

**Historic Cultural Properties Inventory Survey
907 Don Miguel Place
Santa Fe, NM**

Santa Fe Historic Review District

051600223 (H1869)

prepared for

**Santa Fe Planning Division
Historic Design Review Board**

Lisa Ortiz, Applicant

prepared by

**Thomas McIntosh, RPA
dba ArcCom Archaeological Compliance Consultant
Historic Preservation Consultant
City List of Certified Architectural Surveyors
Post Office Box 89 Santa Fe, NM 87504
505-982-2341**



August 15, 2006

Abstract

907 Don Miguel Place is considered for status review. A survey conducted by Thomas McIntosh dba ArcCom on 07-20-2006 included an exterior inspection of structural components and fenestrations, dimensions, relationship to the neighborhood, and historic relevance. 907 Don Miguel Place is located within the Santa Fe Historic Review District and within one block of the Arroyo Tierra Blanca, of 17th Century antiquity.

Built in 1949, 907 Don Miguel Place meets the age criterion for contributing status. Four alterations are noted, two of which are known to post-date 1958, and believed to be non-contributing. The post-1958 structural addition of a concrete stem wall on the south elevation is a remnant of an unfinished room addition. This foundation is not noted on a 1983 HCPI survey form, which helps date this alteration to post-1983. Another post-1958, post 1983 alteration is the frame portal addition on the west elevation. Both of these alterations are noted on a 1992 HCPI survey form.


Previous HCPI surveys were conducted on 907 Don Miguel Place, each assigning a non-contributing status to the structure. ArcCom concurs with these previous recommendations of non-contributing status, and recommends to the Historic Design and Review Board that 907 Don Miguel Place is given "non-contributing" status at this time.

Table of Contents

1.	HCPI Form 1	1
2.	HCPI Form 2	4
	A. References Cited	5
	B. Site Plan	6
3.	HCPI Continuation Form	7
4.	List of Exhibits	11
	A. Maps	
	1. 1:24,000 Topographic Locational	12-13
	2. National Register of Historic Places and State Register of Cultural Properties	14 15
	3. Eastside Historic District	15
	4. J. J. Stoner 1882: Bird's Eye View of the City of Santa Fe, NM	16
	B. Aerial Photographs	
	1. 1935 Soil Conservation Service	17
	2. 1954 Army Map Service Project 120	18
	3. 2005 Middle Rio Grande Council of Governments	19
	C. Neighborhood Photographs	20
	D. Previous HCPI Survey Forms	
	1. 1992	21
	2. 1983	23

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: <p style="text-align: center;">None</p>	2. Location: 907 Don Miguel Place Santa Fe, NM	3. Local Reference Number: 051600223 (H1869)
		4. County Santa Fe County, NM.
5. Property Type: X Building ___ Structure ___ Site ___ Object		
6. Date of Survey: July 20, 2006		
7. Previous Survey Date(s): June 16, 1983 May 5, 1992		
8. Name of Project: Lisa Ortiz Family		
9. UTM NAD 27 Zone: 13S Easting: 416534 Northing: 3948275 Elevation: 7,153 ft. amsl		
		1. View north of south elevation with stem wall alteration (ArcCom 07-20-06).
10. Photo Information: digital on file at ArcCom.		
11. Brief Description of the Property: Single-story 640 square foot vernacular adobe dwelling built in 1949, now tenant-occupied and in poor condition. Interior includes living room, kitchen, bedroom, and bathroom. Roof is rolled asphalt composition and appears to have been recently repaired and in fair condition. Cinderblock alteration attached to south dwelling wall. Other alterations include front door portal addition, replacement metal casement window on west elevation, and covered (plastered) window on south elevation. The cinderblock stem wall and the west elevation portal do not appear on 1958 NMDOT aerial photograph (p. 8) or 1983 HCPI survey form (p. 23). 907 Don Miguel Place is located within the Santa Fe Historic Review District.		
12. Who uses the property? Tenant-occupied..		
13. Construction Date: Date: 1949 X Known ___ Estimated Source: 1) personal communication from Cruz Rios, third-generation lifelong resident of 909 Don Miguel Place, July 20, 2006. 2) Hudspeth City Directories 1949 is first entry.		
14. Setting: X Suburban ___ Rural ___ Village Urban If Urban: Commercial ___ Industrial ___ Residential ___ Public		
15. Relationship to Surroundings: X Similar Dissimilar Comments: neighbor hood is combination of vernacular and Spanish-pueblo revival (p. 21).		

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



2. View south of north (left) and west (right) elevation. Frame portal on west elevation is a post-1958 alteration (ArcCom 07-20-06).

17. Surveyor:

Thomas I. McIntosh, MA, RPA
 PO Box 89
 Santa Fe, NM 87504
 505-982-2341

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

Owner 1949-2001: Dionicio Chavez
 Owner 2001-present: Gilbert and Helen Ortiz
 Neighbor: Cruz Rios
 909 Don Miguel Place. Lifelong third-generation neighbor.

19. Is Property Endangered? Unknown No Yes How?

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

Describe: Non Contributing Alterations:

- a. south elevation cinder block stem wall on south elevation believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
- b. west elevation front door portal believed to be post-1983 based on plan sketch on HCPI for of 06-16-83;
- c. west elevation metal casement window replacement (date not known);
- d. south elevation window removal without replacement (plaster covered; date not known).

21. Other Significance or Information of Interest: The historic antiquity of the Camino del Monte Sol Historic District is rich with Spanish Colonial lore. One such documented story told by David H. Snow, Historian, is especially memorable, and suggests that the river terraces southeast of the Plaza near the peripheries of the Barrio de Analco, remained subject to attack by Apache, Utes, Navajos, and others well after the Pueblo Revolt and Reconquest. Snow remarks on the Colonial Period importance of the Arroyo de Tierra Blanca, less than 200 meters (656 feet) west of 907 Don Miguel Place (McIntosh and Snow 2004:23-24). The structure at 907 Don Miguel Place is believed to have been constructed in 1949.

Hernando Martin, witness in a civil claim brought in 1697 in Santa Fe, declared that,

“...an Indian servant was sent with the mule in order that he go and get the *tierra blanca* and that this declarant then went from this Villa to weed his corn field that is above the *cienea* upriver, and after a short time he heard an alarm toward the side of the hill [on] the road to Pecos, where they found the said Indian dead...” [“...*despacho un indisuelo con el macho para que fuera por la tierra blanca y questte declarante consecuttivamente salio destta dha Villa a escardar en su milpa questta por ensima de la zienega asia el rrio arriva y que luego denttro de poco rrato oyo una alarido azia la falda del montte camino de los pecos en donde se allo luego muertto el dho Yndisuelo que iba por la dha tierra...*”] (SANM II:64a Roll 3, frames 10-49. ‘Civil claim brought by Antonio Sisneros against Lorenzo de Madrid for non-payment of a mule lost by the latter as a result of having borrowed it for the purpose of carrying an Indian servant to gather tierra blanca. Settled in favor of Sisneros, as the Indian boy was killed by Apaches on the other side of the river by the road to Pecos, and the mule lost.’)

Our knowledge of the uses and occupation of lands south of the Santa Fe River, in the newly settled Villa de Santa Fe, rests solely on mention of the extant chapel dedicated to San Miguel, in 1628. How much earlier that structure, and the Mexican Indian residences of the *barrio de Analco* existed, is not known. Not until August of 1680 do documents refer to the “*milpas*” (agricultural fields) of San Miguel, although it can be inferred that they had been under cultivation at least as early as the erection of the church (Hackett and Shelby 1942:13; Kubler 1937). We are, nevertheless, ignorant of the extent of those fields and residences, either of Indians or of Spanish villagers, prior to the Revolt of 1680. The account cited above, however, suggests that the area up river, and south and east of the Analco, generally was not safe for some years following the resettlement of Santa Fe in 1693.

A nearby and readily accessible source of lime, or of white calcareous clay (*yeso*), for use on interior walls by the Villa's residents, must surely have been known, however, by its pre-Revolt inhabitants. Moreover, there is no reason to believe that the “road to Pecos” identified in the civil claim, also was not in use by the 17th century citizens. The hill, and the nearby road are among the defining features for examination of the early history of the Camino de Monte Sol District. Subsequent documents pertaining to activities in the vicinity, from the early 18th century, also mention a *fundición* (or furnace), acequias, agricultural fields, and established residences. The arroyo today called “Tierra Blanca,” coursing northward down the east side of Camino del Monte Sol, no doubt recalls the fate of the Indian and the borrowed mule.

22. National or State Register:			
Is this property individually listed on a historic register?	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
yes:	<input type="checkbox"/> State	<input type="checkbox"/> National	
If 'no' or unknown, do you think this property is eligible for listing?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Why? Lack of stylistic integrity due to alterations.			
23. National or State Historic District: NO			
Is this property in a historic district?	<input type="checkbox"/> Unknown	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
If yes:	<input type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-contributing	<input type="checkbox"/> Unknown
If 'yes', what is the name of the district?	Santa Fe Historic Review District		National
24. Supplemental Forms:			
<input type="checkbox"/> None	<input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)	<input checked="" type="checkbox"/> Continuation Sheets,	<input checked="" type="checkbox"/> Exhibits (p. 12) # pages: 24 total (HCPI1, HCPI2, Continuation)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2	
HCPI No.	District No.	NRHP	SRCP
1. Name of property: <div style="text-align: center;">none</div>		2. Location: 907 Don Miguel Place Santa Fe, NM	
		3. Local Reference Number: 051600223 (H1869)	
		4. County Santa Fe County, NM.	
		5. Date of Survey: 07-20-06	
ARCHITECTURAL AND CONSTRUCTION DETAILS			
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input checked="" type="checkbox"/> Wood: ROOF JOISTS VISIBLE ON EAST ELEVATION, PORTAL ON WEST ELEVATION Other:		7. Number of Stories: <input type="checkbox"/> N/A Number: X 1 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other:	
		8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete <input type="checkbox"/> Stone Other:	
		9. Roof: <input type="checkbox"/> N/A Shape: X Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None X Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave X Parapet (low) Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input checked="" type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:	
10. Windows <input type="checkbox"/> N/A Operation Material Glazing Number 6 Notes: west elevation window is interior metal casement sliding with exterior wood casement .		11. Doors <input type="checkbox"/> N/A Type single leaf Style Material Number 2 Notes:	
12. Chimneys none		13. Porches 1 Type: Entry X Partial-Width (overhang) <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap	
14. Other Significant Features: Post-1958 concrete block stem wall attached to south elevation. Area enclosed by stem wall (610 square feet) is approximately equal to the dwelling area (640 square feet).			

15. Modifications: No known modifications

#1. Concrete block stem wall (25.6 x 25.8 feet) Date: pre-1983. Known Estimated Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#2. Portal (4 x 4 feet) on concrete pad on front door, west elevation. Date: pre--1983. Known Estimated Source: HCPI survey for of 06-16-1983 does not indicate stem wall. Aerial photo of 1958 does not indicate stem wall.

#3. west elevation metal casement window replacement. Date: post 1960s Known Estimated Source: window composition

#4. south elevation window removal without replacement (plaster covered). Date: Not known Known Estimated Source:

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|--|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input checked="" type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other:

17. Documents Available and Their Locations

City of Santa Fe

- 1983 NM HCBI Form
- 1989 Historic Districts Handbook. City of Santa Fe Planning Division.
- 1992 NM HCBI Form

Hudspeth City Directories

- 1949 Frey Angelica Library

Martin, Hernando

- 1697 SANM II:64a Roll 3, frames 10-49. New Mexico State Library Spanish Archives (SANM).

McAlester, Virginia and Lee McAlester

- 2005 A Field Guide to American Houses. Alfred A. Knopf, New York.

McIntosh, Thomas I. and David H. Snow

- 2004 Rural to Suburban East Side Transition, 834 El Caminito, Santa Fe, New Mexico, NMCRIS 89557. City of Santa Fe Planning Division.

NM DOT

- 1958 Aerial Photograph of 11-10-1958. On file at NM DOT, Santa Fe.

Stoner, J. J.

- 1882 Bird's Eye View of the City of Santa Fe, NM 1882. City of Santa Fe Planning Division.

Sze, Corrine P. and Beverly Spears

- 1988 Santa Fe Historic Neighborhood Study. City of Santa Fe Planning Division.

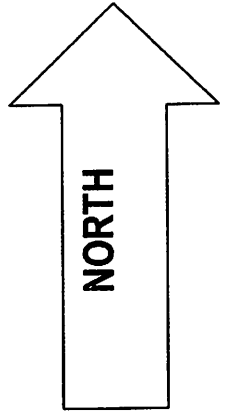
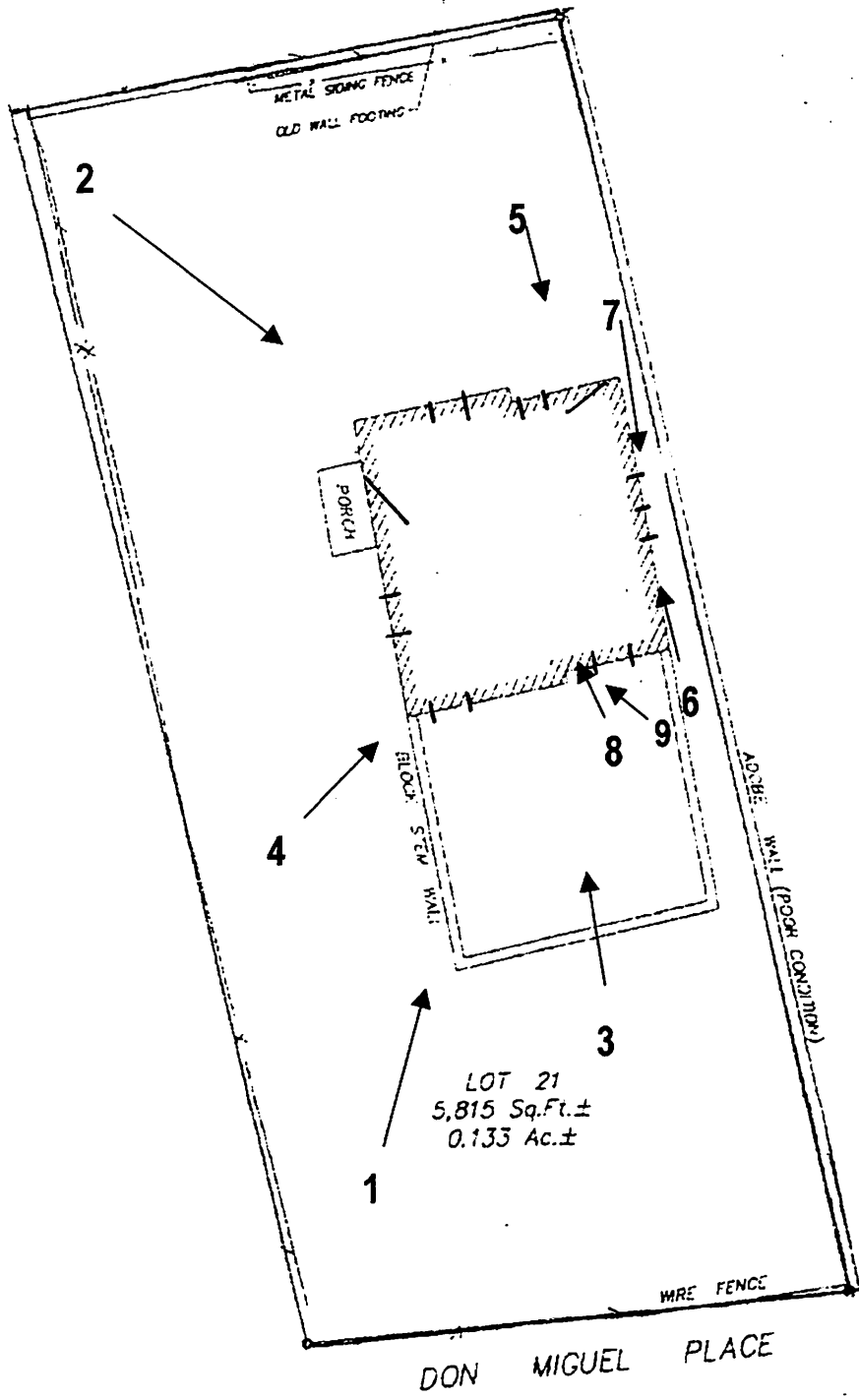
UNM EDAC

- 2006 UNM Earth Data Analysis Center, Albuquerque.

SITE:

18. Attached or Associated Properties: no Are associated properties eligible for listing? no

19. Site Plan:



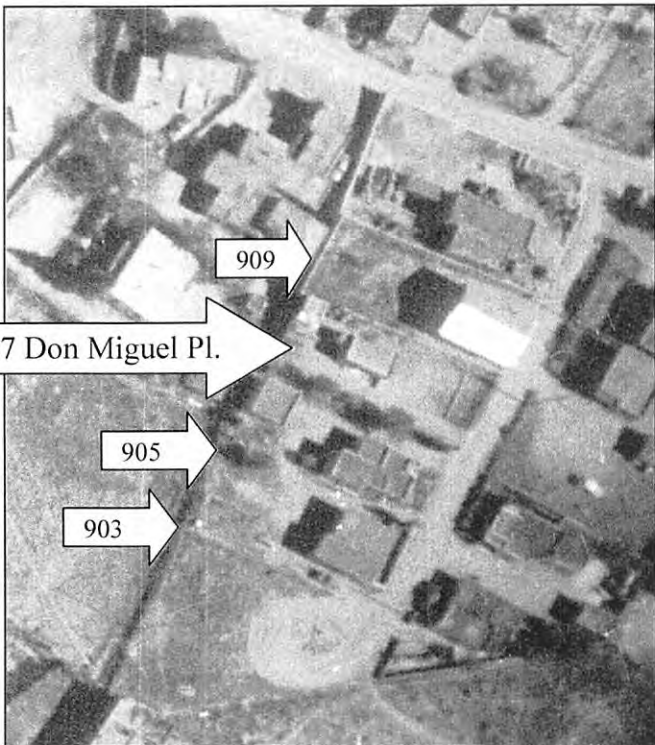
14.8'

Historic Cultural Properties Inventory (HCPI) Continuation Sheet

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		
1. Name of property: (historic and/or current name for property) <p style="text-align: center;">none</p>	2. Location: 907 Don Miguel Place Santa Fe, NM.	3. Local Reference Number: 051600223 (H1869)
		4. County Santa Fe County, NM
		5. Date of Survey 07-20-2006

3. View north of south elevation. One window was removed and plastered over at an unknown date. Shadow of plastered window is visible between two existing windows on south elevation (ArcCom 07-20-06).



1958 NMDOT Aerial Photograph shows the absence of concrete block stem wall alteration (NM DOT 11-10-58).



4. View northeast of south elevation. Concrete block stem wall is a structural, post-1958 alteration . Elevation at southwest corner measures 2.5 meters (8.2 feet), (ArcCom 07-20-06).



5. View south of northeast half of north elevation. Door and window appear to be unaltered (ArcCom 07-20-06).

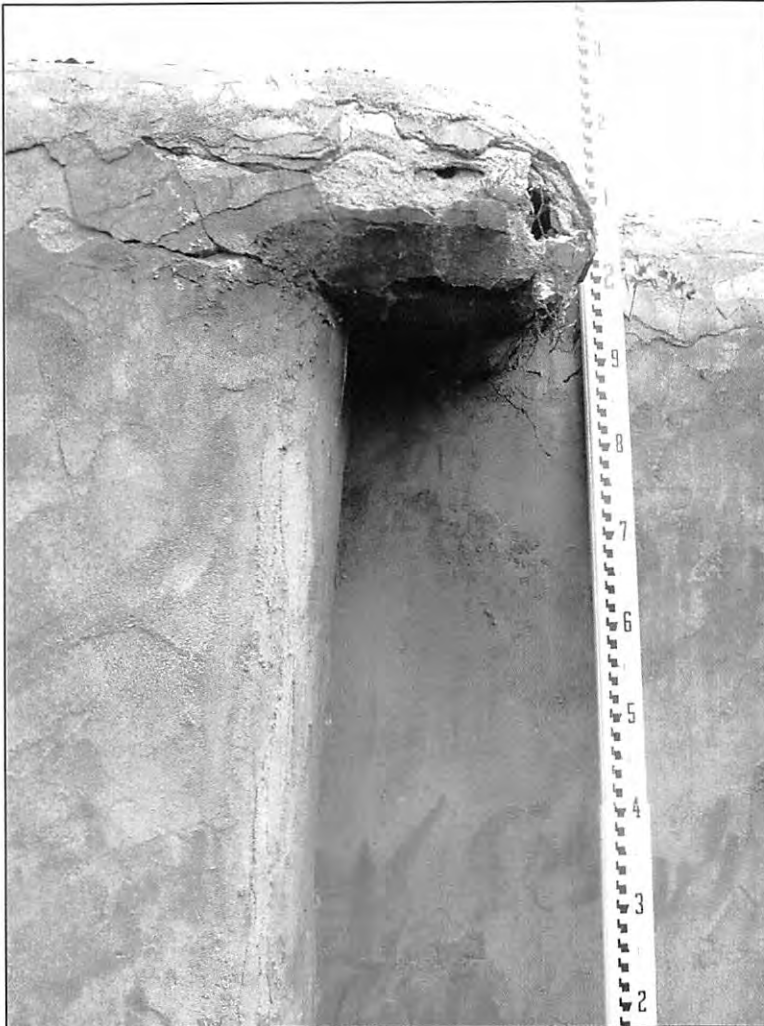
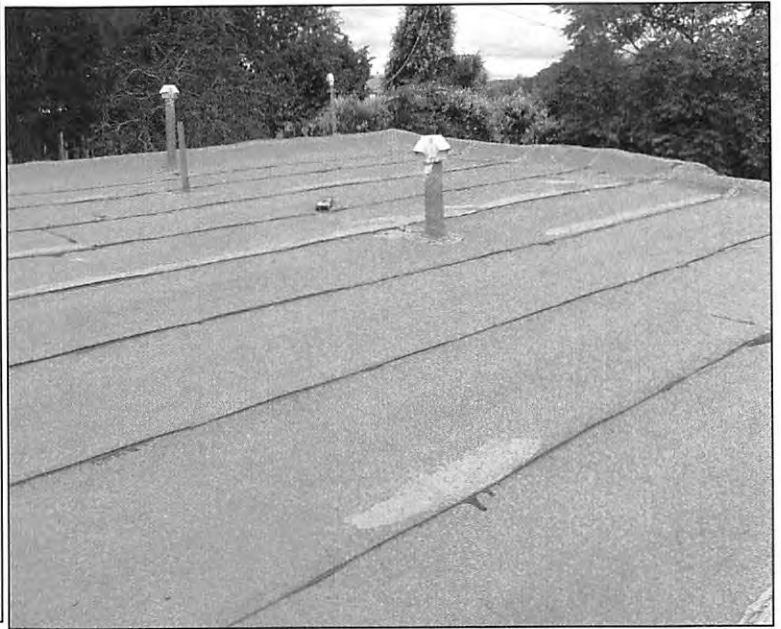


6. View north of portion of east elevation. Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).

7. View south of portion of east elevation (same windows as in previous photo 6). Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).



8. View northwest of rolled composition roof (ArcCom 07-20-06).



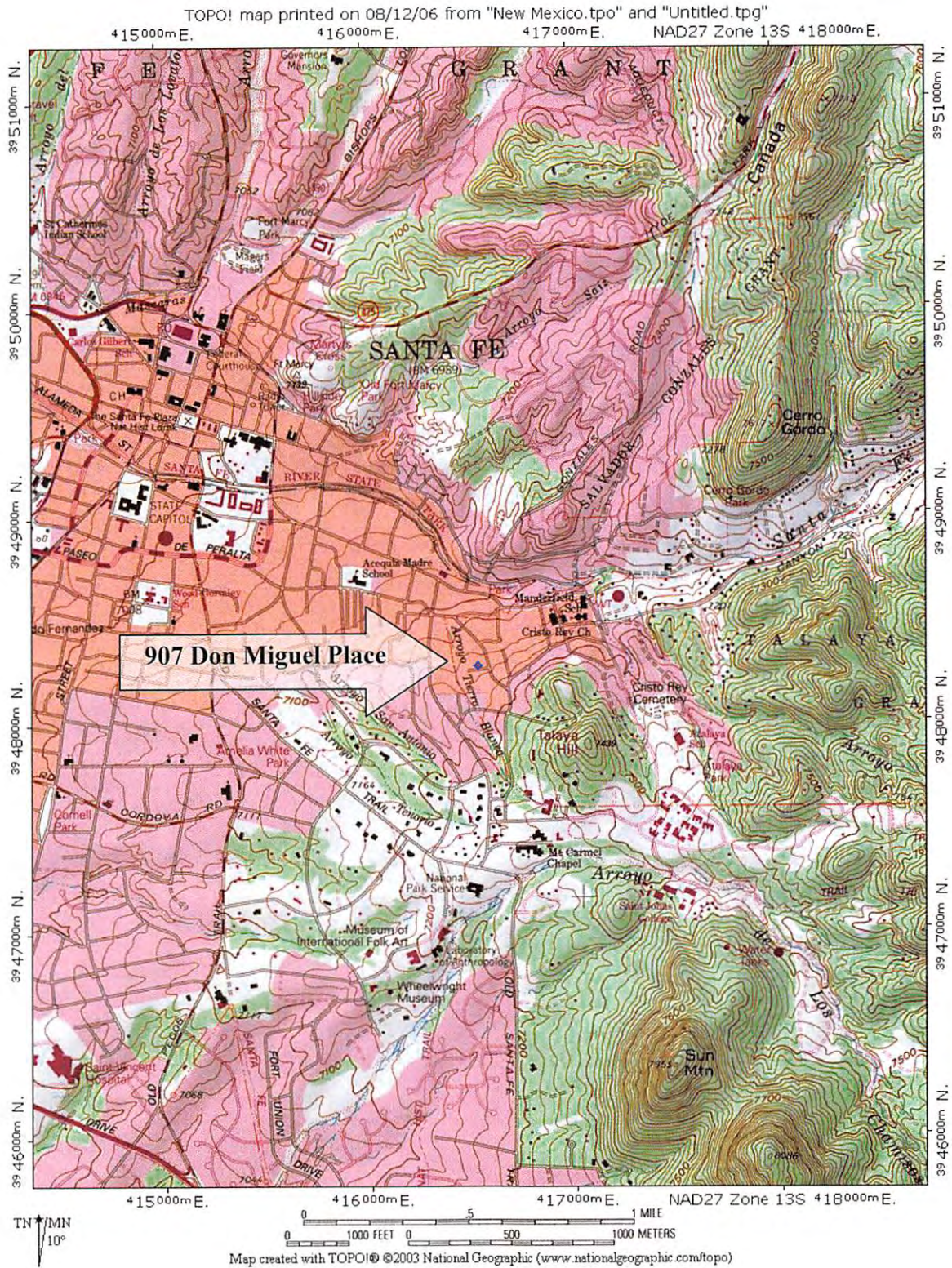
9. View north of roof-wall joint indicates adobe, mesh wire, and plaster construction. A near mid-point on the south elevation, rood measures 2.1 meters (6 feet 7 inches), (ArcCom 07-20-06).

EXHIBITS

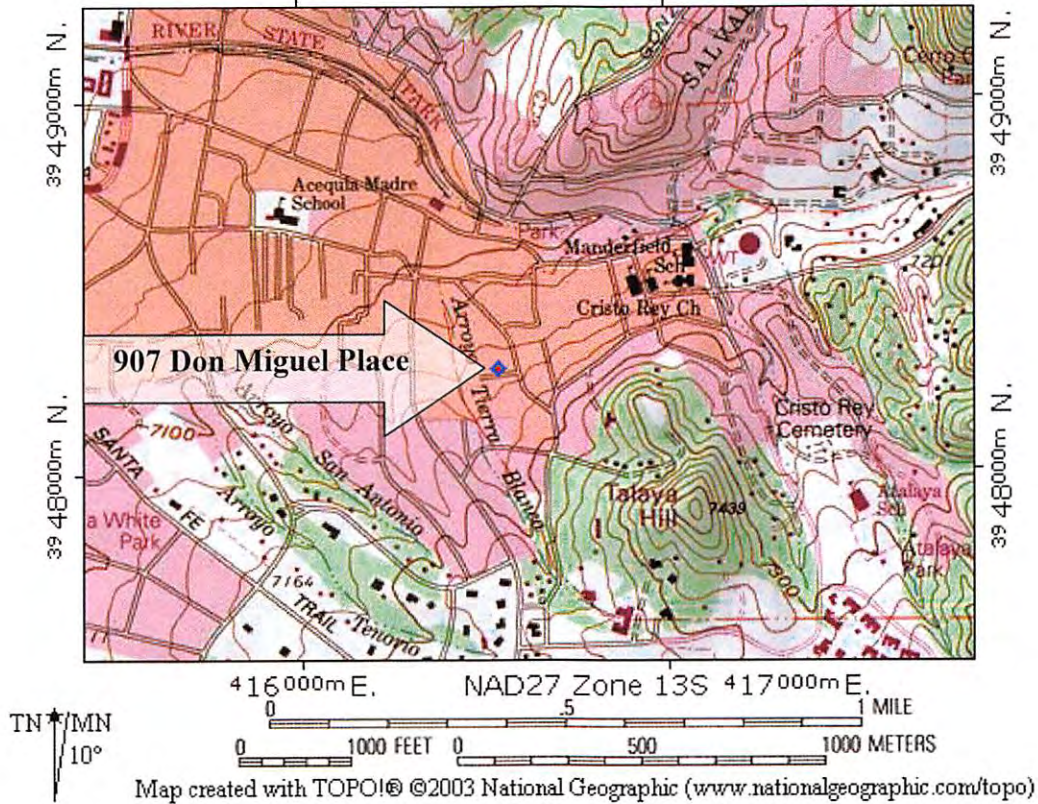
A. Maps	
1. 1:24,000 Topographic Locational	12-13
2. National Register of Historic Places and State Register of Cultural Properties	14
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C. Neighborhood Photographs	20
D. Previous HCPI Survey Forms	
1. 1992	21
2. 1983	23

EXHIBIT A. Maps.

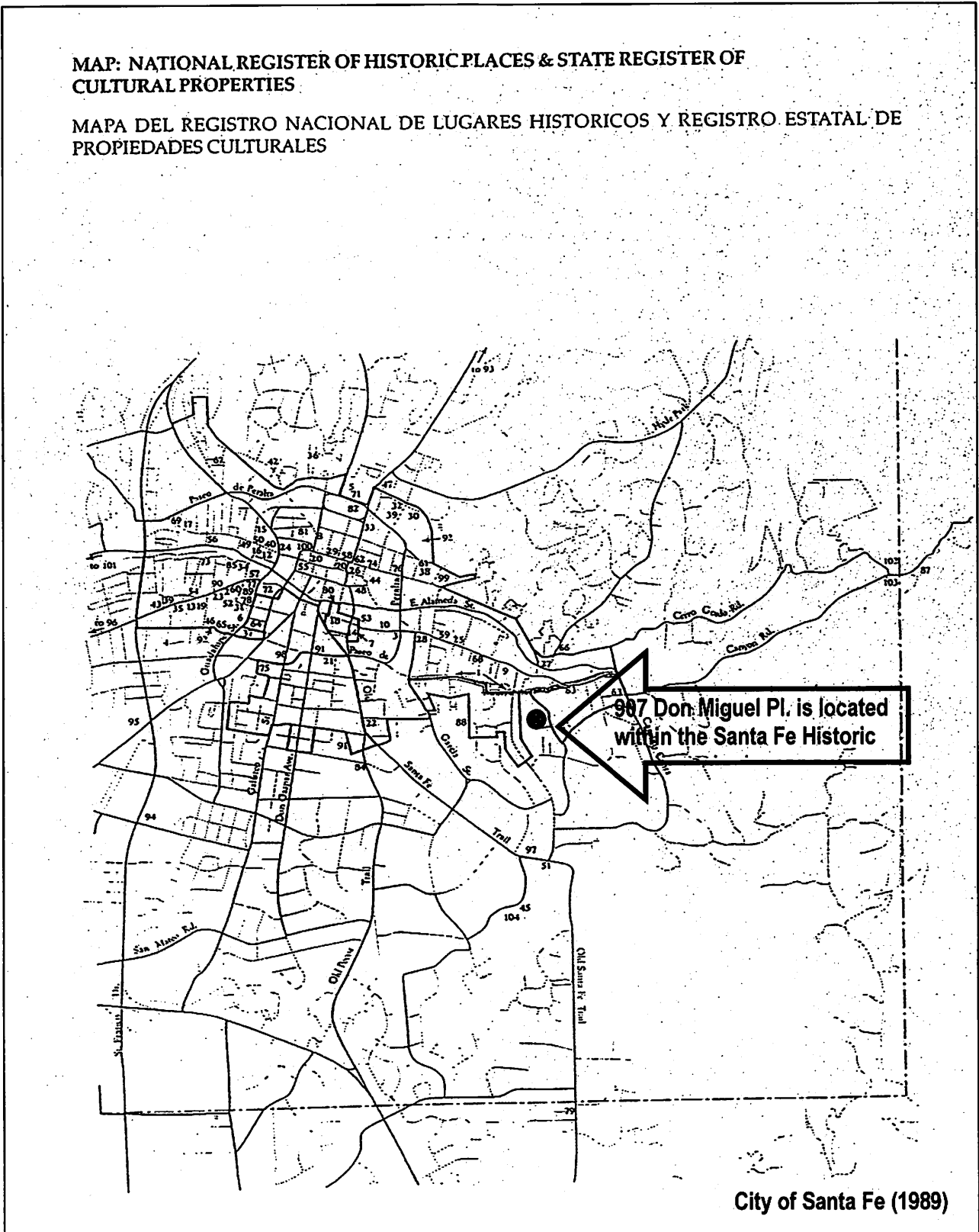
1. 1:24,000 (National Geographic TOPO 2003).



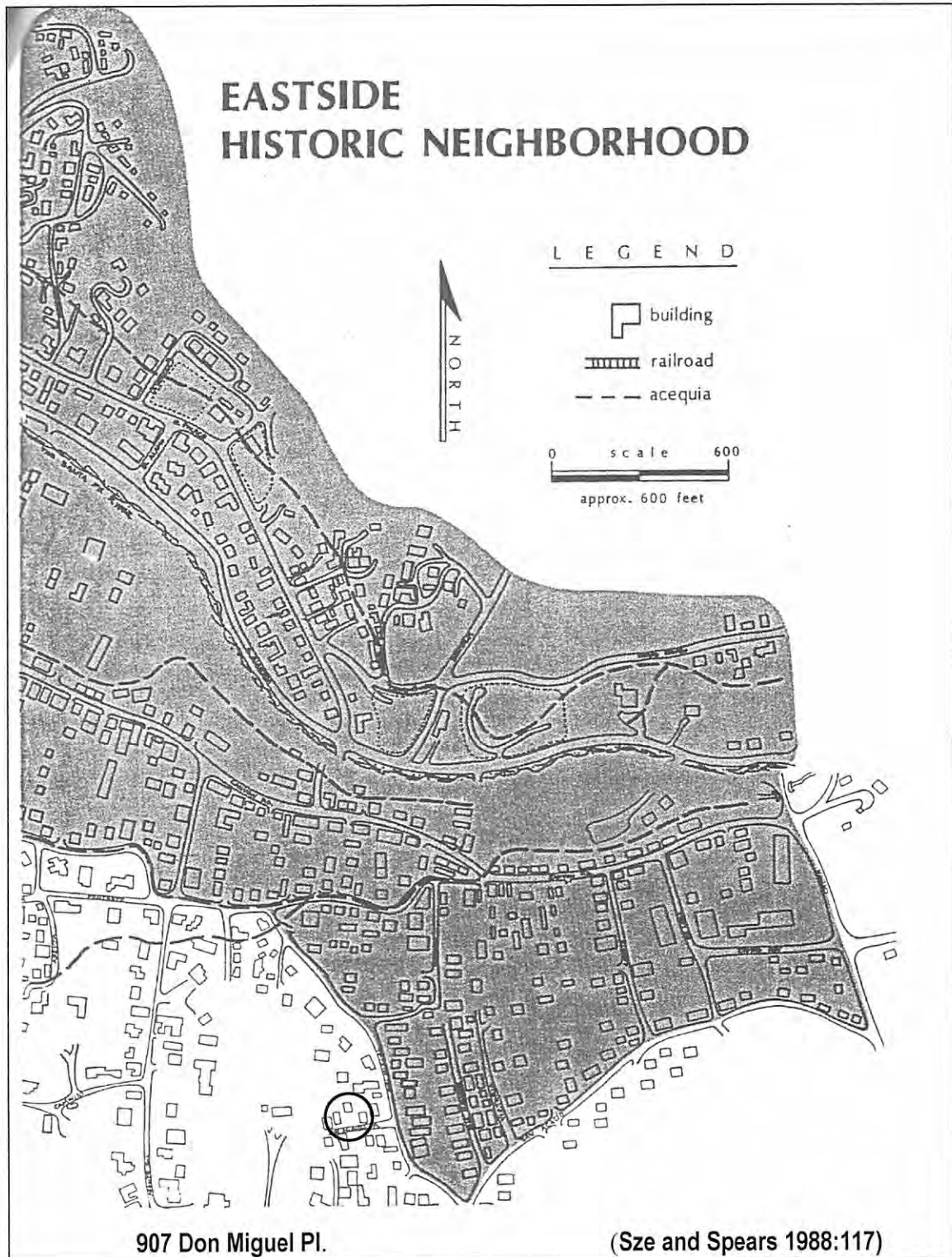
TOPO! map printed on 08/12/06 from "New Mexico.tpo" and "Untitled.tpg"
416000m E. NAD27 Zone 13S 417000m E.



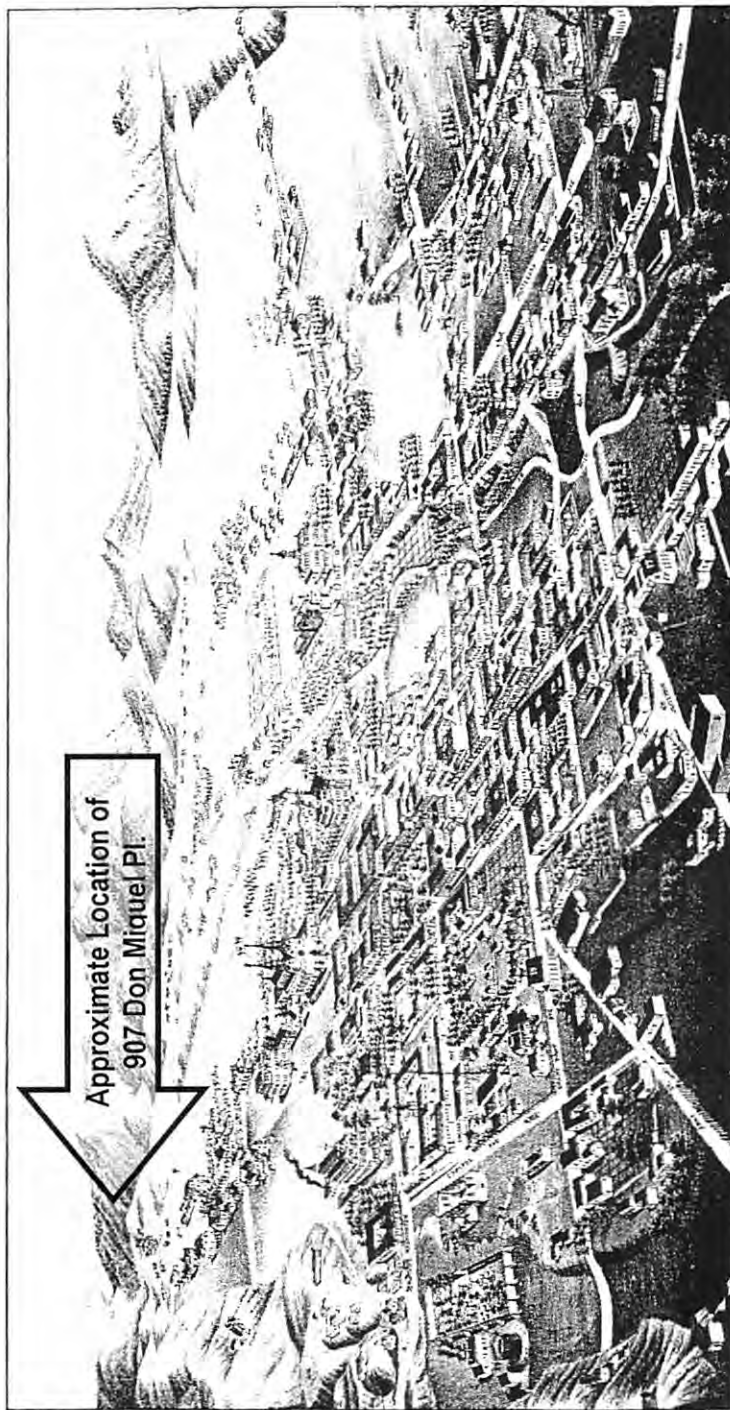
2. Map of National Register of Historic Properties and NM Registered Cultural Properties (City of Santa Fe 1989).



3. Map of Eastside Historic Neighborhood and 907 Don Miguel Place encircled (Sze and Spears 1988:117).



4. Map: 1882 J. J. Stoner Birdseye View of the City of Santa Fe, NM (Sze and Spears 1988:147).



Approximate Location of
907 Don Miguel Pl.

**BIRD'S EYE VIEW OF THE CITY OF
SANTA FE, N.M.
1882.**

From a drawing by J. J. Stoner, 1882.

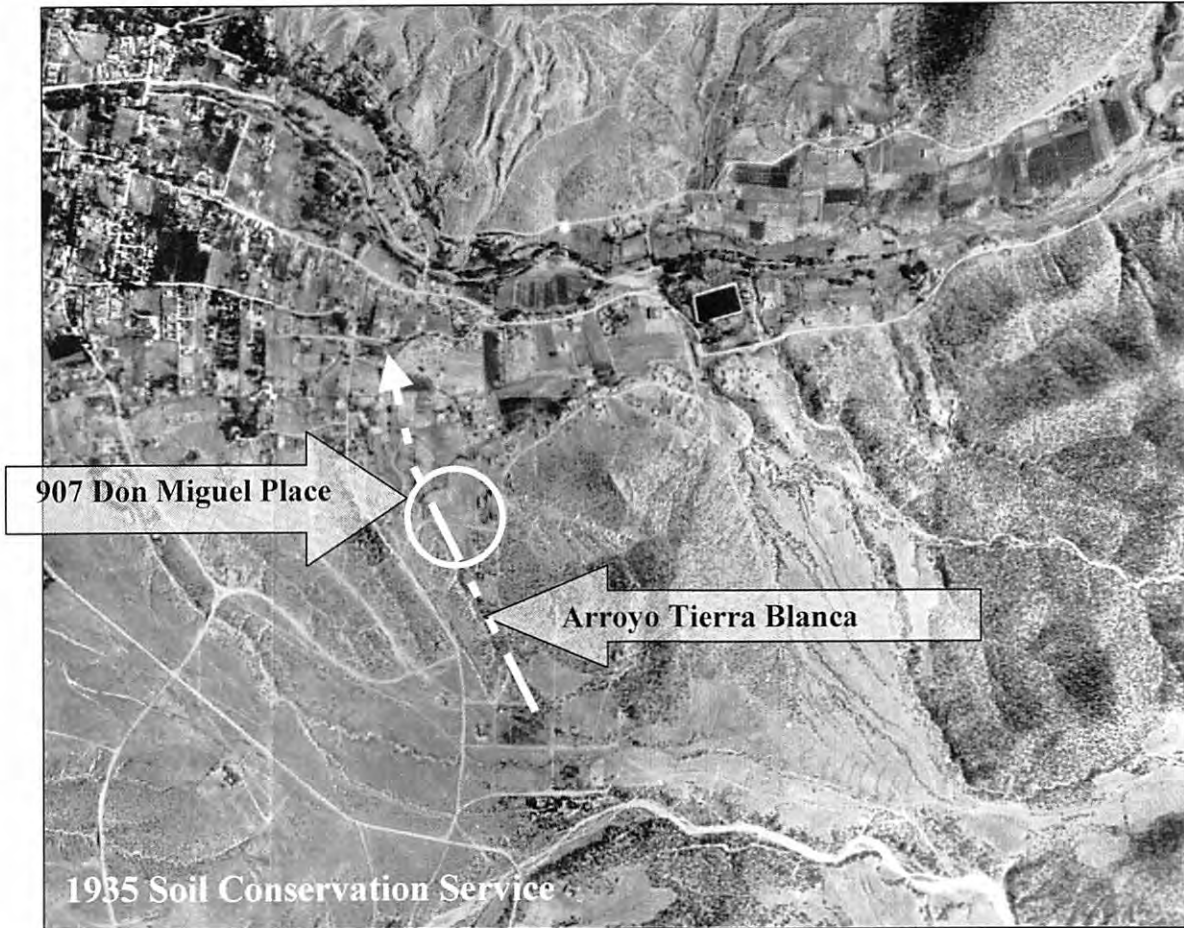
1. Robert, Rev. N. W.
2. Post of Fort Lamy
3. Government Arsenal
4. Second National Bank of New Mexico
5. Academy of Music
6. Academy of Letters
7. St. Francis College
8. St. Francis Hospital
9. St. Francis Seminary
10. St. Francis Convent
11. St. Francis Church
12. St. Francis Cemetery
13. St. Francis Cemetery
14. St. Francis Cemetery
15. St. Francis Cemetery

16. St. Francis Cemetery
17. St. Francis Cemetery
18. St. Francis Cemetery
19. St. Francis Cemetery
20. St. Francis Cemetery
21. St. Francis Cemetery
22. St. Francis Cemetery
23. St. Francis Cemetery
24. St. Francis Cemetery
25. St. Francis Cemetery
26. St. Francis Cemetery
27. St. Francis Cemetery
28. St. Francis Cemetery
29. St. Francis Cemetery
30. St. Francis Cemetery

Published in 1874 by HISTORIC GREEN GLASS, Albany, New York
from a drawing by the Library of Congress
This is number 1 of an edition limited to 500 copies

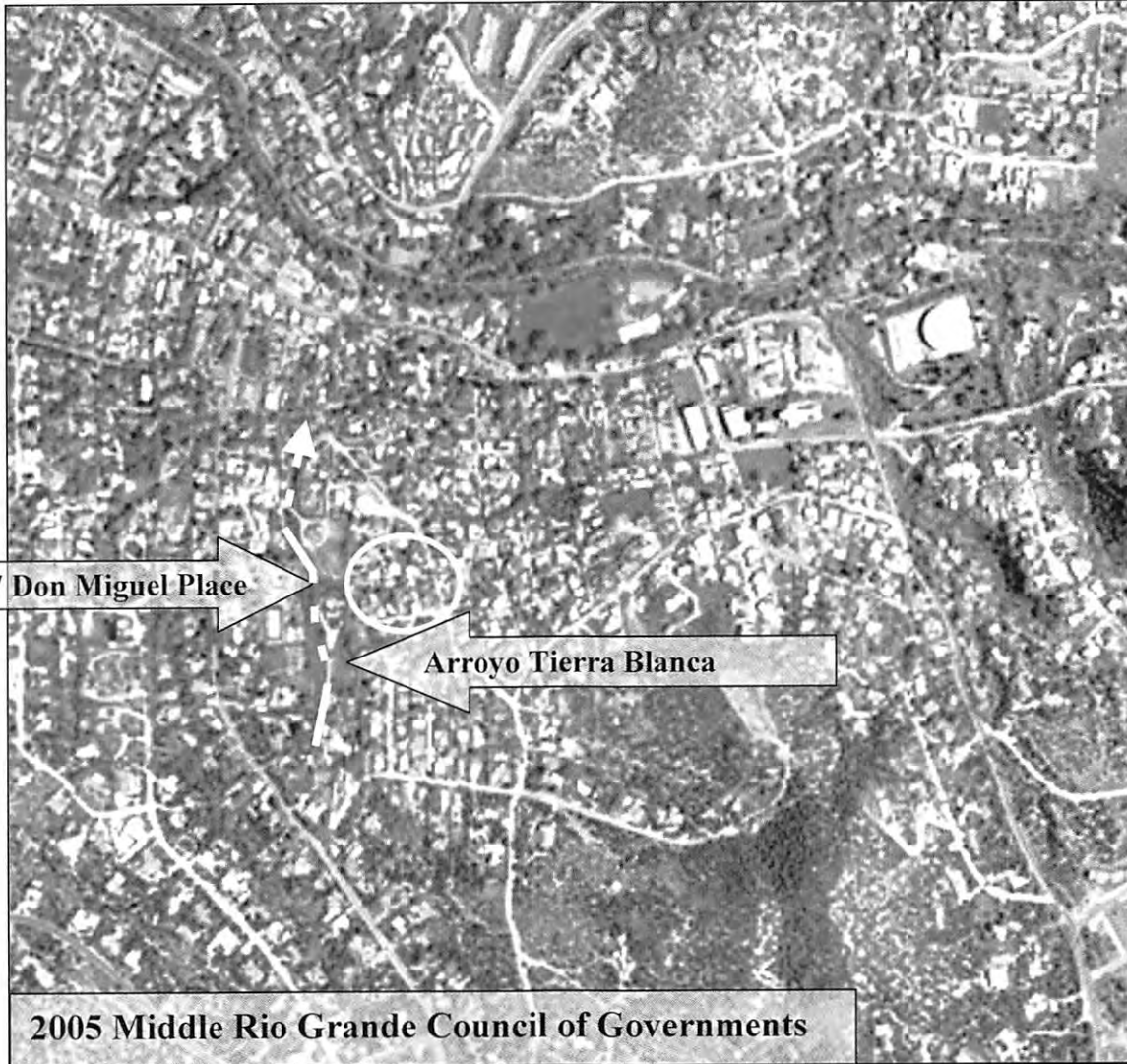
STONER MAP 1882 (Sze and Spears 1988:147)

EXHIBIT B. Aerial Photographs: 1935, 1954, 2005.



1935 Soil Conservation Service (UNM EDAC 2006).





2005 Middle Rio Grande Council of Governments

2005 Middle Rio Grande Council of Governments (UNM EDAC 2006).

EXHIBIT C. Neighboring Properties



1. View west of Don Miguel Place shows the house of Cruz and Matilda Rios at 909 Don Miguel Place immediately east of 907 Don Miguel Place. Cruz Rios states that his house, built in the 1940s, predates the house on 907 Don Miguel Place (ArcCom 07-20-06).

2. View northwest of vernacular dwelling at 903 Don Miguel Place predates 1958, and is immediately west of 907 Don Miguel Place (ArcCom 07-20-06).


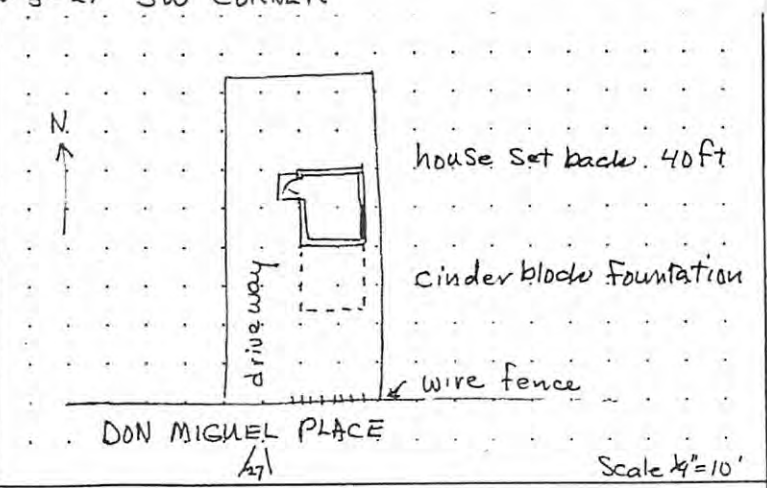


3. View northwest of pueblo-revival dwelling at 901 Don Miguel Place post dates 1958 and is two lots west of 907 Don Miguel Place (ArcCom 07-20-06).

EXHIBIT D. Previous HCPI Survey Reports: 1992, 1983

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1992

#1869


IDENTIFICATION	ADDRESS: <u>907 DON MIGUEL PLACE</u> <u>DIONICIO CHAVEZ OWNER 1949</u>	ID NUMBER: <u>051600223</u>	
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>	LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>10</u> (E) W SEC <u>30</u> NW 1/4 SE 1/4	
BUILDING DATA	FIELD MAP <u>Santa Fe Historic Structures Survey No. 2, 1983-85</u>		
	DATE OF CONSTRUCTION: ____ ESTIMATE <u>1949</u> ACTUAL		
	SOURCE(S) <u>CITY DIRECTORY</u>		
	ARCHITECTURAL STYLE: <u>S.P. PUEBLO VERNACULAR</u>		
	USE: HISTORIC: <u>residential</u> OTHER _____		
	PRESENT: <u>residential</u> OTHER _____		
	SURROUNDINGS: <u>RESIDENTIAL</u>		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR _____ NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: ____ YES <input checked="" type="checkbox"/> NO		
	WHAT TYPE? IF INVENTORIED, LIST ID NUMBER(S)		
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR _____ MODERATE ____ MAJOR	SITE PLAN	<p>#5-27 SW CORNER</p> 	
EXPLAIN: <u>FOUNDATION VISIBLE ON SOUTH</u>			
OVERALL CONDITION: ____ EXCELLENT <input checked="" type="checkbox"/> GOOD ____ FAIR _____ DETERIORATED			
BUILDING THREATENED? ____ YES <input checked="" type="checkbox"/> NO			
SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? ____ YES <input checked="" type="checkbox"/> NO _____ ELIGIBLE ____ CONTRIBUTING _____ NON-CONTRIBUTING		
	LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? ____ YES <input checked="" type="checkbox"/> NO _____ ELIGIBLE		
	LOCAL DESIGNATION: <u>Core</u> _____ HISTORIC DISTRICT ____ SIGNIFICANT _____ CONTRIBUTING <input checked="" type="checkbox"/> NON-CONTRIBUTING		
	LOCAL LANDMARK _____ YES <input checked="" type="checkbox"/> NO		

SURVEYED 5/5/92 BY AC

NEGATIVES WITH NMHPD ROLL # Ac5 NEG # 27 TO _____

ARCHITECTURAL AND LANDSCAPE FEATURES	FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
	BUILDING WALLS	BROWN STUCCO	BLD IS IN GOOD CONDITION
	FOUNDATIONS	NOT VISIBLE	
	DOORS	NOT VISIBLE	
	WINDOWS	WOOD CASEMENT BLUE TRIM	
	PORTALES		
	CANALES		
	PORCHES	SMALL WOODEN PORCH AT DOORWAY	
	BALCONIES		
	ROOFS	FLAT WITH PARAPETS	PARAPETS UNEVEN & IRREGULAR
	COURTYARDS		
	FENCES/WALLS	WIRE FENCE SOUTH SIDE	
	ARCH. DETAILS	CINDER BLOCK FOUNDATION SOUTH SIDE	
OTHER	PROBABLY OWNER BUILT	PROBABLY BUILT IN SECTIONS	
COMMENTS THIS SMALL UNASSUMING BLD. IS TYPICAL OF SIMPLE OWNER BUILT DWELLINGS & MAY BE CONSIDERED CONTRIBUTING IF NOT CHANGED.			<div data-bbox="131 1330 170 1638" style="writing-mode: vertical-rl; transform: rotate(180deg);">ADDITIONAL PHOTOGRAPHS</div>

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 16-6-83 by mb	county Santa Fe	ID no. 051600223
field map Santa Fe, New Mexico	number 1	UTM reference easting northing zone 12 13	
location description 907 Don Miguel Place		city/town Santa Fe	
building name		legal description Tnsp 17 N R range 10 E sec 30 NW SE	
film roll by mb no. 12	negative nos. 18, 19	loc. of neg. (IPB)	plan shape 
		date of construction Pr 1982 estimate actual	
		source 1982 directory	
style Spanish Pueblo Vernacular!		foundation material Not vis	
		wall material/surface Stucco	
architectural features Windows - 24 3 lite steel casement, blue trim, metal awnings Shed roof - slope to E w overhang 3 metal flues		condition ___ excellent ___ good ___ fair ___ deteriorating	
comments wall hedge wire fence wood fence landscape street trees stone curb O set back acquila		surroundings Residential	
		relationship to surroundings <input checked="" type="checkbox"/> similar ___ not similar	
Street scope		district potential ___ yes ___ no	
		significance ___ eligible ___ of ___ none if eligible, interest	
why?		associated buildings? ___ yes what type? Metal shed	
		if inventoried, list ID nos.	
see back? ___ yes			



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: <u>2-21-2025</u>		<u>907 DON MIGUEL PL.</u>
Property Owner of Record: <u>STEVE BARDWEN & KENNINGTON</u>	Proposed Construction Description: <u>ALTERATIONS TO 640 S.F. EAST RESIDENCE - RAISE PARAPETS, NEW DOORS + WINDOWS, NEW INSULATION & STUCCO. NEW PORTALS, STORAGE & CARPORT, & YARD WALL</u>	
Applicant/Agent Name: <u>JEFF SERES</u>	TOTAL ROOF AREA: <u>1385 S.F.</u>	
Contact Person Phone Number: <u>(505) 982-7191, 239-8577</u>		
Zoning District: <u>R-1</u>	Lot Coverage: <u>24 %</u> <input type="checkbox"/> Open Space Required: _____	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>DOWNTOWN & EASTSIDE HISTORIC DISTRICT</u>	Setbacks: Proposed Front: <u>35'-6"</u> Minimum: <u>7'-0"</u> 2nd Front? <u>N/A</u> Proposed Rear: <u>15'-0"</u> Minimum: <u>15'-0"</u> Proposed Sides: <u>L5'-0" R 7'-0" & 27'-9"</u> Minimum: <u>5'-0"</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed <u>9'-6"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Parking Spaces: Proposed <u>2</u> Accessible _____ Minimum: <u>2</u>	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: <u>0</u> Minimum: <u>0</u> ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>		

* Requires an additional review conducted by Technical Review Division.

** Requires an additional review conducted by the Traffic Engineering Division.

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

JEFFREY SERES

PRINT NAME

OWNER 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.

JS

SIGNATURE

2-21-2025

DATE

To Be Completed By City Staff:	2025-010139-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: _____	
REVIEWER: <u>Stephanie Perea</u>	DATE: <u>03/20/25</u>
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	



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

PROJECT 2024-009376-HDRB, 907 Don Miguel Place, Downtown and Eastside Historic District, Jeffrey
DESC: Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary façade designation(s) if applicable on a contributing structure.

CASE NUMBER: 2024-009376--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 907 DON MIGUEL PL
Santa Fe, NM 87505

CONTACTS: Applicant

JEFFREY SERES

122 LORENZO RD
Santa Fe, NM 87501

Property Owner

Steve and Sarah Bardwell
and Kennington

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the contributing status of the main house with the west façade designated as primary and to designate the shed as non-contributing, on the main house exclude the portal and non-historic materials.

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.**