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HISTORIC DISTRICTS REVIEW BOARD
JUNE 27, 2023

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
JUNE 27, 2023 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Jennifer Berkley
Ms. Jennifer Biedscheid

MEMBERS ABSENT (EXCUSED)
Mr. John Bienvenu

OTHERS PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
` Lani McCully, Senior Planner
Paul Duran, Senior Planner
Melissa Byers, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

B. APPROVAL OF AGENDA

Ms. Lamboy said Item #1,under New Business, 578 W. San Francisco St., will be continued to July 13, 2023. She noted the meeting is on July 13th, which is a

Mr. Rosenberg said the banco will be painted white and will go up to the ceiling under the portal. He said he understands that most builders do the pencil shape, and Mr. Eddy's preference is it should not be wider than the beam. He agreed.

MOTION: In Case 2023-006938-HDRB, 613 Canyon Rd., Units C1 and C2., Member Guida moved to approve as submitted and recommend to the Governing Body that all exception criteria have been met. The motion was seconded by Member Biedscheid.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Biedscheid, and Guida voting in favor and none voting against.

3. **2023-006939-HDRB. 704 Camino Lejo.** Historic Review District. Significant. David Armstrong, agent for the Wheelwright Museum of the American Indian and Henrietta Lidchi, Executive Director, requests approval for raising the existing wall, to 3'-6", counterflashing new waterproofing system, replace ground level brick pavers and replace wood door copper threshold, replace concrete canales. (Paul Duran)

STAFF REPORT

The project address is 704 Camino Lejo and is known as the Wheelwright Museum of the American Indian and is listed as a significant structure to the Historic Review District. The Museum was built in 1937 by Mr. William Penhallow Henderson, who was the architect and builder. The Museum, with the focus on Native American arts, has had impact on the study of Native American arts within Santa Fe, the State of New Mexico, and Nationally. The structure itself housed people, Native American collections, and provided a distinctive design style which uniquely exemplifies the Navajo hogan-inspired architecture which contributes to the Santa Fe landscape. The Museum was listed in the National Register of Historic Places and New Mexico State Registry in 1990. Currently, the Museum provides educational classes, public outreach, and art collection exhibits displaying Native American artists throughout the state and North America.

The property has undergone previous renovations throughout time with the most recent addition of two new structures on the property built in the early 2000's. The additional structures are not connected to the Museum. The Museum was given Significant status in 2012 by the HDRB.

Now, the applicant proposes the following exterior alterations:

1) Removal and replacement of the existing stucco exterior finish to match the existing with cementitious stucco.

2) Special Mix Stucco Color: Western Blended Products S-10 Cabo Brown. (Field sampling will have to be done to get exact match due to weather fading of existing).
3) Removal and replacement of the existing plaza waterproofing system and installation of new counterflashing.
4) Remove and replace all existing brick pavers after waterproofing system is installed to match the existing.
5) Removal and replacement of deteriorated wood entry door and threshold to match existing.
6) Removal and replacement of the existing concrete canales to match existing in style and color.
7) Add a 6-inch extension of the existing plaza wall to meet 42-inch height requirement per code.
8) Removal of all abandoned electrical conduits attached to the exterior wall.

STAFF RECOMMENDATION

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review District Design Standards. The proposed work will not impact the significant status of the structure and complies with Section 14-5.2(C).

Chair Rios asked the color of the proposed flashing.

Mr. Duran said it would be a rustic bronze.

Chair Rios asked if the applicant would continue with the same type of stucco.

Mr. Duran said the stucco will remain in kind.

Member Guida said he understood this is almost 100% an in-kind replacement. He asked if there is a reason the project was before the Board.

Ms. Lamboy said this is a significant building. Also, some might consider it maintenance, but the wall height was a trigger as it veered from the original. Also, staff wanted the Board to have an opportunity to review the materials.

Member Guida confirmed they were talking about in kind replacement of the stucco, and it will also be a cementitious product.

APPLICANT PRESENTATION

David Armstrong, PO Box 1123, Cedar Crest, New Mexico, was sworn. He clarified that the stucco is a Cabo color but has faded since installed. They want to match the faded color to keep things the same. There is a plaza deck with structure underneath with a full story below that. It is that lower section that will be re-stuccoed. And the wall will be raised as it is not compliant with code. When they put the counter flash in, the original drawings show copper flashing. In the remodel at the time the plaza deck was done, they never replaced the flashing. He wants to take it back to the historic look. The copper patina is now more of a bronze color, and they will try to maintain that. The brick was replaced when the plaza deck was done and is not the original brick. They do not have samples but will maintain the bricks so that by flipping them over to reuse the back instead of trying to match the brick. The stucco surface is called Catalina stucco troweling and is smooth but is a rough plaster. The door is weathered and needs to be replaced and the threshold damaged the copper threshold. The building is leaking significantly in large part because of the concrete canales. The problem is it is difficult to integrate the materials within the concrete. They have requested replacing the concrete in kind and to integrate a gray colored metal liner to match the color of the concrete into the waterproofing that will be installed. The counterflashing will hide all of the water proofing. The electrical part on the south, a lot cannot be eliminated because the main part of the electrical work is from the main transfer. That will be consolidated to minimize the number of conduits. Some can be removed and will be put back on so it can be maintained without disconnection.

Chair Rios asked if the set of doors when entering the building are original.

Mr. Armstrong believed that the door was replaced three times, they all look the same. He said there is no way to repair that, and they will have the man who built the other doors, build these. He doesn't think the front door was stained the same color as the door inside, which is darker. He wasn't sure if both of the colors could be analyzed, but they could resubmit that, if approved.

PUBLIC COMMENT

John Eddy, previously sworn, said the building is a little misleading. He thought most would see an attempt at modernization which is a departure from Santa Fe Traditional building designs. He thought it unfortunate a HCPI was not triggered because of the building's significance. He understands that it was mostly designed and built by William Henderson a better-known Santa Fe painter. He said the elements, whether replacements or not, were put into the building by Henderson. He said there should be a lot of care given the building because of its significance. The canales were possibly designed by Henderson and if that ties back to the original Henderson, it needs to be added and a HCPI needs to be done.

Stefanie Beninato, PO Box 1601, agreed with Mr. Eddy. She suggested the Board table the case until a HCPI is done.

BOARD DISCUSSION

MOTION: In Case 2023-006939-HDRB. 704 Camino Lejo., Member Guida moved to approve as submitted. The motion was seconded by Member Biedscheid.

Chair Rios asked if there was an amendment regarding the door. The applicant had indicated they would match the original door color.

Mr. Rosenberg said they have the original drawings, and he will research the stain to match and submit to staff for approval.

Member Biedscheid asked a friendly amendment as a condition of approval that the applicant research the original door and original drawing on the colors and present those to staff for a final decision on the stain.

Member Guida accepted the friendly amendment.

VOTE: The motion passed by (4-0) roll call vote with Members Berkley, Biedscheid, Guida and Aguilar Medrano voting in favor and none voting against.

4. **2023-006940-HDRB. 641 Camino Del Monte Sol.** Downtown & Eastside Historic District. Noncontributing. Lorn Tryk, agent for Leon L and Susan Coppage Evans, owner, requests approval for an addition of a 677 sq. ft. attached garage, a 280 sq. ft. addition on the north side elevation, expansion of the portal, add exterior fireplace, remove existing stairwell and relocate to the northeast corner of the house, window replacement on the south elevation construct a street wall 5' yard wall and pedestrian gate. Replace existing coyote fence, relocate automatic gate closer to the street. (Paul Duran)

STAFF REPORT

The proposed project is located at 641 Camino del Monte Sol, which is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. There are two structures on the property which consists of a 1,495 square foot noncontributing mixed style guest house built in 1954 identified as building (A) and a 3,614 square foot Territorial style main house with a 254 square foot basement built in 1990. The main house is where the proposed work will be conducted. Proposed additions will not increase the height of the existing main house and will match the

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

Case # 2023-6939-HDRB
Address – 704 Camino Lejo
Agent's Name – David Armstrong
Owner/Applicant's Name – Henrietta Lidchi

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 27, 2023.

BACKGROUND

The project address is 704 Camino Lejo and is known as the Wheelwright Museum of the American Indian and is listed as a significant structure to the Historic Review District. The Museum was built in 1937 by William Penhallow Henderson, who was the architect and builder. With a focus on Native American arts, the Museum has had impact on the study of Native American arts within the State of New Mexico and nationally. The structure has housed people and Native American collections, and provided a distinctive design style which uniquely exemplifies the Navajo hogan-inspired architecture which contributes to the Santa Fe landscape.

The Museum garnered a listing in the National Register of Historic Places and New Mexico State Registry in 1990. Currently the Museum provides educational classes, public outreach, and art collection exhibits displaying Native American artists throughout the state and North America. The property has undergone previous renovations, with the most recent addition of two new structures on the property built in the early 2000s. The additional structures are not connected to the Museum building. The HDRB gave the Museum significant historic status in 2012 (see Case # H-12-097A).

Now, the Applicant proposes the following exterior alterations:

1) Removal and replacement of the existing stucco exterior finish to match the existing with cementitious stucco.
2) The stucco will be a special mix color: Western Blended Products S-10 Cabo Brown. (Field sampling will have to be done to get exact match due to weather fading of existing).
3) Removal and replacement of the existing plaza waterproofing system and installation of new counterflashing.
4) Remove and replace all existing brick pavers after waterproofing system is installed to match the existing.
5) Removal and replacement of deteriorated wood entry door and threshold to match the existing.
6) Removal and replacement of the existing concrete canales to match existing in style and color.
7) Add a 6-inch extension of the existing plaza wall to meet 42-inch height requirement per code.
8) Removal of all abandoned electrical conduits attached to the exterior wall.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and a finding that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(F), Historic Review District Design Standards. The Staff recommends a finding that the proposed work will not impact the significant status of the structure and complies with Section 14-5.2(C).
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Historic Review District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(F).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. Exceptions are not required for this project because the Board finds:
    a. The proposed work does not constitute an "addition" to this significant building, therefore the restrictions on additions in SFCC Sections 14-5.2(D)(2) do not apply;
    b. The proposed work will not cause the structure to lose its significant status, as prohibited by SFCC Section 14-5.2(1)(a); and
    c. The materials to be removed during this project are either non-historic, do not embody the significant status of the building, or are deteriorated beyond repair, and are not protected by SFCC Sections 14-5.2(D)(1)(a) and (5)(a).
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

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 approves Items # 1-8 as set forth in the Application, as recommended by Staff, with the following additional condition:
    a. The Applicant shall research the original drawings to determine the original door color, the replacement door color (project Item # 5) shall match the original, and the Applicant shall submit the original drawings and a stain sample to the Staff for approval.

IT IS SO ORDERED ON THIS 26th DAY of SEPTEMBER, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Kristine Bustos-Mihelcic Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe

Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT DESC: Re-stucco the building and wall with cementitious stucco with applied techniques to give it the appearance it has currently and paint with a Western Blend S-10 Cabo brown color. Raise the existing wall to 3'-6" (42"), new counter flashing, new water proofing system over existing roof deck, remove and replace ground level brick pavers. Remove and replace wood door and copper threshold. Remove and replace concrete canales and remove abandoned conduit on the south elevation.

CASE NUMBER: 2023-006939--HDRB

PROJECT TYPE: Remodel

LOCATION: 704 CAMINO LEJO
Santa Fe, NM 87505

CONTACTS:

Applicant	David Armstrong
Property Owner	Henrietta Lidchi

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 27, 2023. The decision of the Board was to approve with conditions, the applicant will provide HPD staff with paint color samples, natural tones for the wood door.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

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

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2023-006939-HDRB. 704 Camino Lejo. Historic Review District. Significant. David Armstrong, agent for the Wheelwright Museum of the American Indian and Henrietta Lidchi, Executive Director, requests approval for raising the existing wall, to 3'-6", counterflashing new waterproofing system, replace ground level brick pavers and replace wood door copper threshold, replace concrete canales.

Case number: **2023-006939-HDRB**
Project Type: HDRB

PROJECT LOCATION (S): 704 Camino Lejo

PROJECT NAMES:

OW – Henrietta Lidchi

AP – David Armstrong

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area ☐ **Downtown and Eastside** ☐ **Historic Review** X **Transition** ☐ **Westside-Guadalupe** ☐

HISTORIC BUILDING STATUS

Non-Statused ☐ **Non-Contributing** ☐ **Contributing** ☐ **Significant** X **Landmark** ☐ **N/A** ☐

PRIMARY ELEVATIONS: **North** ☐ **South** ☐ **West** ☐ **East** ☐ **N/A** X

PUBLICLY VISIBLE FACADE-EAST Yes ☐ No X

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-SOUTH Yes ☐ No X

PUBLICLY VISIBLE FACADE-WEST Yes X No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION _____1937_____

PROJECT TYPE

Status ☐ **Primary Elevations** ☐ **Remodel** X **Demolition** ☐ **New** ☐ **Other** _____

USE, EXISTING **Residential** ☐ **Non-Residential** X **Vacant** ☐

USE, PROPOSED **Residential** ☐ **Non-Residential** X

HISTORIC BUILDING NAME Wheelwright Museum of the American Indian

City of Santa Fe, New Mexico

memo

DATE: June 27, 2023

TO: Historic Districts Review Board Members

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

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Case # 2023-006939-HDRB

Address: 704 Camino Lejo
Historic Status: Significant
Historic District: Review District

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review District Design Standards. The proposed work will not impact the significant status of the structure and complies with Section 14-5.2(C).

BACKGROUND & SUMMARY:

The project address is 704 Camino Lejo and is known as the Wheelwright Museum of the American Indian and is listed as a significant structure to the Historic Review District. The Museum was built in 1937 by Mr. William Penhallow Henderson, who was the architect and builder. The Museum, with the focus on Native American arts, has had impact on the study of

Native American arts within Santa Fe, the State of New Mexico, and Nationally. The structure itself housed people, Native American collections, and provided a distinctive design style which uniquely exemplifies the Navajo hogan-inspired architecture which contributes to the Santa Fe landscape. The Museum was listed in the National Register of Historic Places and New Mexico State Registry in 1990. Currently, the Museum provides educational classes, public outreach, and art collection exhibits displaying Native American artists throughout the state and North America.

The property has undergone previous renovations throughout time with the most recent addition of two new structures on the property built in the early 2000's. The additional structures are not connected to the Museum. The Museum was given Significant status in 2012 by the HDRB.

Now, the applicant proposes the following exterior alterations:

1) Removal and replacement of the existing stucco exterior finish to match the existing with cementitious stucco.
2) Special Mix Stucco Color: Western Blended Products S-10 Cabo Brown. (Field sampling will have to be done to get exact match due to weather fading of existing).
3) Removal and replacement of the existing plaza waterproofing system and installation of new counterflashing.
4) Remove and replace all existing brick pavers after waterproofing system is installed to match the existing.
5) Removal and replacement of deteriorated wood entry door and threshold to match existing.
6) Removal and replacement of the existing concrete canales to match existing in style and color.
7) Add a 6-inch extension of the existing plaza wall to meet 42-inch height requirement per code.
8) Removal of all abandoned electrical conduits attached to the exterior wall.

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.

Yard Wall Height:

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

(c)(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.

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.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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 Significant Structure:

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

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

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

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.

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Proposes an historic status review of this non-statused structure.

Project number: 12-120097A
Case number: H-12-097A
Project type: HDRB

PROJECT LOCATION (S): 704 Camino Lejo

PROJECT NAMES:

OW – The Wheelwright Museum
Santa Fe, NM 87502

704 Camino Lejo
505-982-4636

AP – Studio S.W. Architects
Santa Fe, NM 87504

P.O. Box 9308
505-982-7191

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 11, 2012, acted on the above referenced case. The decision of the Board was to designate the museum building as significant with the understanding that at this date there are two non-historic additions. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, 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 Clerks 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 permit.**

Building Investigation, Design and Consulting
Po Box 92977, Albuquerque, NM 87199
www.agiconsultants.com mail@agiconsultants.com
NM Office 505.899.0089 Office 505.235.7596
DBA **AGI Consultants**

SHPO Submittal

Date: 5/8/2023

Project: Wheelwright Museum of the American Indian
704 Camino Lejo
Santa Fe, NM 87505

Regarding: Proposed Site and Exterior Building Renovations to Wheelwright Museum Building

Project Overview:
The overall scope of this project includes removal and replacement of existing site elements and exterior elements of the existing museum building. New work includes the removal and replacement of the existing stucco exterior finish, to match existing; removal and replacement of the existing plaza waterproofing system and installation of new counterflashing; removal and replacement of deteriorated wood entry door and threshold, to match existing; removal and replacement of existing concrete canales, to match existing; and 6" extension of the existing plaza wall to meet 42" height requirement per code.

Scope Summary:

1) Stucco
    a. **Existing**: Existing stucco is in need of replacement.
    b. **Proposed**: Install new 3 coat stucco system. New finish color to match existing or SHPO approved color. Survey will be done of all surface mounted electrical conduits and lighting fixtures. Any abandoned conduits and flood lights will be removed. All working electrical conduits will be pulled away from building to allow for new stucco.
2) Counterflashing
    a. **Existing**: There is no counterflashing currently installed at plaza wall flashing, only a term bar.
    b. **Proposed**: Install new two piece counterflashing at existing location. Counterflashing to be copper colored to match other existing metal flashings and to restore wall to original state.
3) Entry Plaza
    a. **Existing**: Existing plaza is located over conditioned building space. The existing waterproofing system is failing and allowing water intrusion into the building, causing damage.
    b. **Proposed**: Remove the existing brick pavers and save for re-installation, and remove the existing waterproofing system. Install new waterproofing system to include EPDM membrane, drainage mat, and leveling sand, and reinstall existing pavers. EPDM wall flashing will terminate at new counterflashing and will have a layer of stucco applied to match existing or SHPO approved color. Any damaged brick pavers will be replaced with closest match available.
4) Entry Plaza Wall
    a. **Existing**: As-Built drawings show plaza wall height construction to be 42" to deck. Due to the height of the plaza waterproofing system and pavers, the height of the wall is only 36" from top of wall to finished plaza surface.
    b. **Proposed**: Existing plaza wall will remain. Wall will be raised by adding additional 6" to top of wall and stucco finish to match existing or SHPO approved color. Wall height will be raised to 42" as required by Code.
5) Wood Entry Door
    a. **Existing**: Water stands at existing door threshold and has created door, jamb and threshold deterioration.
    b. **Proposed**: Install new wood door and copper threshold to match existing.
6) Concrete Canales
    a. **Existing**: Existing concrete canales have deteriorated.
    b. **Proposed**: Remove deteriorated canales and install new concrete canales with metal liner, to match existing.

PHOTOS

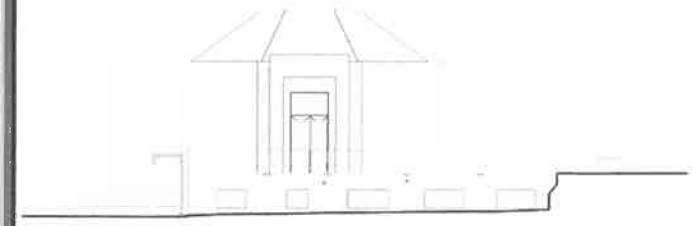
Museum Building & Plaza Area



1a. This view shows the existing stucco condition.



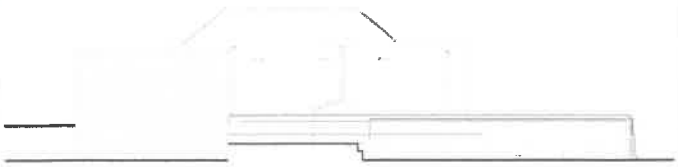
1b. This view shows some of the existing electrical conduits on wall. All exterior electrical conduits and lighting will be evaluated to see if we can remove any abandoned flood lights and conduit.



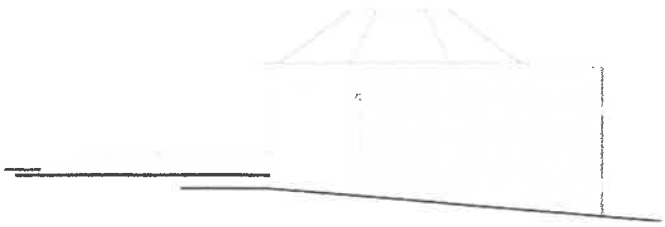
1c. East Elevation of Wheelwright Museum Building



1d. North Elevation of Wheelwright Museum Building



1e. South Elevation of Wheelwright Museum Building



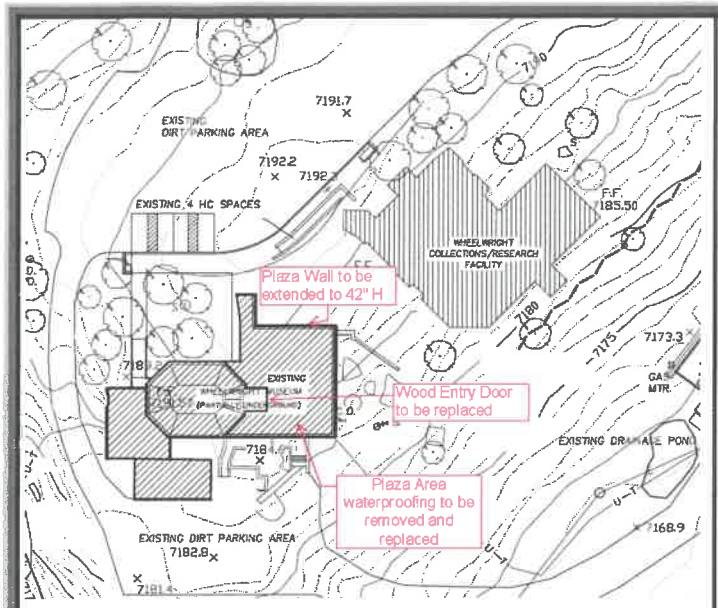
1f. West Elevation of Wheelwright Museum Building



2a. This view shows the existing wall flashing with term bar.



2b. This view shows a close up of the wall flashing and term bar. This will be replaced by a copper two piece counterflashing, as per original design.



3a. This shows location of existing plaza, plaza wall and entry door.



3b. This shows the brick plaza area to be replaced in kind. Stucco will be applied to wall flashings to match existing stucco finish. Brick will be reused. Any damaged brick will be replaced in kind with closest match possible.



4a. This shows the existing plaza wall. Height is 36".



4b. 6" will be added to the top of the wall to comply with required 42" height per code. Stucco will match existing.



4c. This view shows the continuation of the existing plaza wall. Height is 36".



4d. This view shows the continuation of plaza wall until it terminates at building face. Height is 36".



5a. This shows the existing wood entry door.



5b. Door and threshold will be replaced to match existing. Brick pavers will be sloped away from threshold to prevent ponding water. Threshold will be copper to match existing.



6a. This view shows the existing deteriorated concrete canales.



6b. Deteriorated concrete will be removed and replaced in kind. Metal canale liner will be added.