

City of Santa Fe, New Mexico

memo

DATE: November 26, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-009376-HDRB, 907 Don Miguel Place, Downtown and Eastside Historic District, Jeffrey 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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous HDRB Case Documents

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure be maintained as contributing and the wooden shed as non-contributing and designate the west façade on the main structure as primary identified as number four in the façade diagram excluding the portal or any non-historic materials, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

The single-family residence at 907 Don Miguel Place is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in 1949 on a 0.13-acre lot totaling 640 sq. ft. of roofed area. The structure was built in the quintessential Santa Fe Pueblo Vernacular design style as seen by the adobe and cinder block construction materials, low flat roof, and recessed divided lite wood casement windows and doors. A New Mexico Historic

Building Inventory (HBI) form was completed on the structure in 1983, 1992, and a Historic Cultural Property Inventory (HCPI) form in 2006. Given the minimal alterations on the main structure the status should be maintained as contributing with the west façade designated as primary excluding the portal or any non-historic materials.

There is a non-historic woodshed located on the north end of the property. It appears to be wood frame and plywood board construction materials. The 1983 HBI form identifies a metal shed on the property, but that structure no longer exists. The woodshed does not meet the 50-year threshold or contributes to the Downtown and Eastside Historic District and should be given a non-contributing status.

Previous Historic Districts Review Board (HDRB) cases include:

On November 14, 2006, in Case No. H-06-102, the HDRB upgraded the historic status of the main residential building to contributing.

The current request (Case 2024-009376-HDRB) is for status review with primary façade designation(s) if applicable.



907 Don Miguel Place: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(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.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

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.

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.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

14-12 Primary Façade:


One or more principal faces or elevations of a building with features that define the character of the building's architecture.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	
Assistant Department Director	Maggie Moore	<i>MM</i>
Planning Manager	Gary Moquino	<i>GM</i>
Planner Senior	Paul Duran	<i>PD</i>

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 <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> 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 <input type="checkbox"/> 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 <input type="checkbox"/> Rural <input type="checkbox"/> Village Urban If Urban: Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential <input type="checkbox"/> 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 X No Yes How?

20. Significance to Current Community: __ Unknown X 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	Criteria A B C D																									
1. Name of property: <p style="text-align: center;">none</p>	2. Location: <p style="text-align: center;">907 Don Miguel Place Santa Fe, NM</p>	3. Local Reference Number: <p style="text-align: center;">051600223 (H1869)</p>	4. County <p style="text-align: center;">Santa Fe County, NM.</p>		5. Date of Survey: 07-20-06																								
ARCHITECTURAL AND CONSTRUCTION DETAILS																													
6. Visible Construction Material: <table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Adobe</td> <td><input type="checkbox"/> Brick Composition</td> <td><input checked="" type="checkbox"/> Concrete: Block</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Concrete: Cast Stone</td> <td><input type="checkbox"/> Concrete: Poured</td> <td><input type="checkbox"/> Earth Plaster</td> <td><input type="checkbox"/> Masonry: Simulated</td> </tr> <tr> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Metal: Structural Siding</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td><input type="checkbox"/> Stone: Random Ashlar</td> </tr> <tr> <td><input type="checkbox"/> Stone: Random Coursed</td> <td><input type="checkbox"/> Stone: River Rock</td> <td><input type="checkbox"/> Stone: Rusticated</td> <td><input type="checkbox"/> Stone: Tabular</td> </tr> <tr> <td><input checked="" type="checkbox"/> Stucco</td> <td><input type="checkbox"/> Tile: Clay</td> <td><input type="checkbox"/> Vinyl Siding</td> <td><input type="checkbox"/> Wood: Board and Batten</td> </tr> <tr> <td><input type="checkbox"/> Wood: Horizontal Siding</td> <td><input type="checkbox"/> Wood: Jacal</td> <td><input type="checkbox"/> Wood: Log</td> <td><input type="checkbox"/> Wood: Shingle</td> </tr> </table> <p><input checked="" type="checkbox"/> Wood: ROOF JOISTS VISIBLE ON EAST ELEVATION, PORTAL ON WEST ELEVATION</p> <p>Other:</p>				<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	7. Number of Stories: <input type="checkbox"/> N/A Number: X 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other:	
<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																										
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<input type="checkbox"/> Wood: Horizontal Siding	<input type="checkbox"/> Wood: Jacal	<input type="checkbox"/> Wood: Log	<input type="checkbox"/> Wood: Shingle																										
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 <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Operation</td> <td style="width: 25%;">Material</td> <td style="width: 25%;">Glazing</td> <td style="width: 25%;">Number 6</td> </tr> </table> <p>Notes: west elevation window is interior metal casement sliding with exterior wood casement .</p>			Operation	Material	Glazing	Number 6	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;">Type</td> <td style="width: 25%;">single leaf</td> <td style="width: 25%;">Style</td> <td style="width: 25%;">Material</td> <td style="width: 25%;">Number 2</td> </tr> </table> <p>Notes:</p>			Type	single leaf	Style	Material	Number 2															
Operation	Material	Glazing	Number 6																										
Type	single leaf	Style	Material	Number 2																									
12. Chimneys none			13. Porches 1 Type: Entry <input checked="" type="checkbox"/> 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.

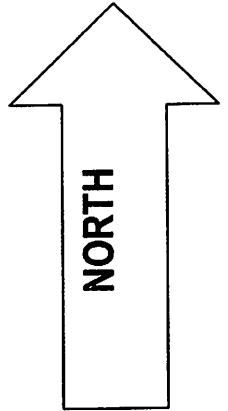
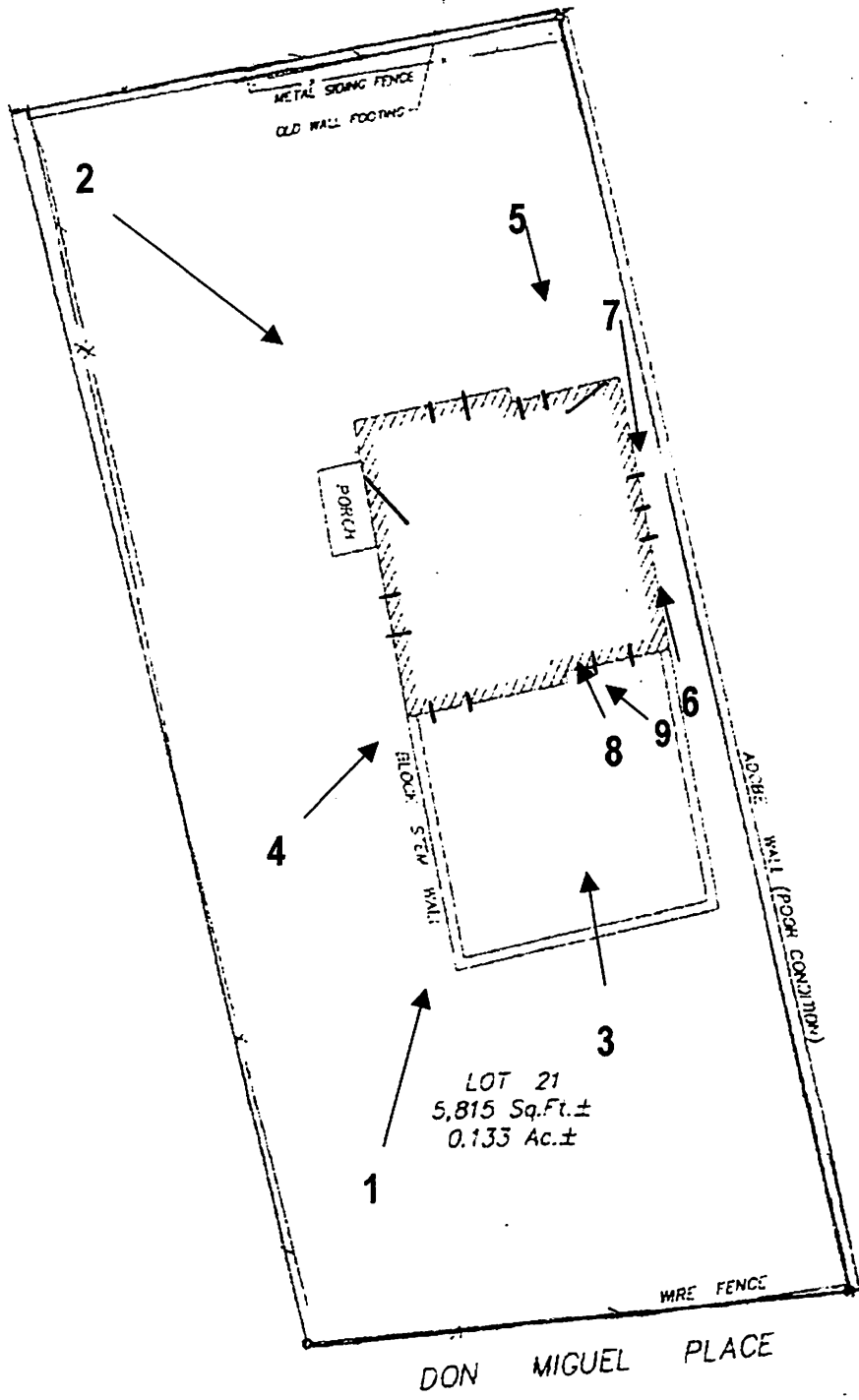
UNM EDAC

2006 UNM Earth Data Analysis Center, Albuquerque.

SITE:

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

19. Site Plan:



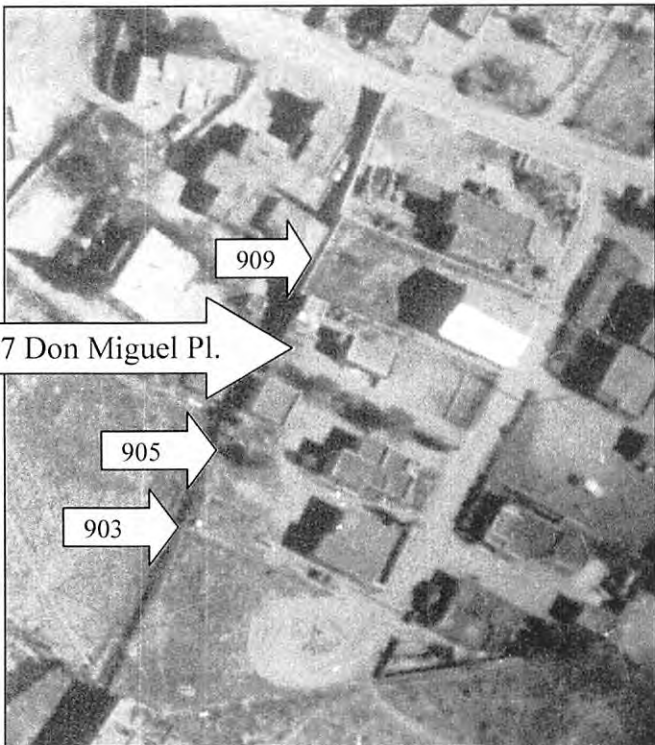
14.8'

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

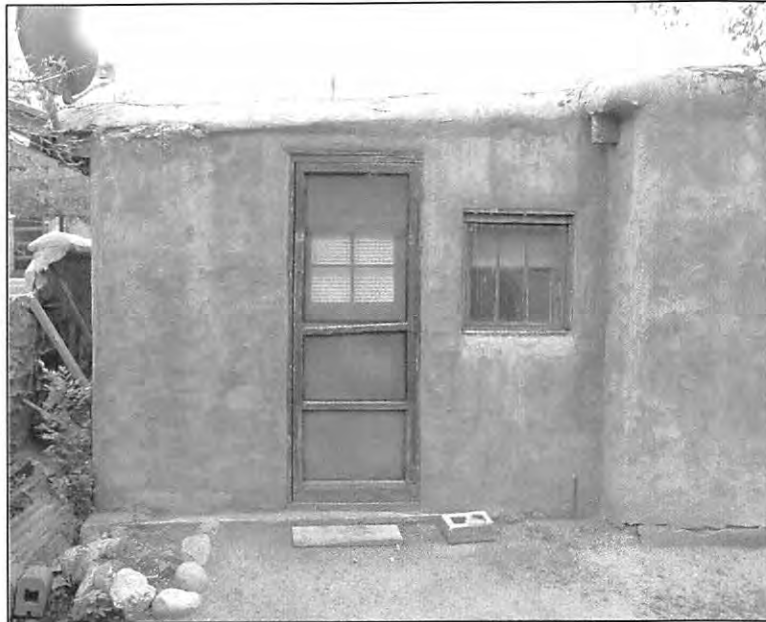
3. View north of south elevation. One window was removed and plastered over at an unknown date. Shadow of plastered window is visible between two existing windows on south elevation (ArcCom 07-20-06).



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).

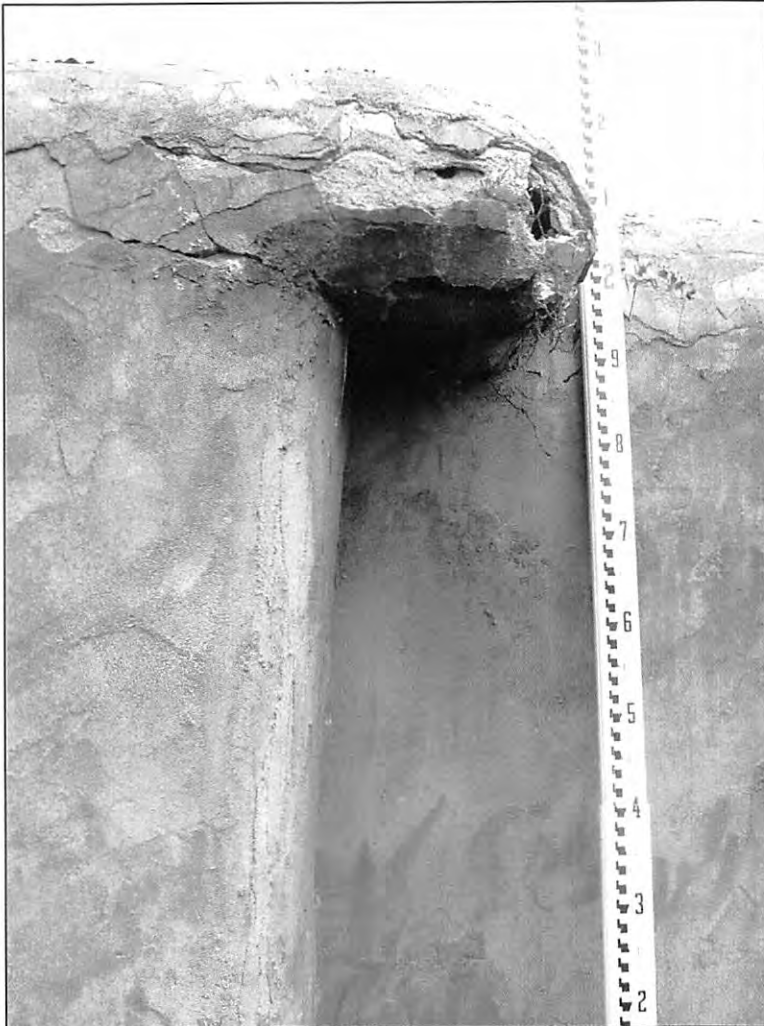
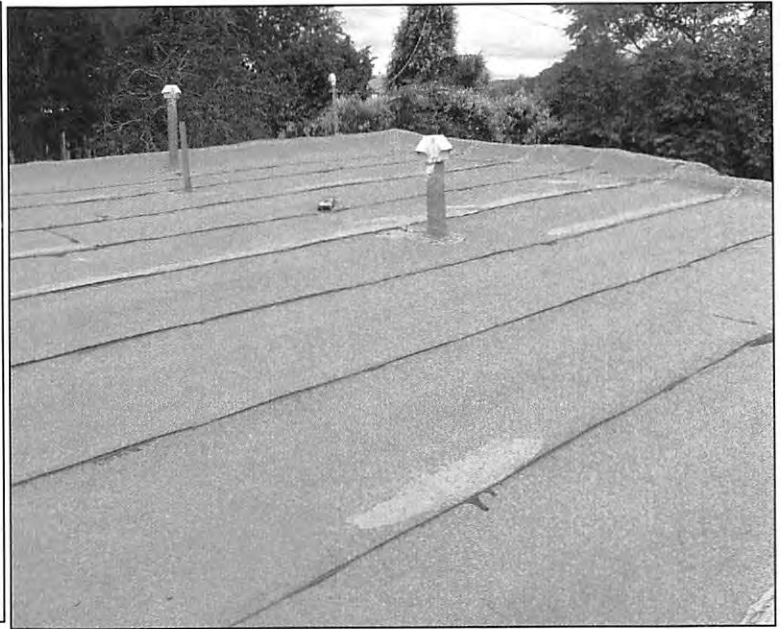


6. View north of portion of east elevation. Windows appear unaltered. Plastered adobe is in poor condition (ArcCom 07-20-06).

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).



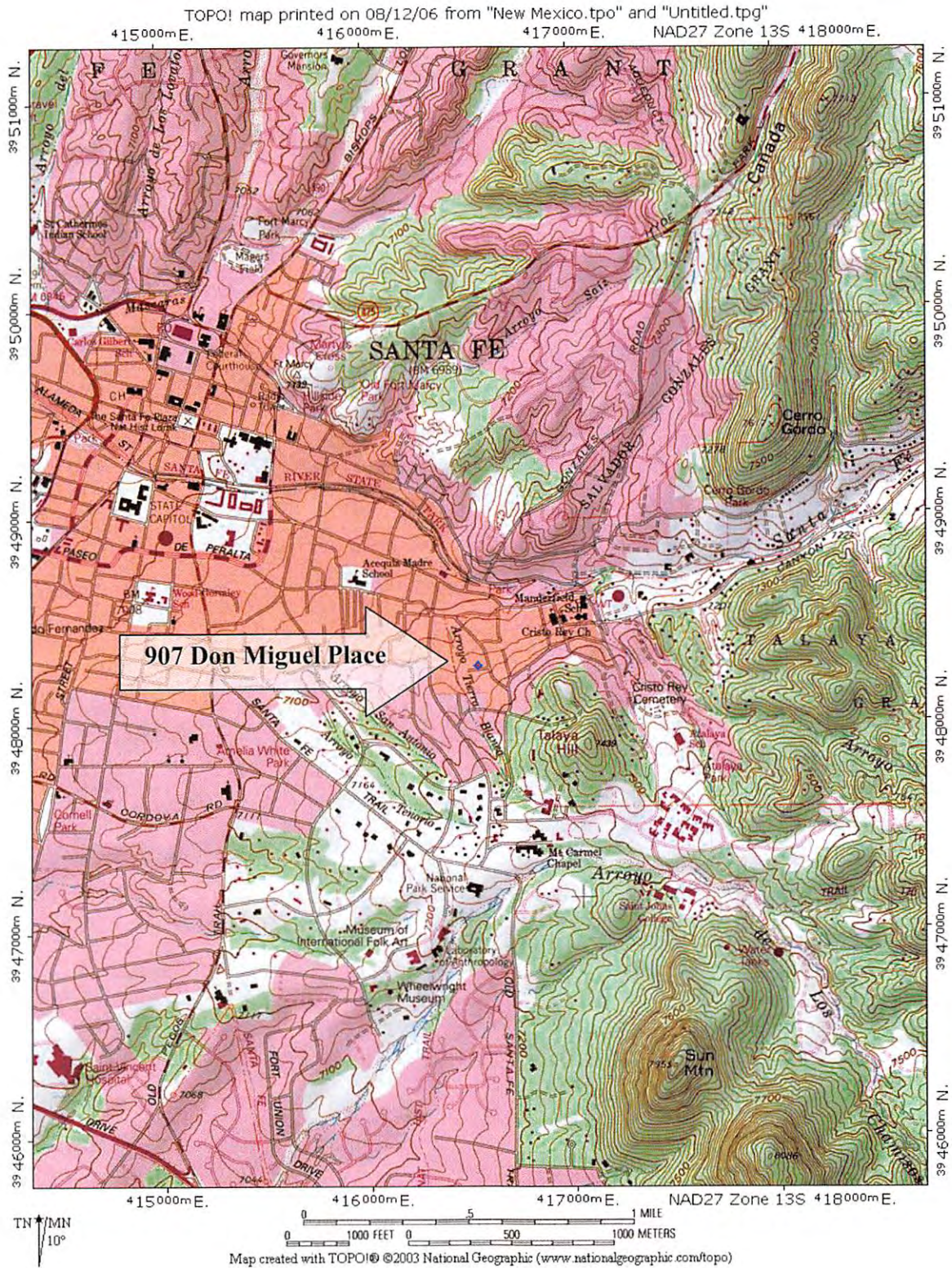
8. View northwest of rolled composition roof (ArcCom 07-20-06).



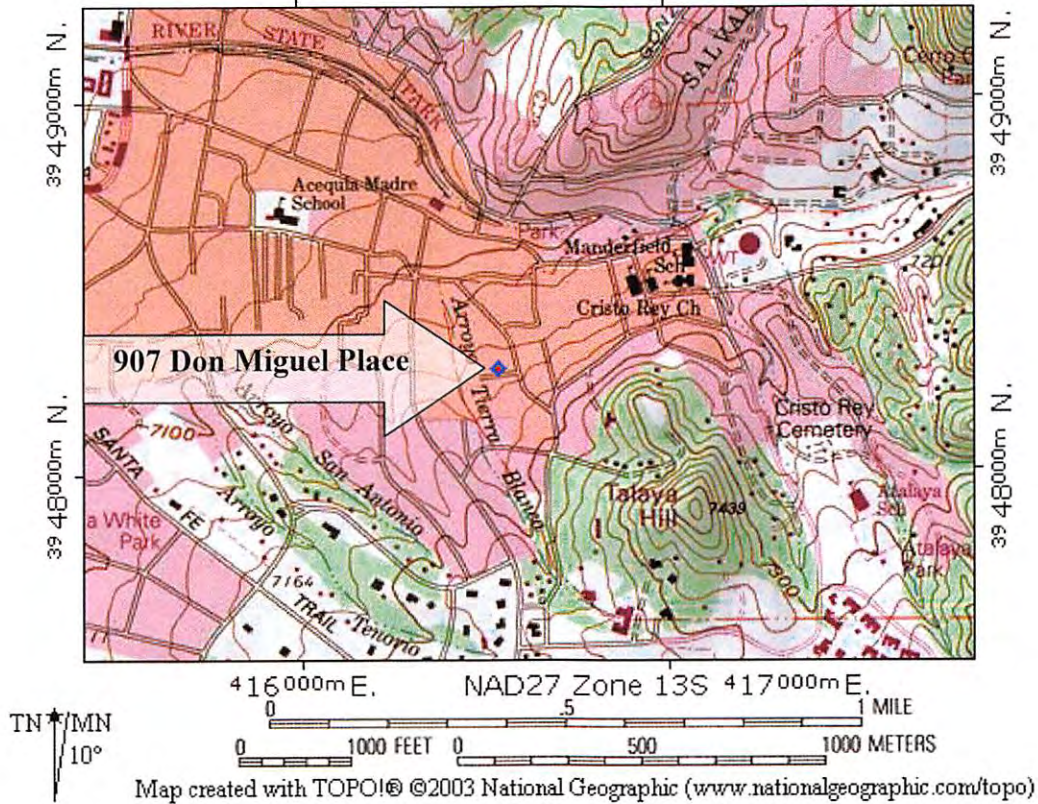
9. View north of roof-wall joint indicates adobe, mesh wire, and plaster construction. A near mid-point on the south elevation, rood measures 2.1 meters (6 feet 7 inches), (ArcCom 07-20-06).

EXHIBIT A. Maps.

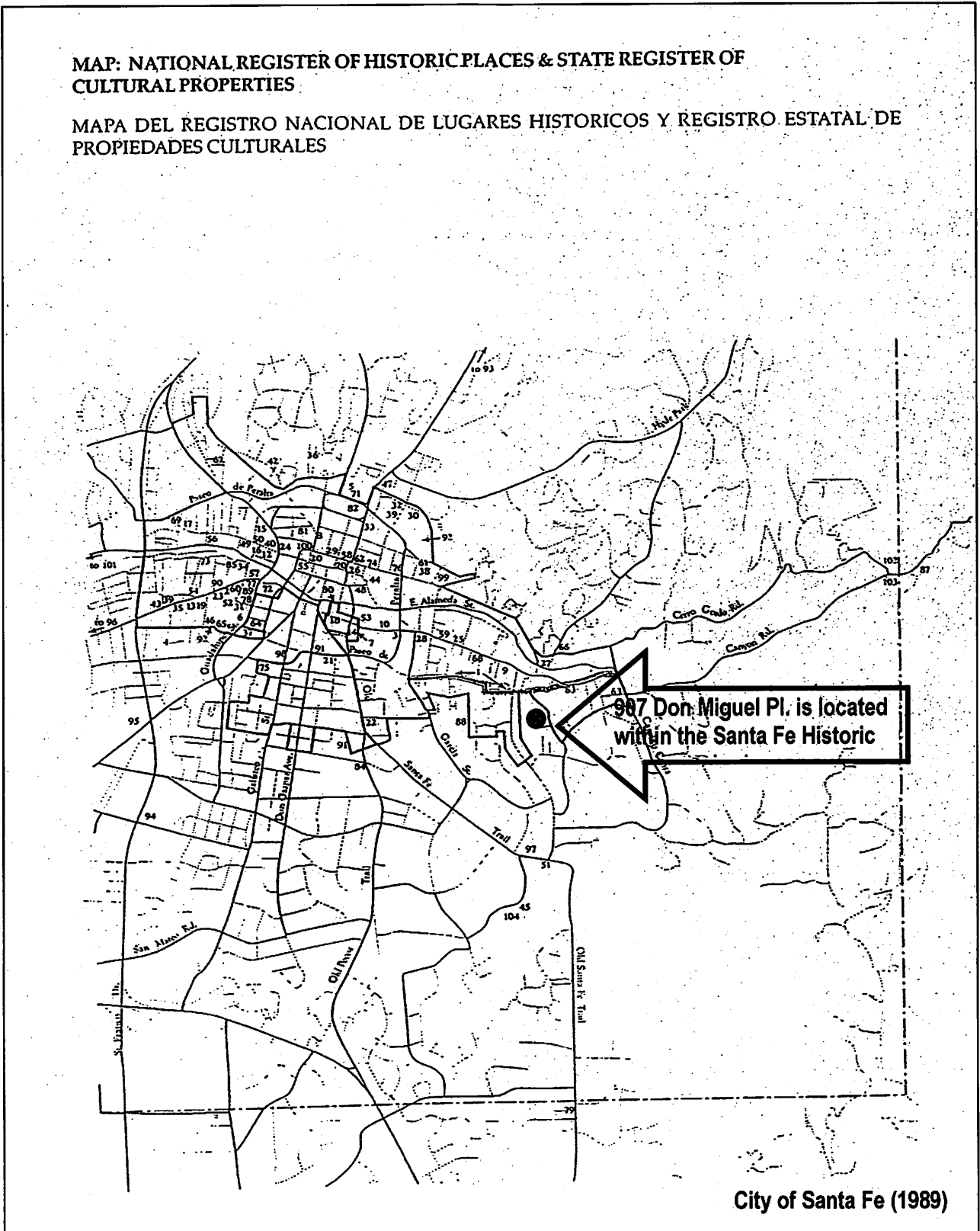
1. 1:24,000 (National Geographic TOPO 2003).



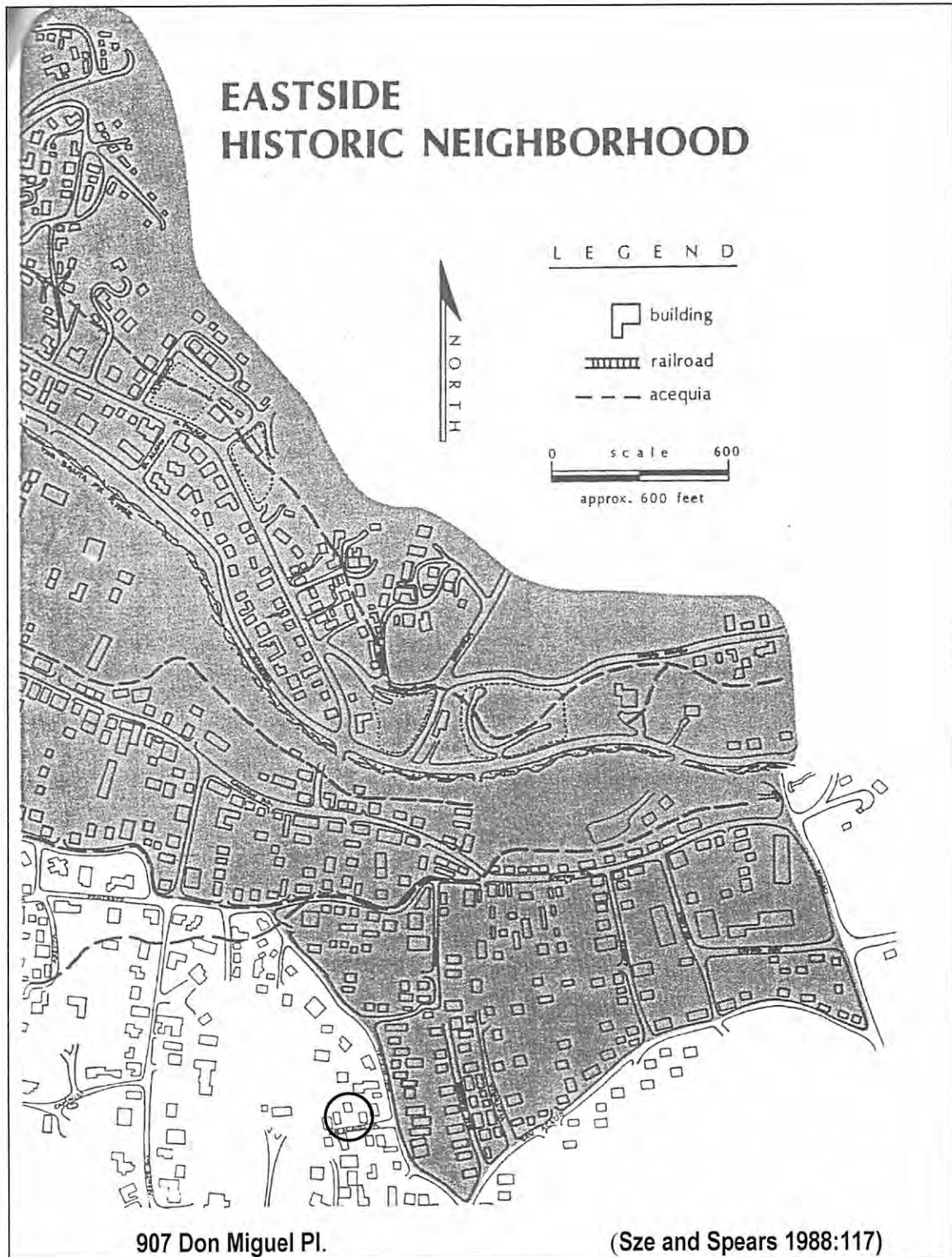
TOPO! map printed on 08/12/06 from "New Mexico.tpo" and "Untitled.tpg"
416000m E. NAD27 Zone 13S 417000m E.



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 FÉ, N.M.
1882.

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

PROPERTY OF THE CITY OF SANTA FE

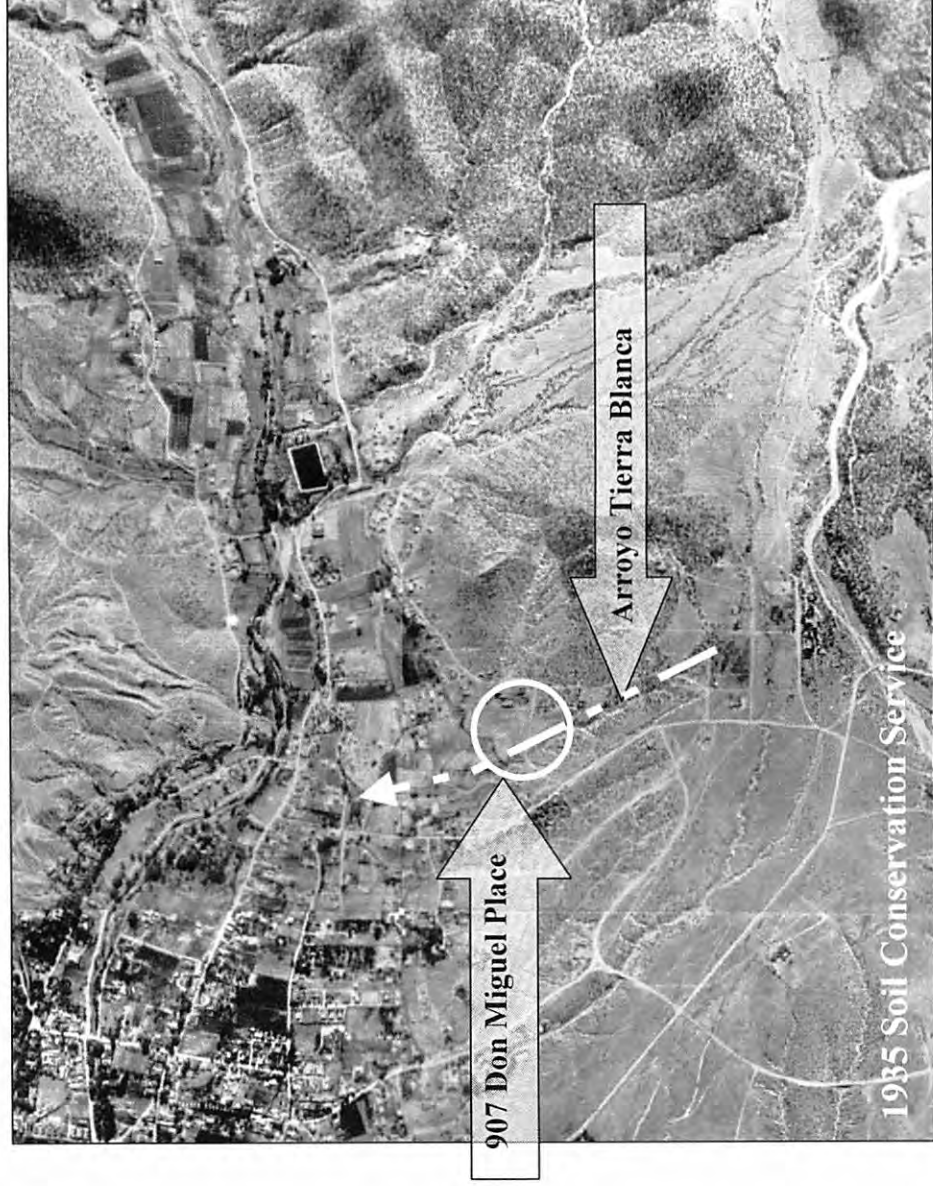
1. Palace of the Governors
2. Court House
3. Episcopal Church
4. Government Land Office
5. Second National Bank of New Mexico
6. Merchants' Bank
7. Academy of Music
8. St. Francis Hospital
9. St. Francis Convent
10. St. Francis College
11. St. Francis Seminary
12. St. Francis Infirmary
13. St. Francis Dispensary
14. St. Francis Cemetery
15. St. Francis Church
16. St. Francis Rectory
17. St. Francis School
18. St. Francis Convent
19. St. Francis Infirmary
20. St. Francis Dispensary
21. St. Francis Cemetery
22. St. Francis Church
23. St. Francis Rectory
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91. St. Francis Cemetery
92. St. Francis Church
93. St. Francis Rectory
94. St. Francis School
95. St. Francis Convent
96. St. Francis Infirmary
97. St. Francis Dispensary
98. St. Francis Cemetery
99. St. Francis Church
100. St. Francis Rectory

PROPERTY OF THE CITY OF SANTA FE

1. Palace of the Governors
2. Court House
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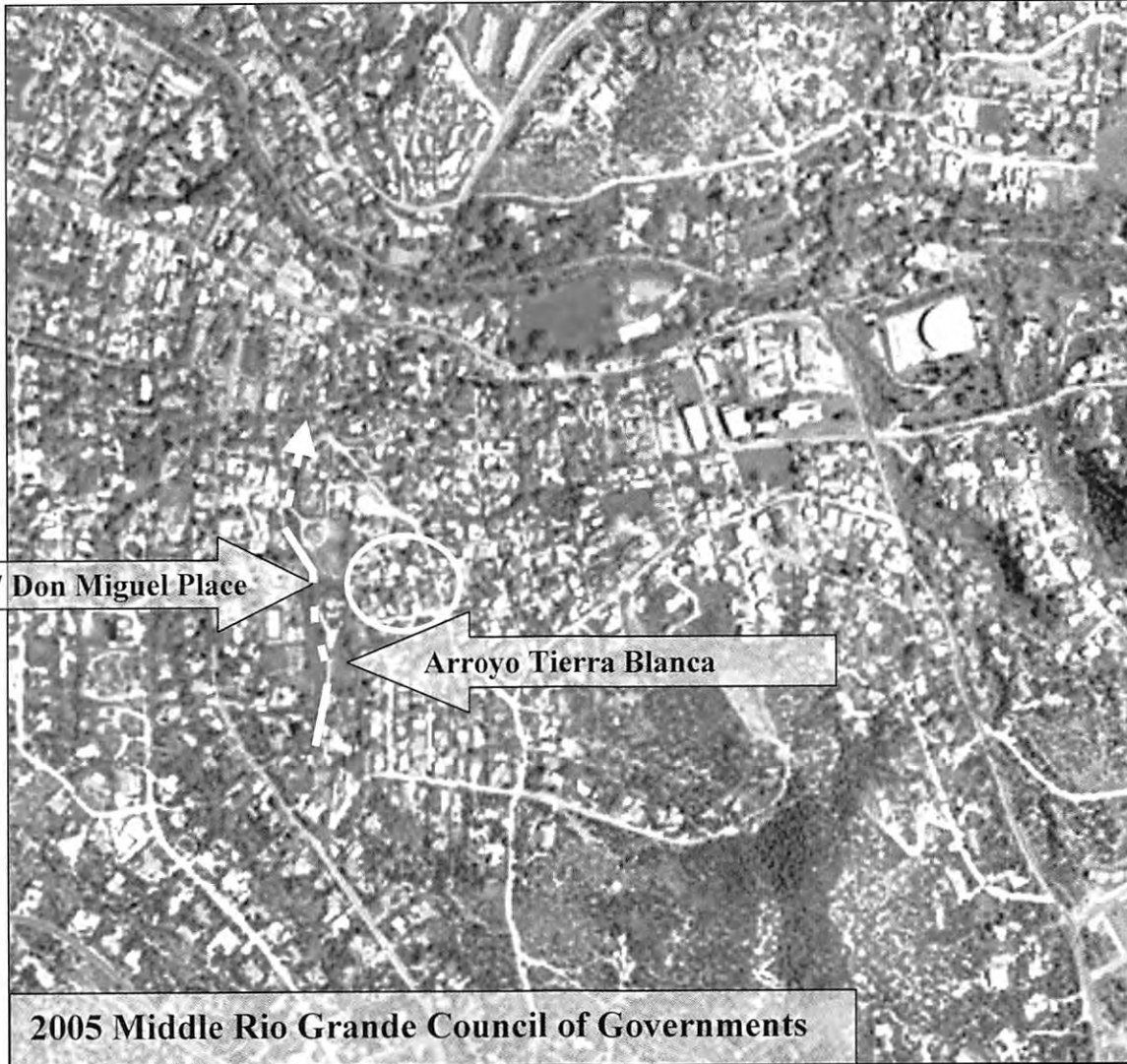
STONER MAP 1882 (Sze and Spears 1988:147)

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).

IDENTIFICATION

ADDRESS: 907 DON MIGUEL PLACE
DIONICIO CHAVEZ OWNER 1949

ID NUMBER: 051600223

BUILDING NAME:

UTM REFERENCE EASTING NORTHING
ZONE 12 13

LEGAL DESCRIPTION:
TNSP 17 (N) S RANGE 10 (E) W SEC 30 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:
____ ESTIMATE 1949 ACTUAL
SOURCE(S) CITY DIRECTORY

ARCHITECTURAL STYLE:
S.P. PUEBLO VERNACULAR

USE:
HISTORIC: residential
OTHER _____
PRESENT: residential
OTHER _____

SURROUNDINGS: RESIDENTIAL

RELATIONSHIP TO HISTORIC SURROUNDINGS:
 SIMILAR _____ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:
____ YES NO
WHAT TYPE?
IF INVENTORIED, LIST ID NUMBER(S)

DEGREE OF REMODELING:
 MINOR _____ MODERATE
____ MAJOR

EXPLAIN: FOUNDATION VISIBLE ON SOUTH

OVERALL CONDITION:
____ EXCELLENT GOOD
____ FAIR _____ DETERIORATED

BUILDING THREATENED?
____ YES NO

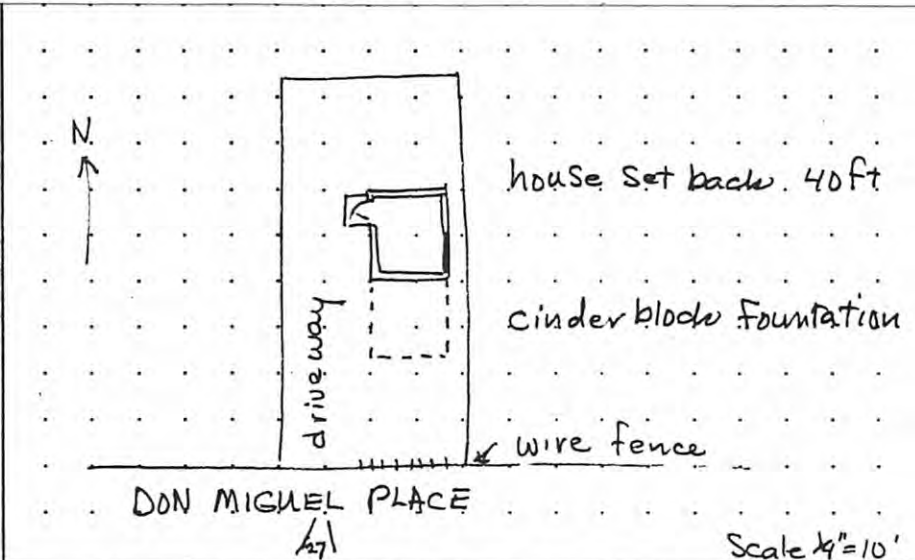
PHOTO



#5-27 SW CORNER

BUILDING DATA

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?
____ YES NO _____ ELIGIBLE
____ CONTRIBUTING _____ NON-CONTRIBUTING
LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?
____ YES NO _____ ELIGIBLE
LOCAL DESIGNATION: Core HISTORIC DISTRICT
____ SIGNIFICANT _____ CONTRIBUTING NON-CONTRIBUTING
LOCAL LANDMARK _____ YES NO

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.		
ADDITIONAL PHOTOGRAPHS			

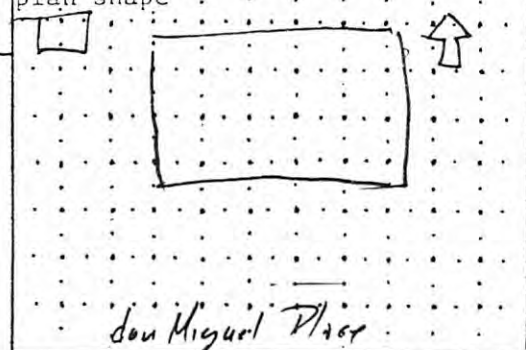
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

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 zone 12 13	
location description		city/town Santa Fe	land grant/reservation

907 don Miguel Place

building name	legal description tnsp 17 N 5 range 10 E sec 30 NW 1/4 SE 1/4
---------------	--

film roll by mb no. 12	negative nos. 18, 19	loc. of neg. HPB	plan shape
---------------------------	-------------------------	---------------------	------------



date of construction Pr 1982	estimate	actual
source 1982 directory		

use	present	residential
	other	
	historic	residential
	other	

condition	excellent	X good
	fair	deteriorating

style - Spanish Pueblo Vernacular'	foundation material Not vis
	wall material/surface Stucco

degree of remodeling	X minor	moderate	major
describe:			

architectural features

Windows - 24 3 lite steel casement, blue trim, metal awnings

Shed roof - slope to E w overhang

3 metal flues

surroundings	Residential
relationship to surroundings	X similar not similar

district potential	yes	X no
--------------------	-----	------

significance	eligible	of	X none
if eligible, interest	why?		

comments

wall

hedge

wire fence

wood fence

landscape

street trees

stone curb

0 setback

2 cecqula

associated buildings?	X yes
what type?	Metal shed
if inventoried, list ID nos.	
see back?	yes

Street scope



City of Santa Fe, New Mexico

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

David Coss, *Mayor*
Asenath Kepler, *City Manager*

Councilors:
Miguel M. Chavez, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Karen Heldmeyer, Dist. 2
Rebecca Wurzbarger, Dist. 2
Carmichael A. Dominguez, Dist. 3
Matthew E. Ortiz, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Maintain the Non-Contributing status on a residential building.
Project number: 06-10100102
Case number: H-06-102
Project type: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): 907 Don Miguel Place


PROJECT NAMES:

OW - Gilbert & Helen Ortiz Santa Fe, NM 87505-5917	907 Don Miguel Place 505-660-1041
AP - Thomas I. McIntosh Santa Fe, NM 87504	P.O. Box 89 505-982-2341

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on, November 14, 2006, acted on the above referenced case. The decision of the board was to upgrade the historic status of the building to Contributing.

For further information please call 955-6605.

Sincerely, 
Marissa C. Barrett
Historic Preservation Planner

NOTE: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). YOUR PERMIT WILL BE DENIED IF THERE ARE ANY CHANGES ON PLANS THAT WERE APPROVED BY THE HDRB OR IF CONDITIONS OF THE APPROVAL ARE NOT MET. PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: November 14, 2006
TO: Historic Design Review Board Members
VIA: Reed Liming, Long-Range Planning Division Director *RL*
FROM: Marissa C Barrett, Historic Preservation Planner *MCB*

CASE # H-06-102

ADDRESS: 907 Don Miguel Place
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- Case Synopsis
- District Standards & Yard wall & fence standards.
- Historic Survey Form
- Zoning Review Sheet
- Other: Building Height Calculation

APPLICANT SUBMITTALS

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

STAFF RECOMMENDATIONS:

Staff recommends that the building is upgraded to contributing status based on the eligibility of age, maintaining most of the original massing and material, minor alterations, and that the structure is a good example of a simple owner built dwelling which contributes to the character of the Downtown and Eastside Historic District

BACKGROUND AND SUMMARY:

The approximately 640 square foot Spanish Pueblo Vernacular style single family residence located at 907 Don Miguel Place was constructed in 1949 and includes character defining elements such as a uneven, undulating parapet, single pane wood windows, an overhang on the east elevation, and a non-historic simple portal on the west elevation.

The building has had minor alterations that include an enclosed window which has been stuccoed over on the south elevation, a cinderblock foundation on the south elevation, a simple portal addition on the west elevation, and a window alteration on the west elevation (possible a door changed to a window). The 2006 Historic Cultural Properties Inventory (HCPI) consultant dates the cinderblock foundation as being constructed after 1983. However, although not discussed in the 1983 HCPI the foundation appears in the photo of the building and is listed on the 1992 HCPI.

The 1992 HCPI suggests a non-contributing status, however the building was not eligible for contributing at the time of the survey since it was not yet 50 years old. Under "comments" in the survey the consultant states, "This small unassuming building is typical of simple owner built dwellings and may be considered contributing if not changed".

The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District. The consultant suggests non-contributing status and the applicant is asking to maintain that status.

The owner postponed this case on the October 24, 2006 hearing for collection of more information. That information is to be presented the night of the hearing.

HISTORIC DESIGN REVIEW BOARD APPLICATION



PROJECT LOCATION: 907 Don Miguel Place Santa Fe, NM

HISTORIC DISTRICT: Downtown & Eastside [] Don Gaspar [] Westside-Guadalupe []
(Please see attached map) Transition [] Historic Review [X]
Historic Landmark (outside of historic districts) []

PROJECT PROPOSAL: Status Review

CONSTRUCTION COST: \$ _____ FEE: \$ _____ + \$20 Poster Cost = \$ _____

OWNER: Gilbert and Helen Ortiz PHONE#: 505-983-8473

OWNER ADDRESS: _____

CITY, STATE, ZIP CODE: _____

APPLICANT: Thomas McIntosh for Lisa Ortiz PHONE #: 505-982-2341

ADDRESS: Post Office Box 89

CITY, STATE, ZIP CODE: Santa Fe, NM 87504

NEW CONSTRUCTION:

Single-Family Residence [] Commercial [] Multi-Family Residence []

OTHER CONSTRUCTION:

Demolition [] Remodel [] Addition [] Residential [] Signs [] Wall/Fence []
Antenna []

PREAPPLICATION MEETING: Date: _____ Case Planner: _____

PRELIMINARY ZONING REVIEW: Date: _____ Planner: _____

(You must schedule a meeting with Zoning Planner Andrew Hariden @ 955-6654 prior to the HDRB submittal deadline date: Worksheet will not be reviewed on the HDRB submittal deadline day/Preliminary Zoning Review Form must be submitted with proposal)

HEIGHT CALCULATION

Does the project include multi-story new construction, a building addition, and/or a wall or fence which will increase the height?
YES [] NO []

If yes, please provide a written request for an updated maximum allowable height calculation.

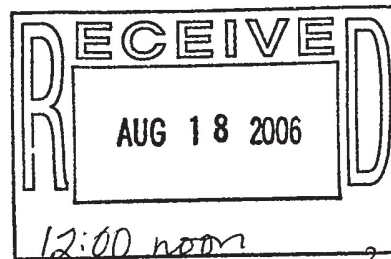
What is the proposed height of your project? _____

I certify that the documents submitted for the Historic Design Review Board meeting meets the minimum standards set forth in the Historic Districts Ordinance, Section 14-5.2 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Thomas McIntosh for Lisa Ortiz 08-18-06
Signature of Applicant/Owner Date



H-06-102

October 28, 2024

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

Re: 907 Don Miguel Place, Santa Fe, NM - Historic Status Review & Primary Facade

Dear Board Members,

We are the new owners of the humble adobe at 907 Don Miguel Place. We are eager to have the H-Board's assessment of its historic qualities and look forward to understanding and preserving them. We have great respect for the house, the street on which it sits and the incredible state of preservation that exists overall in the Downtown & East Side Historic District.

In 2006, a Historic Properties Inventory Survey (HCPI) was prepared for the property which notes the 648 square foot residence was built in 1949, and includes four alterations, two of which post-date 1958. A room addition on the south side was never completed and all that remains to date is the concrete block stem wall. Other alterations that have occurred over time are a detached portal at the front door and replacement of an existing door into a window on the west, non-street facing elevation. A window on the south, street facing elevation, is covered (stuccoed) over. The approx.. 60 ft. setback from the street of our long neglected house is an anomaly to the streetscape. Other structures along Don Miguel Place are right on the street line. Don Miguel Place is a dead end street with minimal public traffic.

Previous HCPI surveys of the property assigned a non-contributing status to the structure. The 2006 HCPI also recommended the property remain non-contributing. The HDRB upgraded the status to contributing in 2006. We request the Board revisit the current status to confirm the contributing status or consider if the status should be non-contributing.

If the contributing status is maintained, establishing the primary façade will allow us to plan to protect and make the house livable once again. As you may know, it has been unoccupied for 8 years, or perhaps longer (the previous owner purchased it in foreclosure). We anticipate the need to upgrade the electricity, water and sewer lines to the street. We will consider replacing the portal at the front door (the north west side of the structure), as the existing portal is detached from the residence, rickety & nearly falling down. If permissible, the portal would be rebuilt with the understanding it must not diminish the historic characteristics of the house.

The modest form, height and proportion of the adobe are its charm. The windows definitely need to be addressed ASAP. They are all painted shut on the inside such that they do not open. They do not fit well within their frames, due to age and/or initial carpentry. Our aim is to make the house energy efficient. We will get the counsel of a historic window expert and understand that H-Board approval is required for any alteration or replacement.

Finally, we are considering adding permissible additional space. If confirmed to have contributing status – up to ½ the existing 648 feet. This will be presented to the Board for consideration.

We have met practically all the residents on Don Miguel Place who came out to greet us when we first appeared at the house. They were pleased to hear that we will live there ourselves and have modest goals to restore the property. We feel welcomed into the neighborhood and believe we have their support.

Sincerely,

Sarah Kennington & Steve Bardwell

sarah@infinityranch.net; steve@infinityranch.net
cell: 818/ 216-2138; 818/ 516-1437



RANQUILLO

ACEQUIA MADRE

CAMINO

DON

ACACIO

SAN

CAMINO

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32

170

169

168

175

137s



South Side – Residence Front Elevation



West Side - Residence Elevation



North Side – Residence Rear Elevation



East Side - Residence Elevation



Don Miguel Place – Looking North East



Don Miguel Place – Looking East



Don Miguel Place – Looking West



Don Miguel Place – Looking North West



Existing Detached Portal – West Side Elevation



Existing Window - South Front Elevation