CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Woods Design Builders, Inc., agent for Christy and JC Butler, owners, requests an exception to exceed the maximum allowable wall / fence height, per Section 14-5.2(D)(9)(c)(ii).

Case number: 2020-001663-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 908 Old Santa Fe Trail

OW – Christy and JC Butler 908 Old Santa Fe Trail Santa Fe, NM 87501
AP – Woods Design Builders, Inc 302 Catron Street Santa Fe, NM 87501

PROJECT DATA:

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

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

PRIMARY ELEVATIONS: North □ South □ West □ East □ N/A □

PUBLICLY VISIBLE FACADE-EAST Yes □ No □
PUBLICLY VISIBLE FACADE-NORTH Yes □ No □
PUBLICLY VISIBLE FACADE-SOUTH Yes □ No □
PUBLICLY VISIBLE FACADE-WEST Yes □ No □

HISTORIC DISTRICT INVENTORY NUMBER H3592
YEAR OF CONSTRUCTION c.1910 (main house)

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

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

HISTORIC BUILDING NAME Bronson Cutting House
DATE: March 10, 2020
TO: Historic Districts Review Board Members
FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

Case #2020-001743-HDRB
Address: 908 Old Santa Fe Trail
Historic Status: Significant (residence) and
Noncontributing (office and yardwalls)
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

_____ District Standards & yard wall
& fence standards.

_____ Historic Inventory Form

_____ Zoning Review Sheet

_____ Other: 1) wall and fence height
calculation; 2) FOF/COL and case docs from H-
17-007 A and B

APPLICANT SUBMITTALS

_____ Proposal Letter

_____ Site Plan/Floor Plan

_____ Elevations

_____ Photographs

_____ Other:

STAFF RECOMMENDATION:

Staff does not find that all the exception criteria have fully been met, but the Board may find
that they have upon further testimony. Otherwise, staff recommends approval of the
application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-
5.2(E) Downtown and Eastside Historic District.
BACKGROUND & SUMMARY:

908 Old Santa Fe Trail, known as the Bronson Cutting House, was constructed in 1910 and designed in the Spanish Colonial Revival Style by Thomas Maclaren for Bronson M. Cutting, a US Senator representing New Mexico from 1927 to 1935. The home features classical baroque elements including curvilinear corniced parapets, wooden shell and glass lunettes, and applied pilasters. The historic status of the home was designated as significant, and the free standing office and yardwalls were designated as non-contributing by the HDRB in 2017 (Case H-17-007A). Also in 2017, the HDRB approved the construction of a new free-standing garage, establishment of a new driveway on the south side of the property, new yardwalls, and repainting of the main residence.

In 2018, staff approved the addition of non-publicly visible HVAC and reorientation of the garage structure. In January 2020, staff approved the gate design, having been under the assumption that the location of the gate and the front fence were included in the original approval, which is unclear from case records. The applicant subsequently requested retroactive approval to construct the front fence to a height of 6-ft where the maximum allowable fence height is 59-in. Now, the applicant requests an exception from the Board to exceed the maximum allowable wall and fence height, per Section 14-5.2(D)(9)(c). Exception criteria and responses are provided below.

EXCEPTION CRITERIA AND RESPONSES:

An exception is requested to exceed the maximum allowable wall/fence height, per 14-5.2(D)(9)(c)(ii)(C):

(i) Do not damage the character of the district
    Applicant Response: The fence in question is well balanced in look and scope. It is also in proportion to the pilasters and the residence original gates which are almost ten feet tall and would look out of balance with a shorter fence. We believe the high quality of this fence contributes to the traditional look of the neighborhood that we are working to preserve.

    Staff Response: Staff agrees that the fence is in proportion to the gates. Furthermore, there are multiple fences along the streetscape that are of similar height. Staff feels that a fence at the proposed height would not damage the streetscape.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
    Applicant Response: Our clients, Christy and JC Butler, are determined to preserve the most traditional look possible. They sincerely believe, and we agree, that if the fence were cut down, it would not be in proportion to the pilasters, the gates, and the house itself, degrading the beautiful aesthetic value of the community.
Staff Response: Staff suggests that further testimony from the applicant is needed to determine whether the criterion relating to hardship has been met.

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

Applicant Response: This fence does respect the heterogeneous character of the historic district and we believe it’s traditional simplicity reinforces and enhances the aesthetic value of the community.

Staff Response: Staff does not feel that this criterion has been fully met, as other design considerations were not discussed. Further testimony from the applicant is recommended.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

Applicant Response: The Cutting house was built to be a grand structure and exemplify the original owners political presence in the city and state. Everything the Butlers have done has been an attempt to maintain the unique character of the property and which includes keeping the fence in proportion to the scale of the house, the pilastes, and the gates.

Staff Response: Staff agrees with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

Applicant Response: Our considered response to this is that in attempting to maintain the original look of the property, our clients felt it was necessary to have the fence at this height. The property has dictated the design which we sincerely believe is appropriate.

Staff Response: Staff recommends further testimony from the applicant to determine if this criterion has been met.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Applicant Response: This fence does not only provide the least negative impact but we feel enhances the look of the neighborhood and with the scale of the steel gates the house can still be viewed from the street for those interested in its historical context.

Staff Response: Staff agrees with this response.

**RELEVANT CODE CITATIONS:**

14-5.2(A)(1) General Purpose
In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is
deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

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 portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
(f) Flat roofs shall have not more than thirty (30) inches overhang.

14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

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

(c) Height

(i) Official map of building heights in the historic districts - procedures.

A. The historic districts review board shall recommend the adoption of an official map reflecting building heights in the historic districts to the governing body. This map shall be used for the purpose of regulating building height in the historic districts. The map shall be adopted at a public hearing of the governing body, which hearing shall be advertised in a local newspaper no less than fifteen days prior to the hearing. All affected property owners and owners of lots or of land within one hundred (100) feet, excluding public right-of-way, of the property affected shall be notified of the public hearing by first class mail, mailed at least
fifteen days prior to the public hearing. The official map shall be adopted by the 
governing body by ordinance.

B. The official map of building heights in the historic districts may be amended 
from time to time. This historic districts review board shall make 
recommendations to the governing body for the amendment of the official map, 
at a public hearing. Such hearing shall be advertised in a local newspaper no less 
than fifteen days prior to the hearing.

C. The governing body shall hold a public hearing on any amendments to the 
official map. The official map, inclusive of amendments, is hereby adopted by 
reference and incorporated as if set out herein. Such public hearing shall be 
advertised in a local newspaper no less than fifteen days prior to the hearing. All 
affected property owners and owners of lots or of land within one hundred (100) 
feet, excluding public right-of-way, of the property affected shall be notified of 
the public hearing by first class mail, mailed at fifteen days prior to the public 
hearing.

D. The official map is available in the city planning office and is accessible at all 
reasonable times for inspection.

(ii) In exercising its authority under this section, the board shall limit the height of 
structures as set forth in this section. Heights of existing structures shall be as set 
forth on the official map of building heights in the historic districts.

A. If a proposed building has a parapet, the façade shall not be in excess of two 
(2) feet of the average of the height of the façades in the streetscape.

B. If the proposed building has a pitched roof, the ridge height of the proposed 
building shall not be in excess of two (2) feet of the average of the ridge height of 
the pitched roofs in the streetscape.

C. Yard walls and fences shall be limited to a height that does not exceed the 
average of the height of other yard walls and fences in the streetscape.

D. Pursuant to Section 14-7.4(C), the height of any other structure shall be limited 
to the allowable building height within the applicable streetscape, as defined in 
this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed buildings and 
additions located on a sloping site where the difference in the natural grade along 
the structure's foundation exceeds two (2) feet. In no case shall the height of a 
façade exceed four (4) feet above the allowable height of the applicable 
streetscape measured from natural or finished grade, whichever is more 
restrictive. This increase in height shall be constructed only in the form of 
built-backs from the street.

(iii) 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 façade, excluding rooftop 
appurtenances, the increased height of walls or fences over pedestrian and vehicular
openings, and gates (either in opened or closed position). For structures which do not have street frontage, height shall be determined by the façade which 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. (Ord. No. 2002-37 § 27)
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

ADDRESS: 908 Old Santa Fe Trail

ID NUMBER: 0516006.19

BUILDING NAME: Bronson Cutting house

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 N S RANGE 9 E W SEC 25 SW 1/4 NE 1/4


DATE OF CONSTRUCTION:
--- ESTIMATE 1910 ACTUAL Cutting letters

SOURCE(S) (HSFF Bulletin HS8)

ARCHITECTURAL STYLE:
Mission

USE:
HISTORIC: residential

OTHER

PRESENT: residential

OTHER

SURROUNDINGS:
residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:
Style
--- SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
X YES ___ NO

WHAT TYPE? office/guest housed (NC)

IF INVENTORYED, LIST ID NUMBER(S)

---

DEGREE OF REMODELING:
--- MINOR X MODERATE room added
--- MAJOR on N corner; some new windows
EXPLAIN: & doors; porches enclosed by adding windows

OVERALL CONDITION:
--- X EXCELLENT ___ GOOD
--- FAIR ___ DETERIORATED

BUILDING THREATENED?
--- YES X NO

SURVEYED 4/93 BY D.S.

NEGATIVES WITH NMHPD ROLL # D88 NEG # 7 TO 13

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
--- YES X NO ___ ELIGIBLE
--- CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
--- YES X NO ___ ELIGIBLE

LOCAL DESIGNATION: CORE ___ HISTORIC DISTRICT
--- X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO
<table>
<thead>
<tr>
<th><strong>ROOFS &amp; DRAINS</strong></th>
<th>Gable with mixed linear parapet of wood, painted, with metal fascia; curved wood canopies; round medallions in parapet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING WALLS</strong></td>
<td>Concrete, house has basement, basement windows protected by concrete walls</td>
</tr>
<tr>
<td><strong>FOUNDATIONS</strong></td>
<td>Front (SW) - paired large-light wood doors, some w/ bottom coffered, Main door new. Set in elaborate entries w/ pilasters &amp; fanlights; iron balustrade; others include paired large lights; French, large light wood doors paired w/ large fixed light SE center.</td>
</tr>
<tr>
<td><strong>DOORS</strong></td>
<td>Large square lights w/ diagonal muntins; single &amp; paired 6-light wood 2-door w/ 4-light above; 9-light center w/ 6 lights above; on south corner; 4-light center w/ fanlights have been set in arched openings (previous porch). E. corner - new 8-light window w/ clear tip-light.</td>
</tr>
<tr>
<td><strong>WINDOWS</strong></td>
<td>Concrete patio w/ low stucco wall at entry; SW; large concrete patio, SE (old foundation). Previous sleeping porchese at E. corner and SE corner now enclosed by filling openings w/ windows.</td>
</tr>
<tr>
<td><strong>PORCHES OR PORTALES</strong></td>
<td>Balconets, SW and NW; NW has simple wrought iron balustrade, while SW has elaborate curved black metal balustrade.</td>
</tr>
<tr>
<td><strong>COURTYARDS</strong></td>
<td>Interior courtyard (not surveyed).</td>
</tr>
<tr>
<td><strong>FENCES/WALLS</strong></td>
<td>Low stucco walls along northwest - consistent with historic photos. Coyote fence along streets. Stucco walls southwest.</td>
</tr>
<tr>
<td><strong>ARCH. DETAILS</strong></td>
<td>Renaissance door and window surrounds including pilasters, fanlights, Prairie style outdoor light fixtures. Elaborate chimney.</td>
</tr>
<tr>
<td><strong>OTHER</strong></td>
<td>Previous garage</td>
</tr>
<tr>
<td><strong>COMMENTS</strong></td>
<td>Current owners state that part of east patio was foundation for dormitory that was added when building was an orphanage, later demolished. Foundation of property &amp; driveway orients house away from formal entry on southwest.</td>
</tr>
</tbody>
</table>
Remarkably detailed example of Mission style, home of important political figure, Bronson Cutting. Overall integrity of massing and detail, including interiors. Changes to site (truncation on west and south) resulted in elimination of circle driveway which led to formal entry on south. Most accessible side of house is now northwest, which is least remarkable.

Building is well preserved in spite of episodes of institutional and office use. Present owners extremely interested in maintaining integrity.

Not previously surveyed. Outside National Register district but within SF Core Historic District. Plagued and documented by Historic Santa Fe Foundation. Museum photos 1911-1912 (owners have copies).

Consider for individual nomination to National & State registers.

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)
Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

For HPD Office use only:  
HCPI No.  
District No.  
NRHP  
SRCP  
Criteria  
A  
B  
C  
D  

1. Name of property:  
Senator Bronson M. Cutting House  
Los Siete Burros  
St. Vincent's Home for Girls  

2. Location:  
908 Old Santa Fe Trail  
Downtown and Eastside Historic District  

3. Local Reference Number:  
Santa Fe ID #: 051600619 (1993)  
H-3592  

4. County: Santa Fe  

5. Property Type:  
1. Buildings:  
2. Structures:  
3. Site  
4. Object  

6. Date of Survey:  
December 15, 2016  

7. Previous Survey Date(s):  
_x Yes: April 1993  
_x No:  

8. Name of Project:  
HDRB status review  

9. Lat/Long:  
35.673521, -105.934425  

10. Photo Information:  
Negative: FirstLight  
View of: Partial west elevation, facing east.  

11. Brief Description of the Property:  
Designed in 1910 by Scottish-born architect Thomas MacLaren, the Senator Bronson M. Cutting House is a singular house in Santa Fe, displaying an unusual mix of classical and Mission Revival elements. Located down a gravel drive off Old Santa Fe Trail, the approximately 5,392 sq. ft. house sits on the property as a compact square. At the center of the square is an intimate courtyard. The house is constructed of frame, covered with heavily textured stucco originally tinted pink. Exaggerated wood scuppers project from each elevation.  

Its primary façade faces west (southwest) and is graced with an elaborate molded wood Mission parapet obscuring an arch barrel roof. A wrought-iron balconette is accessed from a pair of glass doors below. The historic main entry to the house is located on this elevation. The façade displays a near symmetrical arrangement of openings topped with molded sunbursts or arched sash transoms. This pattern continues along the south elevation which holds a historic sleeping porch. The remaining elevations are fenestrated with single or grouped wood casement windows, many with push-out transoms. A small projection across the northwest indicates a library extension designed by architect John Gaw Meem in 1931. The house sits on a partially finished basement daylighted with window wells on the north and east sides.  

Continued.  

12. Who uses the property?  
Single-family residence  

13. Construction Date:  
Date: 1910 with c.1932 library addition  
_x Known  
_Estimated  
Source: Archival documents and newspaper account  

14. Setting:  
_x Suburban  _ Rural  _ Village  _ Urban  _ If Urban:  _ Commercial  _ Industrial  _Residential  _ Public  

15. Relationship to Surroundings:  _ Similar  _ Dissimilar  

Comments: N/A  

14
16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Lom Tryk Architects PC

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

N/A

North

Source:
Google Imagery, 2016

19. Is Property Endangered? _Unknown _x_No ___Yes How?

20. Significance to Current Community: _Unknown _x_None ___Low ___Moderate _x_High
Describe: Recipient of Historic Santa Fe Foundation plaque.

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

See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? _Unknown _x_No ___Yes
If yes: _x_National
If 'no' or unknown, do you think this property is eligible for listing? _x_No ___Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? _Unknown _x_No ___Yes
If yes: _x_Contributing ___Non-contributing _No Status

If 'yes', what is the name of the district? _x_National _x_City of Santa:
Downtown and Eastside Historic District

Recommended Significant Structure to the Downtown and Eastside Historic District, January 18, 2017.

24. Supplemental Forms:

_ None _x_HCPI Detail Form (FORM 2) ___Continuation Sheets, # pages:
### Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

**Historic Preservation Division, New Mexico Department of Cultural Affairs**

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2

<table>
<thead>
<tr>
<th>HCPI No.</th>
<th>District No.</th>
<th>NRHP</th>
<th>SRCP</th>
<th>Criteria</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
</table>

1. Name of property:  
Senator Bronson M. Cutting House  
Los Siete Burros  
St. Vincent's Home for Girls

2. Location:  
908 Old Santa Fe Trail  
Downtown and Eastside Historic District

3. Local Reference Number:  
Santa Fe ID #: 051600619 (1993)

4. County: Santa Fe

5. Date of Survey: December 15, 2016

### ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

<table>
<thead>
<tr>
<th><em>Adobe</em></th>
<th><em>Brick</em></th>
<th><em>Composition</em></th>
<th><em>Concrete: Block</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>Concrete: Cast Stone</em></th>
<th><em>Poured</em></th>
<th><em>Plaster</em></th>
<th><em>Masonry: Simulated</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>Metal: Corrugated</em></th>
<th><em>Structural Siding</em></th>
<th><em>Metal: V-Crimp</em></th>
<th><em>Stone: Random Ashlar</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>Stone: Random Coursed</em></th>
<th><em>River Rock</em></th>
<th><em>Rusticated</em></th>
<th><em>Stone: Tabular</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>x_Stucco:</em></th>
<th><em>Tile: Clay</em></th>
<th><em>Vinyl Siding</em></th>
<th><em>Wood: Board and Batten</em></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><em>Wood: Horizontal Siding</em></th>
<th><em>Wood: Jacal</em></th>
<th><em>Wood: Log</em></th>
<th><em>Wood: Shingle</em></th>
</tr>
</thead>
</table>

| _Wood: Tongue and Groove_ | _Other: Frame_ |

7. Number of Stories:  
Number: _x_ 1 over basement __1/2_ 2  
2 1/2  Other: __N/A__

8. Foundation:  
_Not visible_ No *  
_x_ At Grade _x_ Raised  
Material: _x_ Concrete _x_ Stone  
Other: _N/A_

Notes: __N/A__

9. Roof:  
 shape: _x_ Flat with barrel section _N/A_  
_hipped_ _Pyramidal_  
_Shed _x_ Other: _N/A_

Pitch: _x_ None _x_ Low  
Medium _x_ Steep

Features: _x_ Parapets  
_Metal: Pressed Composition shingle_  
_Composition Roll Metal_  
_Corrugated Metal: Standing Seam_  
_V-Crimp Metal: V-Crimp_  
_Tile: Terra Cotta_  
_Wood: Shingle_  
Other: _N/A_

10. Windows N/A

<table>
<thead>
<tr>
<th>Operation</th>
<th>Material</th>
<th>N/A</th>
<th>Glazing</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Casement</td>
<td>Wood</td>
<td>1-1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Casement</td>
<td>Wood</td>
<td>1-6</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Casement</td>
<td>Wood</td>
<td>1-8 w/transom</td>
<td>9</td>
<td></td>
</tr>
<tr>
<td>Casement</td>
<td>Wood</td>
<td>2-6</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Casement</td>
<td>Wood</td>
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<td>Wood</td>
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Basement windows were not counted.

11. Doors N/A

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<tr>
<td>Sliding</td>
<td>Full Glass</td>
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12. Chimneys N/A

Three interior stuccoed stacks.

13. Porches _x_ N/A

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<tr>
<th>Type</th>
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<th>Partial-Width</th>
<th>Full-Width</th>
<th>Wrap</th>
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14. Other Significant Features N/A

15. Modifications: _x_  _Ne known modifications_

16. Date:  
_#1_ Date: c.1932; construction of library addition designed by John Gaw Meem; Job File #185.  
_#2_ Date: Unknown; alteration of fenestration of sleeping porch; historic photographs and visual evidence.  
_#3_ Date: Unknown; removal of roof projection from northeast corner; historic photographs and visual evidence.  
_#4_ Date: Post-1981, repair and alteration of windows at southeast corner; aerial photograph and visual evidence.
16. Primary Architectural Style

- 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: Mixed style

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) 955-6805

18. Attached or Associated Properties

Are associated properties eligible for listing? No

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

<table>
<thead>
<tr>
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<tr>
<td>1. Name of property:</td>
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<tr>
<td></td>
<td>Los Siete Burros</td>
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<tr>
<td></td>
<td>St. Vincent's Home for Girls</td>
</tr>
<tr>
<td>2. Location:</td>
<td>908 Old Santa Fe Trail</td>
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<td></td>
<td>Downtown and Eastside Historic District</td>
</tr>
<tr>
<td>3. Local Reference Number:</td>
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</tr>
<tr>
<td>4. County:</td>
<td>Santa Fe</td>
</tr>
<tr>
<td>5. Date of Survey:</td>
<td>December 15, 2016</td>
</tr>
</tbody>
</table>

Description, Continued

Interior and Courtyard

The house is generally entered today from the northeast corner, an undistinguished area once enclosed by a roofed projection which may have covered a sleeping porch. The entry now opens to a modern kitchen. Beyond is a narrow single-loaded hallway leading to bedrooms arranged along the east and south elevations. The public functions of the house, including a large living room with an arch barrel ceiling and the library, take up the west side of the foot print. In the center is the courtyard, accessed by doors on each elevation. The space is dominated by the large curvilinear parapet and a chimney across the west wall. The small courtyard appears to have been altered since Cutting's era with a new fountain, brick flooring and built-in stucco bancos.

Grounds

The property, much reduced in acreage in the 1980s, includes a few ancillary structures: an office (evaluated separately), remains of a small pool, and an underground pump house. It shows traces of an older landscape, which is mostly in decline. A newer flagstone patio and xeric garden bring life to the south elevation.

West Property Wall

Subject of this study is a stucco-on-block wall delineating the property's west boundary. Most likely erected in the late 1980s or early 1990s, it was built to separate the older house from a subdivision carved out of portions of the former Cutting property in 1983. The approximately 101'-long section of wall under consideration anchors the northwest corner of the property. Almost 1' thick, it is approximately 64.5" high on the inside elevation and 75" on the outside elevation facing East Coronado Road. In design, material and dimensions, the wall is thoroughly modern.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
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Historical Overview

Bronson M. Cutting

Born in 1888, "enveloped in the cocoon of a warm loving and richly endowed family," Bronson Murray Cutting arrived in Santa Fe at 21 years old as a sick young man seeking a cure.\(^i\)

Cutting came, as described by his biographer, from the "very rich."\(^ii\) His father, William Bayard Cutting, descended from colonial stock, with all the advantages. He was an attorney, real estate developer and financier of the United States' first sugar beet industry. He built railroads, operated ferries and was a founding member of the City Club of New York and the Jekyll Island Club.

A lover of both the city and country, William Bayard Cutting built a country retreat along the banks of the Connetquot River, near Oakdale, Long Island. The country estate, dubbed Westbrook, sat on 931 acres of landscaped woodlands, some of it designed by Frederick Law Olmsted.\(^iii\)

The main house, a well-proportioned, classically expressed mansion designed by architect Charles C. Haight, exuded wealth, with high ceilings, wood paneling and a gentleman's library stocked with "classics in stately calf bindings."\(^iv\) It was here that Bronson M. Cutting was born and raised.

In 1901, young Cutting left for the Groton School, the private Episcopal college preparatory boarding school that had previously educated the likes of Franklin Delano Roosevelt, T. S. Eliot, Walter Lippmann and others from the American elite (Figure 1).

Following the normal trajectory, Bronson enrolled at Harvard upon graduating. Returning in the fall of 1910 for his final year, his thus far uneventful academic career was frighteningly interrupted when he awoke one morning hemorrhaging. Diagnosed with the dreaded tuberculosis, he returned to Westbrook to recuperate. Symptoms worsening, he left the estate and traveled to New York City, where he was admitted to a hospital on November 11, 1909. With little hope of a quick recovery, Bronson officially withdrew from Harvard on February 8, 1910.\(^v\)
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The “Exotics”

Five months later, Bronson and his older sister Justine Ward (wife of the former secretary of Puerto Rico, George Cabot Ward) departed from New York City in a private rail car, destined for Los Angeles. vi Like countless others stricken with tuberculosis, Bronson thought his recovery might come through the sun-filled climate relentlessly promoted by Los Angeles and smaller cities throughout the Southwest. On the way to California, Bronson and his sister stopped in Santa Fe, a town that had just started to promote itself for the climate-based treatment of tuberculosis.

They were met at the train station by Catherine Prince, the wife of former governor L. Bradford Prince, who put them in contact with a doctor. Finding the dry air to their liking, the brother and sister rented a house from the doctor located on a “low piece of land” near the state penitentiary. vii There Bronson spent the summer of 1910 in treatment.

Though sick, and mostly cloistered, Bronson soon learned of the peculiarities of Santa Fe’s political and racial climate. Writing home to his father, Bronson observed that Santa Feans seemed to regard him and his sister as “multimillionaires [who] are charged quadruple prices for everything.” viii Bronson initially had love only for the city’s ruling class, damning the local Hispanics as “Mexicans.” He also racially vilified Charles A. Spies, who would preside over the constitutional convention, as “a half Jew and half nigger.” ix

The same summer Bronson found himself in court over a petty dispute the Cuttings had with an agent who delivered the wrong piano to the house. The agent, who kept the $150 advance for the job, was indicted by a local grand jury for embezzlement. In the appeal hearing, A. B. Renahan, the attorney representing the agent, turned to the all-Hispanic jury and damned the Cuttings as “despicable exotics,” finding in them the “signs of a degenerate race.” x Despite his annoyance, Bronson adopted Renahan’s slur for an informal group of Santa Fe friends, which he dubbed the Exotic Club.

An Expedient Adobe

Along with the stress related to the delivery of the piano, the Cuttings discovered the lease on the rented house would not be renewed in November. Bronson urgently purchased four acres of scrubland approximately two miles south of the Santa Fe’s city
limits, in the new euphoniously named Buena Vista Heights development. A subdivision along then Pecos Road, Buena Vista Heights was marketed to wealthy winter residents, and would later include golf links and a sports club.

Bronson initially contacted Kansas City architect Louis Curtiss to determine his availability to design a house.\textsuperscript{xi} Curtiss had recently completed a commission from the Atchison, Topeka and Santa Fe Railway to design the El Ortiz in Lamy — a sprawling Harvey House hotel mixing Mission Revival and pre-Santa Fe style elements.

In his letter, Bronson commended Curtiss on the design of the hotel and expressed his desire to complete his residence by fall. In a return correspondence, Curtiss advised Bronson that erecting an adobe house in less than four months was impossible.\textsuperscript{xi} According to historian Corrine Sze, “attention to authentic detail was apparently not what the Cuttings had in mind, as a matter of time and expense.”\textsuperscript{xiii} Faced with hesitation from Curtiss, the Cuttings quickly turned to another well-regarded regional architect, Thomas MacLaren (Figure 2).

Thomas MacLaren

Thomas MacLaren (1863-1928) was born on February 19, 1863 to John MacLaren, a farmer in Middleton of Boquhapple near Stirling, Scotland.\textsuperscript{xiv} The youngest of eleven children, Thomas attended the village school and later Stirling High School. In 1880, he moved to London to join his older brother, James Marjoribanks Thomas. James was a young architect employed in the office of John James Stevenson, a firm associated with the development of the Queen Anne style. In London, Thomas attended the Royal Academy Schools, winning several medals for his student designs. The awards allowed Thomas to travel to Belgium, France, and Italy, where he spent eight months sketching landscapes and buildings.

In 1888, the young architect was hired as assistant to Frederick Williams Stevens, an acclaimed architect who maintained offices in London and Bombay (Mumbai). Two years later, his brother, who had recently won an international competition to build an Eiffel Tower-like structure at Wembley, England, died of tuberculosis at 37.
In 1891, Thomas also began to develop signs of tuberculosis. In hope of treatment, he traveled to Engadine, Switzerland, a town in the Swiss Alps. There he took to wandering the countryside, producing a series of water color sketches of Swiss architecture which are now archived at the University of Colorado, Boulder.

Thomas passed his qualifying exams in 1892, and was admitted to the Royal Institute of British Architects on June 13 of the same year. His early work was similar to his deceased brother’s, as both were influenced by Edwin William Godwin, a London architect famous for his Neo-Gothic designs.

Not wholly recovered and wishing to improve his health, MacLaren moved to the United States in 1894, living temporarily in Denver. He soon relocated to Colorado Springs, a resort community that also catered to lungers seeking a cure. Almost immediately he started an architecture practice, enlisting a fellow expatriate, Mervyn McCartney, who was also in Colorado Springs under treatment.

His practice in Colorado Springs spanned 34 years, and involved several associates. Projects ranged from private residences, libraries, churches, schools, government buildings, hotels and resort commissions.\textsuperscript{xv} His designs showed economized expressions of the Classic, Gothic and Italian Renaissance idioms, along with emerging regionally influenced modes, particularly the Mission Revival style. Approximately 100 of his Colorado commissions have been identified, with nearly 20 listed on the National Register of Historic Places or recognized with other designations.\textsuperscript{xvi}

A Miniature Versailles

One of Maclaren’s Colorado Springs projects, the Claremont (now named the Trianon), is arguably the architect’s most noteworthy design with a direct influence on the Senator Bronson Cutting House.

In 1905, Charles and Virginia Baldwin (the latter an heiress of Nevada’s famed Comstock Lode), hired MacLaren and his then partner Charles E. Thomas to design a large house in the fashion of Versailles’ Grand Trianon.\textsuperscript{xvii} The couple had already built a miniature version of La Petit Trianon in Cupertino, California. In order to better understand Jules Hardouin Mansart’s design, MacLaren traveled to France, making a thorough study of the Grand Trianon to replicate it in miniature in Colorado.\textsuperscript{xviii} The design was completed
in 1907, resulting in a 22,000 sq. ft. replica, highlighting MacLaren’s mastery of the classical idiom and particularly French windows (Figure 3).

**Los Siete Burros**

The same taste for symmetry and classicism followed three years later with the design of the Bronson Cutting house, though at a much smaller scale and budget and for a client who had specific health needs. For the sake of expediency and budget, a frame structure substituted for time-consuming adobe construction. To make the structure look somewhat authentic, the walls were slathered with heavily textured stucco stained pink. \( \textit{xix} \)

Still suffering from the effects of tuberculosis, Bronson required two sleeping porches and a pollen-free room he would retreat to during bouts of allergy and hay fever. \( \textit{x} \)

Windows throughout the house were designed for maximum operability, including groupings of casements, many with a hinged push-out transom allowing more airflow.

Built around a tight courtyard, the compact floor plan included a dining room, sitting room, office, bedrooms, a guest room and servants’ quarters. \( \textit{xxi} \) The sitting room was distinguished by its barrel vault ceiling, a novelty in Santa Fe.

Despite Cutting’s intentions, the house took over a year to construct. An article in the *Santa Fe New Mexican* stated found it designed along the lines of El Ortiz, and possessing “simplicity and beauty,” predicting that it and others with strong style would “make Santa Fe more of a tourist and ideal home city than ever.” \( \textit{xxii} \)

Cutting officially moved into the house in late August 1911. He initially called it Buena Vista Place, after the subdivision, later changing it to the more whimsical *Los Siete Burros*. The latter was taken from an amusing story told by his close Santa Fe associate, Brian Boru Dunne, about a priest trying to instruct catechism to a group of disinterested youth. \( \textit{xxiii} \)

A housewarming party took place a month later, and soon *Los Siete Burros* became a salon for Cutting’s inner circle, consisting of Cutting, his sister Justine, Dunne, real estate developer H. H. Dorman, Francis Wilson, and junior members Miguel Antonio Otero Jr. and Tony Luna. The group was called the seven donkeys.
Los Siete Burros became the site of tea parties, bridge tournaments, and later meetings of progressive party Republicans. The basement held a generous wine cellar. Cutting would entertain guests with impromptu recitals on the piano of Bach, Beethoven and Wagner in the sitting room. Sometimes after midnight, when all the guests had cleared, “thunderous crescendos” of Franz Liszt’s Concerto in E Flat Major would be heard floating through the windows over the nighttime landscape.

Senator Cutting

Starting with his purchase of the Santa Fe New Mexican in July 1912, Cutting took a stronger interest in politics, culminating with his appointment to the United States senate in 1927 as a progressive Republican. With the onset of the New Deal, he switched parties and supported Franklin Delano Roosevelt. Cutting played a pivotal role in the passage of the Banking Reform Acts of 1933 and 1935.

During this period frenetic activity, he attempted to expand Los Siete Burros. In 1931, he commissioned Santa Fe architect John Gaw Meem to design an extension of the library and a larger dining room across the southwest corner. The library, a compact room with built-in book cases and slender doors opening to a balconette, was completed in 1932. The dining room was never built.

An aerial photograph from the 1930s shows the estate near its completion (Figure 5). By then it had been extensively landscaped, including what appears to be a line of poplars planted along Old Santa Fe Trail and a formal circular driveway at the northwest corner, approached from what is now East Coronado Road (Figure 6).

On May 6, 1935, Cutting died in a plane crash near Atlanta, on a flight from Albuquerque to Washington, D.C. His will, executed a month later, bequeathed more than a million dollars to his friends, staff and various people he had befriended over the years in New Mexico. The bequests ran for more than eight legal pages, the first three lined with bequests of $1,000, almost all to people with Spanish surnames. The largest personal bequest went to Jesus Baca, his personal chauffeur and closest friend. Baca received $150,000 and title to Los Siete Burros.
St. Vincent’s Home for Girls

It is unclear what Baca did with the house. For nearly two decades it did not appear in city directories. Nearly 30 years after his death, it came to life again as an Orphanage for young girls. With its original adobe buildings demolished in 1954 for an addition at St. Vincent’s Hospital, the nearly 100-year-old St. Vincent’s Home for Girls was itself without a home. Founded in 1865, by the Sisters of Charity, the institution was the only one of its type in New Mexico, and during its heyday cared for more than 100 girls. xxx

In 1955, the Catholic Charities of the Archdiocese of Santa Fe purchased the old Cutting property, converting it into a facility that could care for up to 16 girls and house four staff members. The grounds were improved with a small swimming pool and playground equipment. A former stable was turned into an informal theater, and a dormitory addition appears to have been constructed across the southeast corner of the home.

Described by the Santa Fe New Mexican as a “large, happy family,” the orphanage played host to Girl Scout troops, who hosted camps on the grounds during summer months. xxxI In 1964, with only ten girls to care for, and an operational budget of $22,000, Catholic Charities made the decision to close the 100-year-old orphanage. xxxii

During the early 1980s, the former Cutting property was divided into smaller parcels. The portion to the west holding the old stables was re-platted in 1983 as a small development under the name the Cutting Compound. Over the next decade, James Satzinger of Satzinger Design (and later Carter-Satzinger) developed the six houses comprising the compound. Advertised in real estate listings as a “quiet private enclave,” a tall stucco wall separated the former Cutting home from the new development. xxxii

Jerome S. Bernstein, a clinical psychologist and Jungian analyst, and his wife, Susan, lived in the house until its recent sale.
**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:**
   - Senator Bronson M. Cutting House
   - Los Siete Burros
   - St. Vincent's Home for Girls

2. **Location:**
   - 908 Old Santa Fe Trail
   - Downtown and Eastside Historic District

3. **Local Reference Number:**
   - Santa Fe ID #: 051600619 (1993)

4. **County:** Santa Fe

5. **Date of Survey:** December 15, 2016

---

**Evaluation of Historical Status**

The house is significant for its association with Senator Bronson M. Cutting, a noteworthy and quixotic politician. It is additionally important as a design by Thomas MacLaren, a well-regarded regional architect. His hybrid Mission Revival design for the Cutting commission is singular in Santa Fe for its classical symmetry, courtyard plan and use of oversized arched sash windows. Based principally on this design, MacLaren was one of a few architects invited to participate in the 1912 *New-Old Santa Fe Exhibition*, which had as one of its goals the formulation of an architectural style suitable for Santa Fe. Aside from the removal of a presumed porch and the alteration of a few windows, the Senator Bronson M. Cutting house retains a high level of historic integrity, and merits consideration for Significant status.

**Ordinance Definition - "Significant Structure"**

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

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

---

26
Wall Height
908 Old Santa Fe Trail

Total 1815
Count 31
Aug 58.54
Max 59" (4' 71")
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-17-007A
Address – 908 Old Santa Fe Trail
Agent’s Name – Lorn Tryk
Owner/Applicant’s Name – Christy Butler

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 14, 2017.

908 Old Santa Fe Trail, known as the Bronson Cutting House, was designed by Thomas MacLaren for Branson M. Cutting (a U.S. senator representing from 1927 to 1935) in 1910 in the Spanish Colonial Revival style with classical baroque elements including curvilinear corniced parapets, wooden shell and glass lunettes, and applied pilasters. A free-standing garage was converted into an office in 1993. The residential structure is listed as non-contributing to the Downtown & Eastside Historic District. The free-standing office and yardwalls have no assigned historic status.

The 1993 Historic Cultural Property Inventory (HCPI) notes moderate remodeling, including an addition on the north corner, replaced windows and doors, and enclosed porches, but still recommending significant historic status for the property.

In December 2016, an updated HCPI was completed. The north addition was designed by John Gaw Meem in 1931. Minor window alterations have not been dated or are after 1981. A stuccoed yardwall was constructed in the late 1980s to early 1990s. Due to the importance of the senator, the architect, the historic use of the property as a girls’ orphanage and the high historic integrity, HPD staff recommended significant historic status.

The office appears in the Territorial Revival style, but evidence of the garage was removed with the 1993 remodel. The date of construction is not established as historic or non-historic, but it may be non-historic. Therefore, non-contributing historic status is recommended.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

2. Staff Recommendation: Staff recommended upgrading the historic status of the residence from non-contributing to significant, due to the historic important individuals, its historic use, and its high integrity. Staff recommends designating the office and yardwalls as non-contributing due to non-historic date of construction or lack of historic integrity.

3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
   _X_ Section 14-5.2(D) General Design Standards
   _X_ Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts

28
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))

5. Under Section 14-12.1, the definition of a “contributing structure” is “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.”

6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations

7. The Board, in response to the application, finds the structure:
   _X_ meets the Section 14-12.1 criterion for “significant” as provided in the presentation and Staff Report

8. All elevations of a Significant structure are considered primary.

9. The historical importance of Senator Cutting, Thomas MacLaren and John Gaw Meem, the historic use of the property as a girls’ orphanage, and the structure’s high historic integrity, makes the property eligible for the designation of “significant.”

10. The office and yardwall lack historic integrity and have non-historic dates of construction.

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

CONCLUSIONS OF LAW
Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:
1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant’s request to review historic status and voted to:
   _X_ Upgrade the residential structure from non-Contributing to Significant status; and designate the office structure and yardwalls as non-Contributing.

IT IS SO ORDERED ON THIS 28th DAY OF FEBRUARY 2017, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

Date:

Filed:

Date:

City Clerk

APPROVED AS TO FORM

Date:

Assistant City Attorney

Status Review Finding Form
HDRB Case #17-007A
p. 2
PROJECT DESCRIPTION: Lorn Tryk, agent for J.C. and Christy Butler, owners, requests historic status review with designation of primary elevations, if applicable, of a non-contributing main residence, and a non-statuised guesthouse on a residential property.

Case number: H-17-007A
Project Type: HDRB

PROJECT LOCATION (S):
908 Old Santa Fe Trail

PROJECT NAMES:

OW – J.C. and Christy Butler
Santa Fe, NM 87501

AP – Lorn Tryk
Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 14, 2017. The decision of the Board was to upgrade the historic status of the residential structure from non-contributing to significant and to assign non-contributing historic status to the office structure and the yardwalls. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk’s office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.
City of Santa Fe, New Mexico

memo

DATE: February 14, 2017
TO: Historic Districts Review Board Members
FROM: David Rasch, Supervising Planner in Historic Preservation

CASE # H-17-007A
ADDRESS: 908 Old Santa Fe Trail
Historic Status: Non-Contributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

___ Case Synopsis

___ District Standards & Yard wall & fence standards.

___ Historic Inventory Form

___ Zoning Review Sheet

___ Other:

APPLICANT SUBMITTALS

___ Proposal Letter

___ Vicinity Map

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

___ Other:

STAFF RECOMMENDATION:

Staff recommends upgrading the historic status of the residence from non-contributing to significant, due to the historic important individuals, use, and high integrity, and to designate the office and yardwalls as non-contributing due to non-historic date of construction or lack of historic integrity.
BACKGROUND & SUMMARY:

908 Old Santa Fe Trail, known as the Bronson Cutting House, was designed by Thomas MacLaren for the senator in 1910 in the Spanish Colonial Revival style with classical baroque elements including curvilinear corniced parapets, wooden shell and glass lunettes, and applied pilasters. A free-standing garage was converted into an office in 1993. The residential structure is listed as non-contributing to the Downtown & Eastside Historic District. The free-standing office and yardwalls have no assigned historic status.

The 1993 Historic Cultural Property Inventory (HCPI) notes moderate remodeling, including an addition on the north corner, replaced windows and doors, and enclosed porches, but still recommending significant historic status for the property.

In December 2016, updated HCPI forms were completed. The north addition was designed by John Gaw Meem in 1931. Minor window alterations have not been dated or are after 1981. A stuccoed yardwall was constructed in the late 1980s to early 1990s. Due to the importance of the senator, the architect, the historic use of the property as a girls’ orphanage and with high historic integrity, significant historic status is recommended.

The office appears in the Territorial Revival style, but evidence of the garage was removed with the 1993 remodel. The date of construction is not established as historic or non-historic, but it may be non-historic. Therefore, non-contributing historic status is recommended.
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case # H-17-0078
Address – 908 Old Santa Fe
Agent’s Name – Lorn Tryk
Owner/Applicant’s Name – J.C. and Christy Butler

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on
February 14, 2017.

The historic status of structures at 908 Old Santa Fe Trail, known as the Bronson Cutting House,
in the Downtown & Eastside Historic District was determined in the immediately prior hearing
on this same day. The Board voted to designate the residential structure as Significant and the
office and yardwall as non-Contributing. At the following hearing, the Applicant proposed to
remodel the property with the following 4 Items.

1. A 687 square-foot, two-car garage will be constructed to a height of 12’ 6" where the
maximum allowable height is 15’ 8” in a simplified Territorial Revival style that will harmonize
with the residential structure. The garage will feature a stepped parapet with unidentified coping
and wooden vehicle doors that will be painted in an unidentified color. A 10-lite pedestrian door
and paired 6-lite casement windows on the southeast elevation will be metal clad in “white”.
The building will be stuccoed with El Rey cementitious stucco in “Palomino” color. A
cantilevered 30” deep eyebrow is proposed over the pedestrian door, but an exception to Section
14-5.2(E)(2)(c) has not been requested.

2. A driveway will be reestablished on the south side of the property by cutting through
the non-historic yardwall. Details of how the wall cut will be finished have not been provided.

3. A 4’-high stuccoed yardwall will be constructed between the garage and the residence
with installation of two concrete sidewalks.

4. The residence will be painted to match El Rey cementitious “Palomino”, but an
exception to apply a non-traditional finish has not been requested. The historic status assessment
cites that the building is presently stuccoed.

FINDINGS OF FACT
1. After conducting public hearings and having heard from the Applicant and all interested
persons, the Board hereby FINDS, as follows:

2. Zoning staff determined that the Application meets underlying zoning standards.

3. Staff Recommendation: Staff recommended approval of this Application, in that it
complies with Section 14-5.2(C) Regulation of Historic Structures, (D) General Design
Standards, and (E) Downtown & Eastside Historic District, but with the conditions that
the painting of a historic structure should be discussed and that the proposed eyebrow
shall not exceed 18” deep, a support be designed, or an exception should be requested for
the current design.

4. The project is, without limitation, subject to requirements of the following sections of the
Santa Fe Land Development Code:

   X Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing
   (of any structure);
Section 14-5.2(D) General Design Standards; and
Section 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts.

5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   X Downtown and Eastside Historic District (Section 14-5.2(E))

6. An Exception Request was not applicable to this Application:

7. At the hearing, the Applicant’s agent stated that the garage door and coping will be painted white, and agreed to reduce the eyebrow depth to not exceed 18 inches

8. Under Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f) and 14-5.2(C)(3)(b), 14-5.2(C)(3)(a) and Section 14-5.2(D) the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

9. Under Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.

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

11. The information contained in the Application, and provided in testimony and evidence establishes that all applicable design standards for Board approval as herein described have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.

2. The Board approved the Application as submitted by Staff.

   X Additional conditions: the garage coping shall be wood with metal caps and painted white, the doors on the garage shall be painted white, and that the structure may be painted rather than re-stuccoed, and that staff shall approve revised drawings that show the garage eyebrow is reduced to a maximum of 18” deep and that the yardwall be separated from the Significant residential structure by at least 6 inches.

IT IS SO ORDERED ON THIS 28th DAY OF FEBRUARY 2017, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson

FILED:

Volanda Y. Vigil
City Clerk

APPROVED AS TO FORM

Assistant City Attorney

Date: 28 February 2017

Finding of Fact Form
HDRB Case # 17-007B
p. 2
PROJECT DESCRIPTION: Lorn Tryk, agent for J.C. and Christy Butler, owners, proposes to construct a freestanding 687 sq. ft. garage to a height of 12’8” where the maximum allowable height is 15’8”, a 4’ yardwall, and other minor remodeling.

Case number: H-17-007B
Project Type: HDRB

PROJECT LOCATION (S): 908 Old Santa Fe Trail

PROJECT NAMES:

OW – JC and Christy Butler 908 Old Santa Fe Trail
Santa Fe, NM 87501

AP – Lorn Tryk 436 W San Francisco St
Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 14, 2017. The decision of the Board was to approve the application with the conditions that the coping on the garage shall be wood, that the garage doors shall be painted white, that the yardwall cut shall be stucco finished, that the residence may be painted instead of stuccoed, and that staff shall approve drawings that show the garage eyebrow reduced to a maximum of 18” deep and that the yardwall shall not be connected to the significant residential structure. For further information please call 955-6605.

Sincerely,

David Rasch
Supervising Planner, Historic Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk’s office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. Please attach copies of this letter to all sets when submitting for construction permits.
February 12, 2020

Historic Design Review Board
Santa Fe, NM

RE: Permit # 17-697
    JC and Christy Butler
    908 Old Santa Fe Trail

To the Historic Design Review Committee and other interested parties,

Understanding that the position of this review board is to safeguard the unique look of the Santa Fe community we appreciate your consideration of the requested variance.

Sincerely,

[Signature]

Rob Woods, Partner
Woods Design Builders, Inc.
1. Do not damage the character of the streetscape.
   a. The fence in question is well balanced in look and scope. It is also in proportion to the pilasters and the residence original gates which are almost ten feet tall and would look out of balance with a shorter fence. We believe the high quality of this fence contributes to the traditional look of the neighborhood that we are working to preserve.

2. Prevent a hardship to the applicant or an injury to the public welfare.
   a. Our clients, Christy and JC Butler are determined to preserve the most traditional look possible. They sincerely believe, and we agree, that if the fence were cut down it would not be in proportion to the pilasters, the gates, and the house itself, degrading the beautiful aesthetic of the property and possibly harming it’s value.

3. Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic district.
   a. This fence does respect the heterogeneous character of the historic district and we believe it’s traditional simplicity reinforces and enhances the aesthetic value of the community.

4. Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.
   a. The Cutting house was built to be a grand structure and exemplify the original owners political presence in the city and state. Everything to Butlers have done has been an attempt to maintain the unique character of the property which includes keeping the fence in proportion to the scale of the house, the pilasters, and the gates.

5. Are due to special conditions and circumstances which are not a result of the actions of the applicant.
   a. Our considered response to this is that in attempting to maintain the original look of the property our clients felt it was necessary to have the fence at this height. The property has dictated the design which we sincerely believe is appropriate.

6. Provide the least negative impact with respect to the purpose of this section as set forth in subsection H-5.2 (A)(1).
   a. This fence does not only provide the lease negative impact but we feel enhances the look of the neighborhood and with the scale of the steel gates the house can still be viewed from the street for those interested in it’s historical context.