-0" high wood gates, in natural stain finish.

Unit A

- Stucco over the existing wood panel section measuring approximately 20' long by 8' high of non -historic material under portal on primary façade, stucco finish shall include Traditional Pueblo in style and color.
- Window Restoration and Replacement:- According to the window assessment windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and are all in fair condition. The new windows will read as similar to the existing with the same divided lites using in-kind materials.
- Window sizes will not change. New windows shall be Kolbe Windows, replace window with wood clad. Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
- Removal of existing non-historic material, awnings/canopies located on the south side elevation and at the southeast corner of the east elevation.
- Repair and patch affected wall and roof surfaces as required.
- Replace window with wood clad.

Unit B

- Change garage door into a window opening on a primary façade.
- Stucco finish shall include Traditional Pueblo in style and color.

EXCEPTION CRITERIA AND RESPONSES:

Unit A

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing historic windows on primary façades .

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

Applicant Response:

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by

Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

Staff Response: Staff finds that this criterion is met. According to the window assessment, windows B, C, F, and I on the primary facades are not historic. Windows D, E, G, H, and O are historic and in fair condition. The new windows will read as similar to the existing with the same divided lites and using in-kind materials. This will not damage the character of the district.

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

Applicant Response:

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

Staff Response: Staff finds that this criterion is met. The existing windows are in fair condition but surrounding walls show evidence of deterioration from condensation. The replacement of the windows will prevent long-term moisture damage to the walls of the building.

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

Applicant Response:

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage. Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Staff Response: Staff finds that this criterion is met. The applicant offered to make repairs to the historic windows when possible, but found that the repairs were not possible. The applicant is replacing the windows using in-kind wooden cladding to retain the historic design, material, and appearance of the historic windows.

Unit B

Exception to 14-4.6(E)(4)(I)(a) The applicant requests an exception to replacing altering openings on a primary façade.

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

Applicant Response:

The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, Traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

Staff Response: Staff finds that this criterion is not met. The window replaces a garage opening which no longer reads as a garage. The opening should remain as it was historically or it will damage the character of the district.

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

Applicant Response:

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

Staff Response: Staff finds that this criterion is not met. While the use of the garage space has changed, having the garage opening remain is not a hardship. The applicant could place a false door in front of the window and leave the opening to read as a garage opening. There is no hardship recognized.

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

Applicant Response:

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.

Staff Response: Staff finds that this criterion is not met. Other design options have not been considered.

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 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.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

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

E. General Design Standards for All Historic Districts

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

I. General

- I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status is prohibited.
- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. 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 Stepbacks.

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted 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 Stepbacks

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. Westside-Guadalupe Historic District

I. District Standards

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

- a. Slump block, stucco, brick, or stone shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal, panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
- b. The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- c. Roof form, slope, and shape. It is intended that the buildings be designed to be "wall-dominated". "Wall-dominated" means that the building's geometry is more defined by walls than by roofs. Buildings with flat, gabled, shed, or hipped roofs can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the wall shall be no greater than the height of the wall. Folded plate, hyperbolic, or mansard roofs are not allowed;
- d. The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
 1. raising the parapet;
 2. setting back from the edge of the roof;
 3. Framing the collector with wood.
 4. In the case of pitched roofs, by integrating the collector into the pitch;
 5. In the case of ground solar collectors, by a wall or vegetation;
 6. In the case of wall collectors, by enclosing or other walls;
 7. Other means that screen the collector or integrate it into the overall

structure. Non-glare materials shall be used in solar collectors.

- e. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
- f. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in the street frontage.
- g. Greenhouses;
- h. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and that greenhouses made from enclosed porches or portals maintain the shape of the porch or portal.
- i. Porches and portales are encouraged;
- j. When parking spaces are required for commercial or multi-family residential buildings, they shall be placed to the rear or side of the building.

II. Walls; Fences; Solar Collectors: Administration

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: March 15, 2026

For HPD Office use only:		
HCPI No.	District No.	NRHP SRCP Criteria A B C D
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676 4. County: Santa Fe Parcel # 12950144
5. Property Type: ☒ Buildings: 2 dwelling ☐ Structures: ☐ Site ☐ Object		
6. Date of Survey: May 23, 2025, JWM		
7. Previous Survey Date(s): ☒ Yes: August 1985, Harry Weiss ☐ No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.68692,-105.9524795		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation. Camera facing southwest.		
11. Brief Description of the Property: The two dwellings at 216 and 216 B Maynard Street are located on a rectangular lot approximately 270 feet south of Alto Street within the Westside-Guadalupe Historic District. The Front House is an approximately 1,957 square foot adobe residence that includes its original late-1930s core and a rear “panhandle” extension added around 1950, which created a bonus room and a rental apartment. Behind it, along the west side of the property, is a separate dwelling constructed in the 1940s as a rental unit. This approximately 966 square foot building originally included an attached one-car garage that has recently been converted into living space. Both structures were likely owner-built and exhibit the irregularities typical of modest, budget-conscious construction. Both buildings are currently classified as Non-contributing. Continued on Page 5.		
12. Who uses the property? Residences		
13. Construction Date: Date: 216, Front House: 1930s with extensions and additions; 216 B, Back House; by 1948, with a later attached garage ☐ Known ☒ Estimated Source: aerial photographs and newspaper advertisements		
14. Setting: ☒ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public		
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A		

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

For: owner via Ron Winters,
Archaeologist

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

Current owner: Contractor
for Jennica, Gerald and
Karin Arielle Kilbride

N/A

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

20. Significance to Current Community: ☒ 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 ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ 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 ☒ Yes

If yes: ☐ Significant ☐ Contributing ☒ Non-contributing: both structures ☐ No Status

Per City of Santa Fe official designation map

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

24. Supplemental Forms:

☐ None ☒ 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																																																																							
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																																							
6. Visible Construction Material: ☒ Adobe ☐ Brick ☐ Composition ☒ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ 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: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: _____ 8. Foundation: ☐ N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised: Materials: ☐ Concrete: ☐ Stone Other: Notes 9. Roof: ☐ N/A Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed Other: Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave: ☒ Parapets Materials: ☒ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: Standing Seam ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:		10. Window Types Front House <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> <tr><td>Casement</td><td>Wood</td><td>4-4</td><td>1</td></tr> <tr><td>Casement</td><td>Wood</td><td>6-6</td><td>1</td></tr> <tr><td>Casement</td><td>Steel</td><td>3-3</td><td>1</td></tr> <tr><td>Casement</td><td>Steel</td><td>3-3 I 2T</td><td>1</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-3F-3C</td><td>1</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-3F-3C I 3T</td><td>2</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-12F-3C I 5T</td><td>1</td></tr> <tr><td>Fixed</td><td>Wood</td><td>1</td><td>1</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>3/1</td><td>3</td></tr> </table> Back House <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> <tr><td>Casement</td><td>Wood</td><td>1</td><td>1</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-3F</td><td>1</td></tr> <tr><td>Combination</td><td>Steel</td><td>3C-3F-3C I 3T</td><td>2</td></tr> <tr><td>Hung-Sash</td><td>Wood</td><td>6/6</td><td>2</td></tr> <tr><td>Sash (In fixed position)</td><td>Wood</td><td>4</td><td>1</td></tr> <tr><td>Sash (In fixed position)</td><td>Wood</td><td>8</td><td>1</td></tr> </table>		Operation	Material	Glazing	Number	Casement	Wood	4-4	1	Casement	Wood	6-6	1	Casement	Steel	3-3	1	Casement	Steel	3-3 I 2T	1	Combination	Steel	3C-3F-3C	1	Combination	Steel	3C-3F-3C I 3T	2	Combination	Steel	3C-12F-3C I 5T	1	Fixed	Wood	1	1	Hung-Sash	Wood	3/1	3	Operation	Material	Glazing	Number	Casement	Wood	1	1	Combination	Steel	3C-3F	1	Combination	Steel	3C-3F-3C I 3T	2	Hung-Sash	Wood	6/6	2	Sash (In fixed position)	Wood	4	1	Sash (In fixed position)	Wood	8	1
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12. Chimneys ☒ N/A	13. Porches ☐ N/A Type: ☐ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap
14. Other Significant Features N/A	
15. Modifications: ☒ No known modifications Front House <u>#1 Date: post-1948; various extensions and addition, including apartment; aerial photographs and visual and material evidence.</u> <u>#2 Date: 1978-1985; extension of front façade with portal and entry vestibule; aerial photographs and visual and material evidence.</u> Back House <u>#1 Date: post-1985; replacement of front porch; 1985 HBI and visual and material evidence.</u> <u>#2 Date: 2025; closure of garage door opening; red tag and visual and material evidence.</u>	

16. Primary Architectural Style ☐ Not Applicable ☐ Art Deco/Streamline Moderne ☐ Bungalow/Craftsman ☐ Colonial Revival ☐ Folk Victorian ☐ Gothic Revival ☐ International ☐ Italianate ☐ Mediterranean ☐ Mission Revival ☐ Neo-Classical ☐ Northern NM ☐ Prairie ☐ Pueblo ☐ Queen Anne ☐ Ranch ☐ Spanish-Colonial ☒ Spanish-Pueblo Revival ☐ Territorial ☐ Territorial Revival ☐ Tudor Revival Notes: ☒ Other: Vernacular
17. Documents Available and Their Locations Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
SITE:
18. Attached or Associated Properties Are associated properties eligible for listing: N/A

Historic Preservation Division, New Mexico Department of Cultural Affairs

[illegible]

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Architectural Description Continued

Front House

East (Front) Elevation

The primary house faces the street with an altered façade (Photo 1). Aerial photographs indicate that the original design consisted of a flat façade. Before 1958, a portal and entry vestibule were added to this elevation (Fig. 3) (Photo 2). In the recent past, the portal was infilled with vertical boards, enclosing the space and obscuring the original windows (Photo 3). This infill now occupies the center of the façade.

The furred area contains an inset display case holding the Virgin of Guadalupe and representations of Santo Niño and other Catholic saints (Photo 4). The installation appears permanent in character, with fixed glazing and integrated framing rather than a removable shelf or temporary arrangement. At the north end is an entry vestibule with a modern metal door. Beyond it, along the east façade, is a non-historic window lighting the vestibule (Photos 5 & 6). This opening, unlike those in the historic portion of the house, lacks the stuccoed lug sill found elsewhere, further suggesting that this section represents a later addition.

The opposite end of the façade contains a steel combination window (Photo 7). This, and the adjacent windows along the south elevation, are sheltered by shallow green corrugated fiberglass shade canopies supported on triangular wood brackets with diagonal braces and painted to match the window frames. These were likely constructed by the long-term homeowner, Ramon Vigil, who was a carpenter.

Stepping back 28 feet is the final section of the east elevation, consisting of a portion of a CMU addition (a bonus room) containing a fixed wood window, also sheltered by a shading canopy (Photos 8 and 9).

North Elevation

The long north elevation, running along the driveway, incorporates the original house, its enclosed porch, a later addition, and the apartment constructed before 1950. The older section at the east end represents the original adobe core (Photo 10). It is fenestrated with steel combination windows (Photo 11) including one serving the kitchen (Photo 12), and a pair of older wood casements.

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Turning the corner is a porch that was enclosed at some point between 1958 and 1978, based on aerial photographs (Photo 13). The original porch windows and door remain behind plywood sheathing (Photo 14).

Stepping back 18 feet is the CMU addition discussed above. It is entered through a tripartite opening consisting of a 15-light glazed wood door flanked by multi-light sidelights, each topped by an operable hopper sash (Photo 15). The assembly appears to be field-built and may have been constructed by the former owner. It leads to a bonus room within the addition (Photo 16).

Narrowing in width, the remainder of the elevation consists of a one-bedroom apartment constructed before 1950 (Photo 17). It contains several three-over-one wood sash windows with molded interior muntins (Photos 18 & 19). Both the exterior and interior views indicate the likely location of a removed door (Photo 20).

The apartment narrows further to a small entry porch with two doors (Photo 21). One, a half-light-over-wood-panel unit, appears historic; the other is a wood six-panel replacement door.

West Elevation

The short west elevation contains a single opening holding a three-over-one wood double-hung sash window (Photo 22).

South Elevation

The long south elevation, which sits close to the property line, reflects the same sequence of construction visible along the opposing north elevation, but presents a relatively flat and uniform façade. At the east end are several steel casement windows corresponding to the historic adobe core (Photos 7 & 23). Another steel casement provides light to the bonus room (Photo 24). It, like other windows on the additions, does not have a lug sill.

The façade remains low and flat, with a boxed fascia and gutter running along the parapet edge (Photo 25). A pair of small four-light wood casements serve the kitchen (Photos 26 & 27). Nearby is another small window in which a single pane has been replaced with painted plywood.

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Back House

216 Maynard Street B, or the Back House, is located approximately 160 feet west of Maynard Street, behind the Ramon Vigil house which is the primary dwelling on the parcel. From the public right-of-way, only the former garage façade of Unit B is visible. The building is fronted by a gravel parking area and has a small rear garden containing an overgrown yellow rose. The west elevation faces the parking lot of the former Boys & Girls Club at 710 Alto Street.

East (Front) Façade

The east façade is a flat, rectangular wall plane, with the attached garage aligned on the same plane (Photo 29). The south portion is covered by a non-historic porch (Photos 30 & 31) that shelters the primary entry. The door opening is approximately 2'-6" wide and contains a machine-fabricated paneled door with a small diamond-shaped vision lite (Photo 32).

Flanking the entry are two steel combination windows. Their casement sash open on exterior butt hinges, suggesting late 1940s or 1950s fabrication. These are different units than those found on the Front House. The windows sit slightly recessed from the wall plane and rest on splayed lug sills.

North of the porch is a smaller steel casement window, also with exterior-mounted hinges (Photo 34). At the north end of the façade is the former garage. Its approximately 8-foot-wide door opening has been infilled with OSB sheathing (Photo 35).

North Elevation

The north elevation lies approximately 39 inches from the property line (Photo 36). This elevation corresponds to the side wall of the former garage and contains a single horizontal window opening fitted with an eight-light wood sash (Photo 37).

West Elevation

This elevation once looked over the Boys & Girls Club playfield but now faces a parking lot enclosed by a chain-link fence, with a large antique yellow rose growing along the fence line. At the north end is the rear wall of the garage, which has no openings (Photo 38). The residential portion of the elevation (Photo 39) contains an older four-light wood panel door that historically opened into the kitchen (Photo 40). The door is

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flanked by wood-sash windows of varying sizes (Photos 41 & 42), exhibiting a mix of splayed wood and concrete lug sills.

South Elevation

The south elevation contains a similar mixture of window types (Photo 43). At the west end is a four-light barn sash set back approximately 6½ inches from the wall with angled reveals and a concrete lug sill (Photo 44). At the opposite end, a six-over-six sash sits only about 4 inches from the wall plane and rests on a splayed wood sill (Photo 45). The reason for the differing window placements and sill constructions is unclear.

Historical Overview

Maynard Street

Like many of the short lanes branching from Alto Street, Maynard Street began as farmland irrigated by two acequias crossing north and south of the future street. Much of the surrounding acreage was historically held by Jose Ortiz y Baca and his brother Candido Ortiz y Baca (Fig. 1), extending from what is now Barela Street westward toward the future site of the Boys and Girls Club (constructed in the early 1940s). The origin of the name “Maynard” is unclear.

In the early twentieth century, investors decided these fields had relatively low agricultural value and began subdividing them into small residential lots. Maynard Street was originally known as Young Street, likely named for local real estate promoter Jay L. Young. By 1938, the street contained roughly a dozen separate houses, most owned and occupied by families with long-established Hispanic surnames.¹ One of these was 216 Young Street, owned by Ramon and Sofia Vigil.

¹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1938* (El Paso: Hudspeth Directory Company, 1938), 231.

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The Vigils

Ramon Nonato Vigil (born 1912 at La Puebla, near Santa Cruz) had worked in agriculture with his father, Esquipula Vigil, before moving to Santa Fe in the mid-1930s. This was likely after his marriage to Sofia Valdez who may also have been from the Santa Cruz area.

The Vigil family acquired the lot around 1935 and constructed the original dwelling—the house at the street—soon afterward. The 1940 federal census recorded Ramon, age 28, working as a bricklayer for the Works Progress Administration; Sofia, age 33, had no listed occupation. They owned the house, which was valued at \$500.²

Ramon registered for the draft in 1940³ but subsequently migrated to Oakland, California, where he worked in wartime shipyards. He later continued working in California as a carpenter and cabinetmaker.⁴ The Vigils had returned to Santa Fe before the end of the war and enlarged the rear of their home with an addition. A 1948 aerial photograph shows that the separate Back House was already in place at that time (Fig. 2).

The couple had no children and the expansion was likely intended to generate rental income. The new space was advertised in the Santa Fe New Mexican as an apartment. The 1944 city directory lists Agapito Herrera as a separate household at the property, without a specific address.⁵ Herrera lived in the Back House with his wife Adelia and worked as a truck driver for the state highway department. The Herreras soon moved out and were replaced by other tenants, who appear to have been young couples.⁶

² U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 9B; Enumeration District: 25-8A.

³ National Archives at St. Louis; St. Louis, Missouri; WWI Draft Registration Cards for New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 129.

⁴ "Ramon N. Vigil" [obituary], *The New Mexican*, May 17, 2003, B-2.

⁵ *Hudspeth Directory Company, Santa Fe City Directory, 1944*, 334.

⁶ "Three-Room – Unfurnished house . . .," *Santa Fe New Mexican*, August 7, 1950, 7. At various points, advertisements listed the rental house and apartment with differing room counts. This appears to be the earliest advertisement using the 216 ½ Maynard Street address.

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A separate small apartment was added to the back of the Front House around the same time. Both the Back House and attached apartment are visible on a 1958 aerial (Fig. 3). City directory evidence indicates that by the mid-1950s the Vigils had vacated the property and were leasing only the front dwelling. The 1950 census recorded Ramon living in Santa Cruz with a female cousin, where he was working as a carpenter for Larry Ward, an Española contractor.⁷

By 1960 Ramon and his second wife, Maida, were residing in the Front House on Maynard Street and renting both the attached apartment and the rear dwelling, then addressed 216½ Maynard Street. That year both rental units were occupied by employees of the state penitentiary. Abdon and Sofia Olivas resided in the attached apartment. The rear house was leased by Robert and Nellie Yardman; Nellie was employed as a service agent for the telephone company.⁸

City directories indicate that Ramon continued to reside on the property throughout the historic period. In 1964 he was living in the Front House with Maida. At that time, in his early fifties, he was employed as a carpenter with Lockwood Construction. The attached apartment was occupied by Leroy Romero, an employee of Empire Builders, and his wife Angelina. The small rear dwelling was leased by mechanic Andy Roybal and his wife Heidi.⁹ In later years Nancy Kernes, a social worker, moved into the rear rental house and remained there until the early 2020s.

At some point after his retirement from carpentry, Vigil appears to have partially enclosed the front porch of the main dwelling. The wall line was furred out and clad with vertical wood boards. Near its center he installed a glazed display case containing religious statuary and devotional images, including figures of Virgin of Guadalupe, Santo Niño, St. Martin de Porres, and other Catholic saints. The installation functioned as a permanent devotional shrine visible from the porch and the street.

Ramon N. Vigil died in 2003. His estate entered probate in the First Judicial District Court (Cause No. D-0101-PB-2003-00121). On July 8, 2003, the court appointed Christopher

⁷ U.S. Census Bureau, Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Upper Santa Cruz, Santa Fe, New Mexico; Roll: 3579; Page: 12; Enumeration District: 26-56.

⁸ Hudspeth Directory Company, Santa Fe City Directory, 1960, 261 and 412.

⁹ Ibid., 1964, 159, 412, 466, and 519.

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Cullen as Special Administrator. By Special Administrator's Deed dated October 11, 2004, Cullen conveyed the property—including the main dwelling, attached apartment, and rear house—to Celina V. Rivera of Santa Fe.¹⁰

The property continued in rental use into the early 2020s, remaining under Rivera's ownership, and later her estate, until its acquisition by the current owner in 2024.

¹⁰ Transaction described in Personal Representative's Deed, Celina V. Rivera Estate to Jenica and Gerald Kilbride, Instrument # 2046937, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Front House

The Front House has interest as a likely owner-built vernacular dwelling characteristic of the Westside–Guadalupe Historic District. The building reflects a pattern of budget-conscious additions and extensions that speak to the long-term occupation of the property and efforts to maximize residential use on a narrow lot. Small craft elements, such as the knee-braced shading canopies over the windows, were likely constructed by the long-term owner, a carpenter, and add a modest layer of individualized workmanship.

While the front façade has experienced alteration through the furring out of the portal with vertical boards, the change does not obscure the building's overall form, massing, or its relationship to the street. The house continues to convey the character of a modest vernacular dwelling typical of the district, and its incremental changes reflect the practical adaptations associated with long-term residential use. These qualities contribute to the district's broader pattern of owner-built and gradually modified homes.

For these reasons, the recommendation is to upgrade the building to Contributing status within the Westside–Guadalupe Historic District, recognizing the east (front) elevation—exclusive of its non-historic materials and design elements—as the building's primary façade.

Back House

Constructed in the late 1940s, the Back House meets the criteria for designation as a Contributing structure within the Westside–Guadalupe Historic District. Its east elevation, facing the approach to the dwelling, displays the greatest architectural interest and is therefore considered the building's primary façade, although it has experienced several alterations. Despite these changes, the building retains sufficient historic form, materials, and workmanship to convey its mid-twentieth-century construction.

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For these reasons, the recommendation is to upgrade 216 Maynard Street, Unit B, to Contributing status. This recommendation excludes non-historic materials associated with the reconstructed porch, the current front door, and other alterations made after the fifty-year mark.

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Illustrations



Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912, georeferenced and overlaid on a contemporary satellite image. The approximate position of the current parcel is indicated with a hatched rectangle.

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: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
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Figure 2: October 25, 1948, aerial photograph. Front House is observable, with what appears to be its apartment addition. The Back House is also visible but does not appear to have the attached garage.

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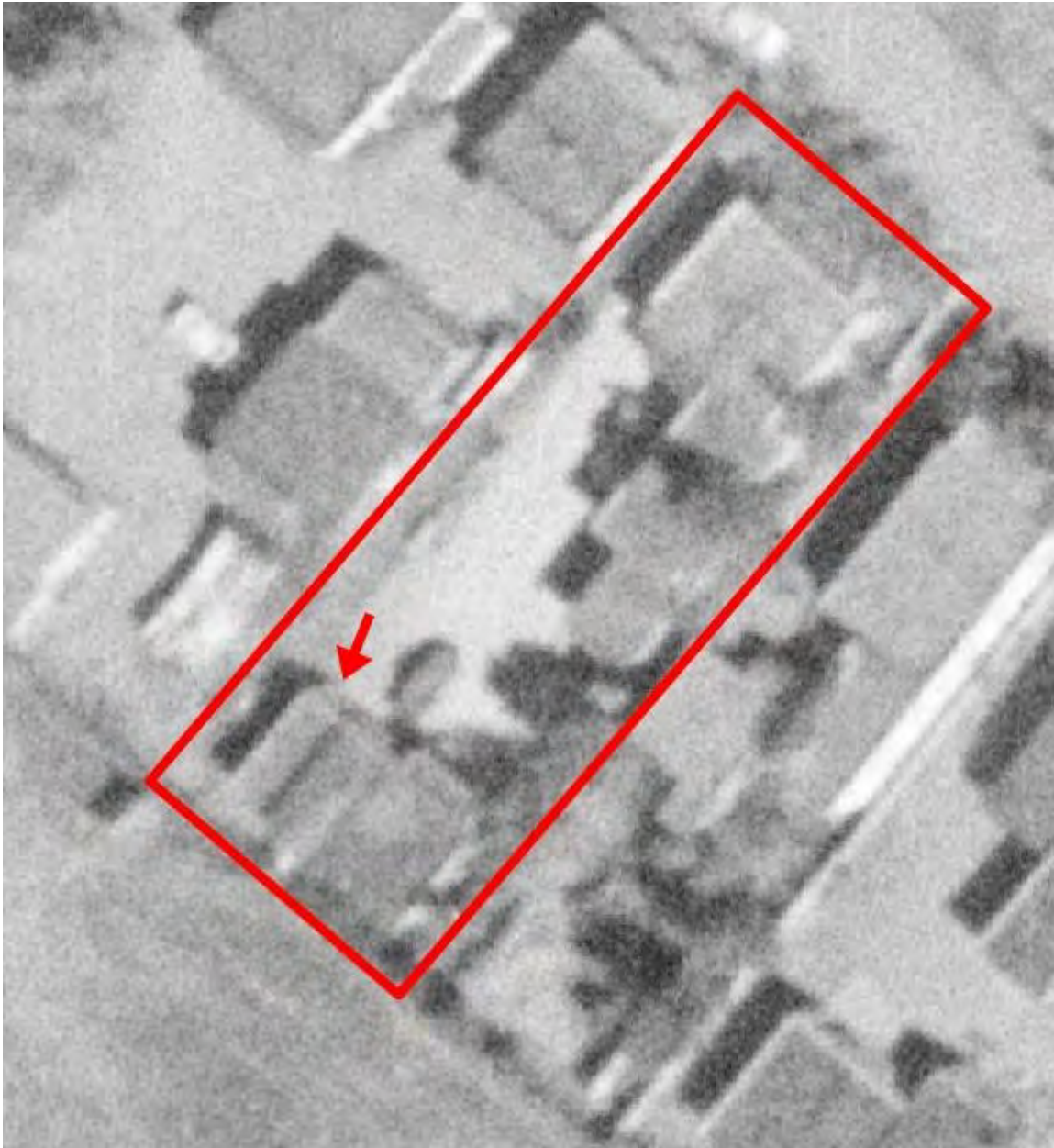


Figure 3: November 10, 1958, aerial photograph. Attached garage observed (arrow).

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Figure 4: September 11, 1978, aerial photograph. Enclosed porch and porch addition observed (arrow).

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Figure 5: Front House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.

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Figure 6: Back House - August 1985 Historic Building Inventory form. Harry Weiss, photographer.

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Survey Photographs

(All images taken by John W. Murphey on May 24, May 25, or May 30, 2025)

216 Maynard (Front House)



Photo 2: East (front) and north elevations of original home. Portal and entry added later. Camera facing southwest.

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Photo 3: Portal and entry vestibule. Camera facing north.

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Photo 4: Display of saints. Camera facing west.

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Photo 5: Window at entry vestibule. Camera facing west.

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Photo 6: Entry vestibule. Camera facing east.

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Photo 7: Windows at southeast corner. Camera facing northwest.

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Photo 8: Window at CMU addition. Camera facing west.

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

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Photo 9: Windows at interior of CMU addition. Camera facing southeast.

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

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Photo 10: North elevation of historic core. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: Window at north elevation of historic core. Camera facing south.

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Photo 12: Window at interior of historic core. Camera facing north.

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

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Photo 13: Enclosed porch and porch addition. Camera facing south.

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Photo 14: Interior of enclosed porch. Camera facing south.

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

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Photo 15: Entry to CMU addition. Camera facing south.

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Photo 16: Interior of entry to CMU addition. Camera facing north.

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Photo 17: Apartment addition at center and right. Camera facing south.

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

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Photo 18: Window of apartment. Camera facing south.

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Photo 19: Detail of widow at apartment. Camera facing northwest.

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

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Photo 20: Interior of apartment showing window and deleted door. Camera facing north.

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

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Photo 21: Entry doors to apartment. Camera facing south.

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

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Photo 22: West elevation. Camera facing east.

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Photo 23: South elevation, original historic core at right. Camera facing west.

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

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Photo 24: Interior of south elevation window. Camera facing south.

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Photo 25: Window at CMU addition. Camera facing north.

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Photo 26: South elevation of apartment addition. Camera facing northwest.

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Photo 27: Window at apartment kitchen. Camera facing north.

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Photo 28: Interior view of window and kitchen. Camera facing south.

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Photo 29: East façade and context. Camera facing west.

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Photo 30: Porch. Camera facing west.

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Photo 31: Porch ceiling. Camera facing up.

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Photo 32: Entry door. Camera facing west.

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Photo 33: Window south of entry. Camera facing west.

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Photo 34: Camera north of entry. Camera facing west.

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Photo 35: Infilled garage door. Camera facing west.

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Photo 36: North elevation. Camera facing west.

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Photo 37: Window at former garage. Camera facing south.

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Photo 38: West elevation. Former garage on the left. Camera facing southeast.

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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: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
		5. Date of Survey: May 23, 2025			



Photo 39: West elevation. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Ramon Vigil House and Rental Units		216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe		Santa Fe ID: H-2676	
				4. County: Santa Fe	
				5. Date of Survey: May 23, 2025	



Photo 40: Rear entry door. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
		5. Date of Survey: May 23, 2025			



Photo 41: Window north of door. Camera facing east.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
		5. Date of Survey: May 23, 2025			



Photo 42: Window south of door. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property:		2. Location:		3. Local Reference Number:	
Ramon Vigil House and Rental Units		216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe		Santa Fe ID: H-2676	
				4. County: Santa Fe	
				5. Date of Survey: May 23, 2025	



Photo 43: South elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
		5. Date of Survey: May 23, 2025			



Photo 44: West end window. Camera facing north.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2			
HCPI No.	District No.	NRHP	SRCP	Criteria	A B C D
1. Name of property: Ramon Vigil House and Rental Units	2. Location: 216 Maynard Street 216 Maynard Street B Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-2676			
		4. County: Santa Fe			
		5. Date of Survey: May 23, 2025			



Photo 45: East end window. Camera facing north.

PROPOSAL LETTER / SCOPE OF WORK

Project Address:

216 A Maynard St.
Santa Fe, NM 87501

Owner: Jernica Kibrito

Contractor: Green Image Construction

1. Fence Removal & Pony Wall Installation

- Remove approximately 55 linear feet of existing chain-link fence.
- Construct a new pony wall approximately 55 linear feet in length and 4'-0" in height.
- Pony wall shall be constructed using 8-inch concrete masonry units (CMU block).
- Apply a complete three-coat cement stucco and color system.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color shall match the existing Pueblo color of the residence as closely as possible.
- Install one (1) new 3'-0" wide x 4'-0" high wood gate.
- Gate shall receive a natural stain finish.
- Gate shall swing inward toward the interior courtyard/property.

2. Stucco Application – Wood Panel Area

- Apply a three-coat stucco system over the existing wood panel section measuring approximately 20 feet long by 8 feet high.
- Include all required surface preparation, weather-resistant barrier, metal lath, trims, and bonding materials as required.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color shall match the existing Pueblo color of the residence as closely as possible.
- Texture, color, and appearance shall blend seamlessly with the adjacent existing stucco surfaces.
- Final finish shall be consistent with the historic character and architectural appearance of the existing residence.

3. Window Restoration and Replacement

- Remove and replace windows as approved by the City of Santa Fe Historic Preservation Division.
- Window sizes, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
- New windows shall be Kolbe Windows or approved equivalent meeting Historic Preservation requirements.
- Installation shall include all required flashing, weatherproofing, trim work, and related finish work.
- Existing historic windows identified as repairable shall be restored and preserved as directed by the approved Historic Window Analysis.

4. New Window Installation

- Install one (1) new window at the approved location.
- Window dimensions, operation, and specifications shall follow the Historic Window Analysis and Window Schedule prepared by Ra Patterson (Window Expert).
- New window shall be a Kolbe Window or approved equivalent meeting Historic Preservation requirements.
- Installation shall include all required flashing, weatherproofing, and related finish work.
- Exterior stucco work shall be limited to patching and blending the area immediately surrounding the new window opening.
- Patching shall include a complete three-coat cement stucco system.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color, texture, and finish shall match the existing adjacent wall surfaces and Pueblo color as closely as possible.

5. Awning Removal

- Remove existing wood awnings/canopies located on the south side elevation and at the southeast

corner of the front elevation.

- Remove all associated framing, supports, roofing materials, fasteners, and related components.
- Dispose of demolition debris off-site.
- Repair and patch affected wall and roof surfaces as required.
- Apply a complete three-coat cement stucco system where necessary.
- Finish shall include traditional Pueblo-style stucco with sand finish texture.
- Stucco color, texture, and appearance shall match the existing residence as closely as possible.

Permits & Approvals

- All work shall be performed subject to City of Santa Fe permits, inspections, Historic Preservation Division review, and final approvals.
- All work shall comply with applicable City of Santa Fe building codes, Historic District requirements, and approved plans.
- Minor field adjustments may be made as required to satisfy code compliance and Historic Preservation requirements.

Respectfully Submitted,

Sergio Nunez
sergio.an@live.com
(505) 570-1641

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

June 12, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216A Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this exception request regarding rehabilitation and restoration work proposed at the property located at 216A Maynard Street, Santa Fe, New Mexico. The proposed work consists of the removal and replacement of deteriorated and historically damaged windows, removal of deteriorated wood paneling located on the front elevation of the residence, removal of existing awnings, and selective removal and repair of damaged stucco surrounding window openings. All replacement materials and finishes will be designed to match the existing historic character, appearance, texture, and architectural integrity of the property.

(i) The proposed work will not damage the character of the district

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

(ii) The proposed work is compatible with the surrounding historic district

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

(iii) The proposed work represents the minimum necessary alteration

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage.

(iv) Public benefit

Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Sincerely,

Sergio Nunez

AAA Abatement, LLC
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: Sergio.an@live.com

June 12, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216A Maynard St, Santa Fe, NM

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(i) The proposed work will not damage the character of the district

The existing windows have experienced significant deterioration and damage beyond practical repair. Replacement windows will follow the recommendations and window schedule prepared by Ra Patterson, Historic Window Specialist, and will be designed to match the existing historic appearance, dimensions, proportions, and architectural character of the residence. The existing wood paneling located on the front elevation is deteriorated and no longer serviceable. Replacement materials and finishes will match the existing historic appearance and architectural style of the structure. Existing awnings proposed for removal are deteriorated and have reached the end of their useful life. Their removal will not adversely affect the historic character of the property or surrounding neighborhood. Selective stucco removal around affected window openings will be limited to areas necessary to perform repairs and window installation. New stucco will be applied using a traditional three-coat stucco system and finished to match the existing texture, color, and appearance of the structure.

(ii) The proposed work is compatible with the surrounding historic district

All replacement materials, finishes, textures, and architectural details will be compatible with the existing residence and surrounding historic neighborhood.

(iii) The proposed work represents the minimum necessary alteration

The proposed improvements are limited to only those areas requiring repair or replacement due to deterioration and damage.

(iv) Public benefit

Approval of this request will allow for the preservation, stabilization, and continued maintenance of the property while ensuring that replacement materials remain historically compatible with the surrounding district.

Sincerely,

Sergio Nunez

AAA Abatement

Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641
Email: sergio.an@live.com

June 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Proposed Letter – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

Please accept this proposed letter regarding improvements at 216 B Maynard St, Santa Fe, NM. The existing garage door opening is deteriorated and structurally compromised. Due to its condition, the garage door and associated framing will be removed and replaced with a traditional wall assembly and one compatible window.

The new window will be installed in accordance with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and will match the scale, proportions, and character of the existing historic residence and surrounding neighborhood.

The new wall section will utilize a traditional three-coat cement stucco system matching the existing Pueblo-style stucco finish, texture, color, and architectural appearance of the residence. The proposed work will improve structural integrity, safety, energy efficiency, and long-term maintenance while preserving the historic character of the district.

All proposed window work shall comply with the Historic Window Schedule prepared by Ra Patterson, Window Expert, and shall be installed in accordance with the approved plans submitted to the Santa Fe Historic Districts & Landmarks Division.

Thank you for your consideration.

Respectfully Submitted,

Sergio Nunez
AAA Abatement

AAA Abatement
Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
Phone: (505) 570-1641

Exception Letter – Historic Review

May 6, 2026

Santa Fe Historic Districts & Landmarks Division (SFHD)
Attn: Amanda Romero, Case Manager
Santa Fe, New Mexico

RE: Exception Request – 216 B Maynard St, Santa Fe, NM

Dear Amanda Romero,

(i) Do not damage the character of the district

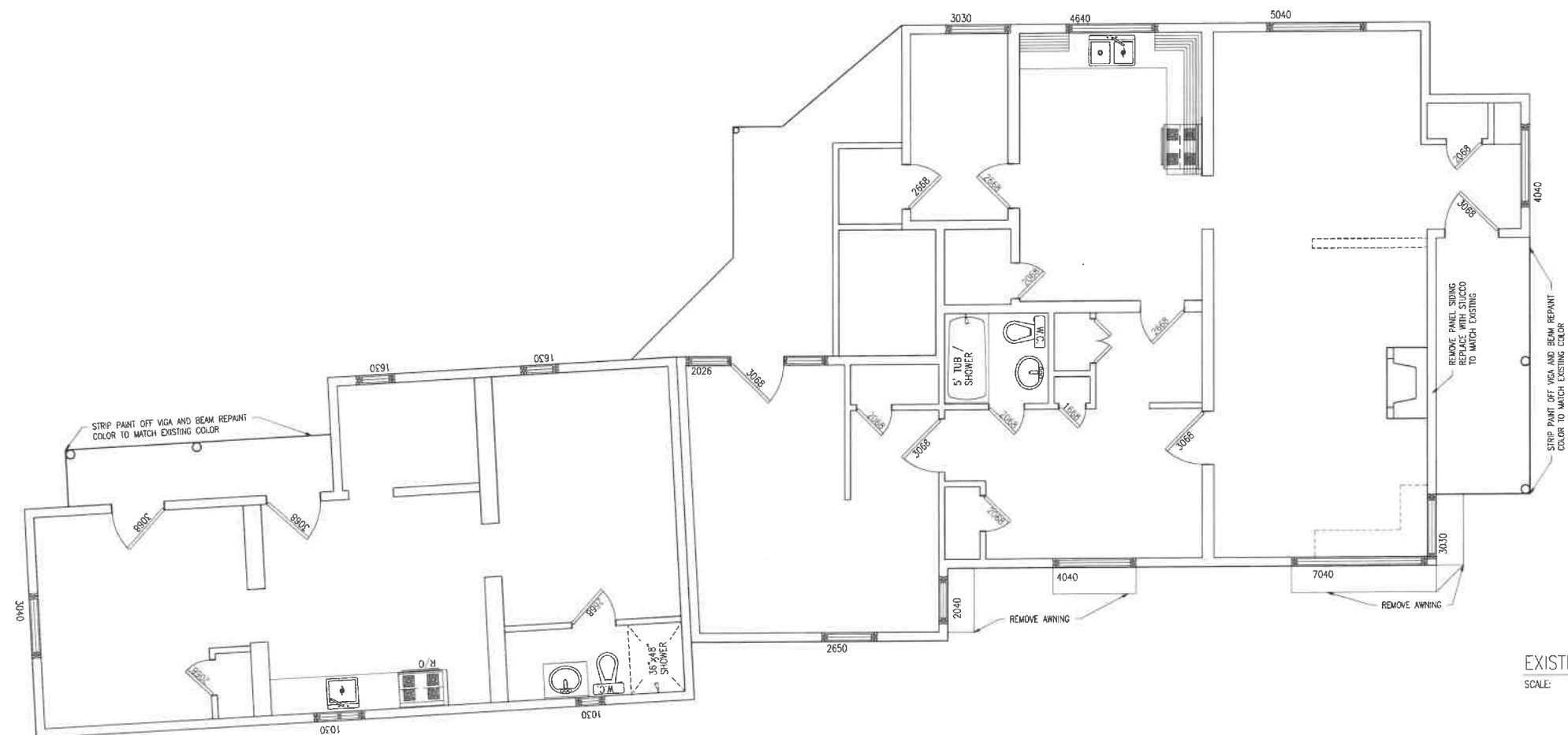
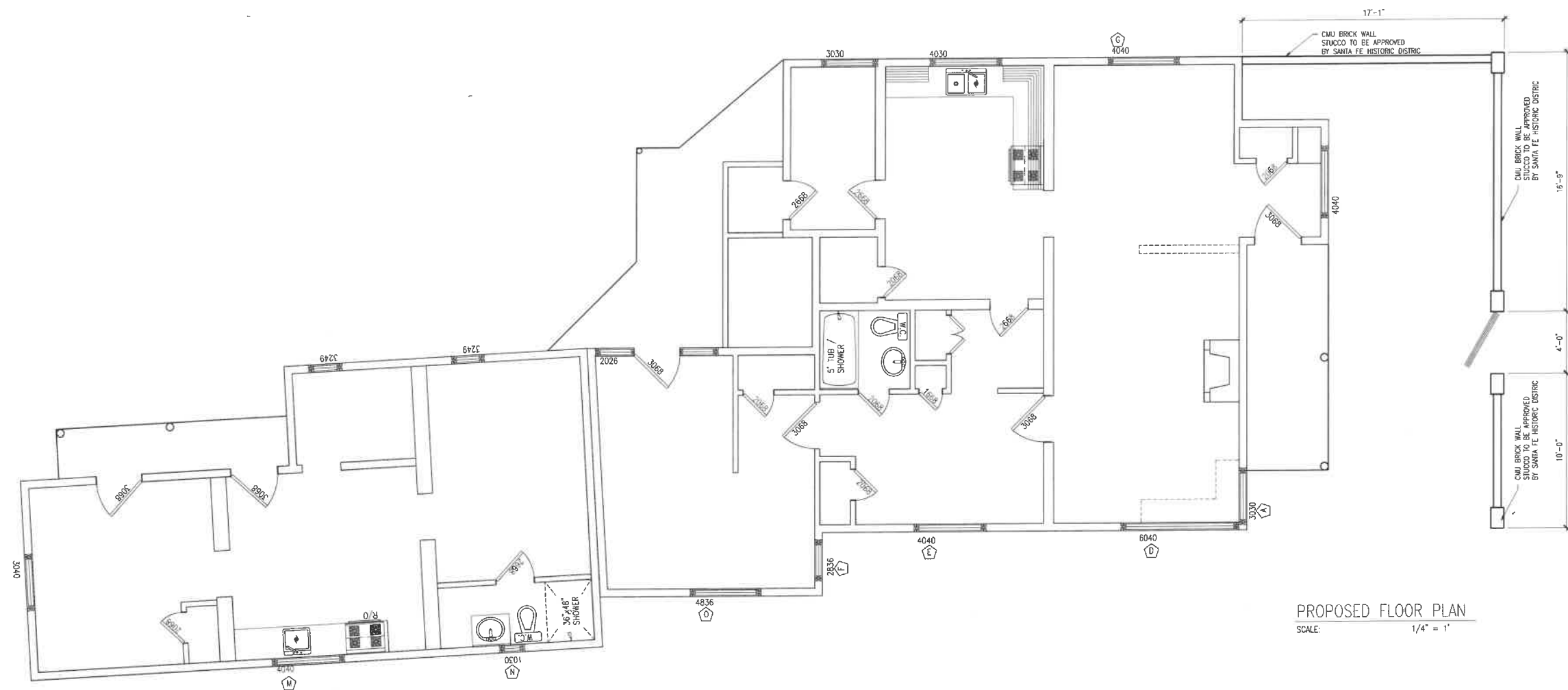
The proposed modification at 216 B Maynard St will not damage the historic character of the district. The existing garage door opening will be enclosed and replaced with a new window designed to be compatible with the existing residence and surrounding historic neighborhood. The size, configuration, and placement of the proposed window are based on the findings and recommendations contained in the Window Analysis Report prepared by Ra Patterson, Historic Window Specialist, and will follow the approved Window Schedule for 216 Maynard Street. The materials, traditional Pueblo stucco finish, color, proportions, and architectural appearance will match the existing structure. A new three-coat cement stucco system will be installed around the new window opening, and the stucco color, texture, and appearance will be matched to the existing residence. The proposed window and wall assembly will maintain the residential and historic character of the property and will be compatible with the surrounding historic district.

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

The requested exception is necessary to improve the functionality, safety, energy efficiency, and long-term maintenance of the existing structure. The garage opening is no longer needed for vehicle access, and converting the opening to a properly framed wall with a historically compatible window will improve the usability of the space while maintaining the architectural character of the property. The modification will not negatively impact neighboring properties or the public welfare.

(iii) Strengthen the unique heterogeneous character of the City

The proposed modification supports the continued use and preservation of the existing residence while respecting the character-defining features of the historic district. The new window, traditional Pueblo stucco finish, and matching architectural details will preserve the visual integrity of the property while allowing the structure to remain functional and sustainable for long-term residential use.



NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- | | | |
|---|---------------|-----|
| - | FENESTRATION: | .30 |
| - | GLAZED SHGC: | .40 |

CADRAFTS DRAFTING SERVICES
5508 DONA ANA LP

RIO RANCHO NM 87144
PHONE: (505) 263-3517
EMAIL: CADRSETS4@GMAIL.COM

CRAFTS

SHEET TITLE:

FLOOR PLAN

PROPERTY OWNER & ADDRESS:

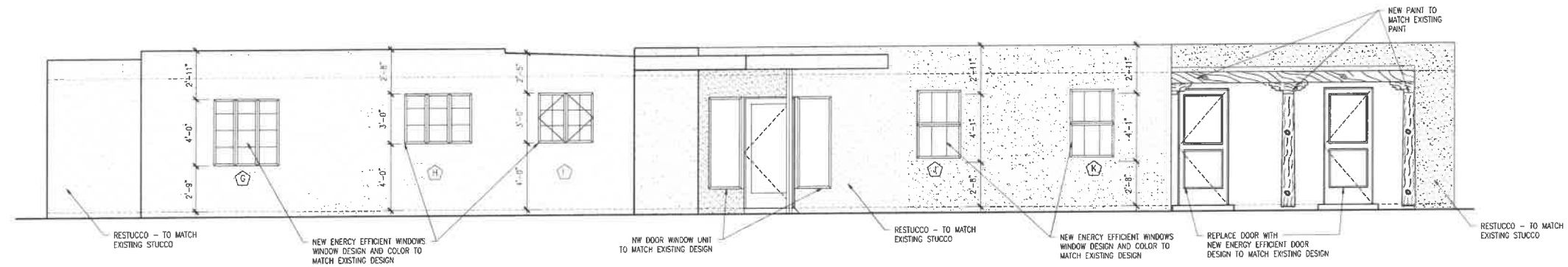
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

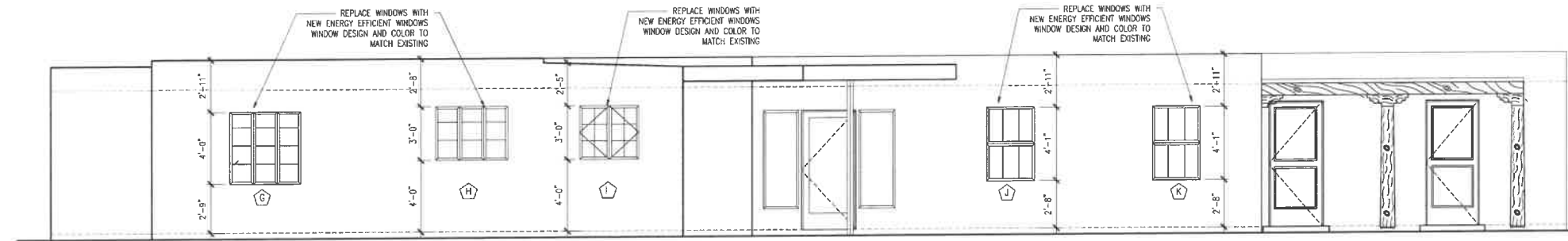
SHEET:

A-2



PROPOSED NORTH ELEVATION (RIGHT SIDE)

SCALE: $1/4" = 1'$



EXISTING NORTH ELEVATION (RIGHT SIDE)

SCALE: $1/4" = 1'$

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
FIELD VERIFY ALL DIMENTIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLORED TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

550B DONA ANA LP
RIO RANCHO NM 87144

ADRAFTS

[illegible]

100

SHEET TITLE:
NORTH ELEVATION

216 A MAYNARD ST
SANTA FE, NM 87501

REVISED DATE
1.
2.
3.
4.

SHEET:

A-3

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FEATURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE, AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH, SEAL, CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING



EXISTING NORTH ELEVATION (RIGHT SIDE)
SCALE: NTS

CADRAFTS DRAFTING SERVICES
3055 DONNA AVE. STE. 101
SANTA FE, NM 87505
PHONE: (505) 283-3514
EMAIL: CADRAFTIST@GMAIL.COM
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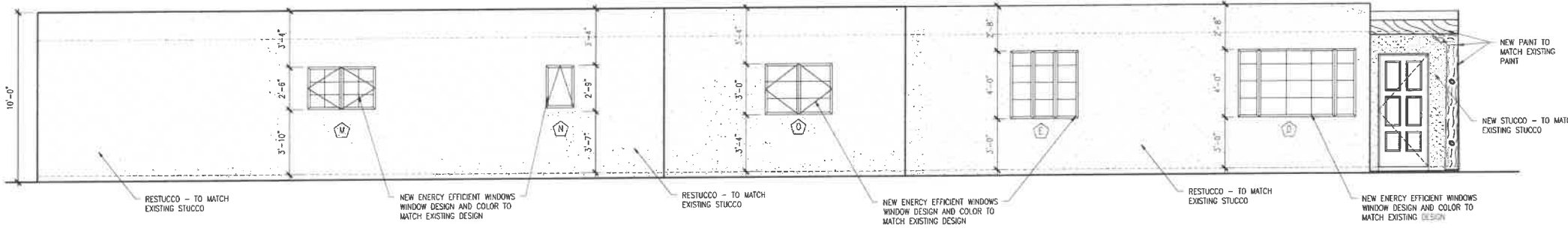
CADRAFTS

SHEET TITLE:
NORTH ELEVATION PIC
SCALE: 1/4" = 1'

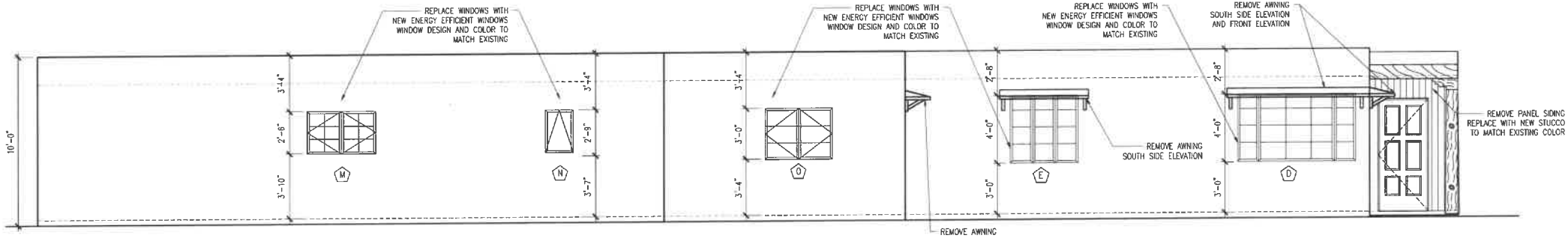
PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE:
1.
2.
3.
4.

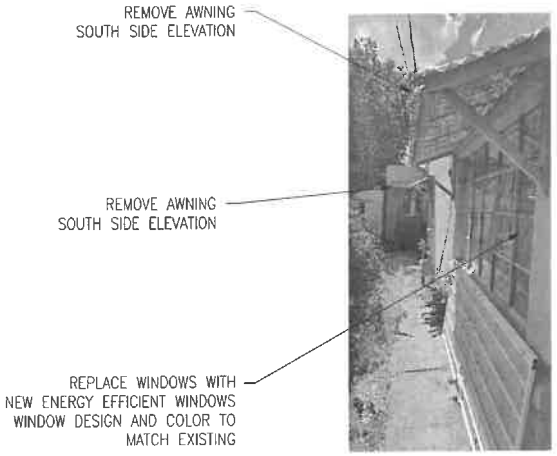
SHEET:
A-31



PROPOSED SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION (LEFT SIDE)
SCALE: 1/4" = 1'



NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS.

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE FINDER WASH SEAL CHECKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

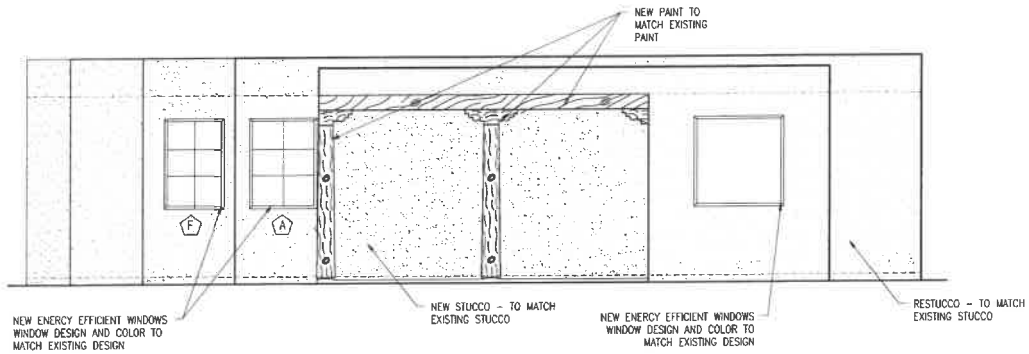
CADRAFT'S DRAFTING SERVICES
5008 DONA ANA LP
5050 DONA ANA NE
SANTA FE, NM 87501
PHONE: (505) 253-2514
FAX: (505) 253-2517
EMAIL: CADRAFT@GMAIL.COM
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SHEET TITLE:
SOUTH ELEVATION
SCALE: 1/4" = 1'

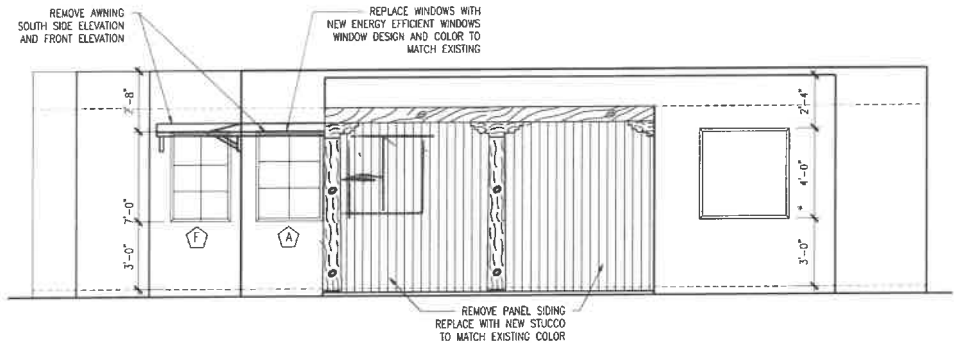
PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26	REVISED DATE
1.	
2.	
3.	
4.	

SHEET:
A-4



PROPOSED EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'



EXISTING EAST ELEVATION (FRONT)
SCALE: 1/4" = 1'

REMOVE AWNING FRONT ELEVATION
SOUTHEAST CORNER



EXISTING EAST ELEVATION (FRONT)
SCALE: NTS - PICTURE



REMOVE PANEL SIDING
REPLACE WITH NEW STUCCO
TO MATCH EXISTING COLOR

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS.

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IECC ZONE 1

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFT'S DRAFTING SERVICES
SANTA FE, NM 87501
PHONE: (505) 253-3317
FAX: (505) 253-3317
EMAIL: CADRAFTS@GMAIL.COM
WWW.CADRAFTS.COM
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CADRAFTS

SHEET TITLE:
EAST / WEST ELEVATIONS
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:

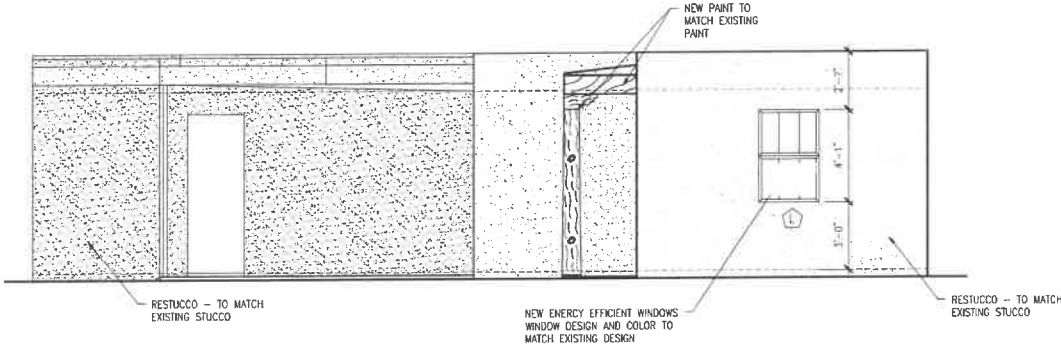
A-5



EXISTING WEST ELEVATION (REAR)

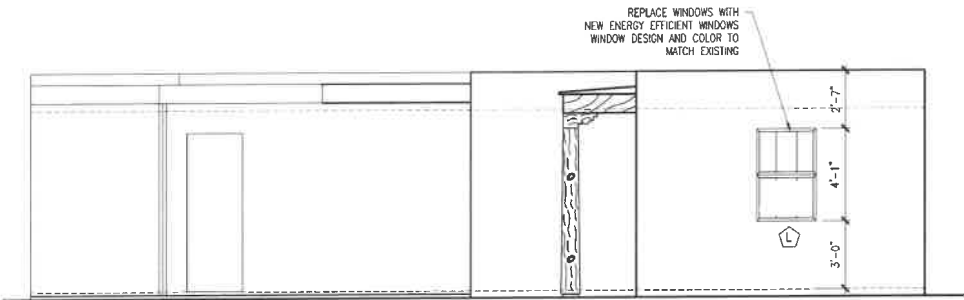
SCALE: NTS - PICTURE

REPLACE WINDOWS WITH
NEW ENERGY EFFICIENT WINDOWS
WINDOW DESIGN AND COLOR TO
MATCH EXISTING



PROPOSED WEST ELEVATION (REAR)

SCALE: 1/4" = 1'



EXISTING WEST ELEVATION (REAR)

SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FIXTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL, CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: .30
- GLAZED SHGC: .40

CADRAFT'S DRAFTING SERVICES
JESSICA HARTMAN, P.E.
PROF. ENGINEER, NM 87144
PHONE: (505) 253-2517
EMAIL: CADRAFT@OUTMAIL.COM
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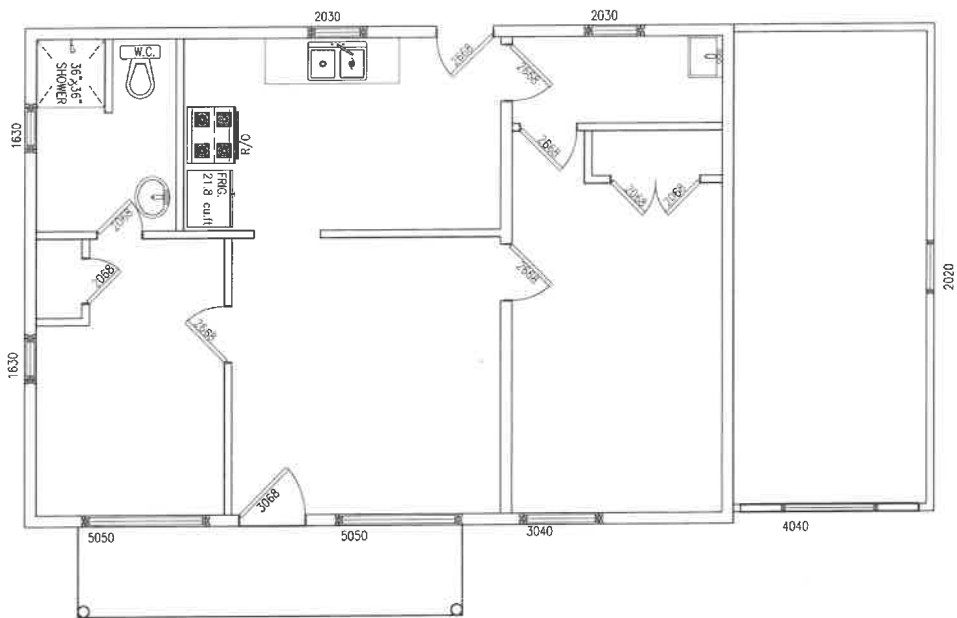
SHEET TITLE:
EAST / WEST ELEVATIONS

PROPERTY OWNER & ADDRESS:
216 A MAYNARD ST
SANTA FE, NM 87501

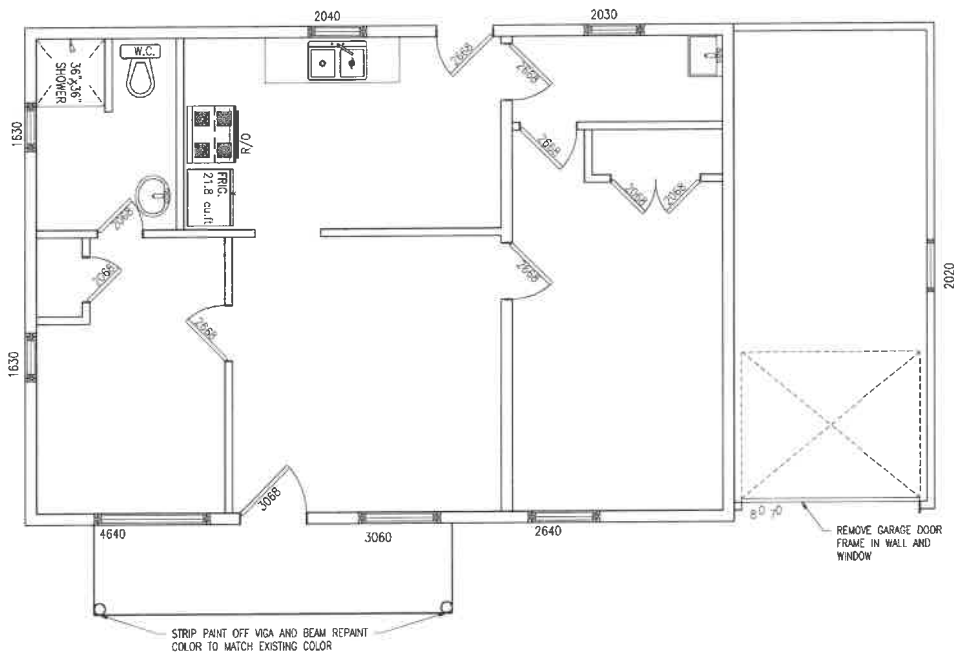
DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:

A-6



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- REMOVE ALL WINDOW AND DOORS.
- REPLACE WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FACTURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL, CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

CADRAFT'S DRAFTING SERVICES
1000 W. 10TH ST. SUITE 100
SANTA FE, NM 87501
PHONE: (505) 253-3517
FAX: (505) 253-3517
EMAIL: CADRAFTS@GMAIL.COM
WWW.CADRAFTS.COM
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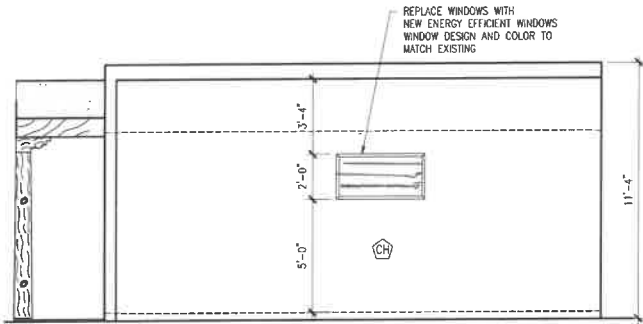
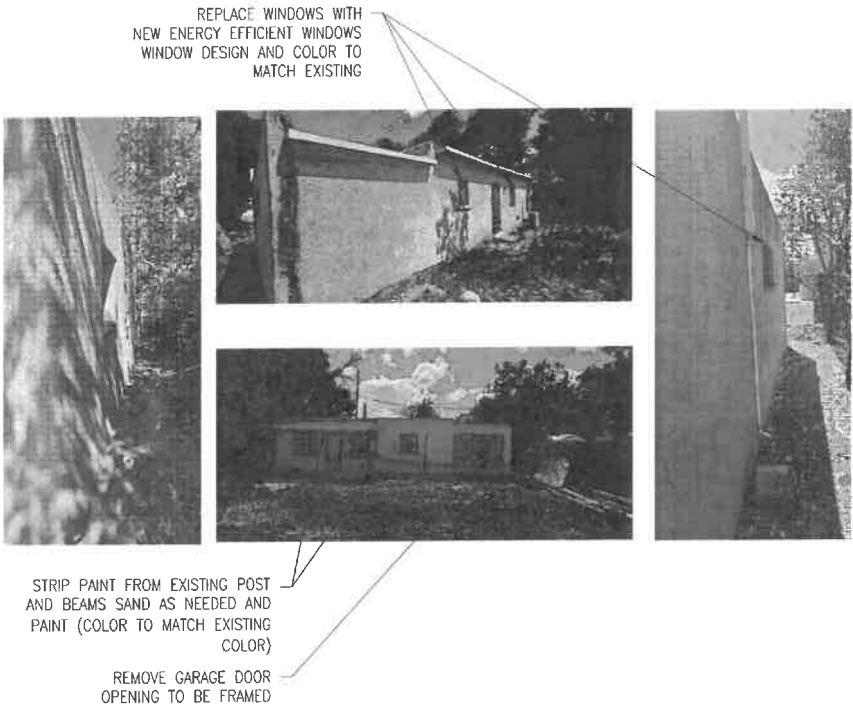
CADRAFTS

SHEET TITLE:
FLOOR PLAN
SCALE: 1/4" = 1'

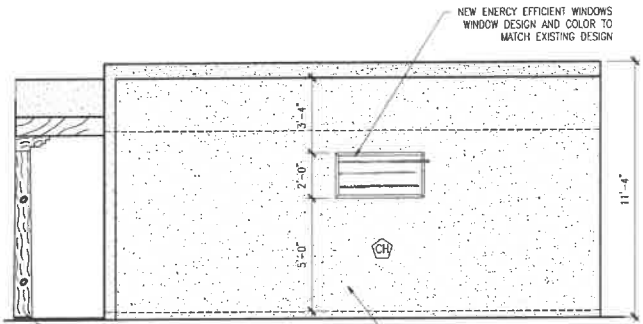
PROPERTY OWNER & ADDRESS:
**216 B MAYNARD ST
SANTA FE, NM 87501**

DATE: 6.01.26
REVISED DATE
1.
2.
3.
4.

SHEET:
B-2



EXISTING RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'



PROPOSED RIGHT ELEVATION (NORTH)
SCALE: 1/4" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

CADRAFT'S DRAFTING SERVICES
5508 DONA ANA LP
10000 DONA ANA BLVD
SUITE 100
DALLAS, TEXAS 75244
PHONE: (214) 294-7174
FAX: (214) 294-7177
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CADRAFT'S

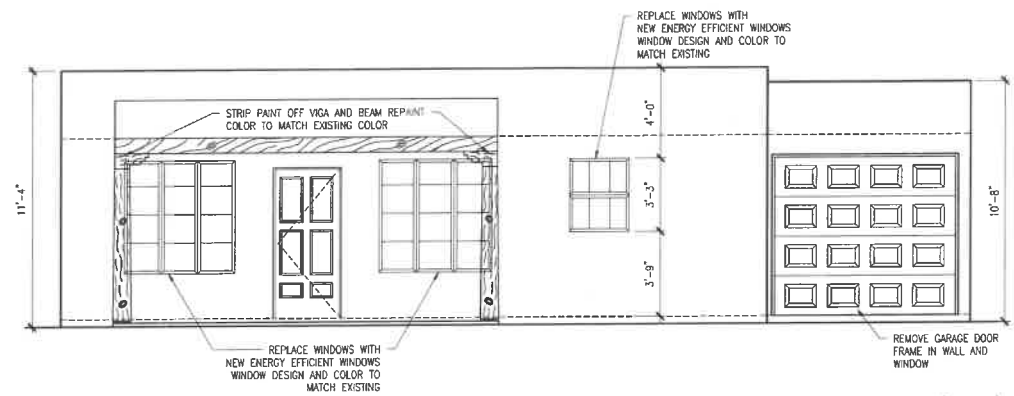
SHEET TITLE:
NORTH ELEVATION PLAN
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE
1.
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3.
4.

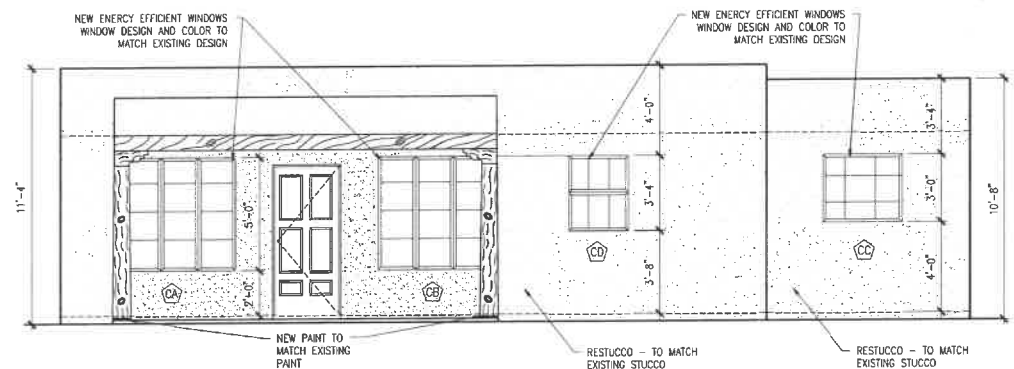
SHEET:

B-3



EXISTING FRONT ELEVATION (EAST)

SCALE: $1/4" = 1'$



PROPOSED FRONT ELEVATION (EAST)

SCALE: $1/4" = 1'$

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK

- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.

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CRAFTS

TITLE:
EAST ELEVATION PLAN

PROPERTY OWNER & ADDRESS:

216 B MAYNARD ST
SANTA FE, NM 87501

SANTA FE, NM 87501

DATE: 6.01.26

REVISED DATE

...

2

25

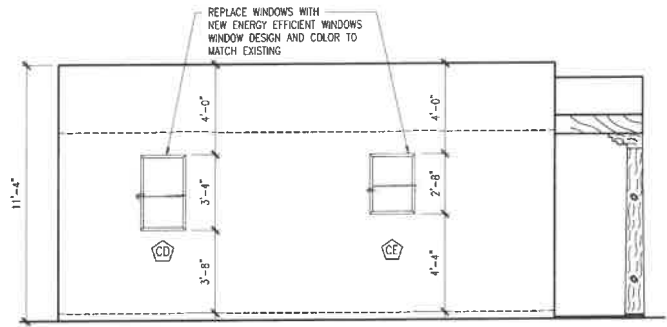
5.

SHEET:

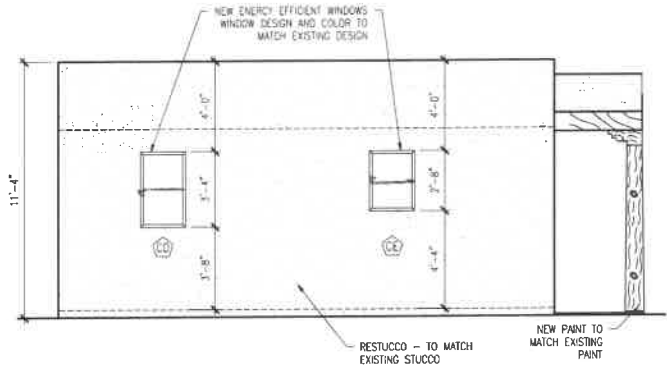
B-4

 $1/4" = 1'$

NOTES:
- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS.
SCOPE OF WORK:
- ALL STUCCO TO BE POWER WASH, SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LINE COLOR.



EXISTING LEFT ELEVATION (SOUTH)
SCALE: 1/4" = 1'



LEFT ELEVATION (SOUTH)
SCALE: 1/4" = 1'

CADRAFT'S DRAFTING SERVICES
5508 LODIA AVE. LP
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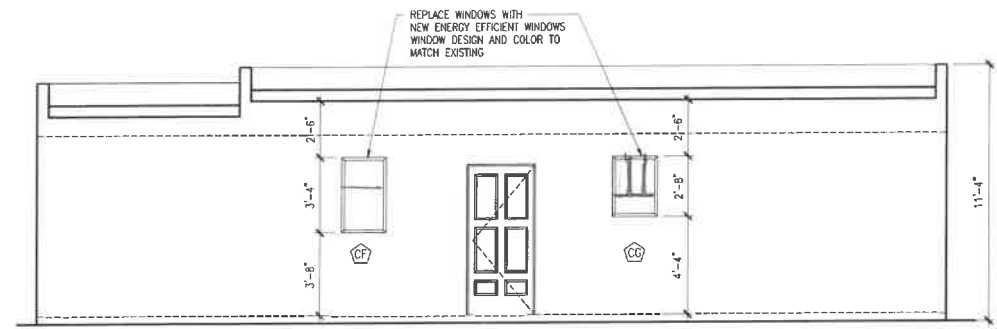
SHEET TITLE:
SOUTH ELEVATION PLAN
SCALE: 1/4" = 1'

PROPERTY OWNER & ADDRESS:
216 B MAYNARD ST
SANTA FE, NM 87501

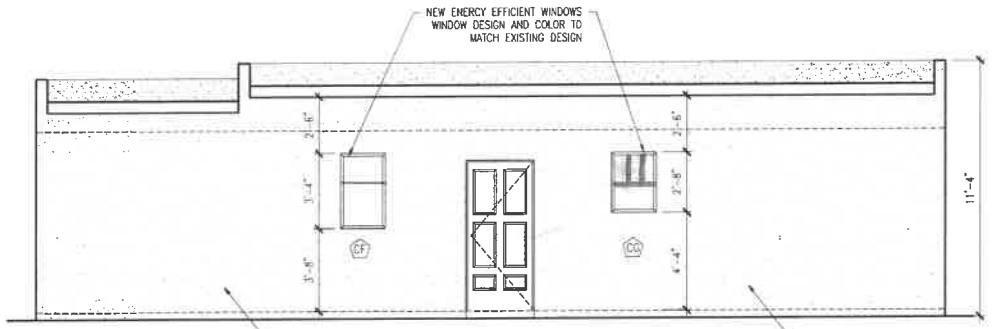
DATE: 6.01.26
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4.

SHEET:

B-5



EXISTING REAR ELEVATION (WEST)
SCALE: 1/4" = 1'



PROPOSED REAR ELEVATION (WEST)
SCALE: 1/4" = 1'

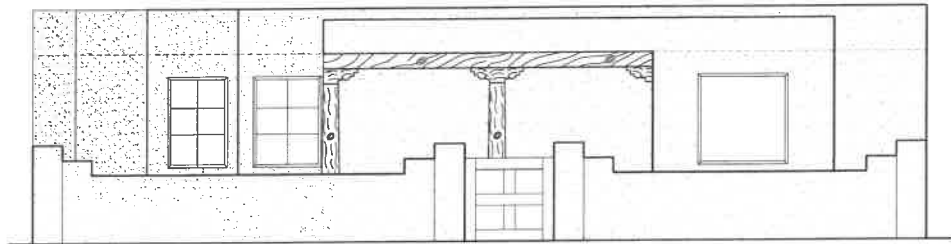
NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES.
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

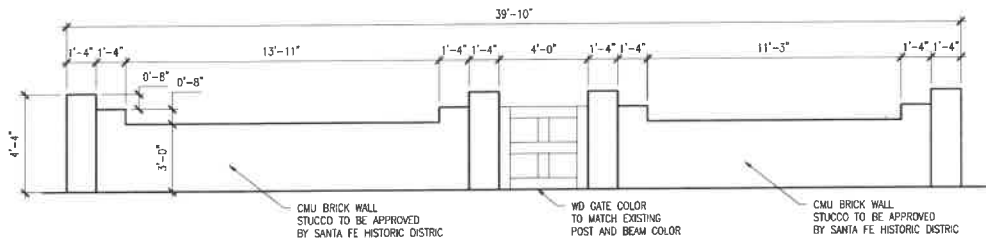
- ALL STUCCO TO BE POWER WASH, SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LINE COLOR.

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COARFITS	
SHEET TITLE: WEST ELEVATION PLAN	
SCALE: 1/4" = 1'	
PROPERTY OWNER & ADDRESS: 216 B MAYNARD ST SANTA FE, NM 87501	
DATE: 6.01.26 REVISED DATE: 1. 2. 3. 4.	SHEET: B-6



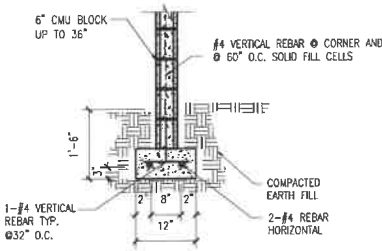
FRONT ELEVATION W/ YARD WALL

SCALE: 1/2" = 1'



YARD WALL ELEVATION

SCALE: 1/4" = 1'



WALL/FOOTING DTL.

SCALE: 1/2" = 1'

NOTES:

- FIELD VERIFY LOCATIONS OF ALL UTILITIES
- FIELD VERIFY ALL DIMENSIONS

SCOPE OF WORK:

- ALL ALUMINUM WINDOW AND DOORS WITH NEW ENERGY EFFICIENT FEATURES.
- ALL DOORS AND WINDOW TO BE LIKE FOR LIKE IN SIZE AND STYLE TO MATCH EXISTING AS WELL AS APPROVED BY THE SANTA FE HISTORIC DISTRICT COMMITTEE.
- ALL STUCCO TO BE POWER WASH SEAL CRACKS AND RE COLOR COAT TO MATCH EXISTING COLOR.
- ALL EXPOSED WOOD BEAMS AND COLUMNS TO BE STRIPPED OF EXISTING PAINT AND REPAINTED WITH LIKE COLOR.
- SITE CHANGES TO CONSIST OF NEW YARD WALL & EXISTING EXHIBENT SIDEWALK ON EAST SIDE AND ALONG DRIVEWAY IN PROPERTY NORTH SIDE.

ENERGY EFFICIENCY: 2021 IEBC ZONE 5

- FENESTRATION: 30
- GLAZED SHOC: 40

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FRONT YARD WALL

YARD WALL

PROPERTY OWNER & ADDRESS:

216 MAYNARD ST
SANTA FE, NM 87501

DATE: 6.01.26
REVISED DATE:
1. DATE: 6.30.26
2.
3.
4.

SHEET:

A-111

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 Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com

216 MAYNARD STREET, SANTA FE, NM 87501		03/20/2026
		Revised 6/12/26
<u>EAST</u>		
A	36" x 49" STEEL CASEMENT FIXED 2W4H	
<u>SOUTH</u>		
B	33" x 33" FIXED PLEXI GLASS NO WINDOWS	
DR #1	32" x 80" RH INSWING METAL DOOR PRE-HUNG 6-PANEL	
<u>EAST</u>		
C	60 1/2" x 43" FIXED 1-LT WOOD STOPS	
<u>SOUTH</u>		
D	84" x 49" STEEL CASEMENT 38/12 <u>TRANSOM</u> 5W1H LSR 1W3H/3W3H/1W3H	
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> 5W1H LSR 1W3H/3W3H/1W3H	
<u>EAST</u>		
F	32" x 36" STOPPED IN WHITE CLAD SASH INSULATED GLASS IN WOOD FRAME W/DOOR CASING STOPS	
<u>NORTH</u>		
G	53" x 49" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H	
H	53" x 38" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H	
I	38" x 38" LR INSWING CASEMENT 2W3H BARN SASHES	
DR #2	26" x 63" SL 2W1H / 32" x 80" LH 3W5H / 26" x 63" SC WOOD STOPPED, MECHANICAL NAILS 1W3H / 2W1H/1W3H	
J	30" x 49" DOUBLE HUNG 3W1H/1-LT	
K	30" x 49" DOUBLE HUNG 3W1H/1-LT	

In closing, my professional opinion is as follows:

Windows D, E, G, H, O are historic, meaning over 50 years old, however not the original windows of this house. The current units were added into the wood frames and wood frames were downsized to fit the steel casement windows. (See attached photo)

Windows A, J, and L are historic however unrestorable and 40% or more rotted.

Windows B, C, F, I, K, M, and N are non-historic.

Doors #1, #2, and #4 are non-historic.

Door #3 is historic.

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

NOTE:

- 1' x 6' T&G under the front portal is non-historic. The boards are installed with nail guns (1992).
- Awnings with green filon are non-historic. They are constructed with new 2' x 4' frame and filon from 1988.
- Missing corbel on the southeast corner of east (front portal). The corbel needs to be replaced like existing corbels (see attached picture).

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 COSMETIC 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
<u>EAST</u>			
A	36" x 49" STEEL CASEMENT FIXED CASEMENT 2W4H	U	HISTORIC - SASH BURIED IN STUCCO & WATER PENETRATION IN THE WALL
<u>SOUTH</u>			
B	33" x 33" FIXED PLEXI GLASS (NO WINDOW)	U	NON-HISTORIC - NOT A WINDOW ONLY AN OPENING IN THE WALL
DR #1	32" x 80" RH INSWING METAL DOOR 6-PANEL	S	NON-HISTORIC - THERMA TRU (2018)
<u>EAST</u>			
C	60 ½" x 43" FIXED 1-LT WOOD STOPS	F	NON-HISTORIC - SASHES MISSING STOPPED IN GLASS (1987)
<u>SOUTH</u>			
D	84" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> <u>5W1H</u> LSR 1W3H/3W3H/1W3H	F	HISTORIC - CONDENSATION DETERIORATION IN THE WALL
E	53" x 49" TRIPLE STEEL CASEMENT 38/12 <u>TRANSOM</u> <u>5W1H</u> LSR 1W3H/3W3H/1W3H	F	HISTORIC - CONDENSATION DETERIORATION IN THE WALL

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC, NON-HISTORIC - AGE
<u>NORTH</u>			
DR #3	32" x 80" RH INSWING DOOR 1-LT/3-HORIZONTAL PANEL ALL WOOD	F	HISTORIC
DR #4	30" x 79" LH INSWING DOOR 6-PANEL ALL WOOD	F	NON-HISTORIC - SIMPSON (1995)
<u>SOUTH</u>			
L	30" x 49" DOUBLE HUNG 3W1H/1-LT ALL WOOD	U	HISTORIC - SASHES ROTTED BEYOND 40%
M	44" x 28" TWIN LR INSWING CASEMENT 2W2H ALL WOOD	F	NON-HISTORIC - BARN SASHES (1988)
N	22" x 28" FIXED 1-LT ALL WOOD	U	NON-HISTORIC - STOPPED IN SASH (1988)
O	38" x 38" TWIN SR STEEL CASEMENT (2-19") 1W3H	F	HISTORIC

NOTES:

On Behalf Of: Building Trade Specialties, Inc.

Address: 508 Ortega Rd NW

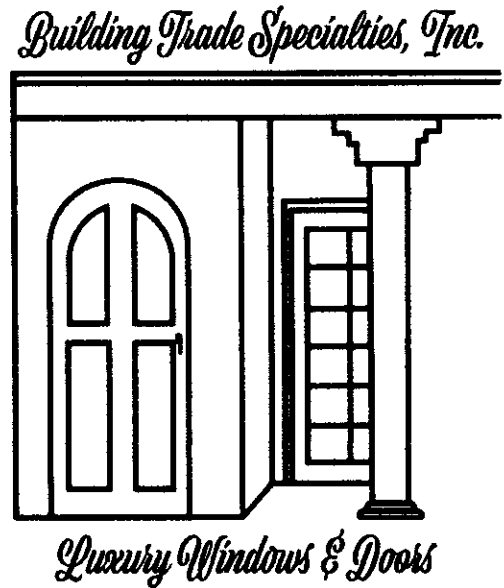
Los Ranchos De Albuquerque, NM 87114

Phone: 505-659-8713

Contact: Ra Patterson

Email: ra@bts-nm.com

Phone: 505-379-7900



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WINDOWS & DOORS

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Quote 1438694C: Sergio Nunez
Project: 216 Maynard St SF NM 87501
Printed: 4/23/2026 10:51:27 AM

Proposed windows e door

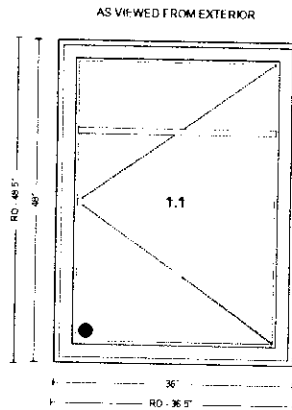
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

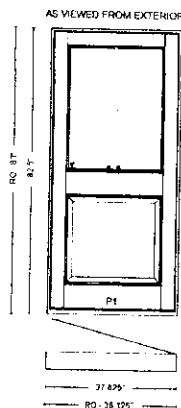
Rough Opening Schedule



001 A

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"**Frame Size: 36" X 48"****Unit Dimension: 36" X 48"**

002 DR #1

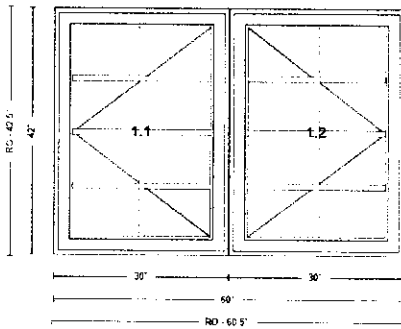
Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"**Frame Size: 37 5/8" X 82 1/2"****Unit Dimension: 37 5/8" X 82 1/2"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



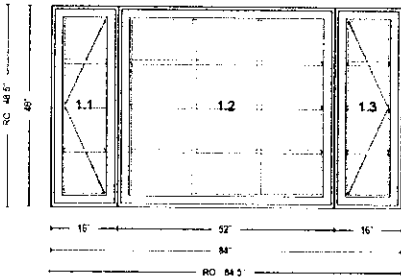
003 B

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 60 1/2" X 42 1/2"**Frame Size: 60" X 42"****Unit Dimension: 60" X 42"**

AS VIEWED FROM EXTERIOR



004 D

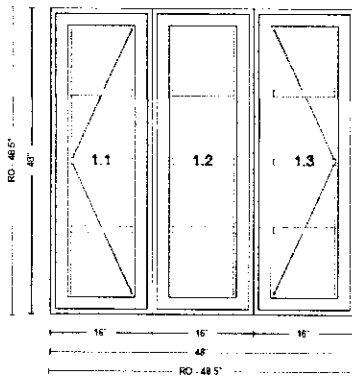
Quantity: 1

Mull Windows/Doors

Rough Opening: 84 1/2" X 48 1/2"**Frame Size: 84" X 48"****Unit Dimension: 84" X 48"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



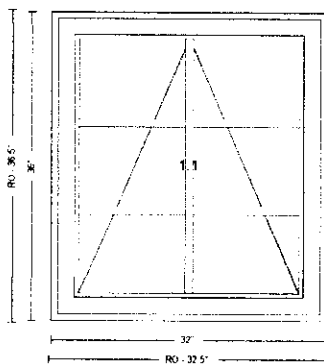
005 E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"**Frame Size: 48" X 48"****Unit Dimension: 48" X 48"**

AS VIEWED FROM EXTERIOR



006 F

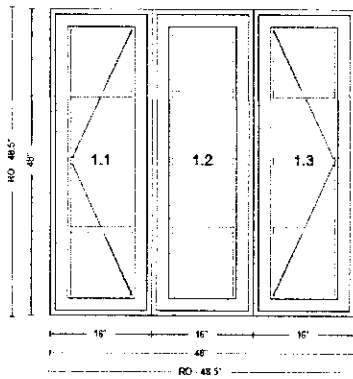
Quantity: 1

Ultra Rectangle Awning

Rough Opening: 32 1/2" X 36 1/2"**Frame Size: 32" X 36"****Unit Dimension: 32" X 36"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



007 G

Quantity: 1

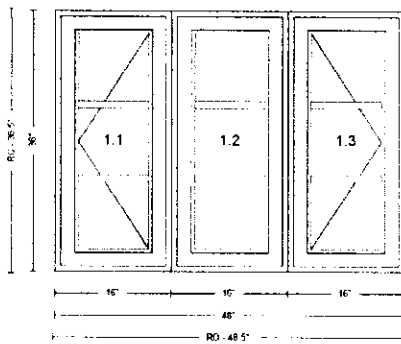
Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"

AS VIEWED FROM EXTERIOR



008 H

Quantity: 1

Ultra Rectangle Casement

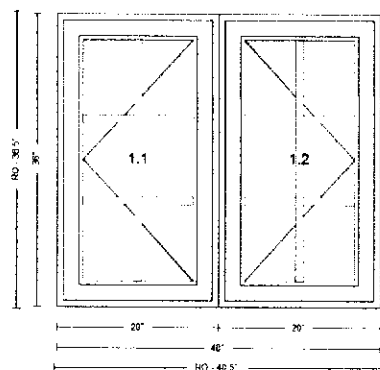
Rough Opening: 48 1/2" X 36 1/2"

Frame Size: 48" X 36"

Unit Dimension: 48" X 36"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



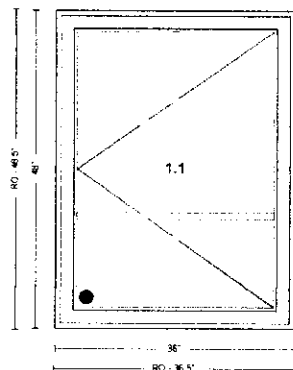
009 I

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"**Frame Size: 40" X 36"****Unit Dimension: 40" X 36"**

AS VIEWED FROM EXTERIOR



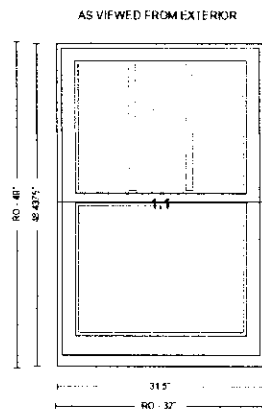
010 DR#2-Window

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 36 1/2" X 48 1/2"**Frame Size: 36" X 48"****Unit Dimension: 36" X 48"**

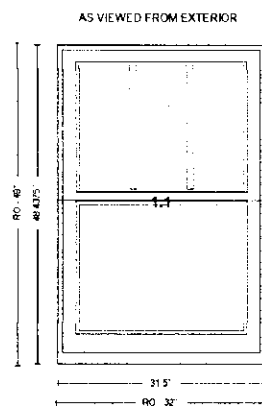
Rough Opening Schedule



011 J

Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

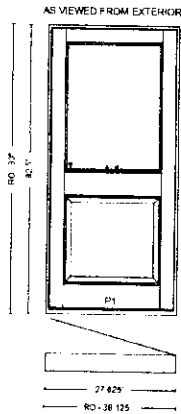
012 K

Quantity: 1

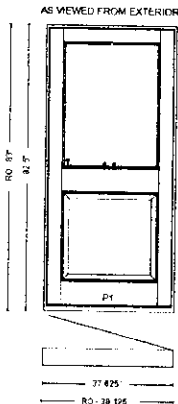
Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

Rough Opening Schedule

**013 DOOR #3****Quantity: 1**

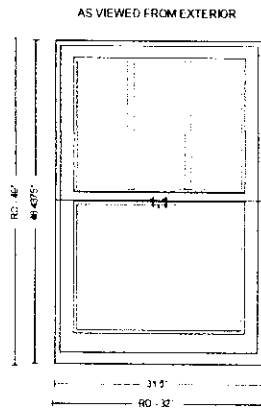
Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"**Frame Size: 37 5/8" X 82 1/2"****Unit Dimension: 37 5/8" X 82 1/2"****014 DOOR #4****Quantity: 1**

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83"**Frame Size: 37 5/8" X 82 1/2"****Unit Dimension: 37 5/8" X 82 1/2"**

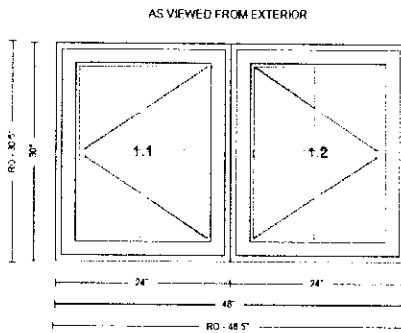
Rough Opening Schedule



015 L

Quantity: 1

Ultra Rectangle Double Hung

Rough Opening: 32" X 49"**Frame Size: 31 1/2" X 48 7/16"****Unit Dimension: 31 1/2" X 48 7/16"**

016 M

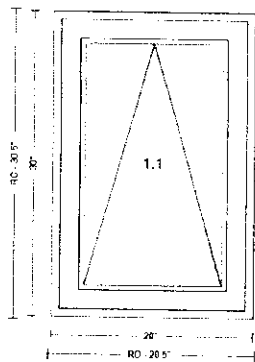
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 30 1/2"**Frame Size: 48" X 30"****Unit Dimension: 48" X 30"**

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



017 N

Quantity: 1

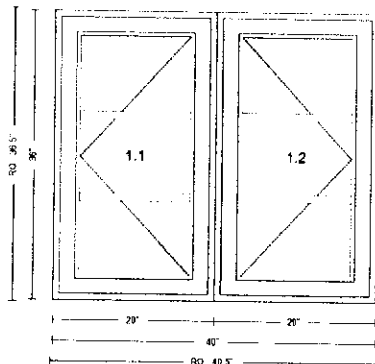
Ultra Rectangle Awning

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



018 O

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 40 1/2" X 36 1/2"

Frame Size: 40" X 36"

Unit Dimension: 40" X 36"

Notes / Totals / Signature

Total Quantity: 18	Total Cubic Feet: 138.10	Total Perimeter Feet: 3,252.38	Sub-Total*:	\$25,630.93
			Total Tax:	\$0.00
			Total Freight:	\$0.00
			Total Labor:	\$0.00
Total Amount:				\$25,630.93

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

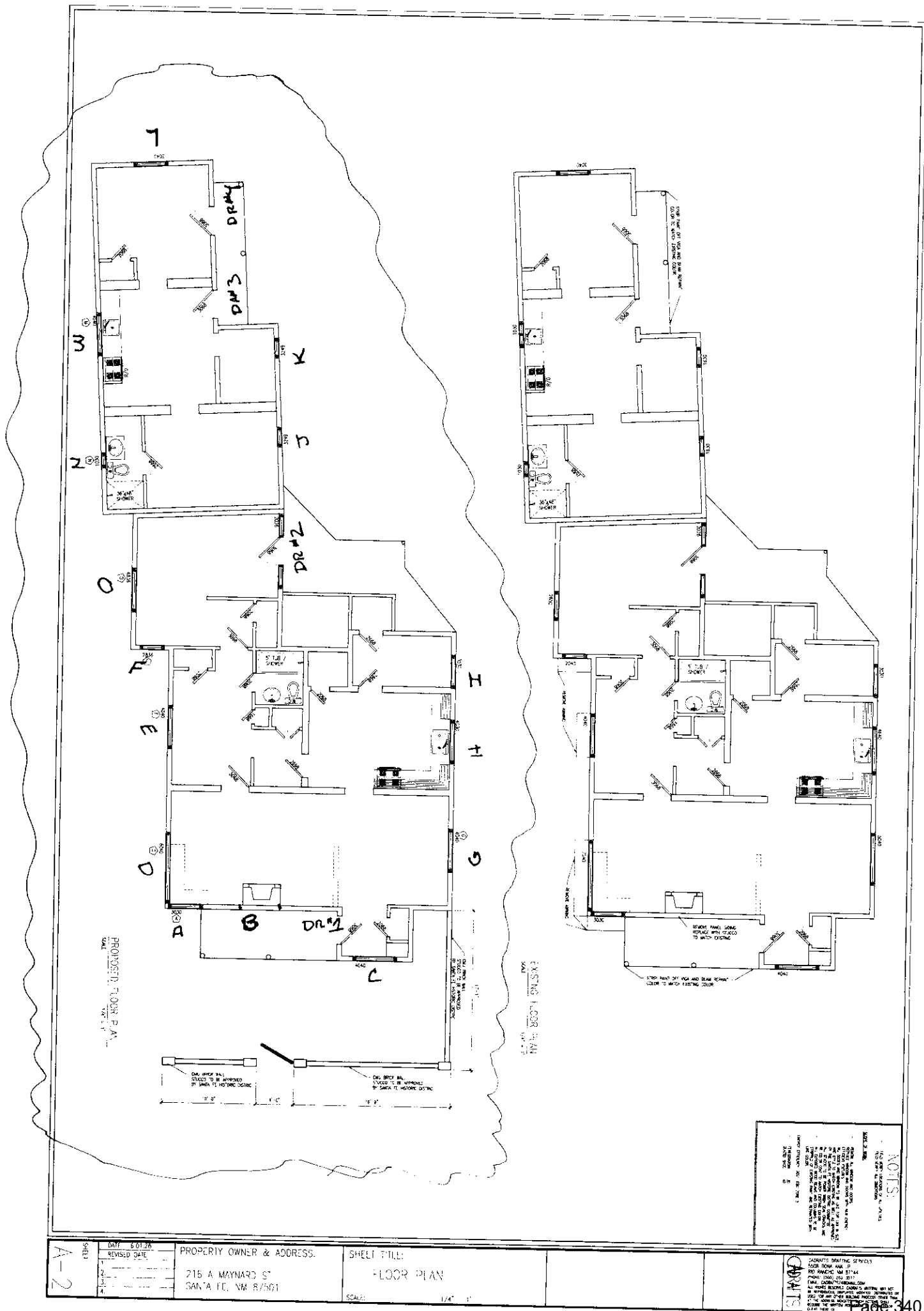
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

Notes / Totals / Signature Page 11 of 11

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

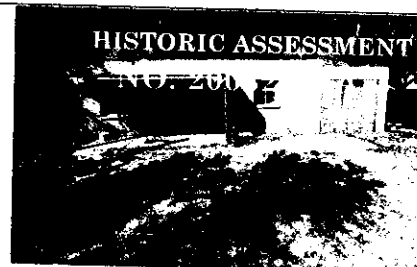


RPA & Associates, LLC.

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 Sergio Nunez
25 Calle Milpa
Santa Fe, NM 87507
sergio.an@live.com



216 MAYNARD STREET - CASITA, SANTA FE, NM 87501

03/20/2026

Revised 6/12/26

<u>EAST</u>	
C-A	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE ADDED BOTTOM RAIL
C-B	53" x 50" LSR STEEL CASEMENT 3W1H 1W3H/1W3H/1W3H
C-C	38" x 38" SR STEEL CASEMENT 1W3H
C-I	8' x 7' GARAGE DOOR ROTTED JAMB AND DOOR MISSING
<u>SOUTH</u>	
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H
C-E	22" x 32" STATIONARY INSWING CASEMENT 2W2H
<u>WEST</u>	
C-F	30" x 40" DOUBLE HUNG FILLED IN 3W2H/3W2H
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W3H/3-HORIZONTAL
C-G	20" x 30" LH INSWING CASEMENT ALL WOOD 1-LT
<u>NORTH</u>	
C-H	48" x 21" FIXED BARN SASH ON SIDE 4W2H

In closing, my professional opinion is as follows:

Windows C-A, C-B, and C-C are historic.

Windows C-D, C-E, and C-F are historic however rotted beyond 40% on all parts.

Windows C-G, ~~C-H~~, ~~C-I~~ are non-historic.

Doors 1 - 2 are non-historic.

NOTE: C-I - WAS A GARAGE DOOR AT ONE TIME (GONE NOW)

The windows that are to be replaced should be in "like and kind" to window C-A. Kolbe, Marvin, Vista Luxe, and Weathershield are window manufacturers that make narrow profile products in clad/wood with simulated divided lites (SDL) to meet the historic requirements of "like and kind".

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 COSMETIC 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:

RPA & ASSOCIATES, LLC | 216 MAYNARD STREET - CASITA, SANTA FE, NM 87501

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC, NON-HISTORIC - AGE
<u>EAST</u>			
C-A	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-DR #1	32" x 80" LH INSWING DOOR ALL WOOD CARVED 1-DIAMOND LITE	F	NON-HISTORIC - SHAPE CUTS (1996)
C-B	53" x 50" TRIPLE LSR STEEL CASEMENT 38/12 3W1H 1W3H/1W3H/1W3H	S	HISTORIC
C-C	38" x 38" TWIN SR STEEL CASEMENT 1W3H	S	HISTORIC
C- I	96" x 84" GARAGE DOOR OPENING (DOOR MISSING)	U	NON-HISTORIC - DOOR MISSING
<u>SOUTH</u>			
C-D	32" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-E	22" x 32" STAT INSWING CASEMENT 2W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
<u>WEST</u>			
C-F	30" x 40" DOUBLE HUNG 3W2H/3W2H ALL WOOD	U	HISTORIC - ROTTED BEYOND 40%
C-DR #2	32" x 80" LH INSWING DOOR ALL WOOD 2W2H/3-HORIZONTAL PANELS	U	HISTORIC - PANELS ROTTED BEYOND 40%, DOOR WOULD HAVE TO BE DISMANTLED TO BE REPAIRED DESTROYING THE DOOR, THE PANELS & WINDOWS NOT OF THIS ERA

NOTES:

[illegible]

NOTES:

On Behalf Of: Building Trade Specialties, Inc.

Address: 508 Ortega Rd NW

Los Ranchos De Albuquerque, NM 87114

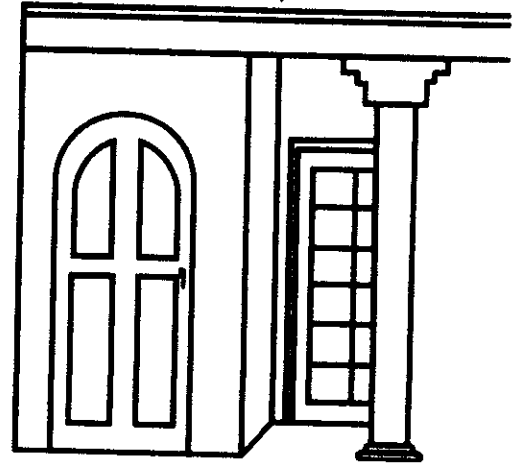
Phone: 505-659-8713

Contact: Ra Patterson

Email: ra@bts-nm.com

Phone: 505-379-7900

Building Trade Specialties, Inc.



Luxury Windows & Doors

KOLBE

WINDOWS & DOORS

We're for the visionaries.™

Quote 1438737C: Sergio Nunez

Project: 216 Maynard St- Casita

Printed: 4/23/2026 10:39:14 AM

*Proposed Windows and
Doors*

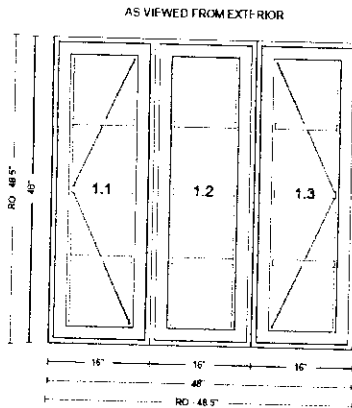
Printed By: Ra Patterson

Created: 4/23/2026

2026 Pricing

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Rough Opening Schedule



001 C-A

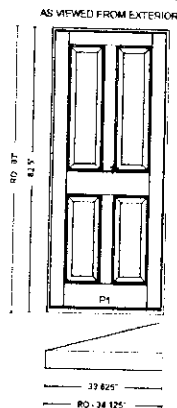
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"



002 C-DR-#1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

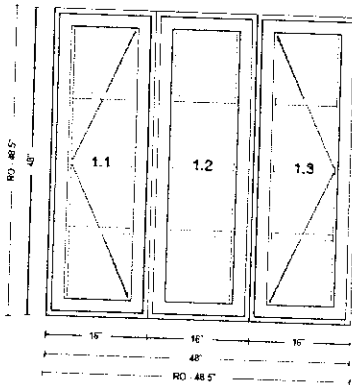
Rough Opening: 34 1/8" X 83"

Frame Size: 33 5/8" X 82 1/2"

Unit Dimension: 33 5/8" X 82 1/2"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



003 C-B

Quantity: 1

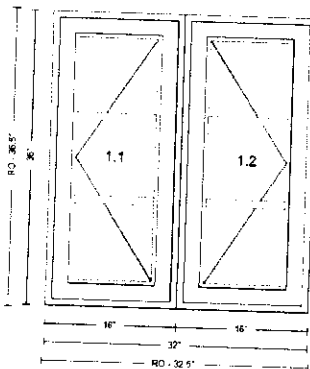
Ultra Rectangle Casement

Rough Opening: 48 1/2" X 48 1/2"

Frame Size: 48" X 48"

Unit Dimension: 48" X 48"

AS VIEWED FROM EXTERIOR



004 C-C

Quantity: 1

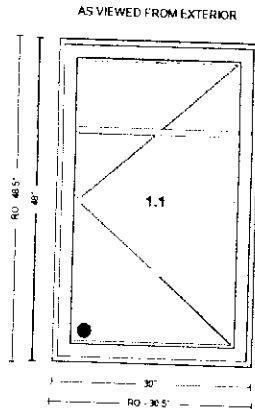
Ultra Rectangle Casement

Rough Opening: 32 1/2" X 36 1/2"

Frame Size: 32" X 36"

Unit Dimension: 32" X 36"

Rough Opening Schedule



005 **C-1** **CHANGE TO**
-GARAGE DOOR WINDOW
REPLACED TO MEET EGRESS

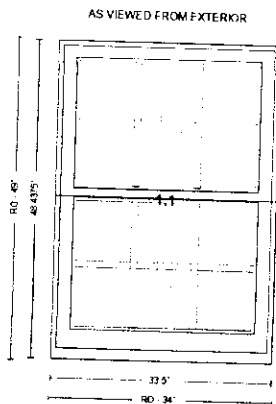
Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"

Frame Size: 30" X 48"

Unit Dimension: 30" X 48"



006 C-D

Quantity: 1

Ultra Rectangle Double Hung

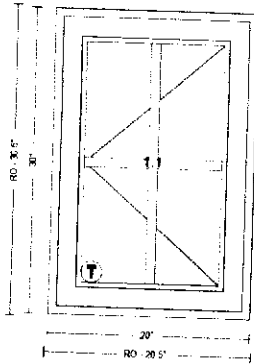
Rough Opening: 34" X 49"

Frame Size: 33 1/2" X 48 7/16"

Unit Dimension: 33 1/2" X 48 7/16"

Rough Opening Schedule

AS VIEWED FROM EXTERIOR



007 C-E

Quantity: 1

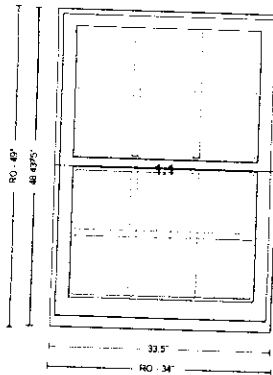
Ultra Rectangle Casement

Rough Opening: 20 1/2" X 30 1/2"

Frame Size: 20" X 30"

Unit Dimension: 20" X 30"

AS VIEWED FROM EXTERIOR



008 C-F

Quantity: 1

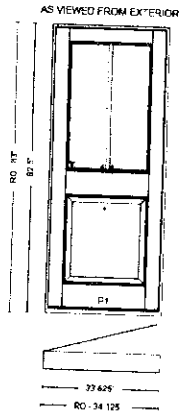
Ultra Rectangle Double Hung

Rough Opening: 34" X 49"

Frame Size: 33 1/2" X 48 7/16"

Unit Dimension: 33 1/2" X 48 7/16"

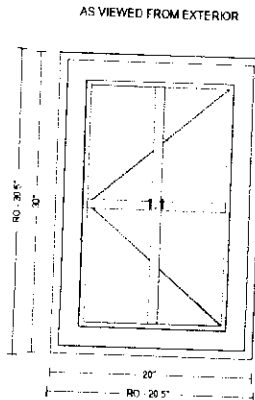
Rough Opening Schedule



009 C-DR-#2

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83"**Frame Size: 33 5/8" X 82 1/2"****Unit Dimension: 33 5/8" X 82 1/2"**

010 C-G

Quantity: 1

Ultra Rectangle Casement

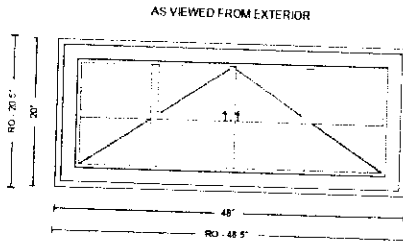
Rough Opening: 20 1/2" X 30 1/2"**Frame Size: 20" X 30"****Unit Dimension: 20" X 30"**

Rough Opening Schedule

011 C-H

Quantity: 1

Ultra Rectangle Awning

**Rough Opening: 48 1/2" X 20 1/2"****Frame Size: 48" X 20"****Unit Dimension: 48" X 20"**

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Created: 4/23/2026

* Indicates Increased Rough Opening

2026 Pricing

Rough Opening Schedule Page 7 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>

Notes / Totals / Signature

Total Quantity: 11	Total Cubic Feet: 72.08	Total Perimeter Feet: 1,804.25	Sub-Total*:	\$15,249.84
			Total Tax:	\$0.00
			Total Freight:	\$0.00
			Total Labor:	\$0.00
			Total Amount:	\$15,249.84

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

Signature: _____ **Date:** _____

Purchase Order: _____

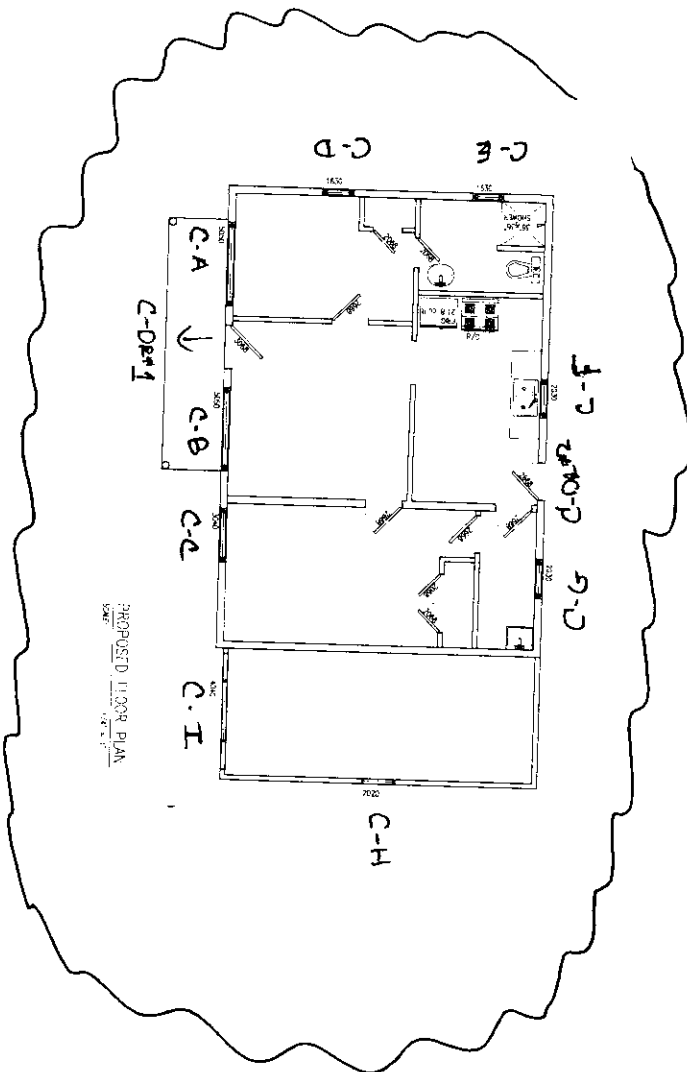
Printed By: Ra Patterson

Created: 4/23/2026

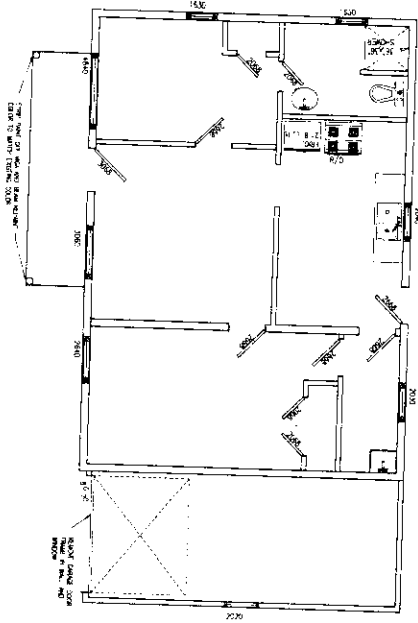
2026 Pricing

Notes / Totals / Signature Page 8 of 8

For warranty information please click this link or visit <https://www.kolbewindows.com/resources/warranties>



EXISTING FLOOR PLAN
SCALE 1/4" = 1'



NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL ROOMS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
3. ALL WALLS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
4. ALL FLOORS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
5. ALL ROOFS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
6. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
7. ALL EXTERIOR ROOFS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
8. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
9. ALL EXTERIOR ROOFS ARE TO BE FINISHED TO THE TOP OF THE CEILING.
10. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE CEILING.

SHEET B-2	DATE: 5.01.26	PROPERTY OWNER & ADDRESS: 216 B VAYNARD ST SANTA FE, NV 87501	SHEET TITLE: FLOOR PLAN SCALE: 1/4" = 1'	DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]
	REVISED DATE:			
	1			
	2			