

SANTA FE NEW MEXICAN

City awards remodeled homes, hotel for commitment to historic style

By Chris Quintana
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A project to remodel a home off Delgado Street, which was awarded Thursday by the city of Santa Fe's Historic Preservation Division, started with a simple crack in the foundation, homeowner Nancy Mammel said Thursday.

"You never know what you're going to find," Mammel said. "Anytime you find surprises, it's more money."

After she replaced the home's foundation and then made a series of other changes, it's now a great house, she said, adding that regardless of the challenges she faced, she loves "giving an old house a new life."

Mammel's home is one of four properties, including the landmark La Fonda on the Plaza, that were honored with awards Thursday night, said Historic Preservation Division Director David Rasch. The ceremony, held at the downtown hotel, also featured awards from two nonprofit preservation groups, the Historic Santa Fe Foundation and the Old Santa Fe Association.

Rasch said anyone can nominate a property for the city's awards, which are decided by the Historic Districts Review Board, whose seven members include professionals such as an architect and a historian.

Mammel's adobe home, which won one of the Compatible Remodel Awards, is south of Canyon Road. It features a red portal and windows with red trim.

The interior mostly abandons Southwestern style, instead featuring a more modern decor, with a gray, white and black color scheme. Perhaps the most prominent element is the stark red ceiling in the living room that corresponds with the outdoor accents.

Mammel said she bought the home about two years ago for \$625,000, and it currently is listed with Santa Fe Properties at nearly \$1.5 million. Mammel plans an open house from 1 to 3 p.m. Sunday.

Architect Paul Mifsud of Mifsud Associates Architects said the house looked like a lot of other Northern New Mexico homes. There were plenty of structural challenges, he said, such as the building's lack of a bond beam, a support structure that transfers the roof's weight to the walls. Installing one, Mifsud said, was especially challenging given that it had to be added without ripping off the roof.

The city's New Construction Award went to a home at 1005 E. Alameda St. owned by Randy and Kathleen Pugh. The architect on that project, Dale Zinn, said before drafting or construction began, he had to consider several restrictions, such as the city's ridge-top ordinance and environmental compliance rules. Zinn said the home is one of the few in downtown Santa Fe that are newly built-from-scratch adobe homes.

He credited the homeowners for committing to a historical design. "They didn't have to build a house out of adobe," Zinn said.

Christopher Purvis was the architect for the other award-winning home remodeling project, located on 116 Calle la Peña. He said the home had plenty of additions throughout the years, many of which probably weren't done "using the best building practices." So redoing the home required correcting some old mistakes.



The home, owned by Gwynne and Joe Brooks, features what appears to be a school bell over the doorway. However, the bell's original placement was a bit too high in relation to the roof, which prevented proper drainage. Purvis said crews had to resculpt the adobe arch that houses the bell.

The city gave La Fonda an Architectural Preservation Award for its recent room remodels. The hotel also earned accolades from the Historic Santa Fe Foundation for the renovation work. The architect on that project, Barbara Felix Architecture + Design, also was honored by the foundation.

The city's Archaeology Award was given to Matthew Barbour, and departing Historic Districts Review Board members John Kantner and Karen Walker received awards for their service. In addition, the Old Santa Fe Association gave Community Service Awards to Walker and to the local nonprofit Outside In, which produces the Santa Fe Bandstand summer music series on the Plaza.

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