CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Perez-Daple Architects, agent for The Orchard LLC, owner, proposes to construct a new multi-unit commercial structure on a vacant lot. Preliminary design review is requested, along with an exception to exceed the maximum allowable building height, per Section 14-5.2(D)(9)(C)(ii).

Case number: 2020-001731-HDRB
Project Type: HDRB

PROJECT LOCATION(S): 492, 494, and 496 West Water Street
OW – The Orchard LLC 460 West San Francisco Street Santa Fe, NM 87501
AP – Perez-Daple Architects P.O. Box 31940 Santa Fe, NM 87594

PROJECT DATA:
HISTORIC DISTRICT
Don Gaspar Area □ Downtown and Eastside □ Historic Review □ Transition □ Westside-Guadalupe □

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

PRIMARY ELEVATIONS: North □ South □ West □ East □ N/A □
PUBLICLY VISIBLE FACADE-EAST Yes □ No □
PUBLICLY VISIBLE FACADE-NORTH Yes □ No □
PUBLICLY VISIBLE FACADE-SOUTH Yes □ No □
PUBLICLY VISIBLE FACADE-WEST Yes □ No □

HISTORIC DISTRICT INVENTORY NUMBER N/A
YEAR OF CONSTRUCTION N/A

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 10, 2020
TO: Historic Districts Review Board Members
FROM: Lisa Gavioli Roach, Historic Preservation Division Manager

Case #2020-001731-HDRB
Address: 492, 494, 496 West Water Street
Historic Status: N/A
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS
- District Standards & yard wall & fence standards.
- Historic Inventory Form (from demolished Carpenters Hall and garages)
- Zoning Review Sheet
- Other: 1) Height calculation; 2) Case docs from H-14-084 A & B (status review and demolition of Carpenters Hall)

APPLICANT SUBMITTALS
- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff finds that the exception criteria have substantively been met and recommends approval of the exception request, with the condition that the design of the proposed structure shall return to the HDRB at a later date for review of compliance with 14-5-2(D) General Design Standards for all H Districts, and 14-5.2(I) Westside-Guadalupe Historic District.
BACKGROUND & SUMMARY:

492, 494 and 496 West Water Street is presently a 22,012 square foot vacant parcel, which was previously the location of the Carpenters and Joiners Union Local No. 1353 Hall (Carpenters Hall) and associated garages. In 2014, the HDRB designated noncontributing status to these structures and approved their demolition (Case H-14-084).

Now, the applicant requests an exception to exceed the maximum allowable height, in advance of a full application for new construction of non-residential structures comprising 15 guest units to be associated with the Las Palomas lodging properties, including Las Palomas at 111/119 Park Avenue, La Tienda at Las Palomas and Duran House at Las Palomas on West San Francisco Street, and the Territorial at Las Palomas at 450 West San Francisco Street. The design of the four proposed structures will be reviewed at a later date and is intended to compliment the character of these and other surrounding structures. The purpose of this application is to have the Board review the height exception request and provide initial feedback on the design. Exception criteria and responses are provided below.

The proposed height of the new structures is 24-ft 6-in above finished grade at the highest massing, where the allowable height has been calculated at 14-ft 3-in, per Section 1405.2(D)(9)(c). The allowable height in the underlying BCD-Alameda Subdistrict is 56-ft. The structures are designed in clustered massing, the height of which is mitigated by balconies and slightly stepped massing, and connected by open decks elevated above the parking area and driveway to provide outdoor gathering and lounge spaces for guests. Conceptual design of the proposed structures is included in the packet for review and feedback to inform finalization of the design.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(9)(c): Staff request an exception to 14-5.2(D)(9) to exceed the maximum allowable height.

(i) Do not damage the character of the district

Applicant Response: The property is landlocked and surrounded by 2-story buildings partially on the North and to the Southwest. The proposed structure is visibly blocked from Alameda St. by the Alpine Builders structure and the 2-story Camino Del Campo residential apartment units at the corner of Alameda St. and Camino del Campo. The proposed structures are set back 95 feet from West Water Street.

Staff Response: Staff agrees that the location of the parcel and the surrounding two-story structures effectively mitigate any potential damage to the streetscape and feels that there will be no resulting negative visual impact to the surrounding district.
(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare

**Applicant Response:** The property is located in the BCD whose purpose is designed to promote the district's economic well being and foster a strong tourist industry. The allowed height per the Land Development Code in the Alameda Subdistrict is 56 feet. In order to build at a level, quality, and criteria of the Historic District, being able to use the property at the highest and best use possible is critical in order to utilize and maintain the competitive advantage in that area, and maintain property values. The building of 15 guest suites is the minimum number required to balance the land costs in the BCD.

**Staff Response:** Although the authority and purview of the HDRB is the administration of the Historic Districts Ordinance, it is also important to consider the context of underlying zoning, especially where it encourages higher intensity uses and economic development, as is the case with Business Capitol District zoning. Here, the applicant suggests that not being able to build in a way that makes the project economically viable would create a hardship on the applicant and would stand in contrast to the type of development encouraged by underlying zoning. Staff generally agrees; however, the Board may wish to obtain further testimony from the applicant.

(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 Alameda Street Subdistrict encourages more intensive development. The building of more historic pueblo style structures enhances the character of the area, and is in context with the existing surrounding 2-story structures. Whereas Lot 2 was previously occupied by a barn and 2-story office building (Carpenters Union Hall), the proposed hospitality project promotes the economic development of the City through tourism. The use will help to revitalize activity and foot-traffic along W Water Street, serving as a corridor to the downtown and the river park area, and strengthens the westernmost built edge of the subdistrict.

**Staff Response:** In this case, the applicant argues that being able to build in a way that is compatible with surrounding structures and in compliance with underlying BCD zoning ensures that the property owner will be able to enjoy the full range of design options available. Staff feels that this substantively satisfies the criterion; however, the Board may wish to obtain further testimony from the applicant.

(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 existing configuration of the lot is a landlocked condition and results in the structures being set back from the right of way with a lesser impact on the streetscape.

**Staff Response:** Staff generally agrees with this response, in that the parcel is surrounded by other parcels on which exist two-story structures, which helps to justify two-story massing here.
(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

**Applicant Response:** 2-stories are required in order to accommodate 15 guest units and meet the parking requirements, is in context and consistent with the characteristics of the surrounding 2-story structures.

**Staff Response:** Staff agrees with this response, in that the existence of two story structures surrounding the parcel is not due to the actions of the applicant.

(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:** The proposed structures are separated clusters allowing light to filter through, preserving the general harmony and general purposes of the guidelines, preserving property values and attracting tourists. The stepped massing of the clusters create a residential sense of scale, light and shadow, and is in keeping with the design standards of the historic style.

**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(l) Westside-Guadalupe Historic District
(1) District Standards
Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:
(a) Slump block, stucco, brick, or stone, shall be used as exterior wall materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials;
(b) The color of stuccoed buildings shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and portales or porches may be emphasized by the use of white or other colors. Painting of buildings with a color that causes arresting or spectacular effects or with bold repetitive patterns or using buildings as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation;

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

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing walls for trombe walls or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:
   (i) raising the parapet;
   (ii) setting back from the edge of the roof;
   (iii) framing the collector with wood;
   (iv) in the case of pitched roofs, by integrating the collector into the pitch;
   (v) in the case of ground solar collectors by a wall or vegetation;
   (vi) in the case of wall collectors, by enclosing by end or other walls;
   (vii) other means that screen the collector or integrate it into the overall structure.

   Non-glare materials shall be used in solar collectors.

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

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

(g) Greenhouses

(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 portales 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.

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

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 building stepbacks 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 facade, 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)
**Preliminary Zoning Review Worksheet**

**City of Santa Fe Land Use Department**

<table>
<thead>
<tr>
<th>To Be Completed By Applicant:</th>
<th>Site Address:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Submitted: 2-4-20</td>
<td>494 W. WATER ST.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner of Record:</th>
<th>Proposed Construction Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE ORCHARD LLC</td>
<td>15 HOTEL SUITES WITH LAUNDRY R.M. &amp; OFFICE</td>
</tr>
<tr>
<td>Applicant/Agent Name:</td>
<td>ICE 1ST FLOOR &amp; FRAME 2ND FLOOR</td>
</tr>
<tr>
<td>Contact Person Phone Number:</td>
<td>TOTAL ROOF AREA: 5,095 sq. ft.</td>
</tr>
</tbody>
</table>

**Zoning District:** BCD (Fire Inspector)  
**Overlay:**  
- Escarpment  
- Flood Zone  
- Other: WESTSIDE GUADALUPE HISTORIC DISTRICT

**Submittals Reviewed with PZR:**  
- Legal Lot of Record  
- Development Plan  
- Building Plans  
- Existing Site Plan  
- Proposed Site Plan  
- Elevations

**Supplemental Zoning Submittals Required for Building Permit:**  
- Zero Lot Line Affidavit

**Access and Visibility:**  
- Arterial or Collector**  
- Visibility Triangle Required

**Use of Structure:**  
- Residential  
- Commercial Type of Use: HOTEL SUITES

**Terrain:**  
- 30% slopes

**Lot Coverage:**  
- 82.2%  
- Open Space Required: 0

**Setbacks:**  
- Proposed Front: 95'  
- Minimum: 0  
- 2nd Front:  
- Proposed Rear: 40'  
- Minimum: 0  
- Proposed Sides: 5-R 0  
- Minimum: 0

**Height:**  
- Proposed: 24'-0"  
- Maximum Height: 24'-0" or Regulated by Historic Districts Ordinance  
- Regulated by Escarpment District

**Parking Spaces:**  
- Proposed: 20  
- Accessible: 1  
- Minimum: 15

**Bicycle Parking:**  
- Proposed: 2  
- Minimum: 2  
- **Commercial Requirement**

---

**THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.**

**Harry Perez-Daley (Perez-Daley Architects LLC) OWNER □ APPLICANT □ AGENT**

**hereby certify that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.**

**SIGNATURE**

**DATE**

---

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**  
- Escarpment Approval by __________ Date: __/__/__
- Flood Plain Approval by __________ Date: __/__/__
- Traffic Engineering Approval by __________ Date: __/__/__

**Notes:**

---

**Zoning Approval:**  
- Preliminary Approval □ with conditions □ Rejected

**Comments/Conditions:**  
- Waste Excavation shall be in solid wall stucco.  
- Lighting shall comply with 14-3-3 "outdoor lighting" all lighting shall maintain shielding to prevent nuisance glare.

**REVIEWER:**

**DATE:** 2-4-20

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Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.  

Revised 1-14-13
City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law

Case #H-14-084

Address: 492 West Water Street
Owner/Applicant’s Name: Southwest Regional Council of Carpenters
Agent’s Name: Lorn Tryk

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 23, 2014 upon the application ("Application") of Lorn Tryk, agent for owner, Southwest Regional Council of Carpenters ("Applicant").

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the “Carpenters Hall”) located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. The former Carpenters Hall is currently listed as Non-Contributing to the Westside-Guadalupe Historic District, and the garage structure is currently non-listed.

The Applicant has requested an historic status review of both structures.

The former Carpenters Hall was constructed in approximately 1949-1950 of structural clay tile in predominantly Spanish-Pueblo Revival Style. The long, linear building was originally characterized by a long rectilinear southern façade and a second story mass above the central portion. A portal was added to this street-facing façade in approximately 1991, at which time the historic multi-lite windows on the street-facing and east and west facades were also replaced with new units and street-facing and second story windows were ornamented with Territorial Revival pediments. All windows are presently covered with heavy decorative steel grilles. Interspersed between the street facing windows are non-historic doors leading to individual offices and a set of double doors leading to the union hall. Toward the northeast corner of the building is a non-historic square-plan frame addition constructed in 1991, including a room and bath referred to as the “casita.” The building was historically known as the “Carpenters Hall” and was occupied by several trade unions, most notably the United Brotherhood of Carpenters (UBC), until fall of 2010 when the UBC consolidated and dissolved the Santa Fe local chapter. After this time, the building was converted into individual lease units and occupied by several commercial businesses, the last of which vacated the building in summer of 2014.

The garage at 492 West Water Street was also constructed in approximately 1949-1950 of structural clay tile in a roughly square plan. The vernacular building has a flat roof with built up parapets on the east and west elevations and a small overhang with metal gutters on the roof edge of the south elevation. A pair of sliding blue painted wood doors provide a 20’ wide opening to the south. The doors are constructed of 7 ½” vertical boards that have been “Z-braced” and display minimal hardware aside from two carved wood handles. The garage has had minimal alterations aside from the demolition in 1975 of an L-shaped “barn” structure that was originally attached at the southeast corner and wrapped along the north and east lot lines of the property.
After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.

2. Board staff retaining the Non-Contributing historic status of the former "Carpenters Hall" building due to substantial non-historic alterations but recommends Designating the garage structure as Contributing due to retention of its historic integrity, in compliance with Section 14-5.2(C) Regulation of Contributing Structures. Staff recommends that the Board designate the South façade as primary on the garage structure.

3. The property is located in the Westside-Guadalupe Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   a. Section 14-12.1, Definitions
   b. Section 14-5.2(D), General Design Standards
   c. Section 14-5.2(I), Westside-Guadalupe Historic District

4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.

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. The Application for the buildings does not meet the Section 14-12.1 criterion because buildings have been subject to substantial historic alteration.

7. The Application for the garage does not meet the Section 14-12.1 criterion because the integrity of garage has deteriorated as stated in the Historic Cultural Properties Inventory ("HCP") Report.

8. The Board, in response to the application, finds this status for the building should remain as non-contributing status and garage should be assigned as non-contributing status.

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:
   a. to retain non-contributing status for the buildings;
   b. to assign non-contributing status for the garage.

HDRB Case # 14-084
p. 2
IT IS SO ORDERED ON THIS 14th DAY OF OCTOBER 2014, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

FILED:

Yolanda Y. Vigil
City Clerk

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

14 October 2014
Date:

10/15/14
Date:

10/14/14
Date:

HDRB Case # 14-084
p. 3
Project description: Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests a historic status review of these non-contributing and non-statused commercial buildings.

Case number: H-14-084
Project Type: HDRB

PROJECT LOCATION(S): 492 West Water Street

PROJECT NAMES:

OW – Southwest Regional Council of Carpenters
Los Angeles, CA 90071
533 South Fremont Avenue
213-488-2950

AP – Lorn Tryk Architects, PC
Santa Fe, NM 87501
206 McKenzie Street F-2
505-982-5340

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on September 23, 2014. The decision of the Board was to retain Non-Contributing historic status of the main building due to substantial non-historic alterations and to retain Non-Contributing historic status for the garage structure due to information provided in the new HCPI forms. For further information please call 955-6605.

Sincerely,

Lisa Roach
Senior 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.
DATE: September 23, 2014
TO: Historic Districts Review Board Members
    David Rasch, Supervising Planner in Historic Preservation
FROM: Lisa Roach, Senior Planner in Historic Preservation

CASE # H-14-084
ADDRESS: 492 West Water Street
Historic Status: Non-Contributing and Non-Statued
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

X Case Synopsis

___ District Standards & Yard wall & fence standards.

X Historic Inventory Form

___ Zoning Review Sheet

___ Other:

APPLICANT SUBMITTALS

X Proposal Letter

___ Vicinity Map

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

___ Other:

STAFF RECOMMENDATION:

Staff recommends retaining the Non-Contributing historic status of the former "Carpenters Hall" building due to substantial non-historic alterations but recommends designating the garage structure as Contributing due to retention of its historic integrity, in compliance with Section 14-5.2(C) Regulation of Contributing Structures. Staff recommends that the Board designate the South façade as primary on the garage structure.
BACKGROUND & SUMMARY:

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the “Carpenters Hall”) located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. The former Carpenters Hall is currently listed as Non-Contributing to the Westside-Guadalupe Historic District, and the garage structure is currently non-stated. The applicant has requested an historic status review of both structures.

The former Carpenters Hall was constructed in approximately 1949-1950 of structural clay tile in predominantly Spanish-Pueblo Revival Style. The long, linear building was originally characterized by a long rectilinear southern façade and a second story mass above the central portion. A portal was added to this street-facing façade in approximately 1991, at which time the historic multi-lite windows on the street-facing and east and west facades were also replaced with new units and street-facing and second story windows were ornamented with Territorial Revival pediments. All windows are presently covered with heavy decorative steel grilles. Interspersed between the street facing windows are non-historic doors leading to individual offices and a set of double doors leading to the union hall. Toward the northeast corner of the building is a non-historic square-plan frame addition constructed in 1991, including a room and bath referred to as the “casita.” The building was historically known as the “Carpenters Hall” and was occupied by several trade unions, most notably the United Brotherhood of Carpenters (UBC), until fall of 2010 when the UBC consolidated and dissolved the Santa Fe local chapter. After this time, the building was converted into individual lease units and occupied by several commercial businesses, the last of which vacated the building in summer of 2014.

The garage at 492 West Water Street was also constructed in approximately 1949-1950 of structural clay tile in a roughly square plan. The vernacular building has a flat roof with built up parapets on the east and west elevations and a small overhang with metal gutters on the roof edge of the south elevation. A pair of sliding blue painted wood doors provide a 20’ wide opening to the south. The doors are constructed of 7 ¼” vertical boards that have been “Z-braced” and display minimal hardware aside from two carved wood handles. The garage has had minimal alterations aside from the demolition in 1975 of an L-shaped “barn” structure that was originally attached at the southeast corner and wrapped along the north and east lot lines of the property.
Case #H-14-084
Address-492 West Water Street
Owner/Applicant’s Name-Southwest Regional Council of Carpenters
Agent’s Name- Lorn Tryk Architects

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

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on November 25, 2014 upon the application ("Application") of Lorn Tryk Architects, agent for owner, Southwest Regional Council of Carpenters ("Applicant").

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the "Carpenters Hall") located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. On September 23, 2014, the former Carpenters Hall and garage structure were designed as "non-contributing" to the Westside-Guadalupe Historic District.

The Applicant proposes to demolish the former Carpenters Hall building. Because the building is less than 75 years old, an Archaeological Review Permit is not required for this proposed project. The City’s Building Official has conducted a visual inspection the property.

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

FINDINGS OF FACT

1. The Board heard testimony from staff, Applicant, and other people interested in the Application.
2. Board staff recommends approval of the Application, which complies with Section 14-3.14, Demolition of Historic or Landmark Structures, but defers to the Board for discussion regarding whether the building comprises an essential part of a unique street section or block front that may need to be re-established by future development at the site.
3. The property is located in the Westside-Guadalupe Historic District and the project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   a. Section 14-3.14(C), (G), Demolition of Historic or Landmark Structures
   b. Section 14-5.2(D)(9), General Design Standards
   c. Section 14-5.2(I), Westside-Guadalupe Historic District
4. Under Section 14-5.2(C)(2)(a-d), the Board may conduct a status review.
5. Under Section 14-3.14(C), City staff must provide information to the Board on a structure under consideration for demolition.
6. Under Section 14-3.14(G), the general rule is that Board shall consider the historic importance of the structure, whether the structure is an essential part of the unique street
section/block front, whether the street section/block front will be reestablished by a proposed new structure and the state of repair and structural stability of the structure.

7. There is no essential street section present.
8. The information contained in the Application, and provided in testimony and evidence, establishes that all applicable requirements 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 recommended by Staff.

IT IS SO ORDERED ON THIS 9th DAY OF DECEMBER 2014, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Sharon Woods
Chair

FILED:

Yolanda Y. Vital
City Clerk

APPROVED AS TO FORM

Zachary Shandler
Assistant City Attorney

HDRB Case # 14-084
p. 2
Project description: Lorn Tryk Architects, agent for Southwest Regional Council of Carpenters, owners, requests approval to demolish a non-contributing commercial building.

Case number: H-14-084  
Project Type: HDRB  
PROJECT LOCATION(S): 492 West Water Street  

PROJECT NAMES:

OW – Southwest Regional Council of Carpenters  
Los Angeles, CA 90071  
533 South Fremont Avenue  
213-488-2950

AP – Lorn Tryk Architects, PC  
Santa Fe, NM 87501  
206 McKenzie Street F-2  
505-982-5340

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on November 25, 2014. The decision of the Board was approve your request. For further information please call 955-5605.

Sincerely,

Lisa Roach  
Senior 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 copy of this letter to all acts when submitting for construction permits.
DATE: November 25, 2014
TO: Historic Districts Review Board Members
    David Rasch, Supervising Planner in Historic Preservation
FROM: Lisa Roach, Senior Planner in Historic Preservation

CASE # H-14-084
ADDRESS: 492 West Water Street
Historic Status: Non-Contributing
Historic District: Westside-Guadalupe

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

-X Case Synopsis
- District Standards & Yard wall & fence standards.
-X Historic Inventory Form
- Zoning Review Sheet
-X Other: Letter from City Building Official

APPLICANT SUBMITTALS

-X Proposal Letter
- Vicinity Map
-X Site Plan/Floor Plan
-X Elevations
-X Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-3.14, Demolition of Historic or Landmark Structures, but defers to the Board for discussion regarding whether the building comprises “an essential part of a unique street section or block front” that may need to be re-established by future development at the site.
BACKGROUND & SUMMARY:

492 West Water Street is composed of the former Carpenters and Joiners Union Local No. 1353 Hall (known as the "Carpenters Hall") located at the southeast corner of the lot at the West Water Street frontage and an associated structure at the northern lot line. On September 23, 2014, the former Carpenters Hall and garage structure were designated as "non-contributing" to the Westside-Guadalupe Historic District.

Now, the applicant proposes to demolish the former Carpenters Hall building. Because the building is less than 75 years old, an Archaeological Review Permit is not required for this proposed project. The City’s Building Official has conducted a visual inspection of the property, and a letter has been provided.
### Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

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

For HPD Office use only:

<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>
<tbody>
<tr>
<td>1. Name of property:</td>
<td>2. Location:</td>
<td>3. Local Reference Number:</td>
<td>Santa Fe ID #: N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall</td>
<td>492 West Water Street</td>
<td>4. County: Santa Fe</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5. Property Type:
- Building
- Structure
- Site
- Object

6. Date of Survey:
08/18/2014

7. Previous Survey Date(s):
- Yes: 1985
- No previous survey

8. Name of Project: HDRB status review

9. Lat/Long:
35.688655, -105.945473

10. Photo Information
- Negative Location: FirstLight Consulting
- View of: Partial south (front) elevation, facing northeast

- Roll #: Digital
- Frame #: N/A

11. Brief Description of the Property:

Dominating the north end of West Water Street, the former Carpenters' and Joiners Union Local No. 1353 hall is a long, linear building composed of several massings. Built in c.1949-50, of structural clay tile, it is finished with pink synthetic stucco and shows a mostly Spanish-Pueblo Revival style. To the street it presents a long rectangular façade outlined by a non-historic portal. This façade is fenestrated with a rhythmic pattern of large, non-historic 1/1 metal-clad double-hung windows. While some of the window openings are in their original location, all the earlier multi-light units were replaced in c.1994 with new units ornamented with Territorial Revival pediments. All windows are covered with heavy decorative steel grilles. Interspersed between the windows are non-historic doors leading to individual offices and a set of double doors opening to the union hall. Toward the west end of the façade is a small second-story office balancing the composition. The street-facing and east and west windows of the office have been changed from multi-light wood designs to 1/1 metal-clad units. Major changes to this façade include the approximately 95'-long portal, and an alteration of fenestration, with the removal and/or addition of windows and a change of door openings. An earlier alteration to the façade most likely occurred, as evident in a 1989 composite photograph, which shows a mismatched pattern of fenestration. Moreover, stepped buttresses were added to the southeast and southwest corners of the second story office. (See continuation sheet.)

12. Who uses the property? Vacant

13. Construction Date:
- Date: c.1949-50
- Pre: x Known
- Estimated
- Source: Newspaper accounts; city directories; 1951 aerial map

14. Setting:
- Suburban
- Rural
- Village
- Urban
- If Urban: x Commercial
- Industrial
- Residential
- Public

15. Relationship to Surroundings:
- x Similar
- Dissimilar

Comments: Fits within the general industrial surrounding of the west end of West Water Street.
16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

^ North

17. Surveyor:
(your name, address, telephone number, and any group affiliation)
John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@qmail.com
For: Lorn Tryk Architects, PC

18. Owner (if known) and other knowledgeable people:
Southwest Regional Council of Carpenters

Source: 2008 City of Santa Fe Aerial Imagery
*This map is not accurate in delineation of property boundary. See Site Plan for the accurate boundary.

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

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

Describe: Unknown

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

It was associated with the Carpenters' and Joiners Union Local No. 1353 and other local unions. See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register?  __ Unknown  _x_ No  __ Yes
If yes:  _ _ State  __ National

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

Why? Loss of historic integrity.

23. National or State Historic District:

Is this property in a historic district?  __ Unknown  _ _ No  _x_ Yes
If yes:  _ _ Contributing  _x_ Non-contributing  __ Unknown

If 'yes', what is the name of the district?  _ _ State  __ National  *The building was too young at the time of the State and National Register district nominations.

24. Supplemental Forms:

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

Recommended Noncontributing to the City of Santa Fe Westside-Guadalupe Historic District, 08/25/2014.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

<table>
<thead>
<tr>
<th>For HPD Office use only:</th>
<th>Please complete HCPI FORM 1 before completing FORM 2</th>
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<tr>
<td>HPPI No.</td>
<td>District No.</td>
</tr>
<tr>
<td>Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall</td>
<td>492 West Water Street</td>
</tr>
</tbody>
</table>

### ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

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

<table>
<thead>
<tr>
<th>Concrete:</th>
<th>Earth</th>
<th>Masonry:</th>
<th>Simulated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poured</td>
<td>Plaster</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Stone:</th>
<th>Stone:</th>
<th>Stone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Random</td>
<td>Random</td>
<td>Tabular</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Coursed</th>
<th>River Rock</th>
<th>Rusticated</th>
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</thead>
</table>

<table>
<thead>
<tr>
<th>x_ Stucco</th>
<th>x_Tile</th>
<th>x_Vinyl</th>
<th>x_Wood: Board and Batten</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Wood:</th>
<th>Wood:</th>
<th>Wood:</th>
<th>Wood:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horizontal</td>
<td>Wood:</td>
<td>Wood:</td>
<td>Wood: Shingle</td>
</tr>
<tr>
<td></td>
<td>Siding</td>
<td></td>
<td>Log</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Wood:</th>
<th>Tongue and Groove</th>
<th>Other:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Known Material: Clay Structural Tile

7. Number of Stories: N/A

8. Foundation:

<table>
<thead>
<tr>
<th>x</th>
<th>At Grade</th>
<th>Raised</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Materials: Concrete | Stone
Other: |

Notes: Known Material: Concrete

9. Roof:

<table>
<thead>
<tr>
<th>x</th>
<th>Flat</th>
<th>Gabled</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hipped</td>
<td>Pyramidal</td>
</tr>
<tr>
<td></td>
<td>Shed</td>
<td>Other:</td>
</tr>
<tr>
<td></td>
<td>Medium</td>
<td>Steep</td>
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</tbody>
</table>

Pitch: x_NONE | Low

Features: Eave | Parapet + south overhang
Materials: Asphalt | Earth
x Composition shingle | x Metal: Pressed
Composition Roll | Metal: Corrugated
Metal: Standing Seam | Metal: V-Crimp
Tile: Terra Cotta | Wood: Shingle
Other: |

10. Windows:

<table>
<thead>
<tr>
<th>N/A</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>13, grouped</td>
</tr>
</tbody>
</table>

Operation | Material | Glazing | Non-Historic | 1, non-historic | 1, non-historic |

<table>
<thead>
<tr>
<th>Fixed/Projecting</th>
<th>Steel</th>
<th>16 w/4-light projecting</th>
<th>10, non-historic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double-Hung</td>
<td>Metal-clad</td>
<td>1/1</td>
<td>10, non-historic</td>
</tr>
<tr>
<td>Double-Hung</td>
<td>Metal-clad</td>
<td>4/4</td>
<td>1, non-historic</td>
</tr>
<tr>
<td>Casement</td>
<td>Synthetic</td>
<td>1/1</td>
<td>1, non-historic</td>
</tr>
<tr>
<td>Hopper</td>
<td>Wood</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Hopper</td>
<td>Steel</td>
<td>6</td>
<td>2</td>
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</tbody>
</table>

11. Doors:

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<tr>
<th>N/A</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type</th>
<th>Style</th>
<th>Material</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid</td>
<td>Commercial</td>
<td>Steel</td>
<td>6</td>
</tr>
<tr>
<td>Double</td>
<td>Commercial</td>
<td>Steel</td>
<td>1</td>
</tr>
</tbody>
</table>

12. Chimneys:

N/A

(describe whether interior or exterior and material)

13. Porches:

<table>
<thead>
<tr>
<th>x</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Type: Entry | Partial-Width
|          | Full-Width | Wrap |

14. Other Significant Features:

N/A

15. Modifications:

<table>
<thead>
<tr>
<th>No known modifications</th>
</tr>
</thead>
</table>

#1: Removal of L-plan barn at rear, post 1975. Known x Estimated Source: Aerial imagery
#2: Alteration of front, south elevation. Known x Estimated Source: 1989 H-Board application photographs and aerial imagery
#3: Major alteration of front, south elevation, c.1991, as discussed. Known x Estimated Source: Analysis of 1989 H-Board application photographs
#4: Construction of casita and storage area, c.1991, as discussed. Known x Estimated Source: Aerial imagery and oral informant
16. Primary Architectural Style

<table>
<thead>
<tr>
<th>Style</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Deco/Streamline Moderne</td>
<td>X Spanish-Pueblo Revival</td>
</tr>
<tr>
<td>Bungalow/Craftsman</td>
<td>Mission Revival</td>
</tr>
<tr>
<td>Colonial Revival</td>
<td>Neo-Classical</td>
</tr>
<tr>
<td>Folk Victorian</td>
<td>Queen Anne</td>
</tr>
<tr>
<td>Mediterranean</td>
<td>Ranch</td>
</tr>
<tr>
<td>Prairie</td>
<td>Spanish-Colonial</td>
</tr>
<tr>
<td>Other</td>
<td>Tudor Revival</td>
</tr>
</tbody>
</table>

Notes: __________

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing? See related form for Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall Garage.

19. Site Plan:

^North
Draft Site Plan, 2014,
Courtesy Lorn Tryk Architects, PC
Brief Description of the Property (Cont’d.)

Behind the street façade is a taller, rectangular massing holding the hall. This space is fenestrated with large, commercial steel sash 16-light units with a center projecting ventilation panel (Figure 9). The windows are grouped in twos on the south elevation and threes across the north elevation.

Toward the northeast corner is a non-historic square-plan frame addition constructed in c.1991 holding a room and a bath, and called the “casita.”

Occupying the northeast part of the property is a rectangular, shed-roof storage area (Figure 10). Constructed in c.1991, the wood-frame structure replaced earlier clay tile building. It is fenestrated with four solid entry doors. Between the storage area and the casita is a non-historic, elevated wood deck.

The back area is paved with asphalt and is outlined at the southeast corner with a non-historic stucco-on-frame yard wall and arched opening leading to a small courtyard.

A clay-tile garage is located northwest of the building (Figure 11) (see separate HCPI form).

Interior

The main building has three distinct spaces. Toward the east end, and entered from the street, are two separate office suites which were converted to small businesses. The next space to the west, entered through double doors, is a hallway giving access to the former administrative offices of the union on the east and west, and a small galley kitchen. Double wood-and-glass doors at the end of hallway open to the union hall, a large space with wood floors and separate walled rooms to the north. The last space is entered through the south elevation, and leads to a viga-ceiling office suite and an original bathroom. Further down the hall, a straight run of wood stairs rises to the second story officid, which is a single room with a wood floor, viga ceiling and built-in cabinetry and drawing cubbies. Two original steel hopper windows are located along the north wall.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: 
Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall

2. Location: 
492 West Water Street

3. Local Reference Number 
NIA

4. County: Santa Fe

5. Date of Survey: 08/18/2014

Historical Overview

The trade union movement came of age in Santa Fe during the New Deal and became even more dominant after World War II, as union members built much of the Los Alamos Laboratory complex (LANL) during the 1950s.

Beginning in 1920s, Santa Fe supported over 20 trade unions, though many – such as the Typographical and Sawyers unions – dissolved quickly with rapid changes in technology.

Throughout its history, the Carpenters’ and Joiners Union Local No. 1353 (known as the Carpenters’ Hall) offered a tent under which the other trade unions could gather.

The original headquarters for Local No. 1353 sat in a small office at 127 ½ (129) West San Francisco Street. In December 1939, Local No. 1353 moved to new headquarters at 116 ½ Palace Avenue (above the Christmas Shop), where they shared space with the Split Joiners of America.¹

In 1930s, during times of labor conflict, Carpenters’ Hall became a place for rallies and labor solidarity. On August 29, 1937, Liga Obrera, a Hispanic labor league, met at the hall to lend support to two Gallup miners, Juan Ochoa and Manuel Avilia, who were convicted of participating in a labor riot. In these radical times, the Communist party was among the labor participants invited.² Other unions, including the Typographical and Alianza Hispana Americana, used the hall for meetings, rallies and elections.³ The space, however, held less politicized events, including benefit dances and suppers presented by women’s labor auxiliary groups.

The carpenters’ union grew in strength and prominence during World War II, and was involved in the construction of hundreds of defense projects across northern New Mexico. In light of their participation in the war effort and their willingness to take no-strike pledge, trade unions as a whole, “looked forward to better pay and greater voice in workplace management.”⁴

¹ Santa Fe New Mexican, December 8, 1939, 5.
² Santa Fe New Mexican, August 28, 1937, 3.
³ Santa Fe New Mexican, July 26, 1938, 7.
⁴ Gary R. Nash, et al., The American People, Creating a Nation and a Society, 2000, 691.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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<th>C</th>
<th>D</th>
<th>3. Local Reference Number</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Name of property:</td>
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<td>492 West Water Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>4. County: Santa Fe</td>
<td></td>
</tr>
<tr>
<td>5. Date of Survey:</td>
<td>08/18/2014</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Historical Overview

As there is no Sanborn Fire Insurance Map coverage for the West Water Street area, the history of the site is unknown. There are also no city directory entries for this address prior to 1951.

In line with published announcements and city directory entries after 1950, it is assumed the building was built in 1949-50, specifically as the headquarters for Local No. 1353 and other associated trade unions. The majority of its current Water Street-facing footprint was in place by 1951, as evident in an aerial photograph (figure 3).

Figure 1: Announcement in July 30, 1950, Santa Fe New Mexican.

The building initially served as headquarters of Local No. 1353 as well as the Hotel & Restaurant Employees and Bartenders Local Union No. 716 and the Painters Local No. 869. These trade unions maintained offices at Carpenters' Hall through the late 1960s, with other unions, such as the Communication Workers of America Local No. 6367, occupying space temporarily.

During the 1950s, Local No. 1353 and other trade unions prospered during the frenzied development of the Los Alamos Laboratory. In the Santa Fe New Mexican, the union advertised an immediate need for laborers, including a “5 Month Job” “to qualified tapers and floaters” (Figure 2). This steady work and increasing wages lifted many local Hispanic families into the middle class.

---

5 Santa Fe City Directory, 1951, 475
6 Santa Fe New Mexican, August 24, 1950, Section A-11.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

1. Name of property: Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall

2. Location: 492 West Water Street

3. Local Reference Number N/A

4. County: Santa Fe

5. Date of Survey: 08/18/2014

Historical Overview

During this period, Carpenters' Hall not only housed an administrative office but had workshops for an apprentice program. Its meeting hall continued to be used for union business as well as state political activities of the Democratic Party.

However, by the late 1960s, trade unions were in decline across the United States due to changes in the economy and organizational inefficiencies.

In the fall of 2010, the United Brotherhood of Carpenters (UBC), the national organization managing the union, dissolved both the Santa Fe local and the Local No. 1319 in Albuquerque. Eventually, all local halls were shuttered in New Mexico.7 Union carpenters in the state are now supported by three UBC training centers, located in Albuquerque, Farmington and Las Cruces.

After the consolidation, the former Carpenters' Hall was converted into individual lease units, used by a hair salon, an exercise studio and an electrical contractor. The last of these businesses vacated the building in the summer of 2014.

Alterations

In c.1991, the hall experienced a significant makeover (Figure 5, 6 & 7). Presumably approved under H-Board Case# H-89-94, the original multi-light, double-hung wood windows were replaced with 1/1 metal-clad units. Original doors were additionally replaced with modern designs. The biggest alteration came with the app. 95'-0" long,

---

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For POD 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>SRHP</th>
<th>Criteria A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
</table>

1. Name of property: 
Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall

2. Location: 
492 West Water Street

3. Local Reference Number 
N/A

4. County: Santa Fe

5. Date of Survey: 08/18/2014

Historical Overview

468 sq. ft. portal added to the front elevation. This structure changed the design of the building, obscuring the elevation’s once-direct relation with the street.

The changes also introduced a modern Territorial Revival treatment expressed with the pronounced window pediments. While the overall massing of the Water Street façade remains, the addition of the portal, changes to door and windows, and the introduction of 1980-90s treatments has affected the overall integrity of the building.

Before 1991, another likely alteration occurred when a freestanding wall projecting south from the southwest corner of the building, which included a gate into the complex, was demolished, as evident in aerial photographs. In addition, the 1989 photographs for an H-Board application, shows a mismatched pattern of fenestration on the front elevation, suggesting several alterations.

Additional changes to the rear northeast corner of the complex, including the removal of an L-plan structure before 1975 that may have been a barn, has affected the overall layout and composition of the site.

Analysis of Historical Status

For these reasons, the former Carpenters’ and Joiners Union Local No. 1353 does not meet the definition of a Contributing Structure, and is recommended for Noncontributing status to the Westside-Guadalupe Historic District.

“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.”

---

8 Email from Lorn Tryk to John Murphey, August 26, 2014.
9 Conversation with Lorn Tryk and Frank Herrera, the former Business Agent for the Union, 1977 to 1990, August 25, 2014.
<table>
<thead>
<tr>
<th>1. Name of property:</th>
<th>2. Location:</th>
<th>3. Local Reference Number</th>
<th>4. County:</th>
<th>5. Date of Survey:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpenters' and Joiners Union Local No. 1353/Carpenters' Hall</td>
<td>492 West Water Street</td>
<td>N/A</td>
<td>Santa Fe</td>
<td>08/18/2014</td>
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</tbody>
</table>

### Aerials

Figure 3: 1951 aerial.
**Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)**

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

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<tr>
<th>HPD Office use only:</th>
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<th>Criteria A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Name of property:</strong> Carpenters' and Joiners Union Local No. 1353 Garage</td>
<td><strong>2. Location:</strong> 492 West Water Street</td>
<td><strong>3. Local Reference Number</strong> N/A</td>
<td><strong>4. County:</strong> Santa Fe</td>
<td><strong>5. Date of Survey:</strong> 08/18/2014</td>
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</table>

**Aerials**

Figure 4: 1958 NMDOT aerial. Arrow indicates post-1975 removal of L-plan structure, which may have functioned as a barn.
<table>
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<tr>
<th>1. Name of property:</th>
<th>2. Location:</th>
<th>3. Local Reference Number</th>
<th>4. County:</th>
<th>5. Date of Survey:</th>
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<tr>
<td>Carpenters’ and Joiners Union Local No. 1353 Garage</td>
<td>492 West Water Street</td>
<td>N/A</td>
<td>Santa Fe</td>
<td>08/18/2014</td>
</tr>
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</table>

**Photograph Comparisons**

**Figure 5:** Front, south façade, 1985 HBI survey photograph.

**Figure 6:** Front, south façade, August 18, 2014.
1. Name of property: 
Carpenters' and Joiners Union Local No. 1353 Garage

2. Location: 
492 West Water Street

3. Local Reference Number
N/A

4. County: Santa Fe

5. Date of Survey: 08/18/2014

Figure 7: 1989 composite photograph. Changes to front façade in c. 1991 include, from left-to-right, include 1) replacement of all doors with modern units; 2) replacement of all windows with modern units with Territorial Revival pediments; 3) introduction of buttress feature on east and west ends of second-story office; 4) consolidation of opening and creation of new window; 5) removal of second-story vigas; 6) widening of door opening; 7) removal of window opening and introduction of new window; 8) removal of transom; 9) removal of shutter; and 10) change of stucco from earth tone “adobe” to pink synthetic finish.
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

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<td>5. Date of Survey: 08/18/2014</td>
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Current Photographs (08/18/2014)

Figure 8: North and west elevations of rear massing, looking southeast.

Figure 9: Commercial window with projecting ventilation panel, west elevation.
### Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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

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**Current Photographs (08/18/2014)**

**Figure 10:** Left-to-right: 1) non-historic property wall; 2) non-historic storage area; and 3) non-historic wood deck and stucco-on-frame yard wall.

**Figure 11:** Security fence and associated garage, looking north.
**Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)**

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

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**Period Newspaper Coverage**

![Ad for Painters Union Local 869, May 28, 1952, Santa Fe New Mexican.](image)

*Figure 12: Ad for Painters Union Local 869, May 28, 1952, Santa Fe New Mexican.*
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Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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<td>View of: south (front) elevation, facing north</td>
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<tr>
<td>11. Brief Description of the Property:</td>
<td>Constructed of clay structural tile, the garage is roughly square in plan (36'-5&quot;x36'-5&quot;) and set back at the site against a wall of an adjoining property on West San Francisco Street. It was most likely constructed in c.1949-50 as part of the Carpenters' and Joiners Union Local No. 1353 hall, which sits to the south. The vernacular building has a flat roof with built-up parapets on the east and west elevations. A small overhang and metal gutter runs along the roof edge on the south elevation. The garage is clad in pink synthetic stucco matching the Carpenters' Hall. A pair of sliding wood doors painted blue, opening to the west, gives access to the interior. The 20' opening is the only fenestration on the building. The doors are made of 7 1/2&quot; vertical boards that have been &quot;Z-braced.&quot; Hardware is minimal and consists of two carved hand holds. The interior is one open volume. The walls are made of non-faced 4'x 5 1/3 x 12&quot;, five-groove clay tiles arranged on top of a 4'-high concrete and rubble wall, and laid in a running bond pattern. The east-west ceiling joists are supported by beams and heavy posts of varying dimensions. The floor is covered is with 7 1/4&quot; boards with the center section floored with plywood. Between the centers posts is a non-consequential partition made of drywall. Otherwise, the garage reveals few alterations.</td>
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<td>12. Who uses the property? Once storage area for Carpenters' Hall.</td>
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<td>13. Construction Date:</td>
<td>Date: c.1949-50 pre-x Known ___ Estimated Source: Newspaper accounts; city directories; 1951 aerial map</td>
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<td>14. Setting:</td>
<td>Suburban ___ Rural ___ Village x Urban If Urban: x Commercial ___ Industrial ___ Residential ___ Public</td>
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<td>15. Relationship to Surroundings:</td>
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<td>Comments: Fils within the general industrial surrounding of the west end of West Water Street.</td>
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16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)

North

Source: 2008 City of Santa Fe Aerial Imagery

*This map is not accurate in delineation of property boundary. See Site Plan for the accurate boundary.

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: Lorn Tryk Architects, PC

18. Owner (if known) and other knowledgeable people:
Southwest Regional Council of Carpenters

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

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

Describe: Unknown

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

It was associated with the Carpenters' and Joiners Union Local No. 1353 hall to the south, and thought to have been used for vehicle and material storage. See Historical Overview for the Carpenters' Hall.

22. National or State Register:

Is this property individually listed on a historic register?  _x_ Unknown  _x_ No  _x_ Yes
If yes:  _x_ State  _x_ National

If 'no' or unknown, do you think this property is eligible for listing?  _x_ No  _x_ Yes
Why? Does not meet National Register criteria.

23. National or State Historic District:

Is this property in a historic district?  _x_ Unknown  _x_ No  _x_ Yes
If yes:  _x_ Contributing  _x_ Non-contributing  _x_ Unknown

If 'yes', what is the name of the district?  _x_ State  _x_ National  *The building was too young at the time of the State and National Register district nominations.

24. Supplemental Forms:
  _x_ HCPI Detail Form (FORM 2)  _x_ Continuation Sheets, # pages: ____________
# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

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10. Windows: N/A

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12. Chimneys: N/A (describe whether interior or exterior and material)

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<th>13. Porches: N/A</th>
<th>Type</th>
<th>Entry</th>
<th>Partial-Width</th>
<th>Full-Width</th>
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14. Other Significant Features: N/A

15. Modifications: No known modifications

# Neighbor wall set along east elevation; synthetic stucco treatment Date: post-1975; 1991 Known X Estimated Source: aerial imagery
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

<table>
<thead>
<tr>
<th>New Mexico Historic Preservation Division</th>
<th>Historic Preservation Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>407 Galisteo Street, Suite 236</td>
<td>Land Use Department</td>
</tr>
<tr>
<td>Santa Fe, NM 87501</td>
<td>City of Santa Fe</td>
</tr>
<tr>
<td>(505) 827-5320</td>
<td>200 Lincoln Avenue</td>
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<tr>
<td></td>
<td>Santa Fe, NM 87504</td>
</tr>
<tr>
<td></td>
<td>(505) 955-6605</td>
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? N/A

19. Site Plan:

^North
Draft Site Plan, 2014,
Courtesy Lorn Tryk
Architects, PC
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)
Historic Preservation Division, New Mexico Department of Cultural Affairs

<table>
<thead>
<tr>
<th>1. Name of property:</th>
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<tbody>
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<td>Carpenters' and Joiners Union Local No. 1353 Garage</td>
<td>492 West Water Street</td>
<td>N/A</td>
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</table>

4. County: Santa Fe

5. Date of Survey: 08/18/2014

Historical Overview

As there is no Sanborn Fire Insurance Map coverage for the West Water Street area, the history of the garage is unknown.

Given its similar construction, it is assumed to have been built at the same time as the Carpenters' and Joiners Union Local No. 1353 hall to the south in 1949-50 (See Historical Overview for the Carpenters' Hall). From the earliest available aerial imagery, the garage appears to have been in place by 1951 (Figure 1).

Aerial photographs indicate that it was joined at the exterior east wall to an L-plan building, which has been called a “barn.” This structure was partially demolished by 1975 (Figure 3).¹

Oral informants remember that the garage was used for vehicle and material storage. Most recently it held material and equipment for a non-union tenant.² Aside from the loss of the attached barn, which affected its context, material changes to the garage are few, and consist mainly of the alteration of stucco.

Analysis of Historical Status

While the garage maintains historic material integrity, the loss of context has affected its overall historical significance. As such, it does not add “to the historic associations or historic architectural design qualities that are significant for a district.” For these reasons, the former Carpenters' and Joiners Union Local No. 1353 Garage does not meet the definition of a Contributing Structure, and is recommended for Noncontributing status to the Westside-Guadalupe Historic District.

“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.”

¹ Conversation with Lorn Tryk and Frank Herrera, the former Business Agent for the Union, 1977 to 1990, August 25, 2014.
² James George, conversation with John Murphey, August 18, 2014.
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<tr>
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</table>

| Date of Survey: 08/18/2014   |

**Figure 1: 1951 aerial.**
**Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)**

Historic Preservation Division, New Mexico Department of Cultural Affairs

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<th>NRHP</th>
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**Aerials**

![NMDOT Aerial Photo 11/10/1958](image-url)

Figure 2: 1958 NMDOT aerial.
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<td>Santa Fe</td>
<td>08/18/2014</td>
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**Figure 3:** 1975 aerial, showing partial demolition of "barn."
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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<tr>
<td>4. County: Santa Fe</td>
<td>5. Date of Survey: 08/18/2014</td>
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</table>

Current Photographs (08/18/2014)

Figure 4: Garage, looking north.

Figure 5: Detail of garage door, looking north.
# Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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

<table>
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1. **Name of property:**
   - Carpenters' and Joiners Union Local No. 1353 Garage

2. **Location:**
   - 492 West Water Street

3. **Local Reference Number**
   - N/A

4. **County:**
   - Santa Fe

5. **Date of Survey:** 08/18/2014

---

**Current Photographs (08/18/2014)**

![Figure 6: Interior of garage, looking north.](image1.png)

![Figure 7: Interior of garage, beam and joist construction.](image2.png)
Historic Preservation Division
Historic District Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: The Orchard / 494 / 496 W. Water Street
Request for Height Exception

The property at 494 / 496 W. Water St. lies in the BCD/Alameda subdistrict, and the Westside-Guadalupe Historic District. The property had been previously occupied by the 2-story Carpenter's Union Hall, which fronted W. Water Street.

The Owner, The Orchard LLC, proposes to build 15 guest suites which will be managed by and exist as part of the Las Palomas family, which has existed as part of the Santa Fe fabric for 26 years. The Owner has a proven history of attracting visitors to the unique location of the Las Palomas properties including the Pueblos at Las Palomas (111/119 Park Ave.), La Tienda at Las Palomas and Duran House at Las Palomas on W. San Francisco St. (all rehabilitated), and the 2-story Territorial at Las Palomas surrounding the historic house at 450 W. San Francisco St. (also rehabilitated in 2002). The style of all these surrounding existing Las Palomas properties contribute to the fabric of the City of Santa Fe, and the proposed units are to compliment the charming character of the area, and experience of the guests.

The property consists of a lot area of 22,012 Square feet. The roofed area of the proposed 15 guest suites is 5,095 square feet + balconies and deck area for a lot coverage of 7,172 square feet (32% of the site), allowing for required parking. The proposed Studio and 1-Bedroom units are separated clusters (masses), labeled A / B / C / D, to allow light to filter through and in-between them. There will be no mechanical equipment on the roof.

With this application, the Owner requests a Height Exception to 24’-6” feet above the existing asphalt surface, allowing for a slight variation in parapet heights to enhance the aesthetics of the proposed pueblo style structures. Per the Land Development Code, a height of 56 feet is allowable in the BCD/Alameda zoning subdistrict. The attached proposed plans and elevations with additional descriptions of the particular elements of design shall be subsequently submitted for presentation to the Board.

Respectfully submitted,

Harry Perez-Daple
PEREZ-DAPLE ARCHITECTS, LLC.

attachments: Photos and relative heights of surrounding structures.
Historic Districts and Historic Landmarks
Height, Pitch, Scale, Massing, and Floor Setbacks Exception Criteria

(i) Do not damage the character of the streetscape

Response: The Property is landlocked and surrounded by 2-story buildings partially on the North, and to the Southwest. The proposed structure is visibly blocked from Alameda St. by the Alpine Builders structure and the 2-story Camino Del Campo residential apartment units at the corner of Alameda St. and Camino Del Campo. The proposed structures are set-back 95 feet from W. Water Street.

(ii) Prevent a hardship to the applicant or an injury to the public welfare

Response: The Property is located in the BCD whose purpose is designed to promote the district’s economic well being and foster a strong tourist industry. The allowed height per the Land Development Code in the Alameda subdistrict is 56 feet. In order to build at a level, quality, and criteria of the Historic District, being able to use the property at the highest and best use possible is critical in order to utilize and maintain the competitive advantage in that area, and maintain property values. The building of 15 guest suites is the minimum number required to balance the land costs in the BCD.

(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

Response: The Alameda Street Subdistrict encourages more intensive development. The building of more historic pueblo style structures enhances the character of the area, and is in context with the existing surrounding 2-story structures. Whereas Lot 2 was previously occupied by a Barn and 2-story Office Building (Carpenter’s Union Hall), the proposed hospitality project promotes the economic development of the City through tourism. The use will help to revitalize activity and foot-traffic along W. Water Street, serving as a corridor to the downtown and the river park area, and strengthens the western most built edge of the subdistrict.

(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

Response: The existing configuration of the lot is a landlocked condition and results in the structures being set-back from the right of way with a lesser impact on the streetscape.
(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

Response: 2- stories are required in order to accommodate 15 guest units and meet the parking requirements, is in context and consistent with the characteristics of the surrounding 2-story structures.

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

Response: The proposed structures are separated clusters allowing light to filter through, preserving the general harmony and general purposes of the guidelines, preserving property values and attracting tourists. The stepped massing of the clusters create a residential sense of scale, light and shadow, and is in keeping with the design standards of the historic style.