**CITY OF SANTA FE, NEW MEXICO**

**PROJECT DESCRIPTION:** Liaison Planning Services, agent for Christina Halaburka, owner, requests a status review for the street-facing yard wall at a contributing residential structure.

Case number: 2020-001781-HDRB
Project Type: HDRB

**PROJECT LOCATION (S):** 868 and 868½ East Alameda Street

OW – Christina Halaburka 868½ East Alameda Street Santa Fe, NM 87501
AP – Liaison Planning Services P.O. Box 1835 Santa Fe, NM 87504

**PROJECT DATA:**

**HISTORIC DISTRICT**
Don Gaspar Area □ Downtown and Eastside ☑ Historic Review □ Transition □ Westside-Guadalupe □

**HISTORIC BUILDING STATUS**
Non-Statused ☑ Non-Contributing □ Contributing Significant □ Landmark □ N/A □

**PRIMARY ELEVATIONS:**

PUBLICLY VISIBLE FACADE-EAST
Yes ☑ No □

PUBLICLY VISIBLE FACADE-NORTH
Yes ☑ No □

PUBLICLY VISIBLE FACADE-SOUTH
Yes ☑ No □

PUBLICLY VISIBLE FACADE-WEST
Yes ☑ No □

**HISTORIC DISTRICT INVENTORY NUMBER**
05161 2313

**YEAR OF CONSTRUCTION**
Pre-1958

**PROJECT TYPE**
Status ☑ Primary Elevations □ Remodel □ Demolition □ New □ Other □

**USE, EXISTING**
Residential □ Non-Residential ☑ Vacant □

**USE, PROPOSED**
Residential □ Non-Residential ☑

**HISTORIC BUILDING NAME**
DATE: March 10th, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-1781-HDRB

Address: 868 and 868 ½ East Alameda
Historic Status: Non-Statused
Historic District: Downtown and Eastside

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: Historic report

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be designated as contributing per 14-5.2(C) Designation of Significant and Contributing Structures.
BACKGROUND & SUMMARY:

This case refers to a wall running parallel to the public right of way at 868 and 868 ½ East Alameda Street. The wall is constructed out of stone set in concrete mortar, adobe brick and stucco finish. It is approximately 62 in. in length, it parallels nearly the entire west elevation of the house and is on average 6 ft. high. It is terminated at the south by a gravel driveway leading to a one-bay garage. It is penetrated at three points - by two gate openings and one window.

An architectural survey concluded that a wall has been in place since 1958 and that it had openings where they are today since at least 1966 and into the 1970’s, though it appears to have originally been lower in height than the current six foot high wall. The wall at its current height dates back at least to 1985, when it was photographed in a survey.

Recently a truck knocked over part of the wall.

The owner requests a status designation for the wall

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent
   It is intended that:
   (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
   (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
   (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
   (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

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

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

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

Removal of Historic Material/Demolition:
14-5.2(D) General Design Standards for All H Districts
   (1)(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

14-5.2(E) Downtown and Eastside Design Standards
   (1) Old Santa Fe Style
   Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:
      (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;
      (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
      (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
      (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
      (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
(2) Recent Santa Fe Style
Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.
## NEW MEXICO HISTORIC BUILDING INVENTORY FORM

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January 28, 2020

Christine Halaburka
868 East Alameda Street
Santa Fe, New Mexico 87501

RE: 868 East Alameda Street – Street Wall Research

Dear Ms. Halaburka:

Responding to your request, I researched the background of the street wall in front of your home at 868 East Alameda Street. The scope of the work was informed by communication with your consultant, Dolores Vigil, based on guidance given to her by Santa Fe Historic Preservation Division planner Carlos Gemora.

The research consisted of reviewing historical aerial photographs and period maps. It additionally included a limited review of government documents, newspaper accounts, and Santa Fe city directories. The goal of the effort was to determine the wall’s era of construction and how it may have evolved over the years. The evaluation included a January 24 site visit, in which the structure was photographed, measured, and analyzed for its construction materials.

In summary, a wall has been in place at least since 1958, situated in the same location as the current structure. The specific design of the earlier wall, as compared to the current structure, is unknown.

Based on shadow projections observed on aerial photographs, the original wall may have been of a lower height. In addition, several stucco coatings exposed by recent damage indicate that the wall has experienced a degree of alteration, at least concerning the design and appearance of its upper portion.

The findings of the site visit and the attendant research follow.

Please feel free to contact me if you have any questions about this report.

Sincerely,

John W. Murphey, Project Historian
Existing Conditions

The subject wall is located in front of a Pueblo Revival adobe duplex at 868 East Alameda Street, in the Downtown and Eastside Historic District. While the house is designated a Contributing resource to the district, the wall is without status.

The structure, approximately 62’ in length, parallels nearly the entire west elevation of the house, and is penetrated at three points (Photos 1 & 2). It is terminated at the south by an approximately 9’-8”-wide gravel driveway leading to a one-bay garage. A shorter wall of similar composition continues from the northern terminus at a right angle but is not part of this study. Extracting the entry gate arch, the wall is on average 6’ high.

The three openings hold (from north to south): a wood pedestrian gate to a side yard, a section of a wood “window” grille, and a wood door near the center of the wall, providing street access to the house (Photo 2). The focus of the composition -- the center entry -- is a wood board door surmounted by a rounded arch (Photo 3). All wood elements are painted blue.

An approximately 16’ section of the wall at the driveway was damaged recently by a roofing truck (Photos 5-7).

Construction

The wall is composed of two distinct sections. Its base is made of stone set in concrete mortar. The tabular and round pink coarse-grained quartz, feldspar, and other native stones are laid in roughly regular courses (Photo 4). No lime mortar, which would suggest older construction, is evident. This section is approximately 3’ above the sidewalk. The stone base is slightly wider than the upper portion of the wall.

The upper portion is finished with stucco with the damaged section at the south end exposing its interior construction. The core is made of adobe bricks slathered in concrete mortar (Photo 8). Based on their appearance, it is assumed they are traditional, unmended bricks, although it is possible some may have been enhanced with Portland cement. Even at the core, there was no observable mud plaster or lime mortar, elements indicative of traditional construction.

Overall, the top portion of the wall is approximately 12” wide. In the visible section, its thickness is 9.5” to 10”, representing the width of a single adobe course.

The adobes are finished with several different stucco coatings, of likely different periods. These, because of the impact of the collision, are peeled back in areas, revealing a succession of layers (Photo 9).

The layers show what appears to be at least three separate stucco coats, each with a different adhesion system. The arrangement of one layer is unusual in that it does not follow the typical coloration strata of the three-coat system (e.g., typical colors used with the brown, scratch, and finish coats).
Each coating cycle has a distinct reinforcement, beginning with the innermost (and assumed oldest) stucco, which is adhered by chicken wire (Photo 9), followed by metal lath (Photo 10), and finally, the outer layer revealing fiberglass mesh (Photo 11). Pieces of exposed lath and fiberglass mesh along other parts of the wall suggest the entire structure experienced the same chronology of stucco coatings.

The wall is presently finished with a mixture of cementitious and Elastomeric stucco.

**Origin of Wall**

The only known historical survey for the house (H284, 1985), gives a construction date of 1934 to 1944. This is validated by the limited research conducted for this project, through a 1940 federal census enumeration which identifies a house of the same address occupied by Josephine Benavidez, a widow, and her six children. A brief review of Santa Fe city directories and newspaper accounts shows it was leased for several decades, often with a high turnover of tenants.

The 1985 survey does not mention the street wall as a character-defining element, but it is clearly visible in the accompanying photograph (Figure 1).

The first available aerial photograph from 1958 shows what appears to be a low wall paralleling the sidewalk (Aerial 1). Due to the photograph’s poor resolution, it is unclear whether the two pedestrian openings are present. A clearer picture of the structure is found on a 1966 aerial, which definitively reveals a wall punctuated with openings to the side yard and front entry (Aerial 2). Based on the height of its shadow line in comparison with shadows made by the house, the wall seems to be lower than its current 6’ height.

Two aerial images from the 1970s show the same basic configuration (Aerials 3 & 4). Looking at the shadow, the wall still appears to be shorter on the 1973 photograph (Aerial 3). This is supported not only by a comparison with the house shadows, but also with shadows cast by a fence or wall across the back yard.

**Conclusion**

Based on aerial photographs, a linear structure existed in the same position as the current wall since at least 1958. This structure continues to appear, in likely the same basic form, through the 1970s. Shadow lines visible on various aerials seem to indicate it was of a lower height than its current dimension.

The appearance of the “window” might indicate an alteration, as the Board and Historic Preservation Division staff have often required this treatment when a wall is increased in height. The division’s master case database, covering the years 1993 forward, was searched for a related project. No wall project for this address was found, though the alteration may have happened prior to these records.
The various stucco coatings register some amount of change to the exterior appearance and relative dimensions of the upper portion of the wall.

The damaged section of wall allowed almost a forensic investigation of its construction and subsequent layers of stucco. The materials observed did not indicate traditional construction (no lime mortar or adobe plaster), but instead materials and techniques common to the postwar period.

In conclusion, it is likely that a portion of the wall is older -- potentially the structure shown on the 1958 aerial photograph. The origin of its upper half is unclear but was in place by the time of the 1985 survey.

Figure 1: Copy of 1985 survey photograph.
Aerial Photographs

Aerial 2: 1966 aerial photograph.
Presence of a wall is evident with two openings at the arrows.
Courtesy NMDOT: 05-02-66_0017.
Aerial 4: 1978 aerial photograph.
Presence of a wall is evident with two openings at the arrows.
Courtesy NMDOT: 09-11-78_0074.
Surveys Photographs

(All photographs were taken by Robyn Powell on January 24, 2020).

Photo 1: Street view. Camera facing north.
Damaged section in foreground.

Photo 2: Street view. Camera facing east.
Pedestrian gate to house at center.
Photo 3: Back side of pedestrian gate to house. Camera facing west.

Photo 4: Undamaged stonework of lower portion of wall.
Photo 5: Damaged section of wall. Camera facing north.
Photo 6: Back side of damaged section. Camera facing northwest.

Photo 7: Damaged section of wall, inside at meter. Camera facing southwest.
Photo 8: Composition of upper portion of damaged section of wall. Camera facing northeast. Note adobe block and layers of stucco.

Photo 9: Back side of portion shown in above photograph. Note layers of stucco and chicken-wire concrete.
Photo 10: Exposed stucco lath at “window”. Camera facing east.

Photo 11: Fiberglass mesh netting at top of gate.