CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Joel Miller, agent for George Wright and Grace Witking-Wright, owners, proposes to demolish a contributing accessory structure. An exception is requested, per Section 14-5.2(D)(1).

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

PROJECT LOCATION (S): 512 Agua Fria Street

PROJECT NAMES:

OW – George Wright and Grace Witking-Wright  813 West 61st Street Minneapolis, MN 55419 candwent@gmail.com  
AP – Joel Miller  1 Ceramic Court Santa Fe, NM 87008 joelmiller@gmail.com

PROJECT DATA:

HISTORIC DISTRICT  
Don Gaspar Area ☐ Downtown and Eastside ☐ Historic Review ☐ Transition ☐ Westside-Guadalupe ☒

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

PRIMARY ELEVATIONS:  
PUBLICLY VISIBLE FACADE-EAST ☒ ☐ ☐ ☐ 
PUBLICLY VISIBLE FACADE-NORTH ☐ ☒ ☐ ☐ 
PUBLICLY VISIBLE FACADE-SOUTH ☐ ☐ ☒ ☐ 
PUBLICLY VISIBLE FACADE-WEST ☐ ☐ ☐ ☒

HISTORIC DISTRICT INVENTORY NUMBER  
YEAR OF CONSTRUCTION  
PROJECT TYPE  
Status ☐ Primary Elevations ☐ Remodel ☐ Demolition ☒ New ☐ Other ☐

USE, EXISTING  
Residential ☒ Non-Residential ☒ Vacant ☐

USE, PROPOSED  
Residential ☐ Non-Residential ☒

HISTORIC BUILDING NAME
DATE: April 28, 2020
TO: Historic Districts Review Board Members
FROM: Daniel Schwab, Senior Planner, Historic Preservation Division

Case # 2020-001663-HDRB
Address: 512 Agua Fria Street
Historic Status: Contributing
Historic District: Westside Guadalupe Historic District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

___ District Standards & yard wall & fence standards.

___ Historic Inventory Form

___ Zoning Review Sheet

___ Other:
1. Letter from Building Official
2. Board Action Letter on Status Downgrade
3. Board Action Letter on case

APPLICANT SUBMITTALS

___ Proposal Letter

___ Site Plan/Floor Plan

___ Elevations

___ Photographs

___ Other:
1. Engineer’s Letter from Hands Engineering
2. Responses to exception criteria

STAFF RECOMMENDATION:

Staff recommends approval of the proposal to demolish the structure, recommending that the exception criteria have been met and that the criteria for Demolition of Historic Structures Standards (Section 14-3.14(G)) have been met.
BACKGROUND & SUMMARY:

This case was originally heard by the HDRB on February 25th, 2020. The applicant requests approval to demolish an accessory structure (shed) with contributing status located behind the main residential dwelling at 512 Agua Fria Street in the Westside Guadalupe Historic District. During the February 25th, 2020 hearing the board postponed the case until an assessment from a structural engineer could be presented. The applicant now returns with this additional documentation as requested by the board.

The shed is of simple square massing, about 20 by 15 feet wide. It was built between 1948 and 1969 and is made from adobe brick faced in stucco in a Pueblo Spanish Revival Style, with a flat roof and a rounded parapet on the north facade. The south wall is a common wall with the north wall of the New Mexico School for the Arts.

The building is in poor condition. The west façade shows decay and buckling of the adobe wall, and overall the building has sunk into the ground and suffers from bad drainage on the site. The sliding door does not open due to the sinking of the building. On January 24, 2017, the City of Santa Fe Building Official Mike Purdy wrote that the structure “does pose...serious safety concern and potential for collapsing” and that action must be taken as soon as possible ... to repair and make the structure safe or take it down. Upon request from the HDRB on February 25th, James Hands, a licensed Professional Engineer was commissioned by the applicant to structurally evaluate the shed. The report, from March 10, 2020 concurred with Mr. Purdy that the structure is beyond remediation repairs and should be demolished.

The applicant has applied for an exception to Article 14-5.2(D)(1)(a) for the structure to be demolished, and exception criteria and responses are included below.

The structure is currently in the 5-foot setback. According to 14-10.3(B) if the structure is demolished it may not be reconstructed unless in conformance with chapter 14, by moving it out of the setback.

Regarding the Demolition of Historic Structures Standards (14-3.14(G)), Staff recommends the following:

(a) **Whether the structure is of historical importance:** Staff finds the structure to be of limited historical importance. It is an accessory building that is at most 72 years old. It has no architectural features and no associations with people that would add to its relevance.

(b) **Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure:** Staff does not consider this structure to be an essential part of a unique street section. It is set back from the street, and though visible is not so important to the streetscape that its demolition would constitute a major loss.
would be a step in a gradual process of loss of historic material in the district. Given the condition of the structure this seems regrettable but inevitable.

(c) The state of repair and structural stability of the structure under consideration: Staff finds that the structural weakness of the structure has been adequately demonstrated by the Building Official and the structural engineer.

EXCEPTION CRITERIA:

An exception is requested to demolish a contributing structure, per 14-5.2(D)(1)(a).

(i) Do not damage the character of the district
Applicant response: Currently the shed is dilapidated and a health hazard and liability. Removal would enhance the appearance and remove health and liability issues.
Staff Response: Staff believes that the demolition would only minimally damage the character of the district. The character of the district is constituted by its mix of main and accessory buildings. Removal of accessory buildings and keeping main ones changes the character of the district. Staff agrees that removal would remove health and liability issues. Given the legal restrictions on rebuilding and the state of the structure, staff finds this criterion to be substantively met.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
Applicant response: There was a chain link fence installed for construction during the remodel of the main house. This will be removed upon completion of the project. There has been a number of homeless people in the vicinity seeking shelter. The shed poses a risk to both the homeless and the owners.
Staff Response: The structure cannot be repaired and poses a risk of injury to the public. The criterion 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: A major effort and cost has gone into reviving life into 512 Agua Fria as well as the cost and effort the New Mexico school for the Arts put into their project. The shed in question is attached to the two story North wall that is part of the school.
In 2017 then acting head of inspectors for the City of Santa Fe, Mike Purdy wrote that the shed and house needed to be remodeled or demolished. The house is nearing completion of a major restoration that is a valuable contribution to the neighborhood. The remaining shed detracts from the great efforts both as a health hazard and a visual blight. Removal of the shed would add value to the wonderful Guadalupe neighborhood.
Staff Response: Staff finds that all options have been evaluated. Rebuilding in kind is not an option. Only demolishing remains.
RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts
(1) Purpose and Intent
   It is intended that:
   (a) Each structure to be recognized as a physical record of its time, place, and use.
       Changes that create a false sense of historical development, such as the addition of
       conjectural features or architectural elements from other buildings, shall not be
       undertaken;
   (b) Changes to structures that have acquired historic significance in their own right shall
       be retained and preserved, recognizing that most structures change over time;
   (c) Distinctive features, finishes, and construction techniques or examples of
       craftsmanship that characterize a structure be preserved; and
   (d) New additions and related or adjacent new construction be undertaken in such a
       manner that if removed in the future, the original form and integrity of the historic
       property and its environment would be unimpaired.

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

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

14-5.2(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)

14-3.14 Demolition of Historic or Landmark Structure
(A) Summary of Procedure
(1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five day time period if the HDRB, on motion duly passed, determines such delay is necessary.

(2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application, make a recommendation to the governing body to either grant or deny the application.

(B) Hearing Required
(1) In all applications involving the demolition of a structure, provision shall be made for a hearing, as set forth in the preceding section.

(2) The HDRB or governing body, as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.

(3) Notice of the time and place for each hearing shall be sent in writing to each applicant.

(4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.

(5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

(1) A report on the historic or architectural significance of the structure;

(2) A report from the city building inspector on the state of repair and structural stability of the structure;

(3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the land use director on whether the demolition would damage possible archaeological artifacts; and

(4) Other information as requested by the HDRB or governing body.

(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards
(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;
(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
(c) The state of repair and structural stability of the structure under consideration.
### HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

**1. IDENTIFICATION**

<table>
<thead>
<tr>
<th>HCPI #</th>
<th>Agency Number: Other #Old ID#: 051613574; Santa Fe ID Number H 145-0 Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>NMCRIS #</td>
<td></td>
</tr>
<tr>
<td>Project Name: 512 Agua Fria Street</td>
<td></td>
</tr>
<tr>
<td>Survey Date: May 5, 2017</td>
<td></td>
</tr>
</tbody>
</table>

**NAME OF PROPERTY**

| Historic Name: 226 Agua Fria Street, 512/514 Agua Fria Street | OWNER and contact information: George & Grace Wright; C&W Enterprises; 613 W. 61st St.; Minneapolis, MN 55419 (612)735-5832 candwenl@gmail.com |
| Current Name: 512 Agua Fria Street |                                                                          |

**SURVEYOR and contact information:** Rebekah Bellum; CSR Architects; 220 Gold Avenue SW; Albuquerque, NM 87102

**PROPERTY TYPE**

- Category: Building
- Subcategory: N/A

**LAND STATUS**

- Private
- Other (land grant, tribal, etc.)

**LOCATION**

<table>
<thead>
<tr>
<th>STREET ADDRESS: 512 Agua Fria Street</th>
<th>UTM Coordinates: Hemisphere N</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY: Santa Fe, NM 87501</td>
<td>Map-datum: NAD 83 Zone: 13</td>
</tr>
<tr>
<td>COUNTY: Santa Fe</td>
<td>E: 414338.4 N: 3949579.4</td>
</tr>
<tr>
<td>If no street address, describe how to locate the property:</td>
<td>USGS Quad Name USGS Quad Code:</td>
</tr>
</tbody>
</table>

**SETTING**

- Category: Urban
- Subcategory: Residential

**PROPERTY DESCRIPTION**

**HISTORIC FUNCTION:** Residence, Duplex (and for a time, a three-unit) residence, home business

**CURRENT FUNCTION:** Residence

**CONSTRUCTION DATE:** After 1908 and before 1912

**ARCHITECT/BUILDER:** Unknown

**BRIEF DESCRIPTION OF PROPERTY:**

- The property consists of a lot that is approximately 6,145 sf (.15 acres), located on the south side of Agua Fria Street, just west of De Fouri Street. The house is located near the northeast corner of the lot, along Agua Fria Street, and a small front yard, enclosed by a low adobe wall, is located between the front façade of the house and the sidewalk.

- At the southeast corner of the lot, a small shed is located along the rear wall of the lot. A dirt and crusher fines drive runs along the east edge of the lot. The house is a one-story, flat-roofed, adobe house that has been faced with a stucco finish. The small shed located at the back of the lot is also one-story, flat-roofed, and constructed of adobe with a stucco finish.
The front of the house is marked by two single leaf wood front doors, each with a transom window, and a 6/6/6 triple casement window between them. The front portion of the house, visible from the street, also has a double hung wood window at either side of the house. The windows and doors visible from the street are trimmed with wood, painted white.
**ARCHITECTURAL STYLE:** Check no more than 3 styles. Refer to HCPI Manual for additional style options.

<table>
<thead>
<tr>
<th>Not Applicable</th>
<th>International Style/Mission</th>
<th>Pueblo/Pueblo Vernacular</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art deco</td>
<td>Italianate/Bracketed</td>
<td>Queen Anne</td>
</tr>
<tr>
<td>Bungalow/Craftsman</td>
<td>Mediterranean/ Spanish Colonial Revival</td>
<td>Ranch/Rambler</td>
</tr>
<tr>
<td>Classical Revival/Neo-Classical Revival</td>
<td>Mission Revival/California Mission Revival</td>
<td>Southwest Vernacular</td>
</tr>
<tr>
<td>Colonial Revival</td>
<td>Modernism</td>
<td>Spanish-Pueblo Revival</td>
</tr>
<tr>
<td>Folk Victorian</td>
<td>New Mexico Vernacular</td>
<td>Territorial</td>
</tr>
<tr>
<td>Gothic Revival/Folk Gothic</td>
<td>Prairie School/Prairie Style</td>
<td>Territorial Revival</td>
</tr>
<tr>
<td>Other, describe:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

4. **NATIONAL REGISTER/STATE REGISTER LISTING**

A. National or State Register Listing:
   - Is the property individually listed in the State Register? ☑ Yes ☐ No
   - If yes, SR#?
   - Is the property individually listed in the National Register? ☑ Yes ☐ No
   - Is the property part of a Register District? ☑ Yes ☐ No ☐ Unknown
   - If yes, is it ☑ Contributing ☐ Non-contributing
   - If not mentioned, in your opinion is the property: ☑ Contributing ☐ Non-contributing

District Name: Santa Fe Historic District
District SR #260; District NR #73001150
In Santa Fe, the house is located within the "Westside-Guadalupe Historic District"
Is the property associated with a Multiple Property Documentation Form? ☑ Yes ☐ No ☐ Unknown
   - If yes: MPDF Name ☑ MPDF SR# ☑ MPDF theme

5. **NATIONAL REGISTER/STATE REGISTER EVALUATION**

A. Surveyor/Recorder Recommendations:
   - Name: Rebekah Béllum
   - Date: 5/4/2017
   - National Register evaluation: ☑ eligible ☐ not eligible ☐ not sure
   - National Register eligibility criteria: ☑ a ☐ b ☐ c ☑ d ☐ criteria consideration: A) and B) Research into the history of the building reveals that the house does not hold any special significance for its association with events or individuals on a local, regional, national, or global level. C) The building is a conglomeration of styles representing different periods in NM history, and therefore does not embody a particular type, period, or method of construction. Because there were so many changes to this house over the course of close to 50 years, there is not a high level of historic integrity to any specific historic period or type. D) It is unlikely that information important in history or prehistory will be yielded from this building or site.
   - Level of significance: ☑ local ☐ state ☐ national
   - Area of significance: ☑ subarea:
   - Is this property similar to other nearby properties? ☑ Yes ☐ No
   - Could it be contributing to an undefined district? ☑ Yes ☐ No

Discuss: The building is already considered to be contributing to the Santa Fe Historic District, listed on both the State and National Registers, and it is included in the Santa Fe Historic Preservation Division's Westside-Guadalupe Historic District. If another district containing the site were defined, the building could be considered contributing.

B. Agency Determination:
   - Name: 
   - Date: 
   - National Register evaluation: ☑ eligible ☐ not eligible ☐ undetermined
   - National Register eligibility criteria: ☑ a ☐ b ☐ c ☑ d ☐ criteria consideration:
   - Level of significance: ☐ local ☑ state ☐ national
   - Area of significance: ☑ subarea:
   - Could it be contributing to an undefined district? ☑ Yes ☐ No

C. SHPO Determination:
   - Name: 
   - Date: 
   - National Register evaluation: ☑ eligible ☐ not eligible ☐ undetermined

Historic Preservation Division 11/01/2013
HCPI Form, Version 1.0
| National Register eligibility criteria: | a | b | c | d | criteria consideration: |
| Level of significance: | local | state | national |
| Area of significance: | subarea: |
| Could it be contributing to an undefined district? | Yes | No |
| SHPO Remarks: | |
HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)
DETAIL FORM

<table>
<thead>
<tr>
<th>HCPI #</th>
<th>NMCNIS #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Property: 512 Agua Fria Street</td>
<td></td>
</tr>
</tbody>
</table>

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials:

<table>
<thead>
<tr>
<th></th>
<th>Metal: Corrugated</th>
<th>Metal: Masonary: Simulated</th>
<th>Metal: Tile: Clay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adobe</td>
<td></td>
<td></td>
<td>Stucco</td>
</tr>
<tr>
<td>Brick</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Number of Stories:

- [ ] 0
- [X] 1
- [ ] 1 1/2
- [ ] 2
- [ ] 2 1/2
- [ ] Other, describe:

C. Foundation:

- [ ] N/A
- [ ] Not visible
- [ ] None
- [ ] At Grade
- [ ] Raised
- [ ] Other, describe:

D. Roof:

- [ ] N/A
- [ ] Features:
  - [X] Eave
  - [ ] Parapet
- [ ] Shape:
  - [ ] Barrell
  - [ ] Butterfly
  - [ ] Flat
  - [ ] Cross Gable
  - [ ] Gable
  - [ ] Hipped
  - [ ] Pyramidal
  - [ ] Shed
  - [ ] Other, describe:

- [ ] Pitch:
  - [ ] None
  - [ ] Low
  - [ ] Medium
  - [ ] Sleep
- [ ] Materials:
  - [ ] Asphalt
  - [ ] Metal: Corrugated
  - [ ] Metal: Masonary: Simulated
  - [ ] Tile: Clay
  - [ ] Tile: Terra Cotta
  - [ ] Metal: Pressed
  - [ ] Metal: Standing Seam
  - [ ] Wood: Shingle
  - [ ] Earth
  - [ ] Metal: V-Crimp
  - [ ] Other, describe: The roof of the house is built-up tar and gravel; the roof of the shed is mineral surface paper

E. Chimneys:

- [ ] N/A
- [ ] Number Interior: 7
- [ ] Number Exterior: 7
- [ ] Metal Flue chimneys observed
- [ ] Construction Material:
  - [ ] Brick
  - [ ] Adobe
  - [ ] Stone
  - [ ] Stucco
  - [ ] Terra Cotta Tile
  - [ ] Metal Flue
  - [ ] Other, describe

F. Porches:

- [X] N/A
- [ ] Type:
  - [ ] Entry
  - [ ] Incised
  - [ ] Partial Width
  - [ ] Full-Width
  - [ ] Wrap
  - [ ] With a Gazebo
- [ ] Other Details, describe: At the rear of the house, a concrete slab provides a smooth and continuous finish surface

Historic Preservation Division, 11/01/2013
Version 1.0
connecting the two eastern-most doors, and includes a narrow concrete walkway that connects to the western-most door. At the front of the house, small concrete pads serve as the entry pads at each of the two front doors.

G. Doorways:

<table>
<thead>
<tr>
<th>N/A</th>
<th>Number of Doorways: 5</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Type: ☑ One-leaf ☐ Two-leaf</td>
</tr>
<tr>
<td></td>
<td>Style: ☐ Diagonal Plank ☐ Dutch ☐ French ☐ Plain ☑ Panel ☐ Vertical Plank</td>
</tr>
<tr>
<td></td>
<td>☐ Other, describe: See sketches below.</td>
</tr>
</tbody>
</table>

Components: Panels/Lights-Number and configuration:
Number and configuration of panels/lights varies per door. See sketch below.
☐ Sidelights - number and configuration ☑ Transom (transom windows at two front doors)
Material: ☐ Aluminum ☐ Fiberglass ☐ Metal ☐ Steel ☐ Vinyl ☑ Wood 
| ☐ Other, describe |

Depth of Reveal: varies

H. Window Openings:

<table>
<thead>
<tr>
<th>N/A</th>
<th>Number of Window Openings: 13, though one window is missing and plywood covers the opening</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Operation</th>
<th>Material:</th>
<th>Glazing:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ Awning</td>
<td>☑ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Casement</td>
<td>☐ Anodized Aluminum ☑ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Double or Single-hung</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Fixed</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Hopper</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Louver</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Pivot</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
<tr>
<td>☑ Sliding</td>
<td>☐ Anodized Aluminum ☐ Bare Aluminum ☐ Steel ☐ Wood ☐ Other, describe:</td>
<td></td>
</tr>
</tbody>
</table>

Depth of Reveal: varies among the different window types

Historic Preservation Division, 11/01/2013
Version 1.0
Notes:

I. Other Significant Features

Describe: Walls appear to be double-thick adobe walls. Some of the windows are deeply recessed. The majority of the trim around the house, both at the roof and at the windows and doors, is wood painted white.

7. Associated Properties

Discuss: N/A

Are associated properties eligible for listing? N/A

8. Documents Available and Their Locations

Discuss: Sanborn Fire Insurance Maps attached (April 1908, June 1913, June 1921, January 1930, 1948 revision to January 1930 Map); King's Official Map of the City of Santa Fe (1912); 1985 & 1996 NM Historic Building Inventory forms

9. Attachments

Please indicate which items are attached:

☑ Site Plan (required)
☑ Photos (required)
☑ Map or aerial photo (required)
☑ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable
Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

<table>
<thead>
<tr>
<th>1. Name of property: historic and/or current name for property</th>
<th>2. Location:</th>
<th>3. Local Reference Number:</th>
</tr>
</thead>
<tbody>
<tr>
<td>512 Agua Fria Street Previously 226 Agua Fria Street; 512/514 Agua Fria Street</td>
<td>512 Agua Fria Street Santa Fe, NM 87501</td>
<td></td>
</tr>
<tr>
<td>4. County</td>
<td>Santa Fe</td>
<td></td>
</tr>
<tr>
<td>5. Date of Survey</td>
<td>May 5, 2017</td>
<td></td>
</tr>
</tbody>
</table>

**Construction Date:**

There have been several additions and renovations to this building over time. Based on historic maps, historic Santa Fe City Directories, and the previous Historic Building Inventory forms (1985 and 1996), it is estimated that there have been at least two large additions to the original house.

- The original house was built sometime after 1908 and before 1912.
- An addition was constructed at the rear of the house (southeast side) sometime after 1921 and before 1930.
- Another addition was constructed at the southwest corner of the house sometime after 1948 and before 1958.
- It is estimated that the shed at the rear of the lot was constructed during the same timeframe (between 1948 and 1958).
### Historic Cultural Properties Inventory (HCPI) Continuation Sheet

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

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>1. Name of property: (historic and/or current name for property)</td>
<td>512 Agua Fria Street, Previously 226 Agua Fria Street; 512/514 Agua Fria Street</td>
</tr>
<tr>
<td>2. Location:</td>
<td>512 Agua Fria Street, Santa Fe, NM 87501</td>
</tr>
<tr>
<td>3. Local Reference Number:</td>
<td></td>
</tr>
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<td>4. County</td>
<td>Santa Fe</td>
</tr>
<tr>
<td>5. Date of Survey</td>
<td>May 5, 2017</td>
</tr>
</tbody>
</table>

**Site Plan:**

512 Agua Fria Site Plan, Drawn by Bruce Davis, May 2017
Preliminary Zoning Review Worksheet
City of Santa Fe Land Use Department

To Be Completed By Applicant:

<table>
<thead>
<tr>
<th>Date Submitted:</th>
<th>JANUARY 29, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner of Record:</td>
<td>Grace Vivian Weight</td>
</tr>
<tr>
<td>Applicant/Agent Name:</td>
<td>Joe B. Muller</td>
</tr>
<tr>
<td>Contact Person Phone Number:</td>
<td>(505) 827-2239</td>
</tr>
<tr>
<td>Site Address:</td>
<td>512 Aqua Fria Street NW</td>
</tr>
<tr>
<td>Proposed Construction Description:</td>
<td>REMOVE Adobe SHED</td>
</tr>
<tr>
<td>TOTAL ROOF AREA:</td>
<td>33 SF</td>
</tr>
</tbody>
</table>

Zoning District: Westside Adobe Pueblo District
Overlay: □ Escarpment □ Flood Zone* □ Other: __________________________
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: __________
Terrain: □ 30% slopes
Lot Coverage: ______ %
□ Open Space Required:
Setbacks:
Proposed Front: ______ Minimum: ______
2nd Front: ______ Minimum: ______
Proposed Rear: ______ Minimum: ______
Proposed Sides: L____ R____ Minimum: ______
Height:
Proposed: __________ Maximum Height: __________ or
Regulated by Historic Districts Ordinance
Regulated by Escarpment District
Parking Spaces:
Proposed: ______ Accessible: ______
Minimum: ______
Bicycle Parking**:
Proposed: ______ Minimum: ______
** 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.

[□]OWNER  [X] APPLICANT  [□] AGENT

hereby certifies 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 [1/29/2020]

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: Demo only - No changes to property
LEGAL LOT线 PICKING TRJIMID

REVIEWER: [________________] DATE: 1/29/20

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.
Revised 1-14-13
On January 24, 2017 I conducted an inspection at the above referenced address of a single family residence and detached garage/storage structure. The buildings are constructed of adobe exterior walls with wood frame construction on the roof. I could not determine if the structures had concrete foundations. My inspection was a visual observation only, and it is my determination that the two structures on the property are in a state of disrepair and do not comply with the current building codes. The garage/shed detached structure does pose the more serious safety concern and potential for collapsing. I have determined that action must be taken as soon as possible by the owner to repair and make these two structures safe or take them down with all the required permits and H-board approvals prior to any work taking place.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Sincerely,

Mike Purdy, Building Official

Land Use Department

City of Santa Fe
PROJECT DESCRIPTION: Liaison Planning Services, agent for George Wright and Grace Watkins, owners, requests to downgrade the historic status of a significant structure to contributing with designation of primary elevations, if applicable.

Case number: H-17-046
Project Type: HDRB

PROJECT LOCATION (S): 512 Agua Fria Street

PROJECT NAMES:
OW – George Wright and Grace Watkins 813 West 61st Street Minneapolis, MN 55419
AP – Liaison Planning Services P.O. Box 1835 Santa Fe, NM 87504

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on June 13, 2017. The decision of the Board was to downgrade the historic status of the main residence and shed from “significant” to “contributing” to the Westside-Guadalupe Historic District, and to designate the north and west elevations on the original portion of the residence (façades 1 and 2) and the north elevation of the shed (shed façade 2) as primary. In addition, the north portion of the yard wall at the front of the residence was designated as contributing. For further information please call 955-6605.

Sincerely,

Nicole Ramirez Thomas
Planner Senior, 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 (SPCC 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 notes when submitting for construction permits.
PROJECT DESCRIPTION: Joel Miller, agent for George Wright and Grace Witking-Wright, owners, proposes to demolish a contributing accessory structure. An exception is requested, per Section 14-5.2(D)(1).

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

PROJECT LOCATION (S): 512 Agua Fria Street

PROJECT NAMES:

OW - George Wright and Grace Witking-Wright  813 West 61st Street  Minneapolis, MN 55419

AP - Joel Miller  1 Ceramic Court  Santa Fe, NM 87008

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on February 25, 2020. The decision of the Board was to postpone the case until you present a structural engineer’s letter that details the extent of the damage and the steps are required. For further information, please call 505-955-6605.

Sincerely,

Daniel Schwab  
Planner Senior, 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.
January 29, 2020

Proposal for Shed Removal
512 Agua Fria Street
Santa Fe, New Mexico 87505

City of Santa Fe
Historic design review Board
P.O. Box 909
Santa Fe New Mexico 87504-0909

Dear Board Members,

This letter is to address the adobe shed located at the South East corner of the above mentioned property. This property is located within the Westside-Guadalupe Historic District. This roughly 20'x15'8" adobe structure measures approximately 313 sq. ft. The South wall is a common wall with the North wall of the two story building of tract E of the Sanbusco Market Center, and currently the home of the New Mexico School for the Arts.

The shed is thought to have been built between 1948 and 1969. It is known to have been built before 1969 due to aerial photographs.

The condition of the shed is unsafe to enter for concern of collapsing. The Owners George Wright and Grace Watkins-Wright bought the property September 22, 2016, and were told by the home inspector that it was considered unsafe due to years of roof leaks and improper site drainage, and questionable rubble foundation. On January 24, 2017 Head Building Official Mike Purdy wrote, "The garage/shed detached structure does pose the more serious safety concern and potential for collapsing". It goes on, and I include a copy of this letter in this proposal.

The owners have made two prior attempts to address this shed. First was to remove and rebuild in kind but raise the roof height to make it useable. This triggered zoning to weigh in that if it was removed then the new building would need to be moved 5 feet off the South property line. The second attempt was to remodel, but raise the roof height. This was also not permitted. Currently the owners would like to remove the structure entirely.
The extensive remodel to the main house is scheduled to be complete spring of 2020 and the shed in its current condition poses concern. Supporting photos of the current state of the shed are part of this submittal.

Thank you for your attention to this request.

Sincerely,

Joel B. Muller
Tent Rock Inc. General Contractor
EXISTING PLAN
Scale 1/4" = 1'-0"
GEORGE WRIGHT & GRACE WATKINS-WRIGHT

5 1/2 AGUA FRIA ST.

SANTA FE, NEW MEXICO

GARAGE PLAN, EXISTING
EXISTING NORTH ELEVATION

bottom of doors buried
EXISTING EAST ELEVATION

neighbor warehouse wall on property line
remove failing roof
EXISTING WEST ELEVATION
March 10, 2020

Mr. Joel Mueller  
Tent Rock, Inc.  
1 Ceramic Court  
Santa Fe, NM 87508

RE: GEORGE & GRACE-WALKINS WRIGHT RESIDENCE  
512 AGUA FRIA STREET  
SANTA FE, NEW MEXICO

Hands Engineering Project 2019-5319

Dear Mr. Mueller:

Per your request, Hands Engineering, Inc. was employed to perform a site visit to the referenced site. On March 6, 2020, James Hands visited the site to gather the information necessary for our analysis. The purpose of the site visit was to evaluate the structural condition of the storage building at the back of the property. Photos were taken at the site and are enclosed.

The building is structurally constructed of adobe earthen wall, wood viga beams at roof framing and wood plank roof decking. The foundation is the adobe walls into the dirt below.

As can be seen in the photographs, the building is in a very dilapidated state. The roof decking and the wood vigas are rotted beyond a useable condition. The wood decking is also rotted beyond its ability to continue to carry loads.

The adobe walls are disintegrating and crumbling. The northwestern side of the building has settled into the soil below.

The structure is damaged beyond remediation repairs and it should be demolished. The structure does pose a hazard and is a life safety issue. When this structure is demolished, care should be taken not to damage the adjacent building. Any damage to the adjacent building will need to be repaired.

The conclusions and opinions stated are based on our understanding of the facts and evidence stated in the discussion above. Should additional facts or evidence become available pertaining to this project I reserve the right to review that information and revise my opinions when appropriate.

2845 Agua Fria Street • Santa Fe, New Mexico 87507 • Ph: 505.473.7373 • Fax: 505.473.4865
Please note that our office has provided structural consultation for only those items listed in this letter. Hands Engineering, Inc. assumes no responsibility for the structural adequacy of any other members or systems in this project.

Please do not hesitate to contact our office should you have any questions or if we can be of further assistance.

Respectfully submitted,

James A. Hands, PE  
President  
JAH/Imh

Encl: Photos
Joel Muller
Tent Rock, Inc.
1 Ceramic Court
Santa Fe, NM 87508

RE: GEORGE & GRACE-WALKINS WRIGHT RESIDENCE
STORAGE BUILDING
512 AGUA FRIG STREET
SANTA FE, NEW MEXICO

March 10, 2020

Invoice for Professional Engineering Services
Project No. 2019-5319

Structural Engineering Services – Structural Evaluation of Storage Building
(Site Visit – March 6, 2020)

James A. Hands, PE  Site Visit / Letter-Report / Engineering Seal  $ 500.00

INVOICE TOTAL  $ 500.00

APPROVED BY
James A. Hands, PE

Payment is due within 30 days. A late charge of 1.5% will be added to any unpaid balance after 30
days. Gross receipts tax is due unless a non-taxable transaction certificate #5 – Services for Resale is
furnished.

Our CRS number is 03-146269-003
Thank you!

2845 Agua Frio Street • Santa Fe, New Mexico 87507 • Ph: 505.473.7373 • Fax: 505.473.4865
512 Agua Fria Shed West Elevation Detail
512 Agua Fria Shed East Elevation as seen from Montezma Street
512 Agua Fria Shed West Elevation
January 29, 2020

Supplemental application information for 512 Shed Demolition

Exception Criteria:

(I) Do not damage the character of the district
Response:
Currently the shed is dilapidated and a health hazard and liability. Removal would enhance the appearance and remove health and liability issues.

(ii) Are required to prevent a hardship to the applicant or an injury to public welfare
Response:
There was a chain link fence installed for construction during the remodel of the main house. This will be removed upon completion of the project. There has been a number of homeless people in the vicinity seeking shelter. The Shed poses a risk to both the homeless and the owners.

(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:
A major effort and cost has gone into reviving life into 512 Agua fria as well as the cost and effort the New Mexico school for the Arts put into their project. The shed in question is attached to the two story wall that is part of the school. In 2017 then acting head of inspectors for the City, Mike Purdy wrote that the shed and house needed to be remodeled or demolished. The house is nearing completion of a major restoration that is a valuable contribution to the neighborhood. The remaining shed detracts from the great efforts both as a health hazard and a visual blight. Removal of the shed would add value to the wonderful Guadalupe neighborhood.