

# 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

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**2024-009399-HDRB, 465 Camino Manzano**, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to remodel the south entrance portal, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace gate with 6'-8" board gate, replace windows and doors, and construct an 8' tall coyote fence and request (2) exceptions to 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade on a contributing structure.

## **REFERENCE ATTACHMENTS (Sequentially):**

### **CITY SUBMITTALS**

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

**Other:** HPD Code Violation and Previous HDRB Case Documents

### **APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

**Other:**

## **STAFF RECOMMENDATION:**

Staff found that the applicant did not meet the exception criteria for 2 of the 3 exceptions, and recommends denial of those exceptions. Staff found that the applicant met the criteria for the exception to 14-5.2(D)(2)(d) and recommends approval. Staff recommends approval of the other items in the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

## **BACKGROUND & SUMMARY:**

The single-family residence at 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1947 on a 0.47-acre lot which now totals 3,270 sq. ft. of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement divided lite windows. The north façade, which was recently designated as the primary, has a wooden two-story portal which once overlooked an orchard on the property.

The evolution of the structure is well documented by Mr. John Murphey's 2024 Historic Cultural Property Inventory (HCPI) form. Murphey (2024:16) demonstrates how the structure developed between 1947, 1958, post-1958, and post-1978. Murphy (2024:15) concludes that the north façade of the two-story structure expresses the design intention of the Dodge family and holds the most preserved integrity of the structure and recommended the north façade as primary. Earlier this year (February 2024), the HDRB made a determination to upgrade the status of the structure to contributing and designate the north façade as primary as recommended by Mr. Murphey. In keeping with the historian's recommendation, the HDRB's determination, and the preservation of the primary north façade including the portal, the proposed changes to the primary north façade should be taken into consideration that the changes will not change the vocabulary of the structure in which actions have been made to preserve.

The proposed remodel also includes replacing all the windows and several doors at the residence excluding those located on the primary north façade. In Mr. Ra Patterson's 2023 historic window and door assessment concludes that windows G, H, L, M, N, S and U and doors #1, 2, 3, 5, 7, 8, and 9 are not historic. Windows A, B, C, E, F, I, J, P, Q, R, and V and doors #4 and 6 are historic and restorable. Windows D, K, O, S, T, W, and X are historic but rotted and beyond repair and need to be replaced. Mr. Patterson also states that all the windows and doors with copper sills should have the copper removed due to adverse affects to the wall and sills. The window removal process may destroy the window entirely and the windows with copper sills will need to be replaced either historic or non-historic. Staff recommends the HDRB approve the historic architect's window and door assessment.

Previous Historic Districts Review Board (HDRB) cases include:

On February 27, 2024, in Case No. 2024-007828-HDRB, Member Guida moved to upgrade the status of the structure to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal has been altered over time and that many parts of it and its detailing are non-historic materials. The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened prior to 1973 they'd still be historic. He agreed that the Board should definitely state that it acknowledges that there have been changes and that it would be open to certainly more evidence establishing that they're not historic. Member Guida accepted as friendly. The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

The current request (Case 2024-009399-HDRB) is for a remodel which includes the following alterations:

- 1) Front portal remodel for which two exceptions are requested.
- 2) Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door for which an exception is requested.
- 3) Add exterior fireplace in courtyard.
- 4) Create a recess for garage.
- 5) Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary for which the property owner received a violation for constructing the coyote fence without construction permit or Historic Preservation Division review.
- 6) Replace all windows that are not on the primary façade with the addition of two windows.
- 7) Interior remodel.

### **EXCEPTION CRITERIA AND RESPONSES:**

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. The Applicant proposes to add stucco walls to the front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house. The proposed work to the portal/balcony will include adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

(i) *Do not damage the character of the district*

Applicant Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and in reference to Mr. Murphey's 2024 HCPI form states the double two-tiered porch was a common sight during the territorial era by Anglo and Hispano merchants (2024:5). Albeit Mr. Dodge and his family were not merchants, they designed and built their portal from a design he created years before and this primary north façade speaks to the time of his inception. The proposed design alters the historic status which best communicates the design intention from the Dodge period (2024:15). For the reasons stated above, staff finds the exception criteria has not been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

Staff Response: Staff has evaluated the applicant's response and understands there are some drainage issues with the current structure in regards to the portal. Given the evaluation of the historian, the HDRB's previous determination to designate the north façade including the portal as primary, and staff's role in preserving historic structures in the historic districts, the proposed design envelopes the current portal which would impact the north facades historic integrity. Due to the change in the primary north façade staff finds that the exception criteria has not been met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

Staff Response: Staff has evaluated the applicant's response and refers back to the historians evaluation of the structure and recommendation and the HDRB's determination in upgrading the structure to contributing and designating the north façade as primary. The historian, the HDRB, and staff find that the structure is contributing to the Historic Downtown and Eastside Historic District and that the north façade including the portal has the most preserved integrity. By stating it disharmonizes with the balance of the structure, streetscape, or historic district is incongruent with what has been established by the HDRB. The proposed design will envelop the portal and remove the current historic integrity of the portal. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal. The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

(i) *Do not damage the character of the district*

Applicant Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists. For this reason, staff finds the exception criteria has not been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Drainage from the existing second-story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists. For this reason, staff finds the exception criteria has not been met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

Staff Response: Staff has evaluated the applicant's response and recommends the canale and downspout addition be added on the east façade where one currently exists. This would preserve the integrity of the primary north façade and allow for better roof drainage for the structure in the future. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The non-primary façade between the non-historic one story, two car

garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

(i) *Do not damage the character of the district*

Applicant Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east/west façade. The materials and color of the wall and gate would remain and the two-story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will strengthen the heterogeneous design of the structure. Staff finds that the exception criteria has been met.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will give the residence the privacy and security they need. Staff finds that the exception criteria has been met.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

Staff Response: Staff has evaluated the applicant's response and agrees that the design harmonizes with the contributing structure while providing the necessary privacy and security needed. Staff finds that the exception criteria has been met.

## **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.

##### **(4) Compliance with General and Specific Design Standards Required**

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

##### **(5) Exceptions**

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

**(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (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.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
  - (c) Additions are not permitted to *primary façades*.
  - (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
  - (e) The height of additions:
    - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
    - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.
- (3) Remodeling to Increase Height; Rooftop Appurtenances
- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
  - (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (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.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(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.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* setbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Setbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed setback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

**(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 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.


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


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

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

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

**Date of Form: January 15, 2023 – Final**

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591  4. County: Santa Fe Parcel # 10618496
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house and apartment <input checked="" type="checkbox"/> Structures: 2 wall sections <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: January 9, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: April 21, 1992 <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6776552,-105.9293902		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north elevation, facing northwest.		
11. Brief Description of the Property:  The house that naturalist Natt Dodge built in the late 1940s was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an unusual upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.  <b>Continued on Page 5.</b>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1947 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: newspaper county and city directories		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p> <div style="text-align: center;">  </div> <p style="font-size: small;">Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 <a href="mailto:John@archhistoryservices.com">John@archhistoryservices.com</a> w/ Giulia Caporuscio</p> <p>For: Craig A. Smith and Carolyn M. Kenny</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>N/A</p>	
<p>19. Is Property Endangered?    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> No    <input type="checkbox"/> Yes    How?</p>	
<p>20. Significance to Current Community:    <input checked="" type="checkbox"/> Unknown    <input type="checkbox"/> None    <input type="checkbox"/> Low    <input type="checkbox"/> Moderate    <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register?    <input type="checkbox"/> Unknown    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes If yes:    <input type="checkbox"/> State    <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing?    <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>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"/> Significant    <input type="checkbox"/> Contributing    <input checked="" type="checkbox"/> Non-contributing: house and apartment    <input checked="" type="checkbox"/> No Status: walls Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district?    <input type="checkbox"/> State    <input type="checkbox"/> National    <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None    <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2)    <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2																																									
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		5. Date of Survey: January 9, 2024																																									
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																											
6. Visible Construction Material:  <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input 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 type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <u>  </u> N/A Number: <u>  </u> x_1 <u>  </u> 11/2 x_2 <u>  </u> 21/2 Other: _____  8. Foundation: <u>  </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u>  </u> Stone Other: Notes  9. Roof: <u>  </u> N/A  Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input checked="" type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input checked="" type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt: brai and rock <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																									
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Wood</td> <td>4-Light</td> <td>4</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>6-Light</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>8-Light</td> <td>21</td> </tr> <tr> <td>Double-Hung</td> <td>Wood</td> <td>6/6</td> <td>18</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Wood	4-Light	4	Casement	Wood	6-Light	2	Casement	Wood	8-Light	21	Double-Hung	Wood	6/6	18	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Panel</td> <td>Wood</td> <td>3</td> </tr> <tr> <td>Single-Leaf</td> <td>15-light</td> <td>Wood</td> <td>3</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Garage</td> <td>Pieced</td> <td>Wood</td> <td>2</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Panel	Wood	3	Single-Leaf	15-light	Wood	3	Double	French	Wood	1	Garage	Pieced	Wood	2
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12. Chimneys <input checked="" type="checkbox"/> low, stuccoed stacks at corners		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width: Double porch <input type="checkbox"/> Wrap																																									
14. Other Significant Features N/A																																											
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications  <u>#1 Date: Post-1958: creation of dining addition; aerial photographs</u> <u>#2 Date: Post-1958: alteration of south elevation and north portal; aerial photographs</u> <u>#3 Date: Post-1978: construction of two-car garage, bathroom addition and front yard wall; 1978 aerial photographer and 1992 HBI</u>																																											

16. Primary Architectural Style  Not Applicable

- |  |   |  |   |  |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo           | <input checked="" 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 checked="" 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: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division  
Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87504  
(505) 955-6605  
<https://www.santafenm.gov/land-use/historic-preservation>

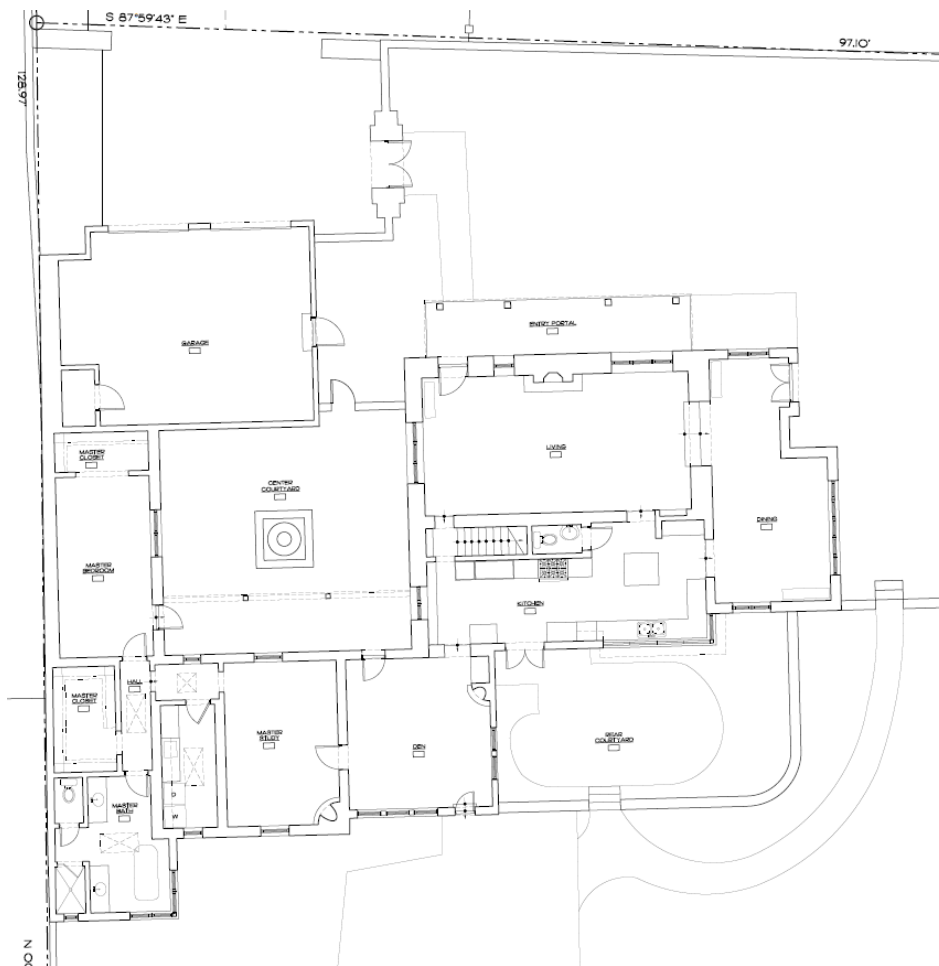
Archaeological Records Management Section  
Laboratory of Anthropology  
708 Camino Lejo  
Santa Fe, NM 87501  
(505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: 2023 site plan. Courtesy Martinez Architecture Studio PC.



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

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

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP    SRCP    Criteria    A    B    C    D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		

## Architectural Description Continued

### Setting

The former Dodge House is located approximately 890’ south of Acequia Madre, on a private lane where Camino Manzano officially ends. Turning into the driveway, the first thing that comes to view is the two-car garage (Photo 2). The house occupies a 0.5-acre rectangular lot. It is situated roughly in the middle of the lot, with another parcel under the same ownership at the front. The course of the old Acequia de Loma forms its south edge. The lot is graced with old and newer garden walls. It historically boasted a showcase garden.

### Core Block – Main House

The main house looks over two fir trees and a patch of lawn with a two-story façade. Unusual for Santa Fe is its double porch design (Photo 3). Perhaps better described as a portal with a balcony above, the structure is a nod to territorial-era architecture. It is supported by square posts which continue to the second story porch roof (Photo 4). Underneath the balcony are large wood beams that appear to be old (Photo 5). On closer inspection, they are stock pieces that have been rusticated on their sides. The detailing of the beams, with their shaped corbels and close spacing, give the feeling of a Colonial-era mission church. The portal floor is paved with flagstone; the balcony deck is made of different sized boards. Based on a photograph in an earlier survey, its railing has been replaced.

The double or two-tiered porch was a common sight during the territorial era, applied to numerous buildings on the Plaza and its intersecting streets. Anglo and Hispano merchants erected two-story porches to increase useable space.<sup>1</sup> Photographs show them at various sizes and setbacks from the street (Fig. 2, L). Each was made up of a *portal* — or, more accurately, a portico — appended to the front of the building. The porticos were all different heights and supported by square wood posts terminating with a simple, classically rendered base and capital. Sitting above the portico was a balcony of the same dimension, lined with wood railing and capped with a roof.

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<sup>1</sup> John W. Murphey, “Santa Fe Historic Context Study: 1610-1986,” document prepared for the City of Santa Fe (Revised June 4, 2021), 6.

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

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These ad hoc structures began coming down as the town modernized. Starting in the 1930s, Santa Fe’s cultural elite — led by architect John Gaw Meem — sought to return them to the Plaza, but as one-story, adobe-looking *portales* in a romanticized view of Santa Fe’s colonial architecture.<sup>2</sup>

Before the return of *portales* in the 1960s, José M. Baca, owner of the New Mexican Building on West Palace Avenue, redesigned his two-story brick structure with a territorial-style double veranda. Completed in 1937 and renovated in 1942<sup>3</sup>, the Bishop Building (now Manitou Galleries) still reflects his inspiration. Many years later, Armand Ortega redesigned his commercial building in the double porch mode. Assisted by architect Bill Lumpkins, the Ore House (now Thunderbird Bar & Grill) at the Plaza’s southwest corner and Manitou Galleries are the only structures in downtown Santa Fe reflecting this once common — and authentic — design.<sup>4</sup>

The ground floor has a grouping of wood casements at the east end, providing light and ventilation to the living room. The three, eight-light casements are a mulled set, e.g., individual windows joined together with mull strips and framed in a single casing with a continuous sill. At the other end is a custom, non-historic door. Adjacent to the door is a solo casement window. The wood inswing casements on this façade are likely original to the home’s construction. Though they vary in muntin style, and some have wood headers while others don’t, they look to be of the same era. The upper story has two symmetrically placed doors, each a 15-light unit protected by a wood-frame screen. Their design and hardware suggest that they are older.

## West

The west side faces a non-historic courtyard. Both floors have openings with grouped eight-light wood casements (Photo 7). These, like the front windows, are a mulled set. They differ, however, as they have copper-sheeted sills and rustic wood headers. Two six-light wood casements south of the block at the kitchen are also older. This lower

<sup>2</sup> Ibid., 97.

<sup>3</sup> Ibid., 68, and John W. Murphey, “123 West Palace Avenue, Santa Fe Press Building/Bishop Building, Santa Fe, Santa Fe County, New Mexico,” New Mexico Historic Cultural Properties Inventory 1 & 2 (Draft, January 2024).

<sup>4</sup> John Gaw Meem’s 1937 design for the Santa Fe Municipal Building (Santa Fe Main Library) could be considered a revival of this style.

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portion joins oddly with the two-story block and the primary bedroom wing, indicating an extension of the portal.

### **East**

Attaching to the block on its east elevation is a one-story dining room (Photo 8). The space, with its play of cubic massing and lintel-crowned openings, has a strong Pueblo Revival feeling. The main fenestration is a band of five eight-light casements. Similar to other windows around the house they are a mulled set, though of a different design. It is entered from the yard through French doors.

The addition does not appear on a 1958 aerial (Fig. 6). Subsequent aerials show something in this area, but it's unclear what is being observed because of heavy tree cover. While a window report identifies the mulled windows as "historic," they do not match the other sets on the block.<sup>5</sup> Those are arranged in a molded frame and have mullions made of several pieces of wood. These have a simpler casing and one piece of wood used at the mullion (Photo 9).

The origin of the addition is inconclusive.

### **South**

Like the east elevation, the south-facing façade is also altered (Fig. 1). It begins at the east end with older casement windows at the dining room addition (Photo 10). At the middle of the elevation is a hipped roof section creating the southeast corner of the kitchen (Photo 11). A line of modern double-hung windows brings light into this room (Photo 12). An aerial from 1966 suggests that some of this area was originally part of the yard (Fig. 7). A modern set of ten-light doors terminates west end of the one-story section. The upper story represents the original two-story block. It has a few small multi-light wood casements that appear to be older.

Historically, the lower portion of the south elevation appears to have had a portal of the same width and axis as the portal across the apartment (Fig. 6). Eventually, the south portal was enclosed or demolished to build new heated space. The kitchen's southwest

<sup>5</sup> PA & Associates, Historic Assessment No. 301123-HA [465 Camino Manzano], November 30, 2023.

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wall and ceiling construction differs from the rest of the ground floor, supporting this assumption.

### **Primary Bedroom Wing and Former Garage**

Most of the one-story primary bedroom wing, located west of the main house, is original. From aerial photographs and archival sources, the L-shaped structure was a small dwelling with an attached one-car garage. It took on a courtyard form with the addition of the two-bay garage in the 1980s.

#### **South**

Facing the backyard, the south elevation has numerous openings containing a mix of historic and newer windows (Photo 13). The older windows are confined to the east end, which begins with a four-panel wood door. West of the entry are grouped and individual 6/6 double-hung wood windows. Bumping out at the west end is a post-1978 addition enclosing a bathroom. This volume’s east and south elevations have recent double-hung windows forming a corner (Photo 14, Fig. 1). Aside from this bathroom bump-out, this piece shows on the 1958 aerial. A slight wall offset and change in ceiling height may indicate incremental construction.

#### **North**

The north elevation of the primary bedroom wing looks onto the courtyard and is protected by a portal (Photo 15). It has a few openings, including a glass-panel wood door, a double-hung wood window, and a wood casement. The placement of the door and windows is not particularly harmonious. It has a brick floor and wood decking that does not seem historic.

On the 1958 aerial, the portal was shorter, with an open space at the east end (Fig. 6). This may have represented an open passage between the main house and the apartment.

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## **West and East**

The west side has no openings, as it bumps into a wall shared by the neighboring property. The east elevation has double-hung wood windows which seem to align in position with an opening appearing on older aerials.

### **Former Garage**

Creating the west arm of the courtyard and holding the primary bedroom is a rectangular volume that once worked as a garage (Photo 16). Fenestration is found only on the east side with a glazed door and a set of 6/6 double-hung wood windows. All of the fenestration is modern.

### **Two-Car Garage**

Probably the youngest part of the house but playing a big role in its presentation is the two-bay garage (Fig. 1). Likely constructed in the 1980s, it pushes out beyond the footprint of the older house (Photo 17). It has two custom doors made of pieced wood (Photo 18). A wood panel entry is found on its east elevation.

Connecting to the original garage, the new structure changed the space from an L-plan to a courtyard. Before its construction, grass and trees grew in front of the apartment. After its construction, a flagstone courtyard and fountain were installed.

## **Interior**

The interior of the older core reveals a rustic aesthetic. Principal rooms have exposed vigas (rusticated square beams), tongue-and-groove decking, and strip oak flooring. The living room has the most interest with wall *nichos* and an adobe-sculpted fireplace (Photo 19). Other rooms show a medium level of finish, with painted plastered walls, simple floor molding, and wood headers over doors. Changes in floor level in the dining room and the kitchen may indicate additions and/or alterations.

## **Walls**

The property has two major walls. The north section enclosing the front yard is recent. The rear, radial section is older, appearing on the 1958 aerial.

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## Historical Overview

Nineteen-Forty-Six was Natt Dodge’s fortunate year. That year, he was named regional naturalist for the Southwestern National Monuments, a National Park Service administrative area covering Arizona, New Mexico, Colorado, and Utah. It was a plum job. The same year, the 46-year-old, along with his wife and mother, acquired a farm lot off Acequia Madre where they would build a two-story home. There, Natt and his wife, Mildred Johnson Dodge, would live into their retirement. At their home on Camino Manzano, Natt penned several Southwest nature guides. In 1974, Natt and Mildred sold the property, and changes occurred to the home. Sometime after 1973, as evidenced by aerials, the house received a two-car garage across its façade, altering its plan.

### A Long Fruit Orchard

The future Natt and Mildred Dodge House sits at the bottom of a strip once covered with fruit trees (Fig. 3). At statehood, the orchard was owned by Jacob W. Waffensmith, a Cincinnati native and trained physician. In 1906, Waffensmith and his wife Lillian moved to New Mexico, and he established a medical office.<sup>6</sup> Based on advertisements in the *New Mexican*, Waffensmith maintained an office on future Camino Manzano. He planted fruit trees there, including pears, peaches, apricots, and apples, which were harvested for sale.<sup>7</sup>

Waffensmith and his family left the property around 1920, relocating to New Haven, Connecticut, where he established a new practice. He continued, however, to own property in Santa Fe. John Q. Adams, a cattleman, acquired Waffensmith’s orchard off Acequia Madre and created Los Arboles Subdivision in 1927, dividing it into residential lots (Fig. 4). The name probably reflected the many fruit trees in the area. Adams joined other investors and builders (including prominent real estate speculator Harry Dorman),

<sup>6</sup> John W. Murphey, “415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2* (Revised September 13, 2017), 10.

<sup>7</sup> *Ibid.*; Warranty Deed, J.W. and Lillian Waffensmith, to John Q. Adams, recorded May 24, 1920, Book M3/Page 411, 1920000220.

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purchasing former Hispanic agricultural long lots along the mother ditch to convert them into residential developments.<sup>8</sup>

Adams died in 1928, with his subdivision passing on to his wife, Mary Beatrice Adams. The title to the subdivision was settled in court in 1930, with houses along the lane being slowly being erected after that.<sup>9</sup>

Based on a 1935 aerial, the property may have included a structure but not a house (Fig. 5). The north-south oriented structure observed on the aerial is much smaller than houses visible on nearby Camino la Paz and San Antonio streets. There is a slight chance that this structure is incorporated into the current house, but its location is not evident.

### **Natt and Mildred Dodge**

Natt Dodge was not born a Westerner, though he would adopt that persona once he reached the Southwest. He was born, instead, in Boston. He came into the world on August 23, 1900, as Nathan Noyes Dodge.<sup>10</sup> His parents, Robert Parker Dodge and Florence Griffin Dodge, were teachers. Natt’s first years were spent in Roxbury, a former colonial town absorbed into Boston. The family then moved to Boulder, Colorado, where his father died in 1907. Florence relocated, with Natt — her only son — to a ranch on Maxwell Mesa north of town.<sup>11</sup> It is likely in this setting that the young boy gained an interest in nature and botany.

He attended Boulder Preparatory School and served briefly in the Army in 1918 as a private. He later enrolled in Colorado Agriculture College, graduating with a B.S. in 1924.<sup>12</sup> He was a member of the college’s debate team and the Pad and Pencil Club, a group associated with Pi Delta Epsilon, the national collegiate journalism fraternity.<sup>13</sup>

<sup>8</sup> *Ibid.*, 11.

<sup>9</sup> Final Decree, Mary Beatrice Adams, recorded November 13, 1930, Book X/Page 139, 1930040792.

<sup>10</sup> *Massachusetts, U.S., Town and Vital Records, 1620-1988* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

<sup>11</sup> “Death Claims Florence Dodge,” *Santa Fe New Mexican*, March 4, 1958, 7.

<sup>12</sup> Texas Tech University Southwest Collection/Special Collections Library, “Natt Noyes Dodge: An Inventory of His Papers, 1926-1971, at the Southwest Collection/Special Collections Library,” [https://txarchives.org/ttusw/finding\\_aids/00753.xml](https://txarchives.org/ttusw/finding_aids/00753.xml), accessed January 11, 2023.

<sup>13</sup> “National Journalistic Fraternity Grants Chapter to Aggies,” *Fort Collins Express*, May 2, 1922, 1.

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After graduating, he married Mildred Johnson, an Illinois native whom he had met at prep school. She graduated two years earlier from the University of Colorado with a degree in education.<sup>14</sup> Mildred went on to become a teacher.

The couple moved to Seattle, where Natt worked for several honey-making companies over the next decade.<sup>15</sup> He would maintain an interest in apiculture throughout his career, writing years later about honey production in the Santa Fe *New Mexican*. During this period, he also began writing, working as a columnist for *Bees and Honey*, *American Bee Journal*, *Gleanings in Bee Culture*, and other trade magazines.<sup>16</sup> As a freelancer, he wrote articles for *Sunset* magazine and contributed pieces over the years to *Arizona Highways*, *Desert*, and other Southwest-oriented magazines.<sup>17</sup>

Amid the Great Depression, Dodge joined the National Park Service as a ranger-naturalist assigned to Mount Rainer National Park.<sup>18</sup> While not formally trained as a photographer, Dodge took captivating photographs of mountaineers ascending the park's icy slopes. His pioneering work was recently recognized with the NPS "Eminent Photographer" designation.<sup>19</sup> Dodge would keep at photography after his move to Santa Fe, photographing Fiesta and Spanish and Indian markets. These photos frequently appear in the *New Mexican*.

After passing a civil service test in 1935, Dodge was offered an assignment at Mount McKinley, but with two young children he chose a less challenging climate, opting to work for the Southwestern National Monuments office headquartered at Casa Grande, Arizona.<sup>20</sup> The Monuments program covered a wide area, encompassing 27 units, from

<sup>14</sup> "Mildred J. 'Hap' Dodge [obituary]," *Santa Fe New Mexican*, January 21, 1991, 6.

<sup>15</sup> National Park Service, "50 Nifty Finds #28: Shuttering in the Cold," June 22, 2023, <https://www.nps.gov/articles/000/50-nifty-finds-28-shuttering-in-the-cold.htm>. This blog entry presents the only biographical on Natt N. Dodge and is, therefore, referenced multiple times.

<sup>16</sup> In the late 1920s, working for the Pacific Coast Slope Honey Company, Dodge suggested that polar explorer Richard E. Byrd pack honey for his First Antarctic Expedition, resulting in a quarter ton of the natural sweetener being packed to the South Pole; *Ibid*.

<sup>17</sup> Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971.

<sup>18</sup> National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."

<sup>19</sup> *Ibid*.

<sup>20</sup> *Ibid*.

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Arches in Utah to the Yucca House in Colorado.<sup>21</sup> During his time in Arizona, Dodge developed an interest in desert environments, a topic he would write about later in guidebooks.

Responding to the war, in October 1942, the Southwestern National Monuments moved all of its staff and operations from Casa Grande to Santa Fe, joining the regional office on Old Santa Fe Trail. The *New Mexican* welcomed the arrival of the young professionals (“the people that matter”) to Santa Fe.<sup>22</sup>

The Dodges first lived in a rental on West Berger Street. With his promotion, the family looked around for property.<sup>23</sup> Harry Percival Mera, the head of the Laboratory of Anthropology, was a Southwestern National Monuments board member and may have helped newcomers find homes. Harry Boatright, who would head the Southwest Monuments Association — a non-profit organization assisting the Southwest parks — acquired a house nearby on Calle la Paz around the same time.<sup>24</sup>

Natt, Mildred, and his mother, Florence, received a deed for the property at the end of Camino Manzano in 1946 from Keith and Letta Wofford.<sup>25</sup> Wofford, an Oklahoma-born rancher, does not appear to have lived on the site and may have acquired it for investment.<sup>26</sup>

## A Social House

Natt and Mildred hosted a tea in honor of Florence on February 23, 1947, which also served, as described by the *New Mexican* as an “open house . . . to the new Dodge

<sup>21</sup> Southwestern Monuments Association, *The Guide to the Southwestern Monuments* (Coolidge, Ariz.: Southwestern Monuments Association, 1938).

<sup>22</sup> “Seven Families,” *Santa Fe New Mexican*, October 9, 1942, 15.

<sup>23</sup> Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1944 (El Paso: Hudspeth Directory Company, 1944), 114.

<sup>24</sup> John W. Murphey, “435 Calle la Paz, Lawson Property/Guadalupe and Frances Moya House,” Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2*, November 2, 2023, 10.

<sup>25</sup> Warranty Deed (Joint Tenants), Keith J. and Letta C. Wofford, to Natt N. and Mildred J. Dodge, and Florence H. Dodge, recorded January 20, 1947, Book 30/Page 491, 1947083982.

<sup>26</sup> Deeds show that Wofford and his wife were substantial landowners and had purchased other property from Waffensmith.

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home on Acequia Madre.”<sup>27</sup> The house included a separate area for Florence, who moved in after the party. This dwelling would later be identified as 465½ Camino Manzano. The 1950 census documented the small household as including Natt, then 49, Mildred 50, their youngest child, Judith, 10, and Natt’s mother, Florence, 83.<sup>28</sup>

From newspaper accounts — many appearing in the society column — the Dodges used the home frequently to host parties and events. This included the couple’s different roles at the Presbyterian church and Natt’s work with the Kiwanis. Mildred additionally hosted events for the Santa Fe Women’s Club, the American Association of University Women, and the National Park Service Wives, so the house was well used. After his mother’s death in 1958, Natt and Mildred rented her apartment to single women. In the early 1960s, it was leased to Vernice Johnson who operated a children’s clothing store on College Street (now Old Santa Fe Trail).<sup>29</sup>

Natt Dodge wrote or co-wrote more than a dozen books, many of which were guidebooks (Fig. 10).<sup>30</sup> His output started with NPS printed booklets and monographs, but by the late 1940s it included more popular publications published by the Southwest Monuments Association. His 1947 *Poisonous Dwellers of the Desert* was a book that remained in print through the 1970s. In the 1950s, he worked with the Western Publishing Company to prepare two guidebooks printed under their popular Golden Guides imprint. Working with the publication’s editor, naturalist Howard Spencer Zim, Dodge published guidebooks on the Northwest and Southwest regions. Following his retirement in 1963, Dodge wrote several Southwest flower identification guides.

<sup>27</sup> “Mrs. Florence Dodge Honored at Tea,” *Santa Fe New Mexican*, February 27, 1947, 6.

<sup>28</sup> U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 77; Enumeration District: 26-5.

<sup>29</sup> Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1960 (El Paso: Hudspeth Directory Company, 1960), 169.

<sup>30</sup> National Park Service, “50 Nifty Finds #28: Shuttering in the Cold.”

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## **After the Dodges**

In 1974, the Dodges sold their home to Martha McCleskey Mayfield.<sup>31</sup> Mayfield, a native of Floydada, Texas and an employee of First National Bank, lived on the property for only a short time, dying in the home on August 20, 1976.<sup>32</sup> Her estate sold it in 1977 to B. Daniel and Susan S. Summers. They owned the property through 1994. It is assumed the garage was constructed during their ownership. This is affirmed by viewing a 1978 aerial and photographs taken of the house for the 1992 Historic Building Inventory. Nathan Noyes Dodge died in Santa Fe in 1982, at age 82; his wife, Mildred J. Dodge would pass nine years, at 91.

## **Evaluation of Historical Status**

As a college student, Natt Dodge sketched a house plan for the college’s experiment station publication on beautifying home landscapes (Fig. 2, R). His design was a two-bedroom house with a full-width front porch and a semi-attached garage to the side. Some 20 years later, as the regional NPS naturalist in Santa Fe, he built a larger version of this home, increasing it to two stories and including a separate apartment for his mother.

Given its age and nostalgic design, upgrading the building to Contributing status is recommended. The front (north) façade of the two-story block best communicates the design intention and the Dodge period. This elevation also appears to have the most preserved integrity, with the other sides altered by additions or other changes. For this reason, this elevation is recommended as the only primary façade.

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<sup>31</sup> Warranty Deed, Natt N. and Mildred J. Dodge, to Martha McCleskey Mayfield, recorded March 9, 1974, Book 310/Page 471, 363617.

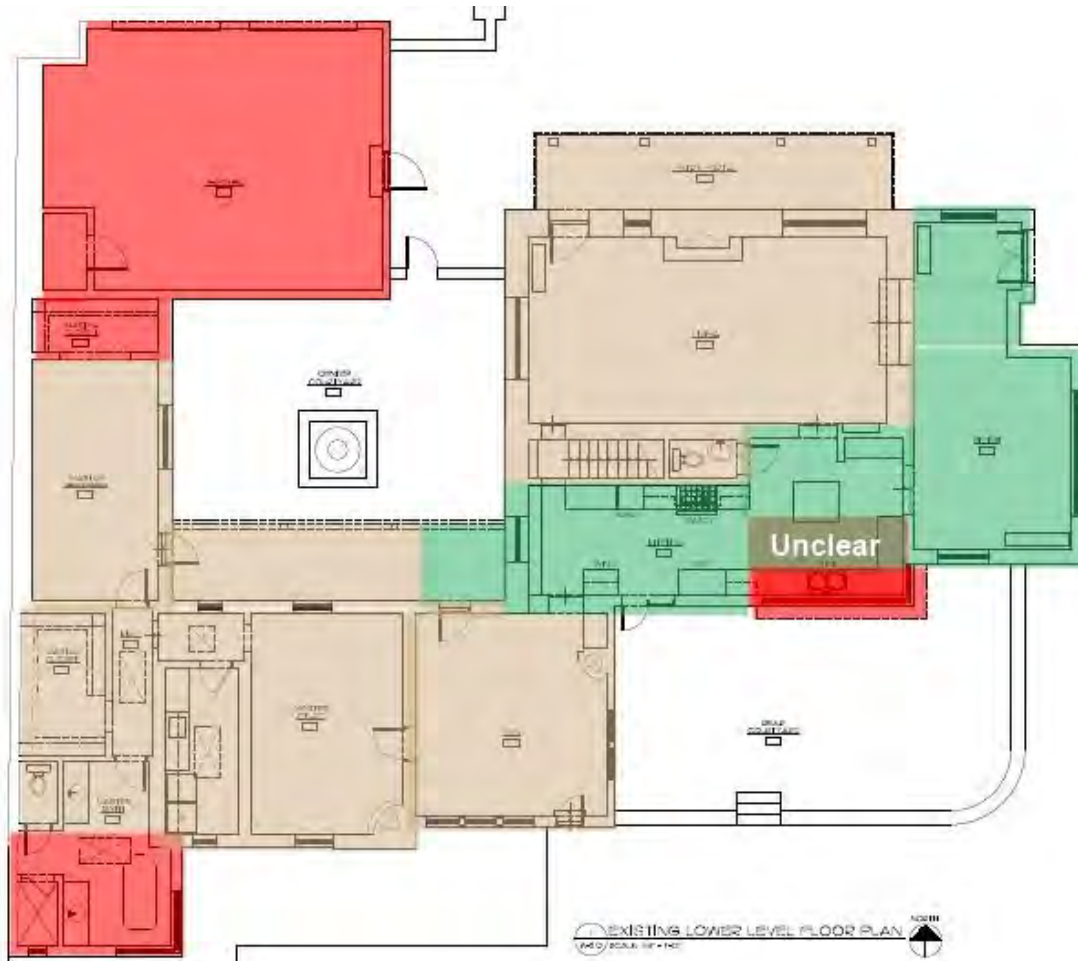
<sup>32</sup> “Martha Mayfield,” *Lubbock Avalanche-Journal*, August 21, 1976, A-15.

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## Illustrations



**Figure 1: Footprint Evolution.**

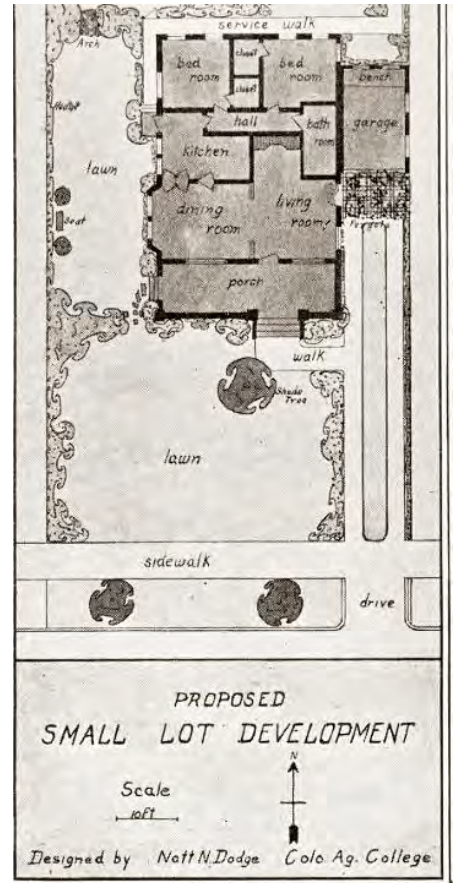
Tan = footprint in 1958, based on an aerial photograph of that year  
 Green = alterations and/or additions made after 1958, based on an aerial photograph of that year.  
 Red = alterations and/or additions made after 1978, based on an aerial photograph of that year.

*A clear understanding of the changes in the Green areas is complicated by the use of adobe wall construction and older-looking windows.*

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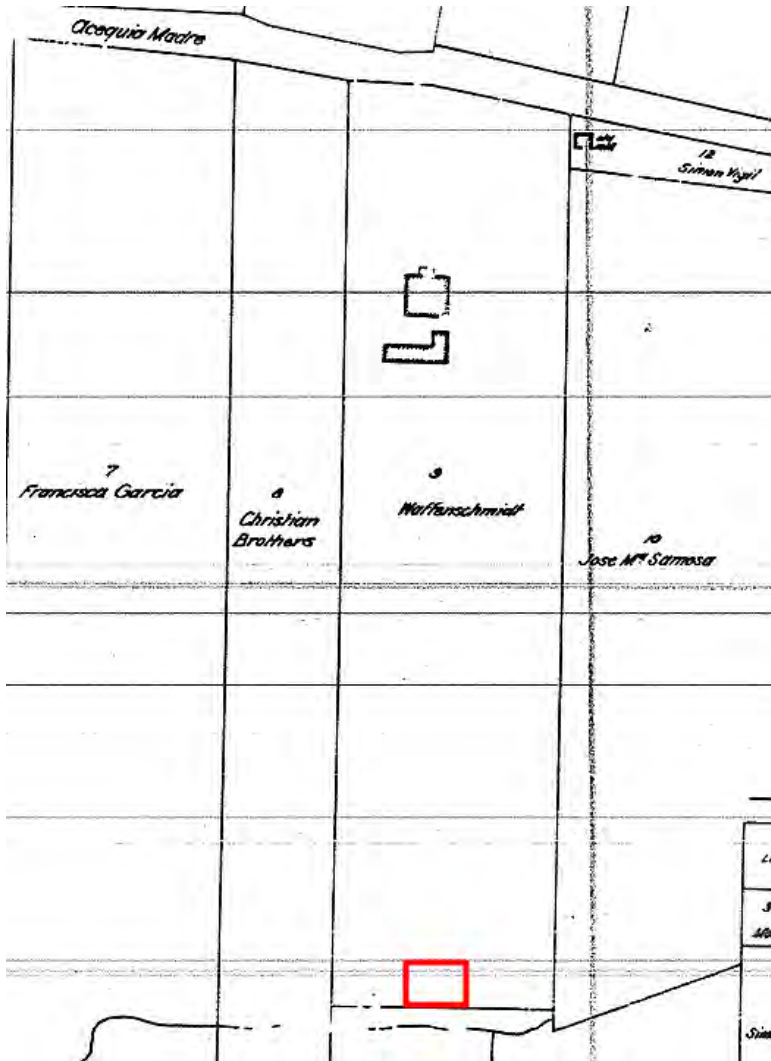


**Figure 2: Left, c. 1880-90 view of West San Francisco Street. Courtesy Palace of the Governors Photo Archives, 011328. Right, c.1924 Natt N. Dodge student drawing. Courtesy Colorado State College.**

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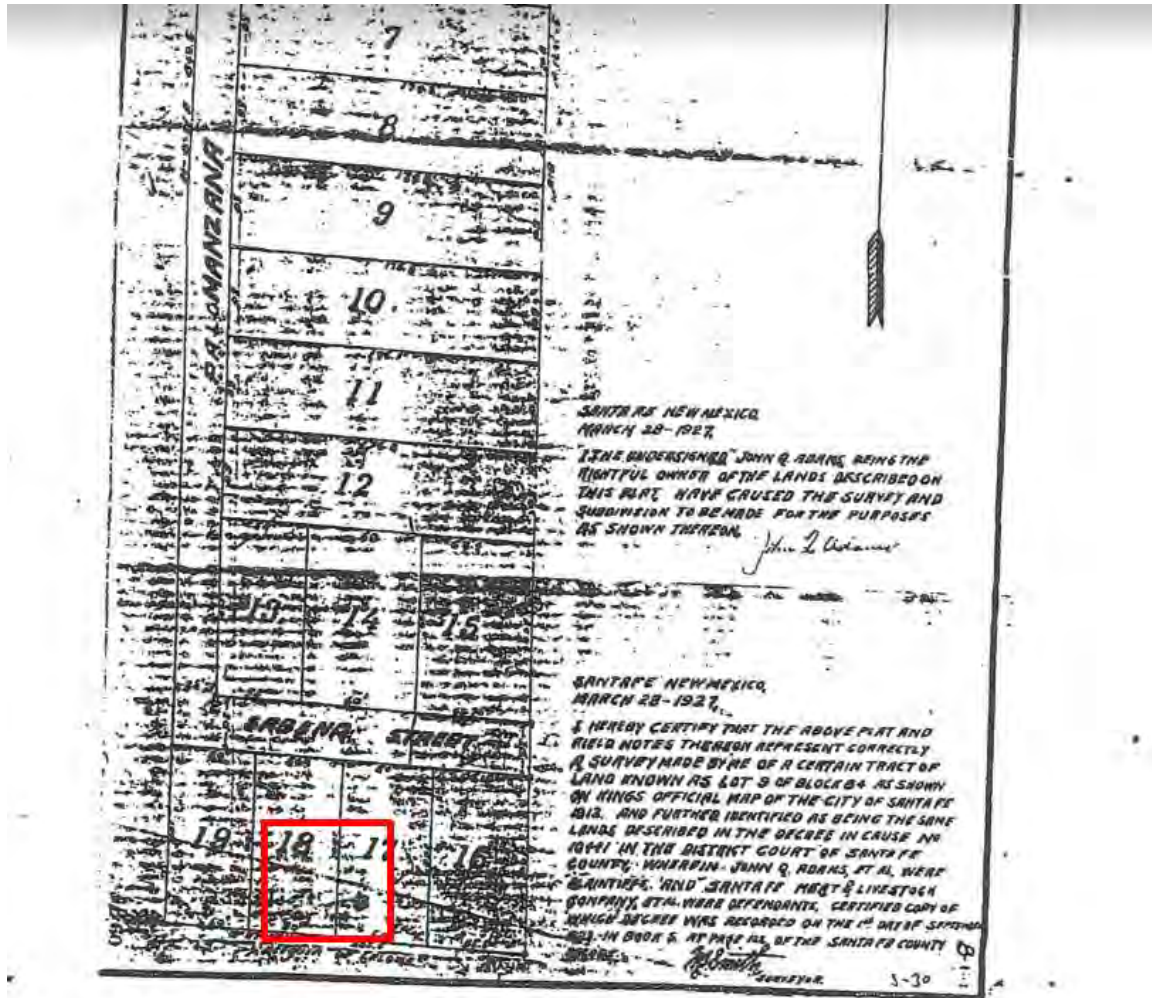


**Figure 3: N. L. King, “Map of the City of Santa Fe,” 1912.  
Approximate location of subject parcel is highlighted.**

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**Figure 4: Portion of 1927 Los Arboles subdivision map. Approximate location of subject parcel is highlighted.**

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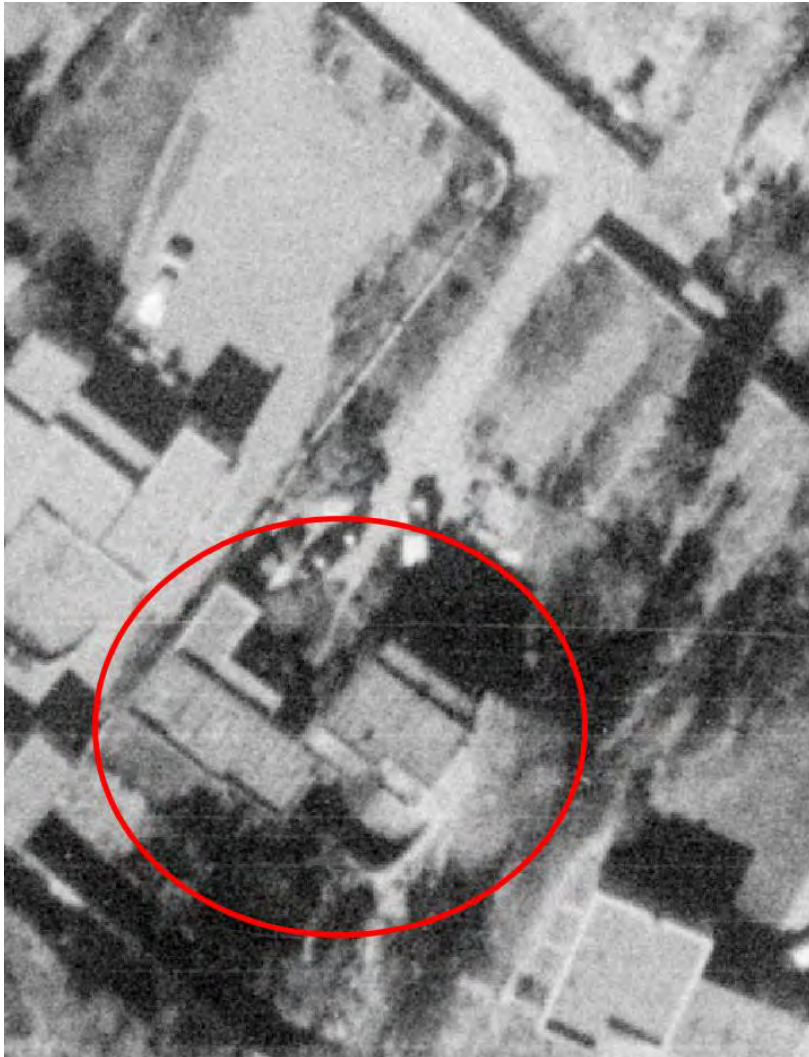


**Figure 5: 1935 aerial photograph.**  
**Approximate location of subject parcel and possible small structure are highlighted.**

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**Figure 6: November 10, 1958, aerial photograph.**  
**House is highlighted. Note shorter north portal and absence of dining room addition.**

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**Figure 7: May 2, 1966, aerial photograph.  
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**Figure 8: May 11, 1973, aerial photograph.  
House is highlighted.**

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**Figure 9: September 11, 1978, aerial photograph.  
House is highlighted. Note absence of two-car garage and bathroom addition.**

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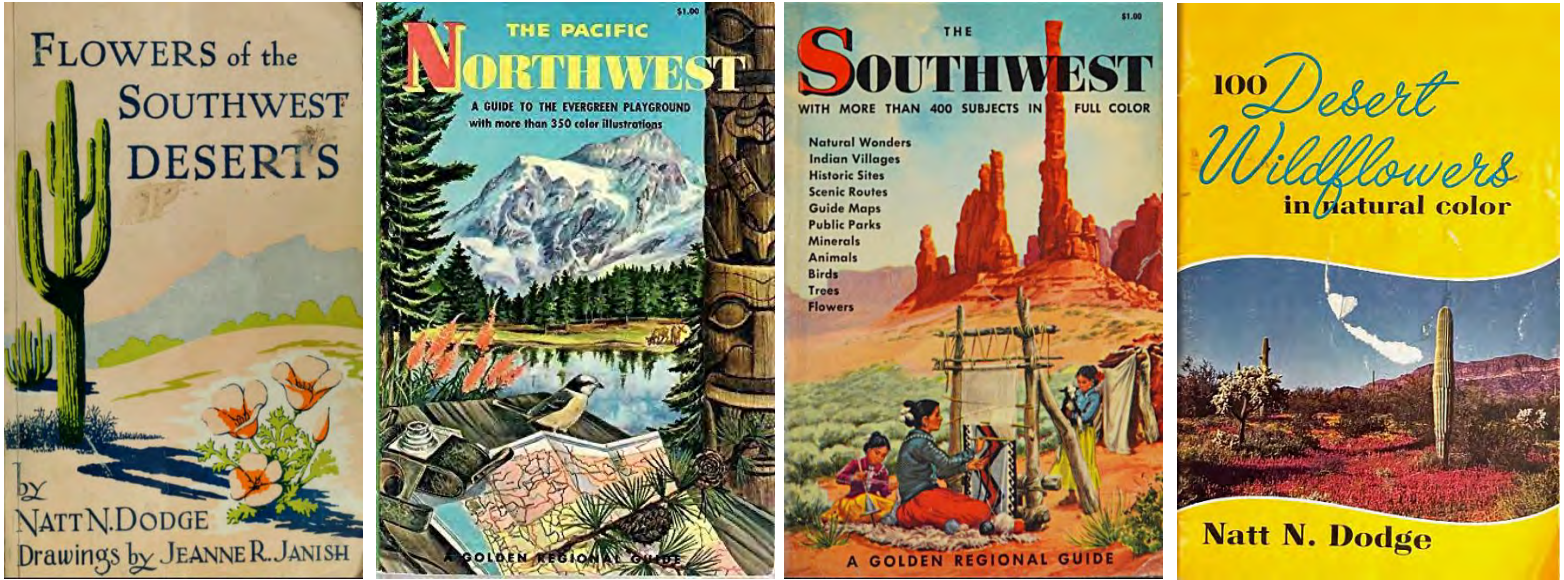


Figure 10: Sample of guidebooks authored or co-authored by Natt N. Dodge.

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**Survey Photographs**

(All images taken by Giulia Caporuscio on January 9, 2024, unless otherwise noted)



**Photo 2: North elevation of house from entry drive. Historic two-story core block, left; non-historic two-car garage, right. Camera facing southeast.**

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**Photo 3: North elevation. Dining room addition, left; historic two-story core block, center; non-historic two-car garage and gate, right.**

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**Photo 4: North façade of historic two-story core block. Camera facing south.**

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1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591	4. County: Santa Fe	
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**Photo 5: Supporting structure of two-tiered porch. Camera facing up.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591	
		4. County: Santa Fe	
		5. Date of Survey: January 9, 2024	



**Photo 6: Beams and decking of second-story porch. Camera facing up.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 7: West elevation of historic two-story core block, center. Camera facing east. January 14, 2024.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591			
		4. County: Santa Fe			
		5. Date of Survey: January 9, 2024			



**Photo 8: East elevation, dining room addition. Camera facing southwest.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 9: Closeup of dining room window. Camera facing west.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>						
		NRHP	SRCP	Criteria	A	B	C	D
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591						
		4. County: Santa Fe						
		5. Date of Survey: January 9, 2024						



**Photo 10: Full south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing northwest.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 11: Partial south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing north.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2		NRHP _____ SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591	4. County: Santa Fe		
		5. Date of Survey: January 9, 2024			



**Photo 12: South elevation, kitchen extension. Camera facing northwest.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 13: Full South elevation. Non-historic bump-put bathroom addition, left; primary bedroom wing, center; infilled portal and kitchen extension, right; dining room addition, extreme right. Camera facing northeast.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u>		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 14: Non-historic bump-put bathroom addition. Note wall juncture, right. Camera facing northwest.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 15: North elevation, primary bedroom wing. Camera facing south. January 14, 2024. Note odd juncture of portal and kitchen, left.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 16: East elevation, former one-car garage. Camera facing west. January 14, 2024.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 17: Non-historic two-car garage, center. Camera facing north. January 15, 2024.**

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

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

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



**Photo 18: Non-historic two-car garage, north elevation. Camera facing south.**

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

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

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u>  </u> <u>  </u> <u>  </u> <u>  </u>	
1. Name of property:  Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location:  465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		4. County: Santa Fe	
		5. Date of Survey: January 9, 2024			



**Photo 19: Living room. Camera facing west. Yusuf Coffman, September 15, 2023.**



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b> 465 Camino Manzano	
Date Submitted: 7/8/2024		<b>Proposed Construction Description:</b> Front portal remodel; expand main bedroom; raise main bedroom ceiling; add interior fireplace; add exterior fireplace at main courtyard; create recess for garage; raise courtyard wall to 8'; replace gate with 6'8" board gate; interior remodel; document existing coyote fence.	
Property Owner of Record:		<b>TOTAL ROOF AREA:</b> 3,375 SF	
Applicant/Agent Name: Martinez Architecture Studio PC			
Contact Person Phone Number: (505) 989-4958			
Zoning District: R-5		Lot Coverage: 29.5 % <input type="checkbox"/> Open Space Required: N/A (sf provided)	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown & Eastside		Setbacks: Proposed Front: 15'-8" Minimum: 7'-0" 2 <sup>nd</sup> Front? N/A Proposed Rear: 43'-2" Minimum: 15'-0" Proposed Sides: L 18' R 0' Minimum: 5'-0"	
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: Existing 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 2 Accessible N/A Minimum: 2	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes N/A			

\* 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.

Martinez Architecture Studio PC

OWNER  APPLICANT  AGENT

PRINT NAME

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.

*Ricardo Martinez*

7/8/2024

SIGNATURE

DATE

<b>To Be Completed By City Staff:</b>		2024-008768-PAR	
<b>Additional Agency Review if Applicable:</b>			
<input type="checkbox"/> Escarpment Approval by _____	Date: ___/___/___		
<input type="checkbox"/> Flood Plain Approval by _____	Date: ___/___/___		
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: ___/___/___		
Notes: _____			
<b>Zoning Approval:</b>			
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected			
Comments/Conditions: _____			
REVIEWER: <i>Stephanie Perera</i>		DATE: 7/26/24	

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

**City of Santa Fe** 0656  
P.O. Box 909, Santa Fe, New Mexico 87504-0909

**HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION**

City Initiated       Citizen Complaint

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**DESCRIPTION**

*Unapproved Captive Sign at place of Residence*

*NEEDS approval From Historic Preservation + Construction Permit*

*MARKS SIGN IN FENCES and COURT APPEARANCE*

*1st violation*

NAME OF VIOLATOR: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: *465 Camino Manzano*

<input checked="" type="checkbox"/> 14-3.10 Building Permits	<input type="checkbox"/> 14-8.10 (H) (19) Permits Required (Signs)
<input checked="" type="checkbox"/> 14-8.5 Walls and Fences	<input type="checkbox"/> 14-8.10 (H) (23) Sandwich Signs; Prohibition
<input type="checkbox"/> 14-8.10 Signs	<input type="checkbox"/> 14-8.10 (H) (29) Price Reduction Signs
<input type="checkbox"/> 14-8.10 (A) Applicability (Signs)	
<input type="checkbox"/> 14-8.10 (H) Special Sign Regulations in the Historic Districts	
<input type="checkbox"/> 14-8.10 (H) (4) Prohibited Locations	
<input type="checkbox"/> 14-8.10 (H) (12) Signs; Awnings, Flags, Banners	
<input type="checkbox"/> OTHER You are in violation of the following City Ordinance:	

*Historic preservation @ Santa Fe NM.gov*

**NOTICE OF VIOLATION** HPED1.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided."

DATE: <i>2/28/24</i>	TIME: <i>8:00</i> <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
REINSPECTION DATE: <i>5/14/24</i>	INSPECTOR: <i>Dallas Mestas</i>
	PHONE NO: <i>505.955.2977</i>

465 Camino Manzano Notice of Violation regarding Fence

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=XNIGQnhI3BM> (1:13:06 – 2:00:39)

- c. **2024-007828-HDRB. 465 Camino Manzano**. Downtown & Eastside Historic District. Non-Contributing. Richard Martinez, agent for Carolyn & Craig Smith, requests a status review and designation of primary facades. (Ramon Sarason)

**BACKGROUND & SUMMARY:**

465 Camino Manzano is a single-family residence and adjacent mother-in-law quarters listed as non-contributing to the Downtown and Eastside Historic District in the Spanish-Pueblo Revival/Territorial architectural styles. The house was built in the late 1940s and was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an upper-story porch overlooking an old orchard.

Attached to the main house, via a portal, was a one-story rectangular structure, containing a mother’s apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.

Now, the applicant requests Status Review and Primary Façade(s) designations.

**STAFF RECOMMENDATION:**

Staff recommends the historic status of the structure be upgraded to Contributing, per 14-5.2(C) Designation of Significant and Contributing Structures, and the front (north) façade be designated as primary.

**APPLICANT PRESENTATION:**

Mr. Richard Martinez, previously sworn, said the slide shows different time periods. He didn’t agree with the designation that staff has put forward.

Chair Rios confirmed with Mr. Martinez that he agreed that this facade that was displayed should be primary, excluding the portal.

Ms. Lamboy said her question is whether that portal has gained its own historic character.

Mr. Martinez said he thinks there was always a portal there. He doesn’t know when that portal was altered, but assumed it was in the late ‘70s when the other

changes were made. When the historian is talking about integrity, he's not talking about the portal, he's talking about the house behind.

Member Guida said a two story portal always been there. He asked what his proposal is.

Mr. Martinez said his ultimate goal is to leave the house as it is but alter that portal. From looking at it, there's a beautiful house behind.

Member Bienvenu said this is an incredible house. For such a large house it has classical simplicity to it. If the Board were 100% sure of what the applicant is saying, the case would be a little easier. It's not clear that there is enough known about the portal. He didn't see anything in Mr. Murphy's report, other than cryptic comments about some of the wood that really established that this thing was torn down and recreated or maybe not torn down.

Mr. Martinez said in many projects he has discussions with the historian all through the process. It surprised him when the staff report came out that showed the portal as the primary and not the house. He was expecting the house to be the primary façade.

Member Biedscheid said on Page 8 of the packet, Page 3 of HCPI, #2, it appears that historian thought the portal had been altered after 1958.

Chair Rios confirmed it would still fall under historic times.

### **PUBLIC HEARING**

John Eddy, previously sworn, said he empathized with the architect. He agreed that the entire façade should be included as contributing. He suggested that be observed by the Board. It is the elevation of the house itself which is contributing. It's a wonderful house and the Board has the delicate charge of maintaining its integrity.

### **BOARD DISCUSSION/ACTION:**

**MOTION:** In Case 2024-007828-HDRB, 465 Camino Manzano, Member Guida moved to upgrade the status of the structure to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal has been altered over time and that many parts of it and its detailings are non-historic materials.

The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened in prior to 1973 they'd still be historic. He agreed that the Board should definitely state that it acknowledges that there have been changes and that it would be open to certainly more evidence establishing that they're not even historic.

Member Guida accepted as friendly.

**VOTE:** The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=XNIGQnhI3BM> (2:00:39 – 2:25:52)

- e. **2024-007829-HDRB. 407 W. Buena Vista St.**, Don Gaspar Area Historic District. Contributing. Taylor Pardue, agent for Brad & Susan Nichols, owners, requests to construct a 156 sq. ft. addition on the north and east elevations. (Ramon Sarason)

**BACKGROUND & SUMMARY:**

407 W. Buena Vista is a single-family residence listed as contributing to the Don Gaspar Area Historic District. Erected around 1920. The style is a transitional Mission to Pueblo revival-style bungalow. Made of adobe, it sits over a basement and is finished with brown cementitious stucco with a stone foundation and basement. In form, it is a rectangular, flat-roofed box with porches at the front and rear. Including its porches, basement and attached laundry room, it holds approximately 2,830 square feet. The property includes an altered two-car garage and a street wall; the latter was built more recently.

The status and primary elevations were heard before the Board on 9/12/2023 (2023-007214-HDRB).

The Board designated the following elevations of the main house as its primary façades: the south elevation including the portal but excluding the non-historic windows and non-historic portal posts; and the west elevation including the historic window sills, but excluding the nonhistoric windows and excluding the porch area at the northwestern corner.

Now, the applicant proposes the following exterior alterations:

**Carolyn Kenny & Craig Smith Residence**

**465 Camino Manzano**

October 28, 2024

Downtown/Eastside Historic District, Contributing status

**EXISTING CONDITIONS:**

The existing house was built in the late 1940s as a two-story block containing a large living room on the ground floor and bedrooms upstairs and a one-story area holding a kitchen. It had a two-story porch. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother's apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space. See the HCPI prepared by John Murphey dated January 15, 2023, and the Window and Door Report prepared by Ra Patterson dated November 30, 2023.

**PROPOSED CONSTRUCTION:**

- Front portal remodel
- Expand existing master bedroom, raise ceiling, and add interior fireplace
- Add exterior fireplace in Courtyard
- Create a recess for garage
- Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door
- Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary.
- Replace windows that are not on primary façade, add two windows
- Interior remodel.

A two-story portal was always in front of the historic house, but this portal is a later construction that is not in harmony with the house behind. The existing portal is spindly and has a thin band of stucco at the top that is not visually supported, and the drainage off the roof is poorly resolved. The proposed renovations will address all these issues and will complement the historic house. The renovations will make the existing portal no taller and slightly wider because of the new stuccoed walls. See attached Exceptions.

The existing Primary Bedroom is too small for a bed and does not open onto the Courtyard in the way it should; this expansion will take care of both those problems. The garage is the main view of the house when you approach it from the street, the recessed garage doors will make this view more attractive and will be in the tradition of historic garages in Santa Fe.

A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

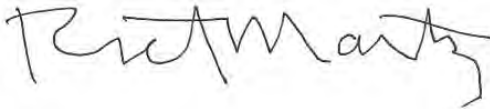
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504  
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

A pre-existing retaining wall runs along the southern property boundary adjacent to a pedestrian alley and a coyote fence on top of a single-row concrete block retaining wall existed along the southeast property boundary. The owners installed new coyote fencing on top of the south retaining wall and replaced a section of rotted/falling down coyote fence along the southeast property boundary. The Historic Preservation Division issued a Notice of Violation for the new fencing. (see attachment) The existing southerly retaining wall is 4'6" high on the pedestrian alley side and 6'6" high on the yard side. The new coyote fencing is 2'6" high. The pre-existing coyote fence along the southeast property boundary was 8'9" high and was replaced in kind at the same height. Given that the property does not have street frontage and existing fences within the streetscape are higher, staff determined no exception is necessary. The Owners propose to add an additional row of non-uniform posts to the outside of the south fence to conceal the metal framing.

We will also replace some windows that are not on the primary façade and add two windows at the top of the stairway on the rear façade.

All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez  
Martinez Architecture Studio PC

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Modification of Primary Façade – Portal/Balcony Remodel

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal/balcony consisting of a remodel of the two-story structure. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.")

The Applicants propose to add stucco walls to front and sides of the existing wood and stucco portal/balcony. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house.

Existing: The HCPI prepared by John Murphey describes the "double porch design" (or portal with balcony above, the "portal/balcony") as a nod to territorial-era architecture. The balcony is supported by square posts that continue to the second story flat roof. Based on a photograph in an earlier survey, Mr. Murphey concludes that the second story wood railing has been replaced. Mr. Murphey describes the large wood beams on the underside of the balcony as stock pieces that have been rusticated on their sides. A thin band of stucco exists along the top of the second story balcony, wrapping around to the north façade of the house on the east and west. During the status review hearing, an HDRB member observed that many parts of the detailing on the portal/balcony are of non-historic materials.

Proposed: The Applicants propose to add substance to the portal/balcony by adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

(1) *Do not damage the character of the district.*

**Response:** The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

*(2) Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

*(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*

**Response:** The Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Modification of Primary Façade – Canale/Downspout

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition to the primary north portal. (§14.5.2(D)(2)(c): "additions are not permitted to primary facades.") The Applicants propose to replace the existing canale/scupper with a new canale/scupper and downspout on the eastern side of the primary north portal façade.

Existing: An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal.

Proposed: The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

(1) *Do not damage the character of the district.*

**Response:** The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** Drainage from the existing second story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

(3) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*

**Response:** The Applicants evaluated design options to address the existing drainage problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

## 465 Camino Manzano

### Applicants' Response to Exception Criteria Addition within 10' of a Primary Facade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request for an addition within 10' of the primary north façade. (§14.5.2(D)(2)(d): "additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade.") The Applicants propose to raise the wall above the existing gate adjacent to and west of the primary north façade and to replace the existing yard gate.

Existing: The non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

Proposed: The proposal would raise the wall to 8' and replace the gate with a taller 6'8" wood gate in the same location.

(1) *Do not damage the character of the district.*

**Response:** The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east-west façade. The materials and color of the wall and gate would remain and the two story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

(2) *Are required to prevent hardship to the applicant or an injury to the public welfare;*

**Response:** The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

*(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.*

**Response:** The Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

# RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114  
 P.O. Box 10328 Albuquerque, NM 87184  
 505-379-7900  
 rpahistoric@gmail.com

HISTORIC ASSESSMENT  
 NO. 301123-HA



TO MARTINEZ ARCHITECTURE STUDIO  
 1524 PASEO DE PERALTA  
 SANTA FE, NM 87505  
 (505) 989-4958  
 studio@martinezarch.com

JOB	DATE
465 CAMINO MANZANO	11/30/2023

LOCATION	DESCRIPTION
NORTH	
DR #1	36 x 80 RH CUSTOM ENTRY
A	25 x 43 INSWING CASEMENT LH 2W3H
B	76 x 55 INSWING CASEMENT LSR 2W4H
C	50 x 55 INSWING CASEMENT LR 2W4H
EAST	
DR #2	50 x 82 INSWING LH FRENCH DOOR 2W5H
D	128 x 55 INSWING CASEMENT LSSSR 2W4H
E	64 x 49 TWIN DH (2-32") 3W2H/3W2H
SOUTH	
F	50 x 55 INSWING CASEMENT LR 2W4H
G	24 x 43 DH 2W2H/2W2H
H	131 x 43 - 4 WIDE DH (4-32") 3W2H/3W2H
	90° BAY
DR #3	48 x 80 OUTSWING FRENCH DOOR RH 2W5H
DR #4	29 x 75 INSWING RH 4-PANEL DOOR ALL WOOD
I	97 x 49 - 3 WIDE DH (3-32") 3W2H/3W2H
J	35 x 55 DH 3W2H/3W2H
K	19 x 27 INSWING CASEMENT L 2W2H
L	48 x 54 TWIN DH (2-24") 2W2H/2W2H
M	48 x 54 TWIN DH (2-24") 2W2H/2W2H
	90° BAY

JOB		DATE
465 CAMINO MANZANO		11/30/2023
LOCATION	DESCRIPTION	
SOUTH		
N	24 x 24 CASEMENT CRANK-OUT R 2W2H	
GARAGE EAST		
DR #5	36 x 80 OUTSWING DOOR LH 4-PANEL ALL WOOD	
WEST COURTYARD		
O	76 x 55 INSWING CASEMENT LSR 2W4H	
P	42 x 36 INSWING CASEMENT LR 2W2H	
NORTH COURTYARD		
DR# 6	28 x 72 INSWING DOOR RH 2-LT 2-PANEL	
Q	34 x 55 DH 3W2H/3W2H	
R	19 x 27 INSWING CASEMENT RH 2W2H	
EAST COURTYARD		
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	
S	60 x 48 TWIN DH (2-30") 3W2H/3W2H	
2 <sup>ND</sup> FLOOR WEST COURTYARD		
T	76 x 55 INSWING CASEMENT LSR 2W4H	
2 <sup>ND</sup> FLOOR NORTH		
DR #8	30 x 78 INSWING DOOR RH 3W5H	
DR #9	30 x 78 INSWING DOOR LH 3W5H	



In closing, my professional opinion is the following Windows and Doors are all non-historic:

Windows G, H, L, M, N, S, & U and DR # 1, 2, 3, 5, 7, 8, 9.

The following Windows and Doors are historic and restorable:

Windows A, B, C, E, F, I, J, P, Q, R, V and DR # 4 & 6.

The following Windows are historic but rotted beyond repair and need to be replaced:

Windows D, K, O, S, T, W, & X.

Note: All the windows with copper sills should have the copper removed because this has been trapping moisture in the wall. In some cases, the whole window might need to be removed if sills are rotted underneath the copper. The window removal process may destroy the window entirely. At this point, the window will need to be replaced, historic or non-historic.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

## RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

**RPA & ASSOCIATES | 465 CAMINO MANZANO, SANTA FE, NM 87501**

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
DR #1	36 x 80 RH – CUSTOM MADE	S	NON-HISTORIC – MACHINED DOOR WITH CURRENT 1990's MATERIALS
A	25 x 43 INSWING LH 2W3H	S	HISTORIC
B	76 x 55 INSWING LSR 2W4H	S	HISTORIC
C	50 x 55 INSWING LR 2W4H	S	HISTORIC
DR # 2	128 x 55 INSWING LH FD 2W5H SIMPSON	S	NON-HISTORIC – 1990's SIMPSON MACHINED DOOR W/CURRENT MATERIALS
D	128 x 55 INSWING LSSSR 2W4H	U	HISTORIC – FRAME IS ROTTED UNDER COPPER SILL AND BOTTOM RAIL OF SASHES. COPPER SILL IS TRAPPING MOISTURE IN THE WALL & NEEDS TO BE REPLACED.
E	64 x 49 – 2 DH 3W2H/3W2H	F	HISTORIC
F	50 x 55 INSWING LR 2W4H	F	HISTORIC
G	24 x 43 DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN
H	131 x 43 – 4 WIDE (32") DH 3W2H/3W2H	S	NON-HISTORIC – 2000's JELD-WEN
DR #3	48 x 80 LR OUTSWING DOOR 2W5H	S	NON-HISTORIC – 2000's JELD-WEN
DR #4	29 x 75 INSWING RH 4-PANEL	F	HISTORIC
I	97 x 49 – 3 WIDE (32") DH 3W2H/3W2H	F	HISTORIC
J	35 x 55 DH 3W2H/3W2H	F	HISTORIC
K	19 x 27 INSWING LH 2W2H	U	HISTORIC
L	48 x 54 – 2 WIDE (24") DH 2W2H/2W2H	S	NON-HISTORIC – 2000's JELD-WEN

NOTES:

**RPA & ASSOCIATES | 465 CAMINO MANZANO, SANTA FE, NM 87501**

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC – AGE
M	48 x 54 – 2 WIDE (24”) DH 2W2H/2W2H	S	NON-HISTORIC – 2000’s JELD-WEN
N	24 x 24 R CASEMENT CRANK-OUT 2W2H	S	NON-HISTORIC – 2000’s JELD-WEN
DR #5	36 x 80 OUTSWING LH 4-PANEL	S	NON-HISTORIC – 2000’s SIMPSON MACHINED DOOR W/ CURRENT MATERIALS
O	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
P	42 x 36 INSWING CASEMENT LR 2W3H	F	HISTORIC
DR #6	28 x 72 RH INSWING DOOR 2-LITE/2-PANEL	S	HISTORIC
Q	34 x 55 DH 3W2H/3W2H	F	HISTORIC
R	19 x 27 INSWING RH 2W2H	F	HISTORIC – SILL IS BURIED IN THE STUCCO, POSSIBLE WALL DAMAGE
DR #7	31 x 76 OUTSWING DOOR RH 2W5H	S	NON-HISTORIC – 2000’s JELD-WEN
S	60 x 48 – 2 WIDE (30”) DH 3W2H/3W2H	S	NON-HISTORIC – 2000’s KOLBE
T	76 x 55 INSWING CASEMENT LSR 2W4H	U	HISTORIC – BOTTOM OF SASHES ARE ROTTED BEYOND 40%, THE COPPER SILL IS TRAPPING MOISTURE IN THE WALL AND NEEDS TO BE REPLACED
DR # 8	30 x 78 RH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990’s SIMPSON MACHINED DOOR W/CURRENT MATERIALS
DR # 9	30 x 78 LH INSWING DOOR 3W5H	S	NON-HISTORIC – 1990’s SIMPSON MACHINED DOOR W/CURRENT MATERIALS

NOTES:





North  
Door #1





North  
Window A



North  
Window B



North  
Window C




East  
Door #2



East  
Window D



East  
Window E



South  
Window F



South-  
East  
Window  
G-Bay



South-East  
Window H—Bay



South  
Door #3



South  
Door #4

South  
Window  
|






South  
Window J



South  
Window K



South-East  
Window  
L-Bay

South-  
East  
Window  
M-bay






South  
Window  
N



East  
Door #5  
Garage



West Courtyard  
Window O



West Courtyard  
Window P

North Courtyard  
Door #6





North Courtyard  
Window Q



North Courtyard  
Window R




East Courtyard  
Door #7



East Courtyard  
Window S



2nd Floor  
West Courtyard  
Window T



2nd Floor-  
North  
Door #8



2nd Floor-North  
Door # 9

2nd Floor  
East  
Window  
U





2nd Floor  
East  
Window V



2nd Floor  
South  
Window W



2nd Floor  
South  
Window X

North  
Garage Doors

465






Window U  
Current divided  
lite bar

South  
Door  
#4





South  
Door #4



Jelled-Wen  
Logo

# MANZANO ADDITION & RENOVATION

465 CAMINO MANZANO  
SANTA FE, NEW MEXICO 87505

MARTINEZ ARCHITECTURE STUDIO P.C.  
1524 PASEO DE PERALTA

MARTINEZ  
ARCHITECTURE  
STUDIO P.C.

1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

MANZANO RESIDENCE  
465 CAMINO MANZANO  
SANTA FE NEW MEXICO

OCTOBER 28, 2024

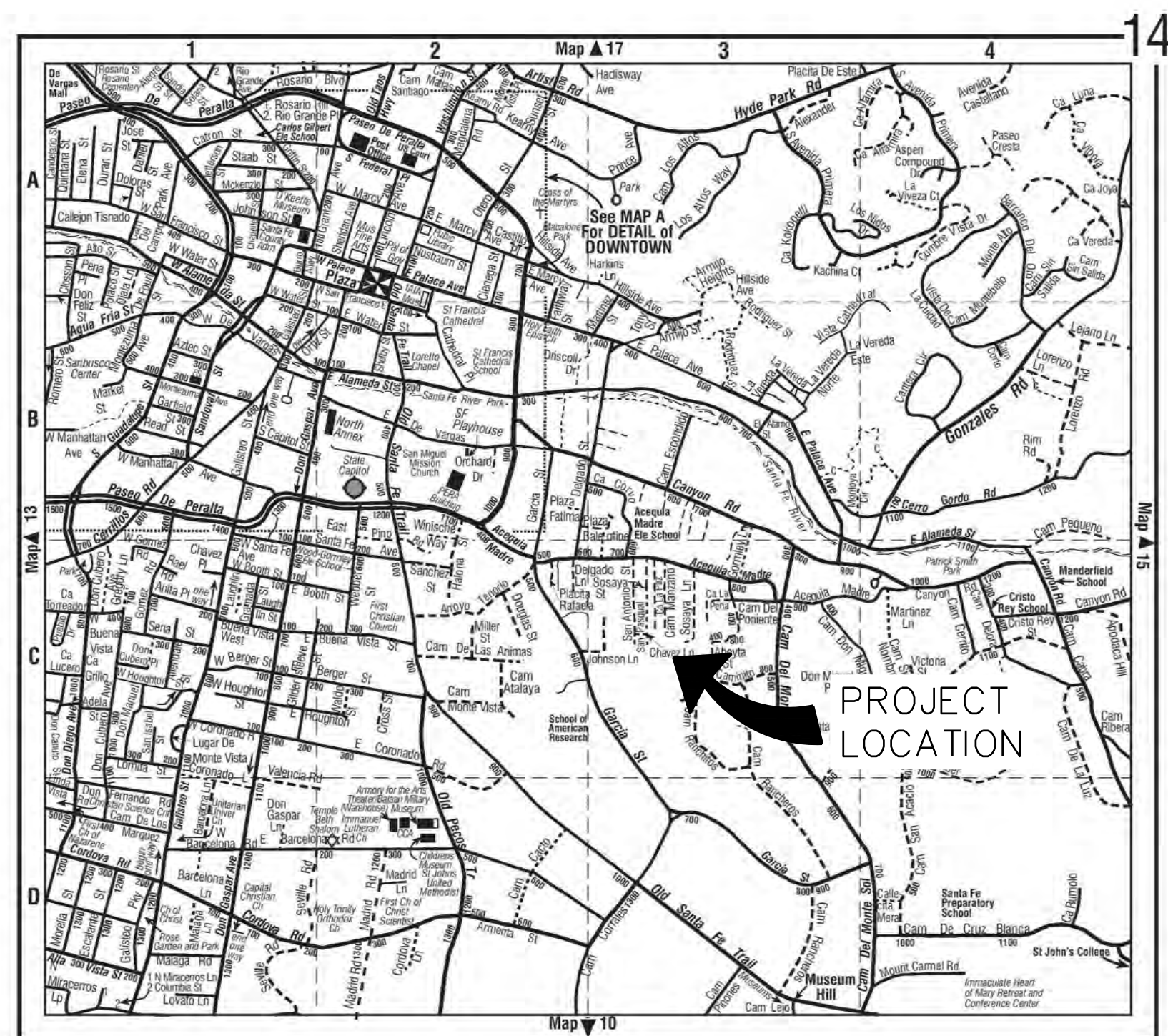
COVER  
SHEET &  
PROJECT  
DATA

A  
0.1

SET #

MANZANO - 2315

## VICINITY MAP



### DIRECTIONS TO SITE:

FROM 200 LINCOLN AVE. HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT ONTO W. MARCY ST. TURN RIGHT ONTO PASEO DE PERALTA. TURN LEFT ONTO ACEQUIA MADRE THEN TURN RIGHT ONTO CAMINO MANZANO. FOLLOW CAMINO MANZANO TO 465 CAMINO MANZANO. PROJECT IS AT THE END OF THE STREET.

## GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2021 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPS-HTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

## PROJECT DATA

**SCOPE OF WORK:** ENTRY PORTAL REMODEL, EXPAND EXISTING MASTER BEDROOM, RAISE CEILING & ADD FIREPLACE, ADD EXTERIOR FIREPLACE IN COURTYARD, BUMP OUT FRONT WALL OF EXISTING GARAGE TO CREATE DEEP RECESS FOR GARAGE DOORS, RAISE EXISTING COURTYARD WALL TO 8'-0" & REPLACE EXISTING GATE WITH NEW 6'-8" BOARD GATE, INTERIOR REMODEL.

**BUILDING TYPE:** RESIDENCE

**CONSTRUCTION TYPE:** V-B  
(IBC SECTION 602)

**FIRE RATED WALLS:** EXISTING 1 HOUR FIRE SEPARATION BETWEEN GARAGE & HOUSE  
(IBC TABLE 601)

**MAX BUILDING HEIGHT:** EXISTING

**NET AREAS: EXISTING:**

HEATED	3,270 S.F.
GARAGE/MECH.	625 S.F.
PORTALS	532 S.F.
TOTAL ROOFED	3,591 S.F.

**NET AREAS: PROPOSED:**

HEATED	76 S.F.
PORTALS/OVERHANG	17 S.F.
TOTAL ROOFED	93 S.F.

**LOT AREA:** - 12,679.6 S.F.

**LOT COVERAGE:** EXISTING = 3,591/12,679.6 = 28.3%  
PROPOSED = 3,684/12,679.6 = 29.1%

**ZONING:** RCB

**SPECIAL DISTRICTS:** DOWNTOWN AND EASTSIDE

**UTILITY DATA:**

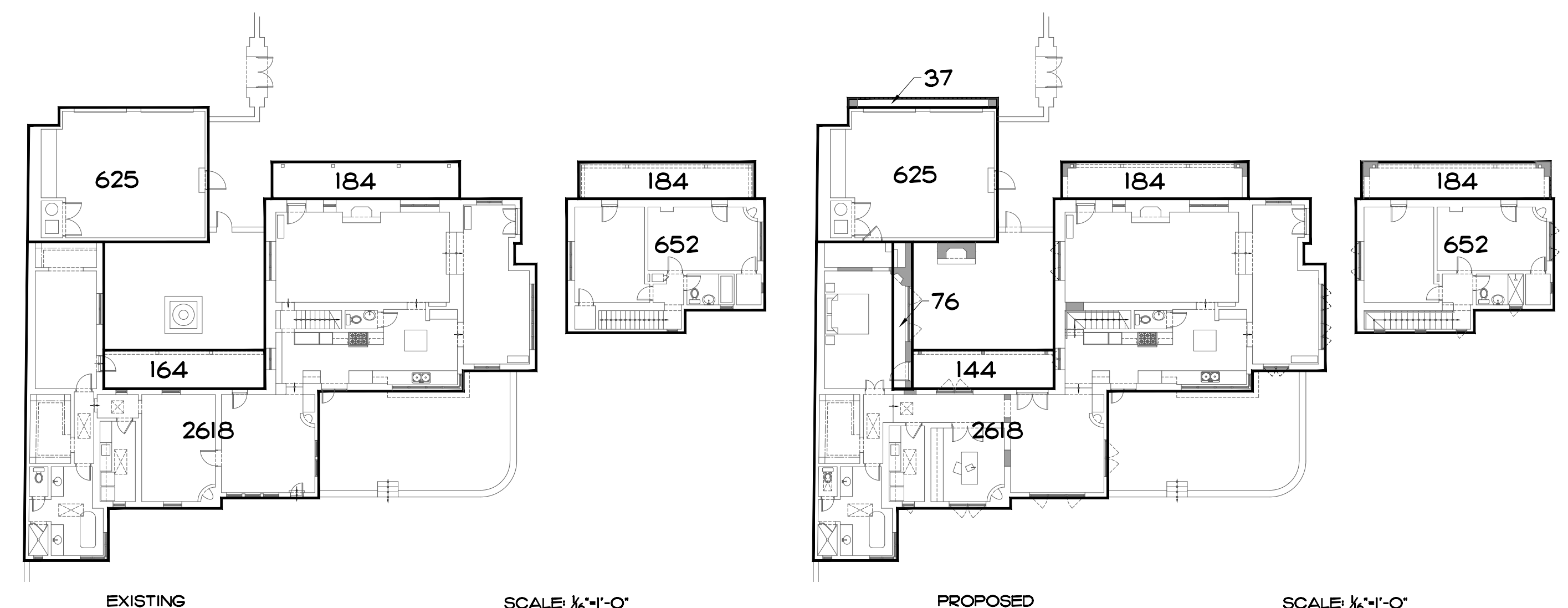
GAS : NATURAL GAS  
ELECTRIC : OVER-HEAD  
SEWER : MUNICIPAL  
WATER : MUNICIPAL

**PARKING REQUIREMENTS:** 2 SPACES IN DRIVEWAY

## DRAWING INDEX

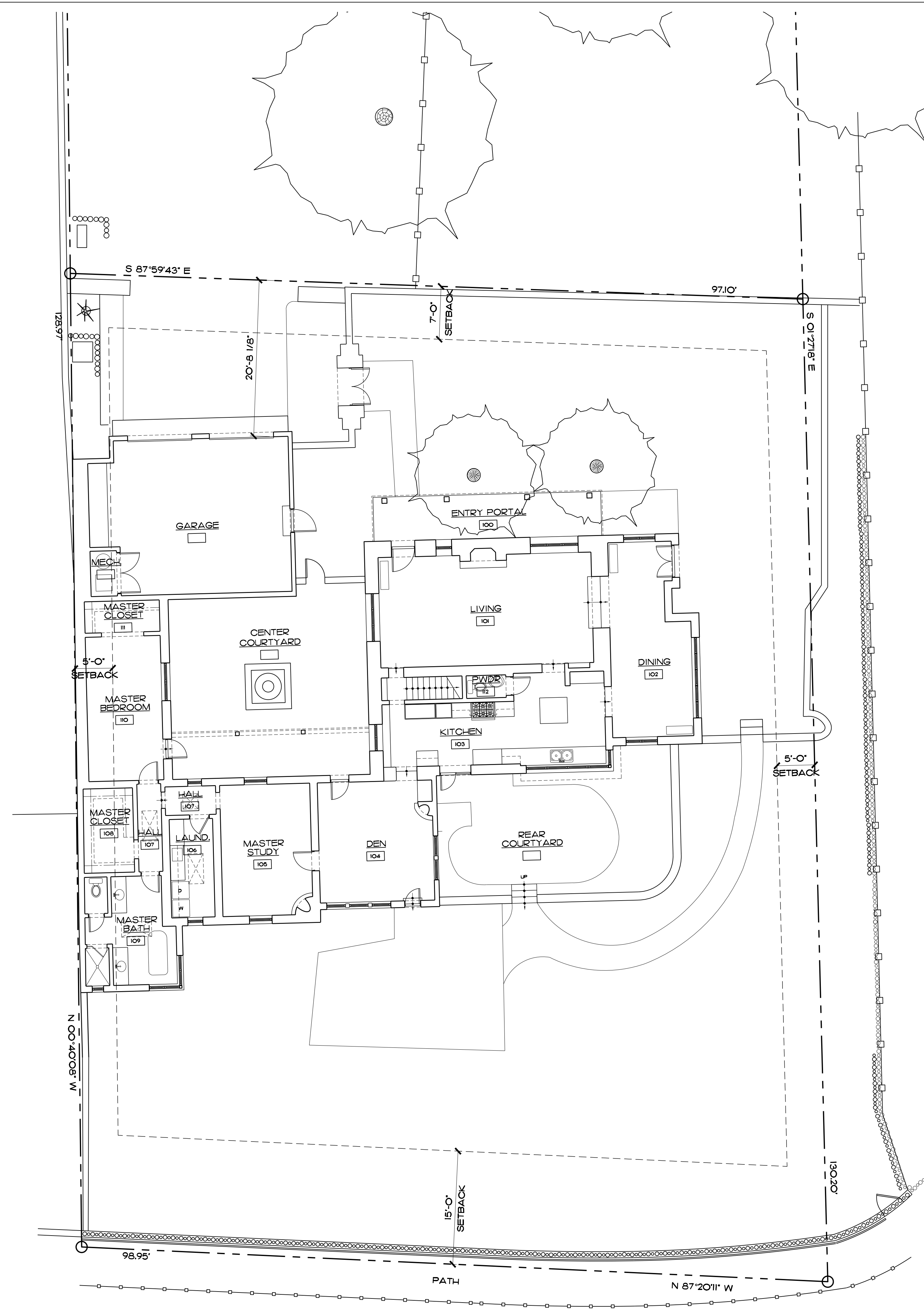
A-0.1 COVER SHEET & PROJECT DATA  
A-1.0 EXISTING & PROPOSED SITE PLAN  
A-1.1 WALL/FENCE DETAILS  
A-2.0 EXISTING FLOOR PLAN  
A-2.1 PROPOSED FLOOR PLAN  
A-3.0 NORTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.1 SOUTH - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.2 EAST - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.3 COURTYARD NE - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-3.4 COURTYARD SW - EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-4.0 EXISTING & PROPOSED WINDOW SCHEDULES

## AREA DIAGRAM

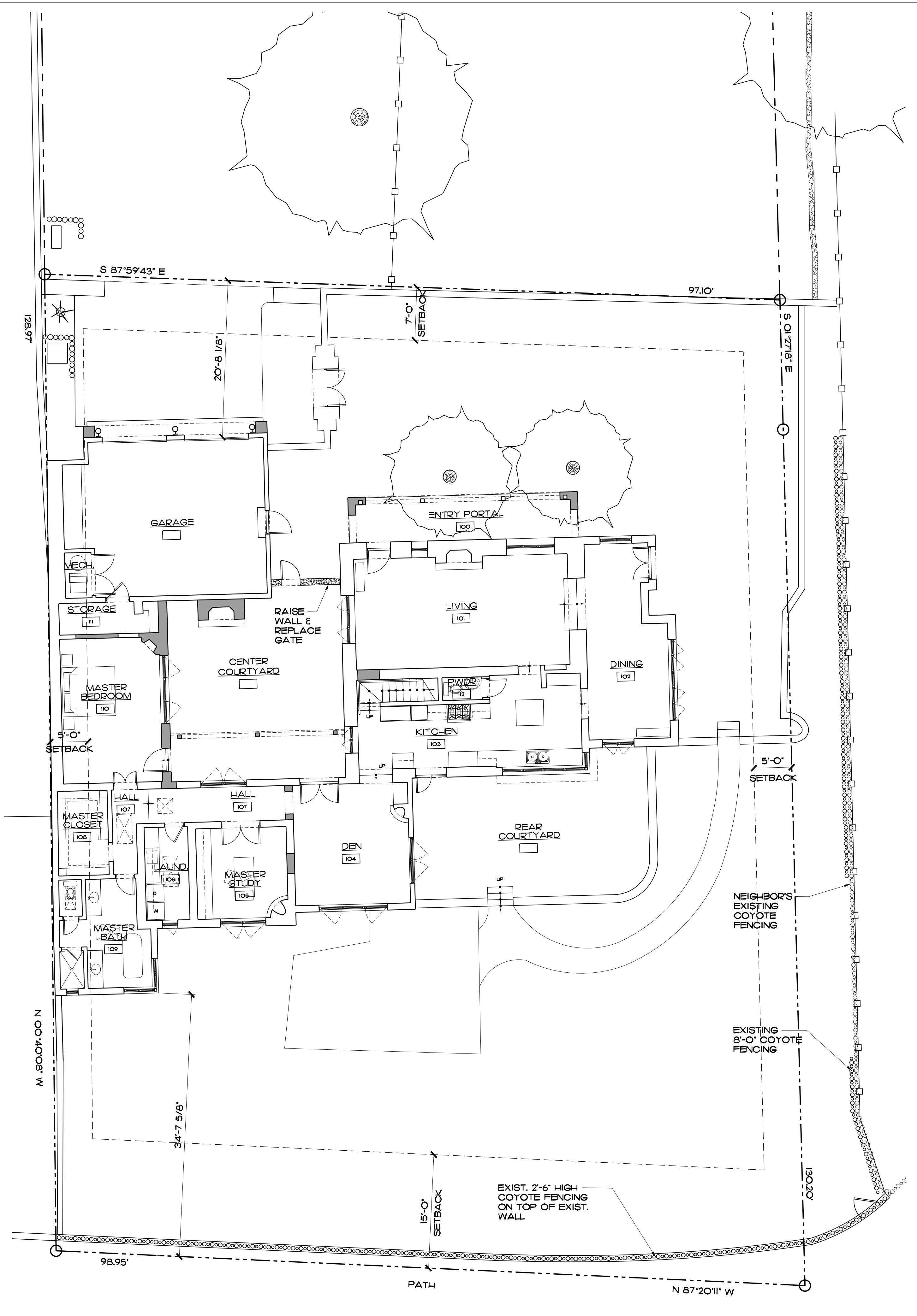
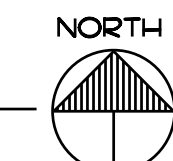


## DESIGN PROFESSIONALS

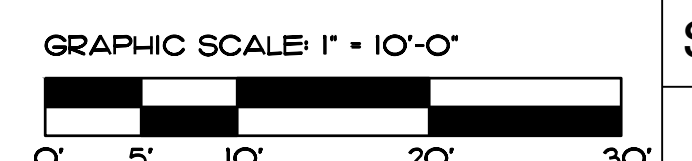
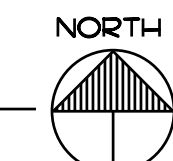
ARCHITECT  
RICHARD MARTINEZ  
MARTINEZ ARCHITECTURE STUDIO P.C.  
P.O. BOX 925 SANTA FE, NM 87504  
(505) 989-4958, FAX (505) 989-8933

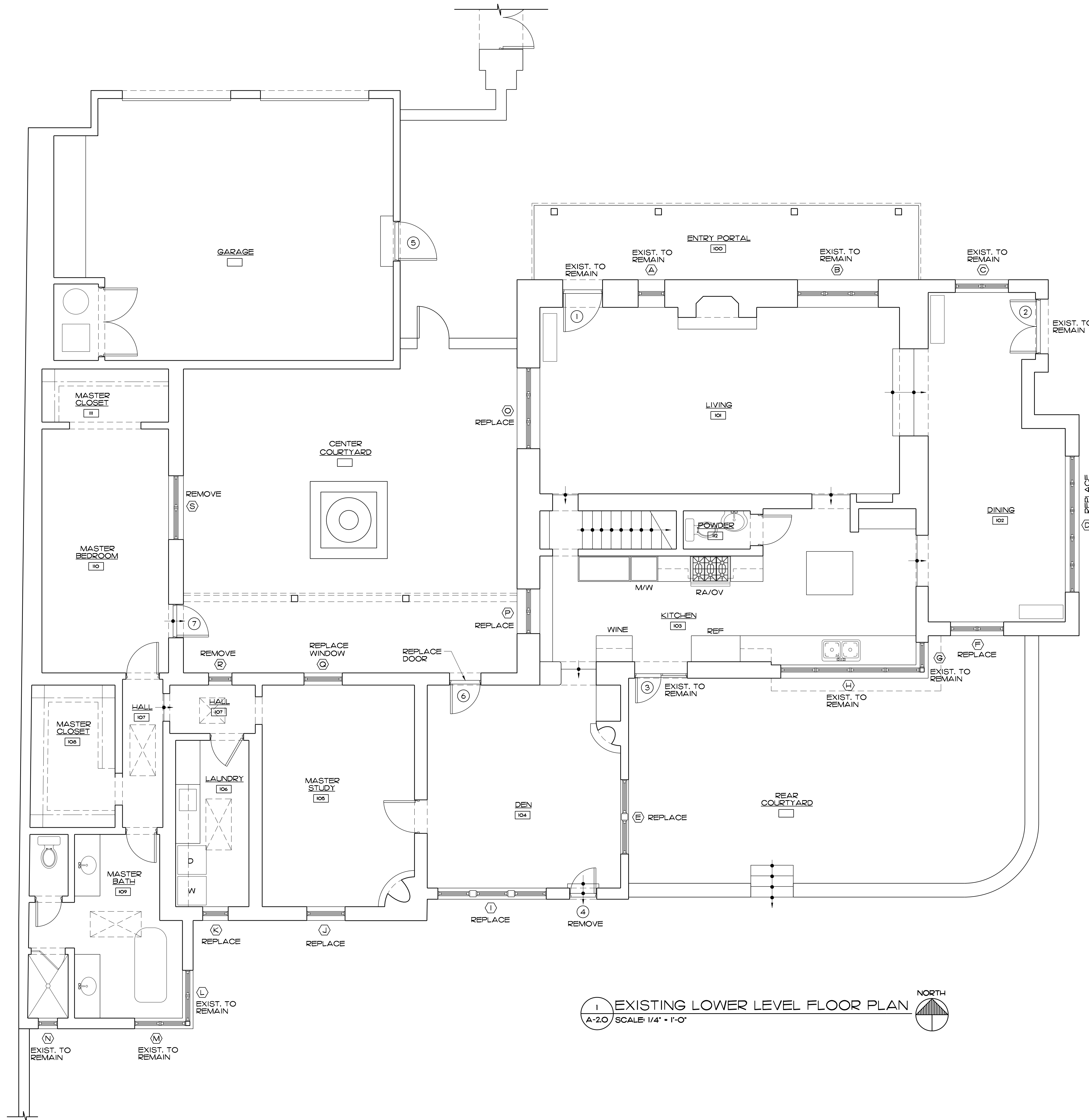


1 EXISTING SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"

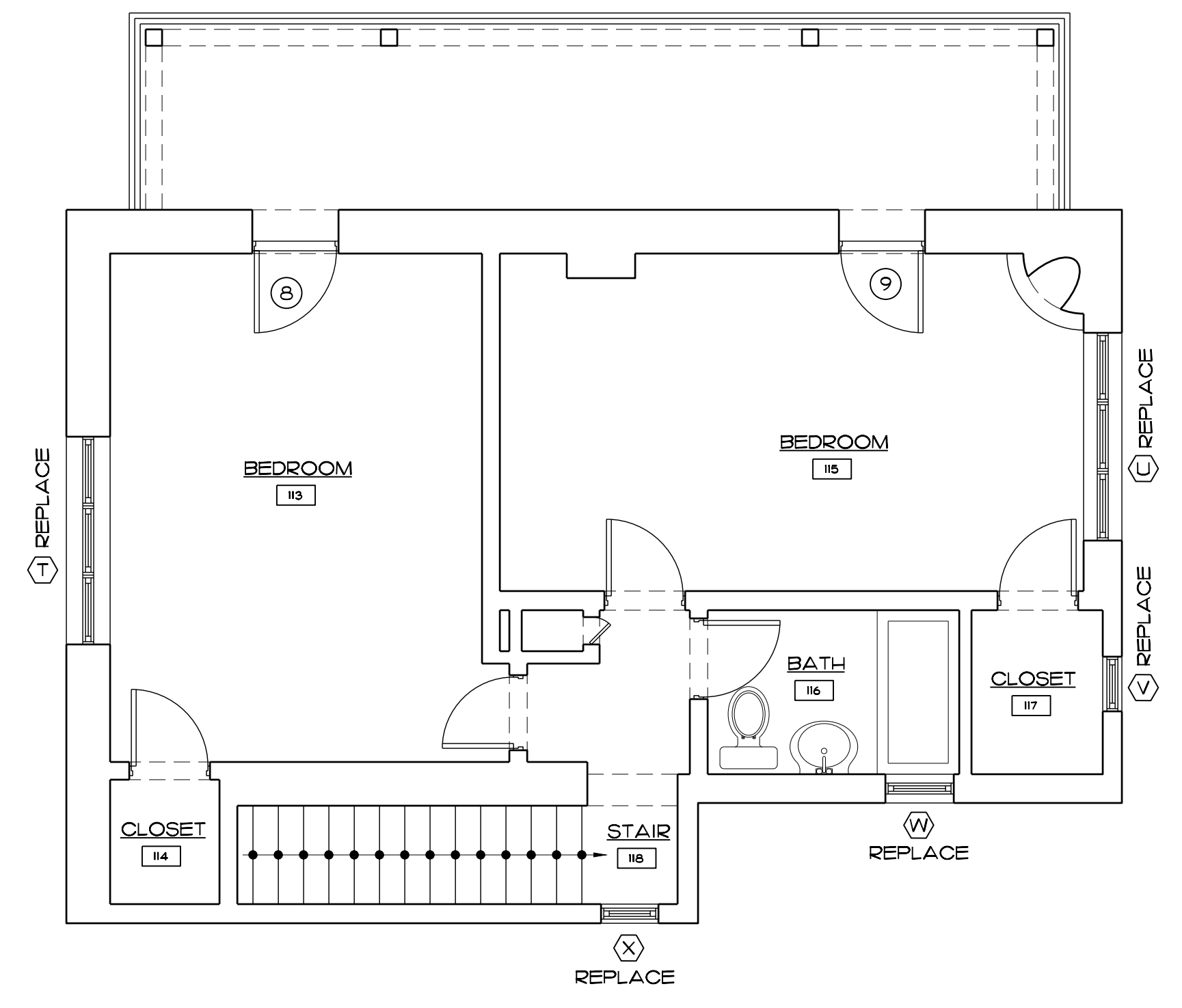


2 PROPOSED SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"

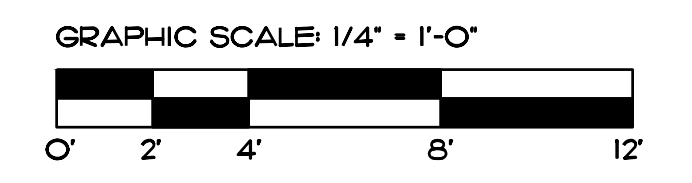


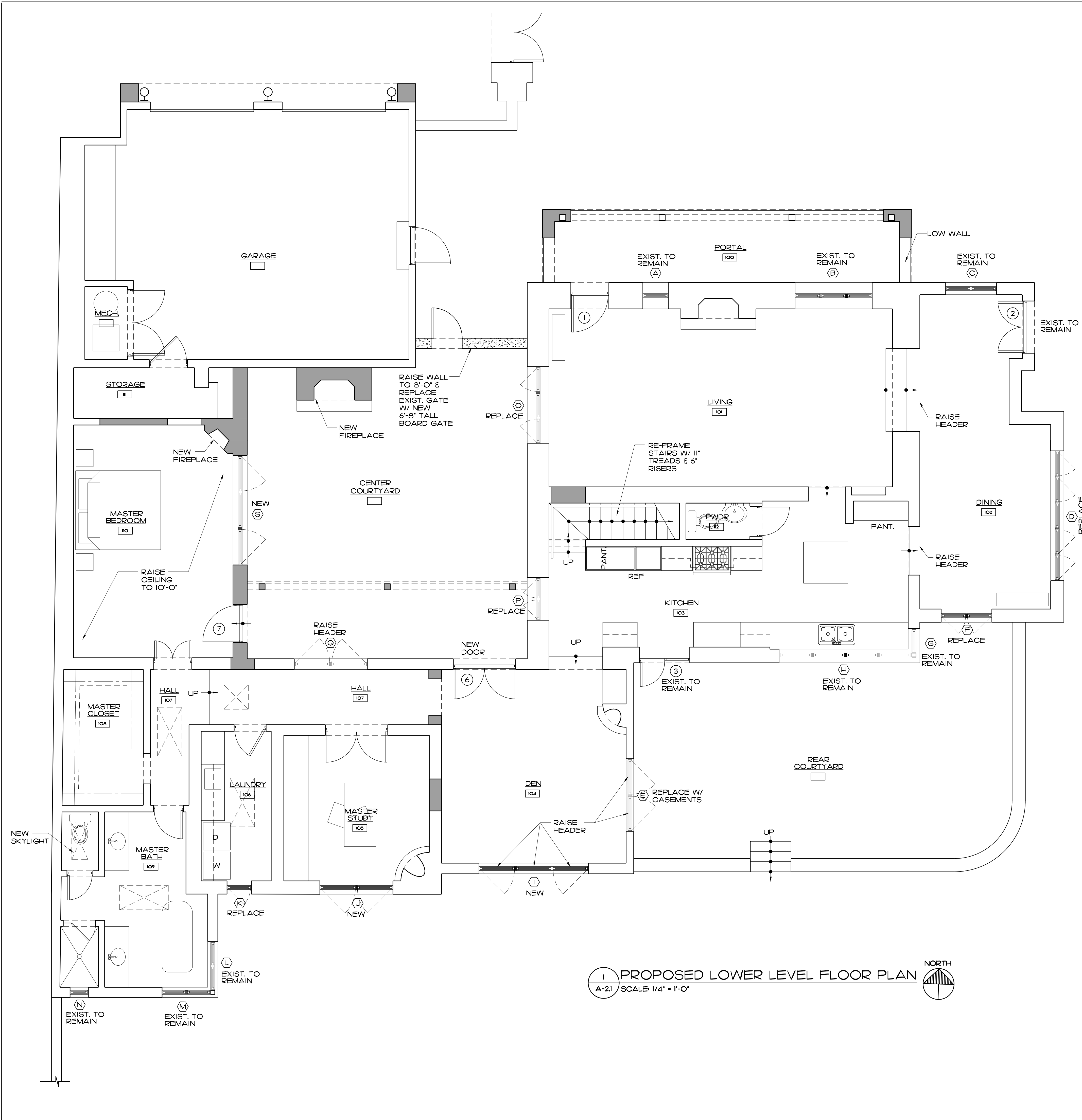


1 EXISTING LOWER LEVEL FLOOR PLAN  
A-2.0 SCALE: 1/4" = 1'-0" NORTH

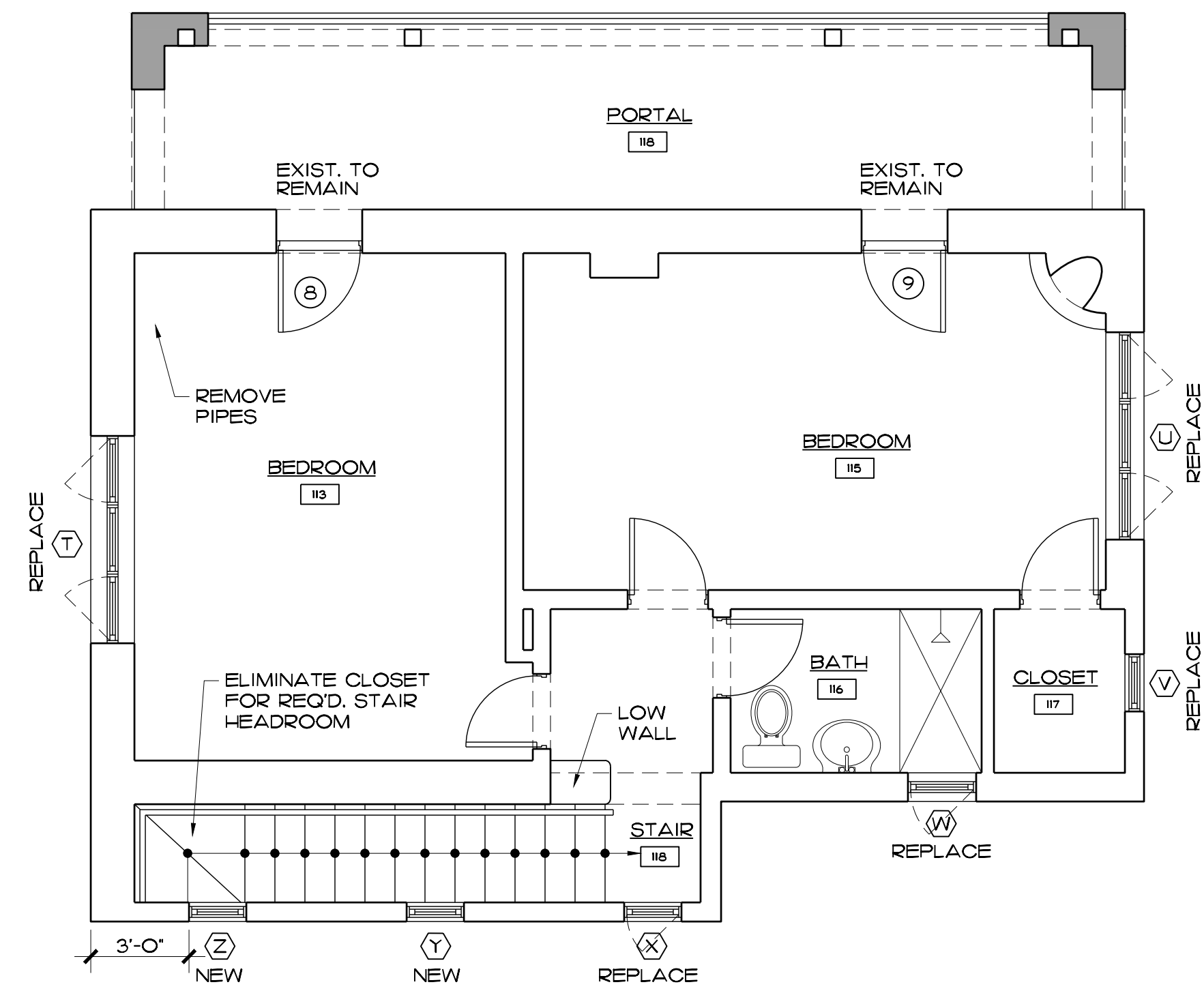


2 EXISTING UPPER LEVEL FLOOR PLAN  
A-2.0 SCALE: 1/4" = 1'-0" NORTH





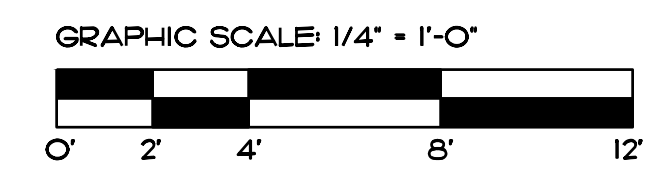
1 PROPOSED LOWER LEVEL FLOOR PLAN  
A-21 SCALE: 1/4" = 1'-0" NORTH

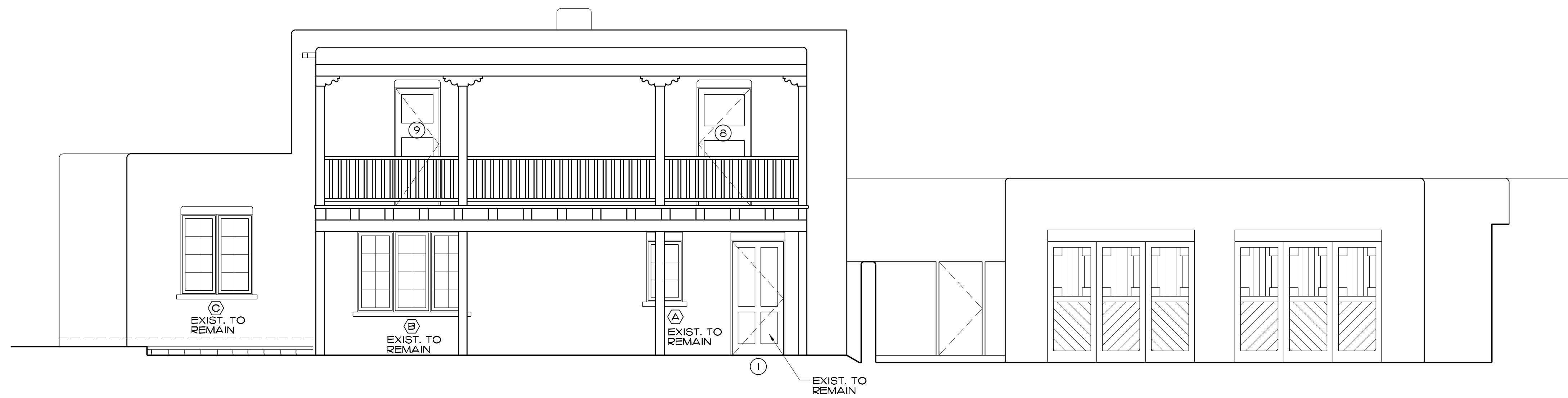


2 PROPOSED UPPER LEVEL FLOOR PLAN  
A-21 SCALE: 1/4" = 1'-0" NORTH

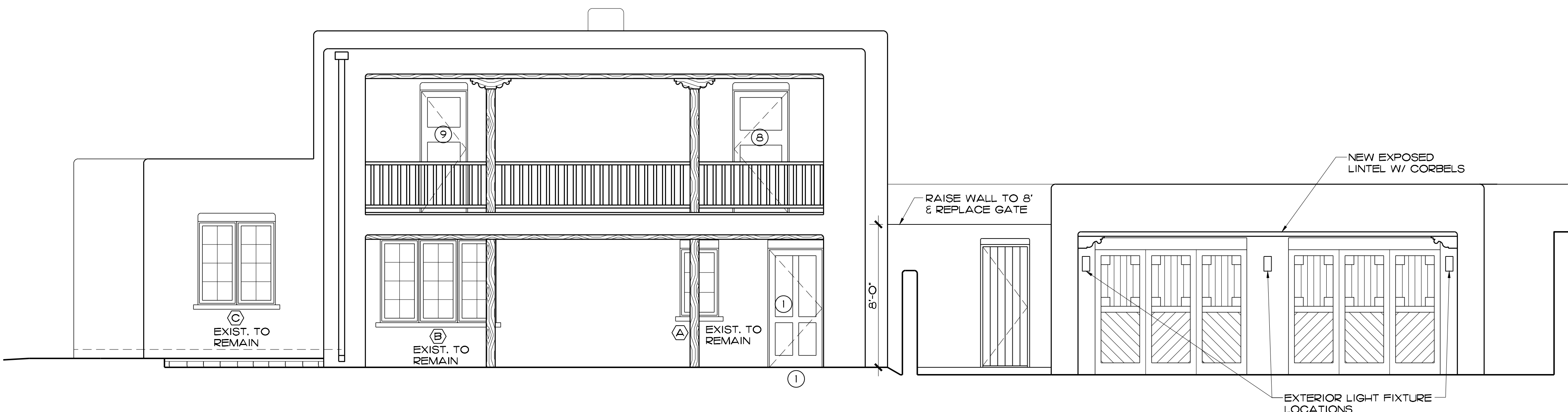
LEGEND:  
PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS

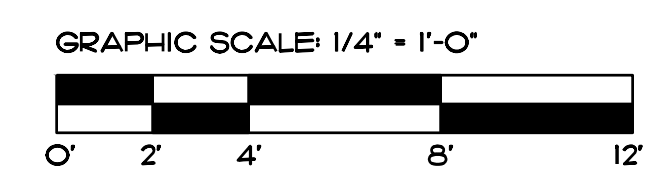




1 EXISTING NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



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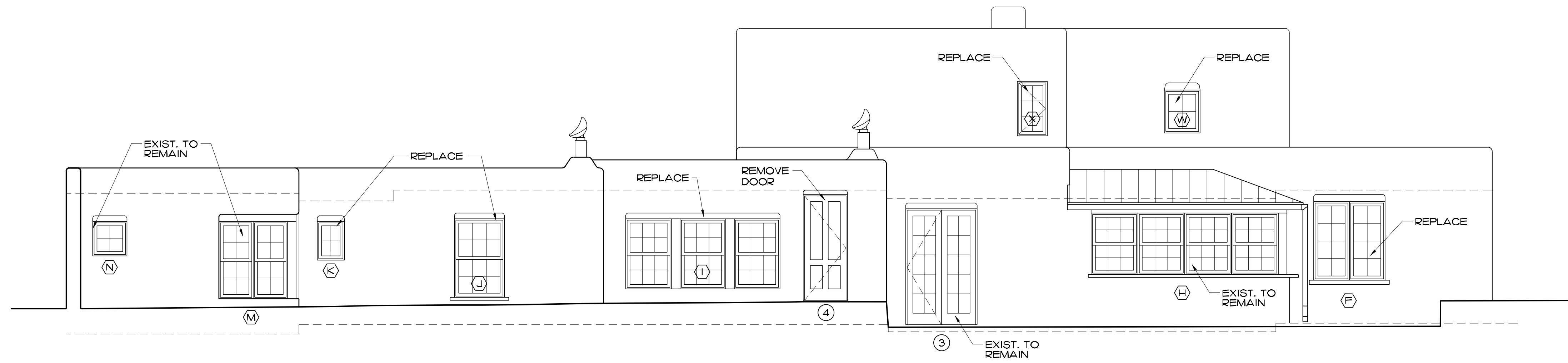
OCTOBER 28, 2024

EXISTING &  
PROPOSED  
NORTH  
ELEVATION

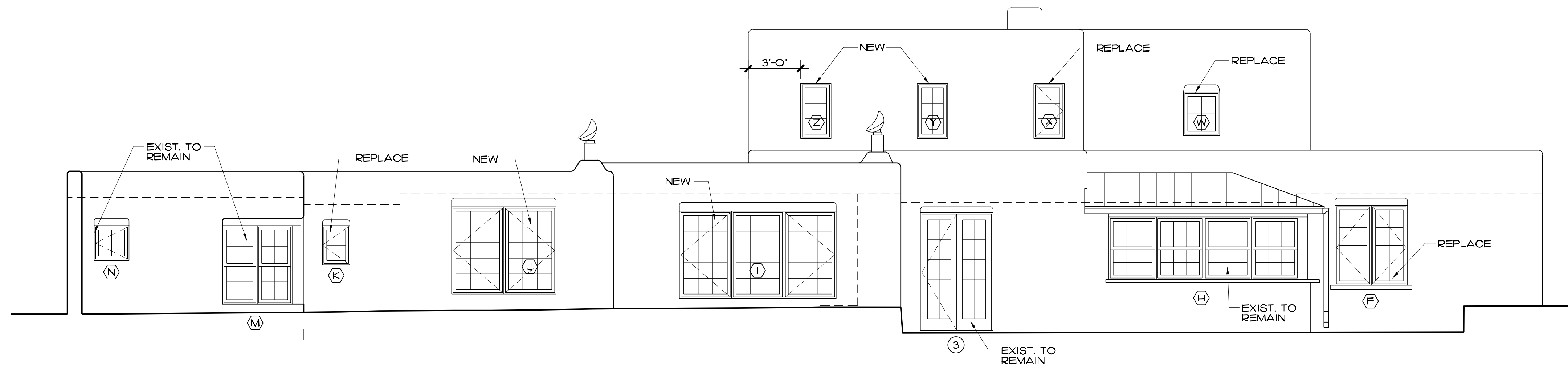
A  
3.0

SET #

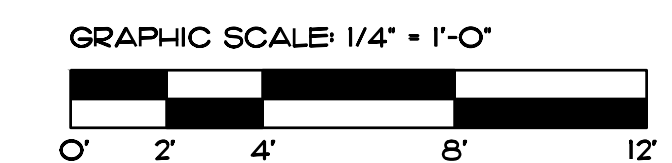
MANZANO - 2315



1 EXISTING SOUTH ELEVATION  
A-3.1 / SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
A-3.1 / SCALE: 1/4" = 1'-0"

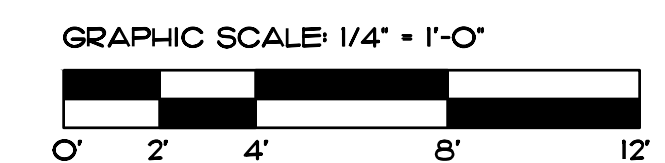




2 EXISTING EAST ELEVATION  
A-3.2 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
A-3.2 SCALE: 1/4" = 1'-0"



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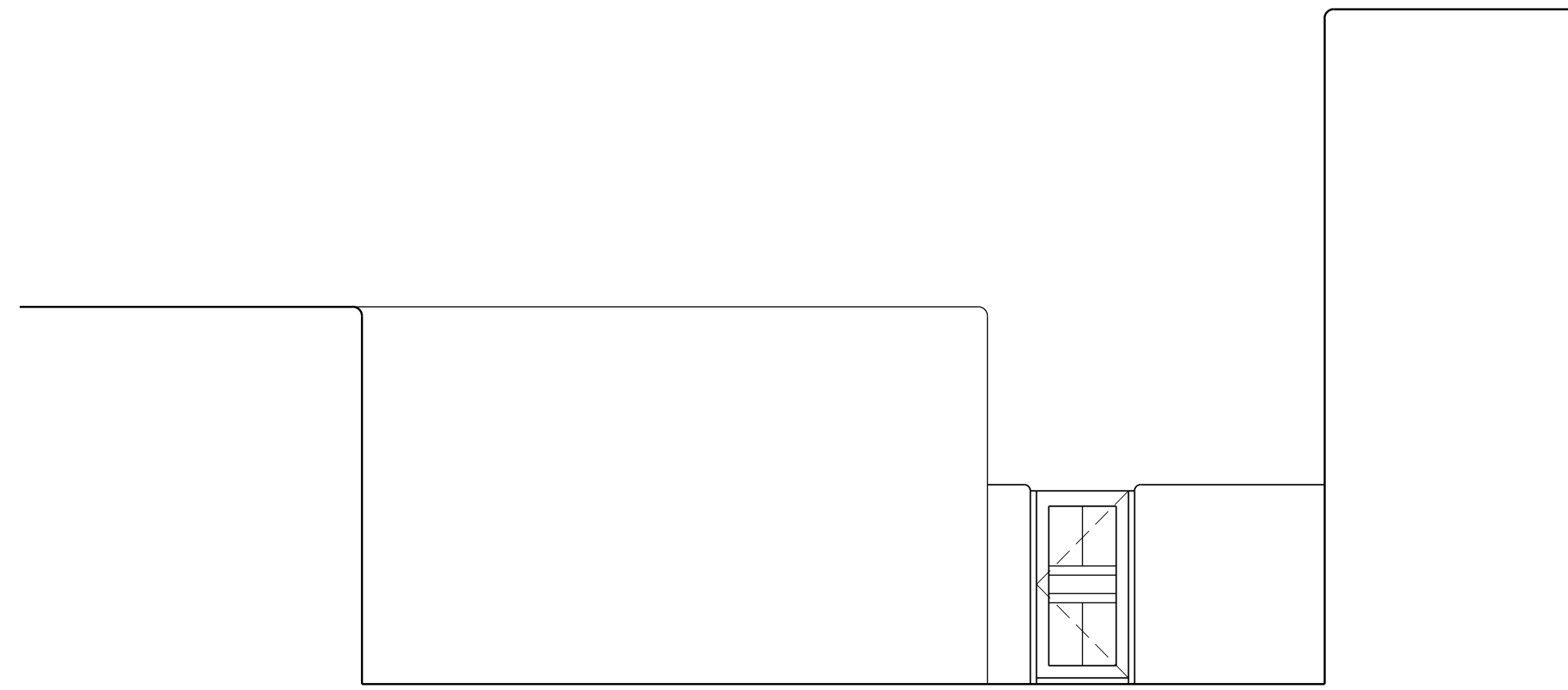
OCTOBER 28, 2024

EXISTING &  
PROPOSED  
EAST  
ELEVATION

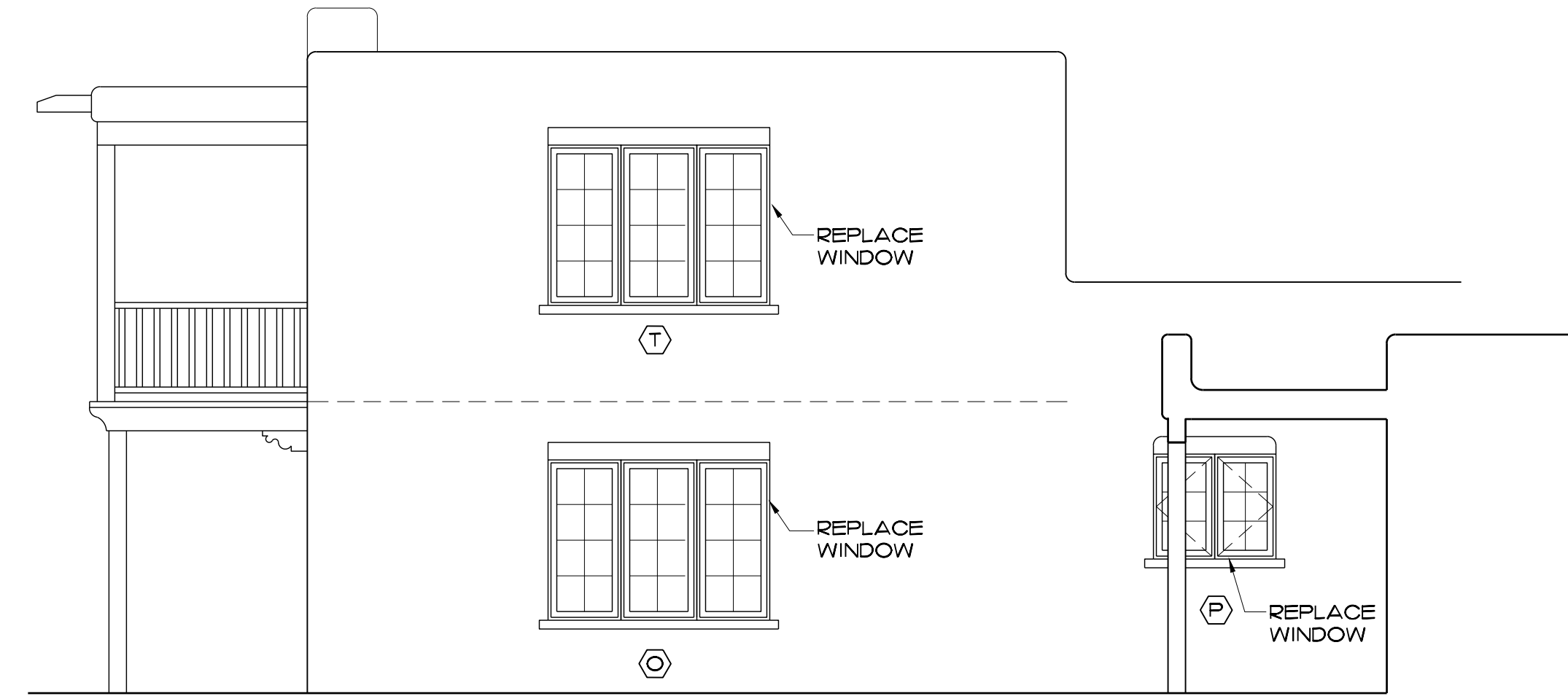
A  
3.2

SET #

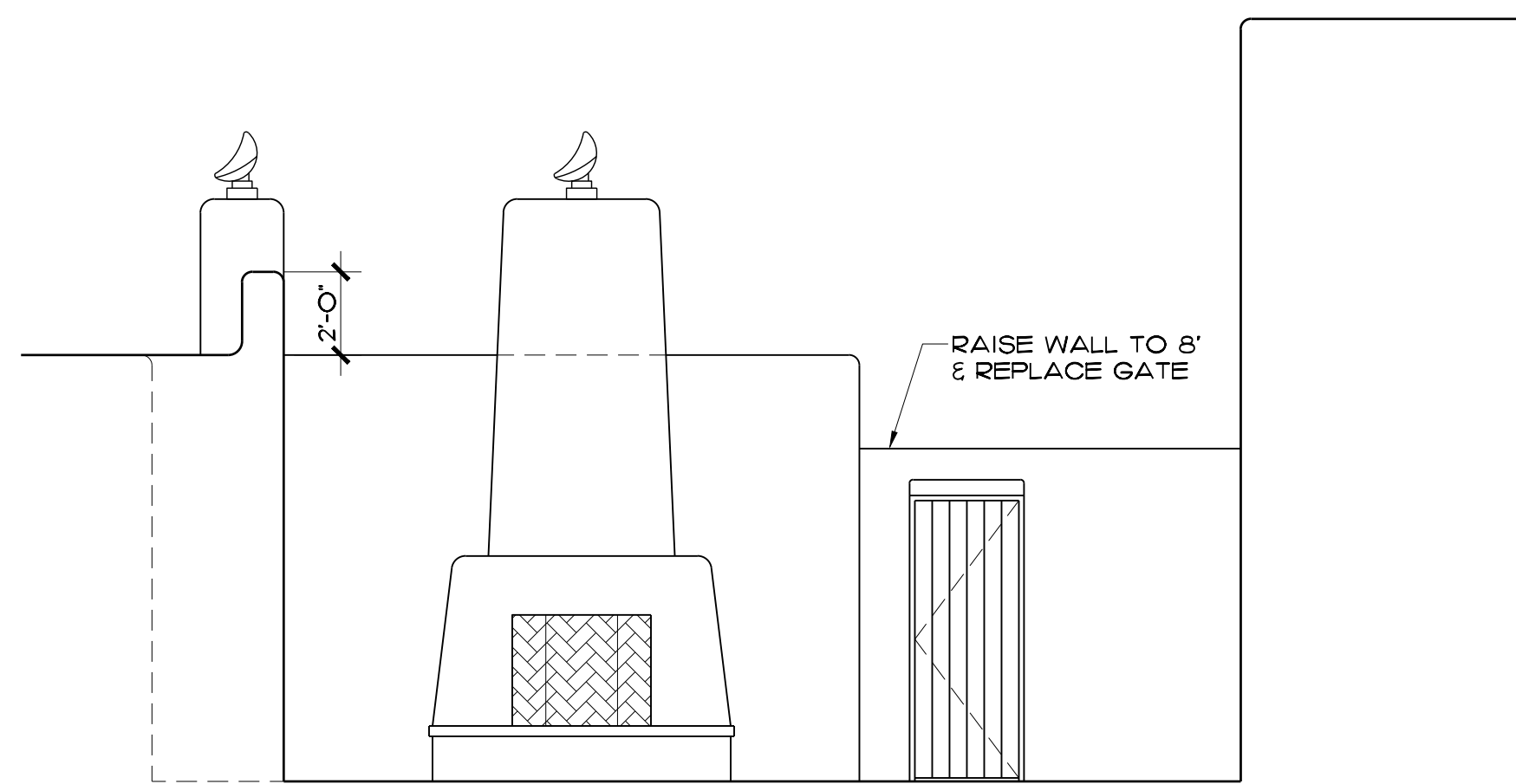
MANZANO - 2315



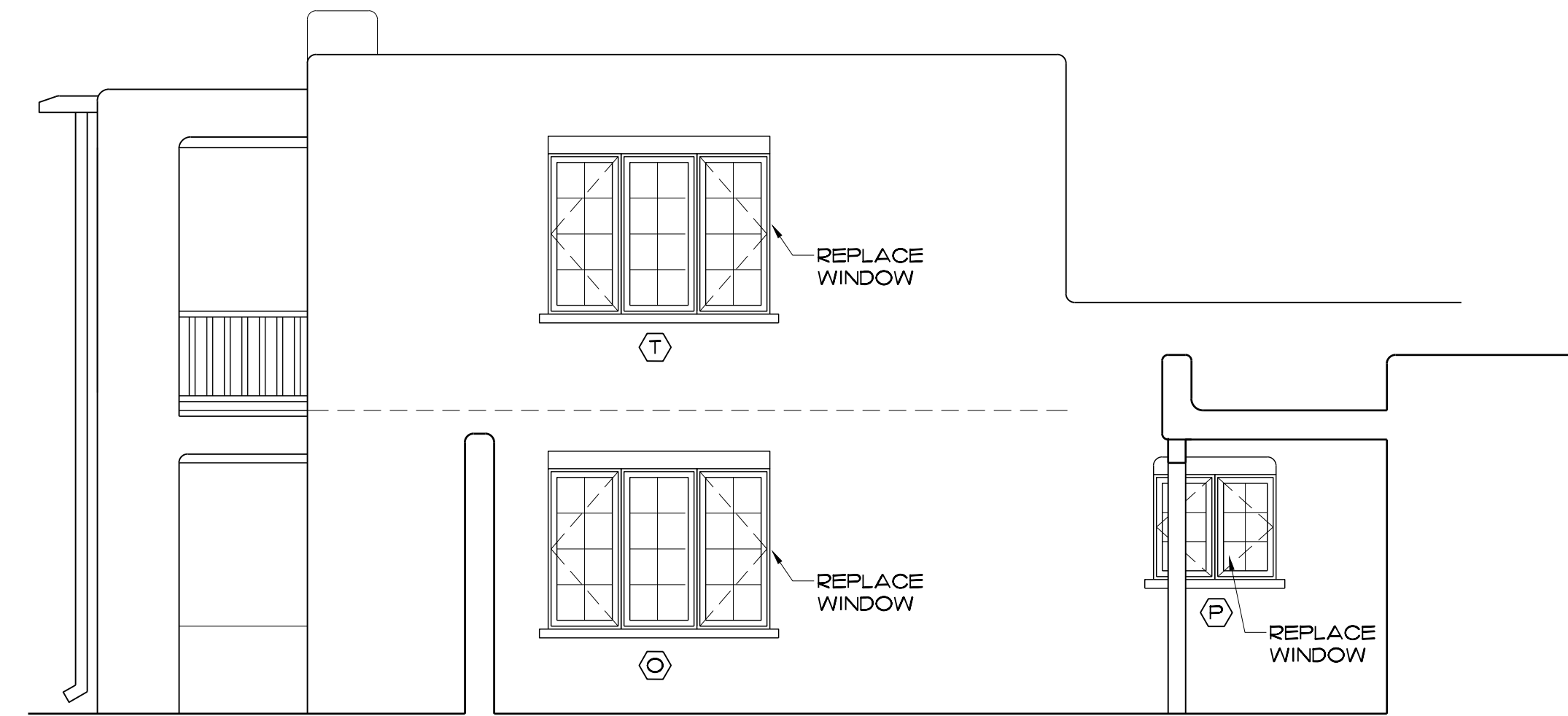
1 EXISTING COURTYARD LOOKING NORTH  
A-3.3 / SCALE: 1/4" = 1'-0"



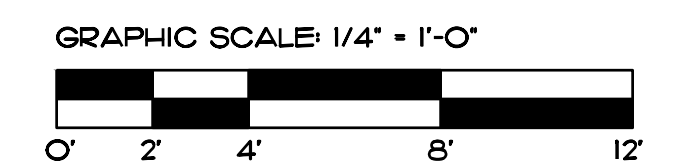
3 EXISTING COURTYARD LOOKING EAST  
A-3.3 / SCALE: 1/4" = 1'-0"

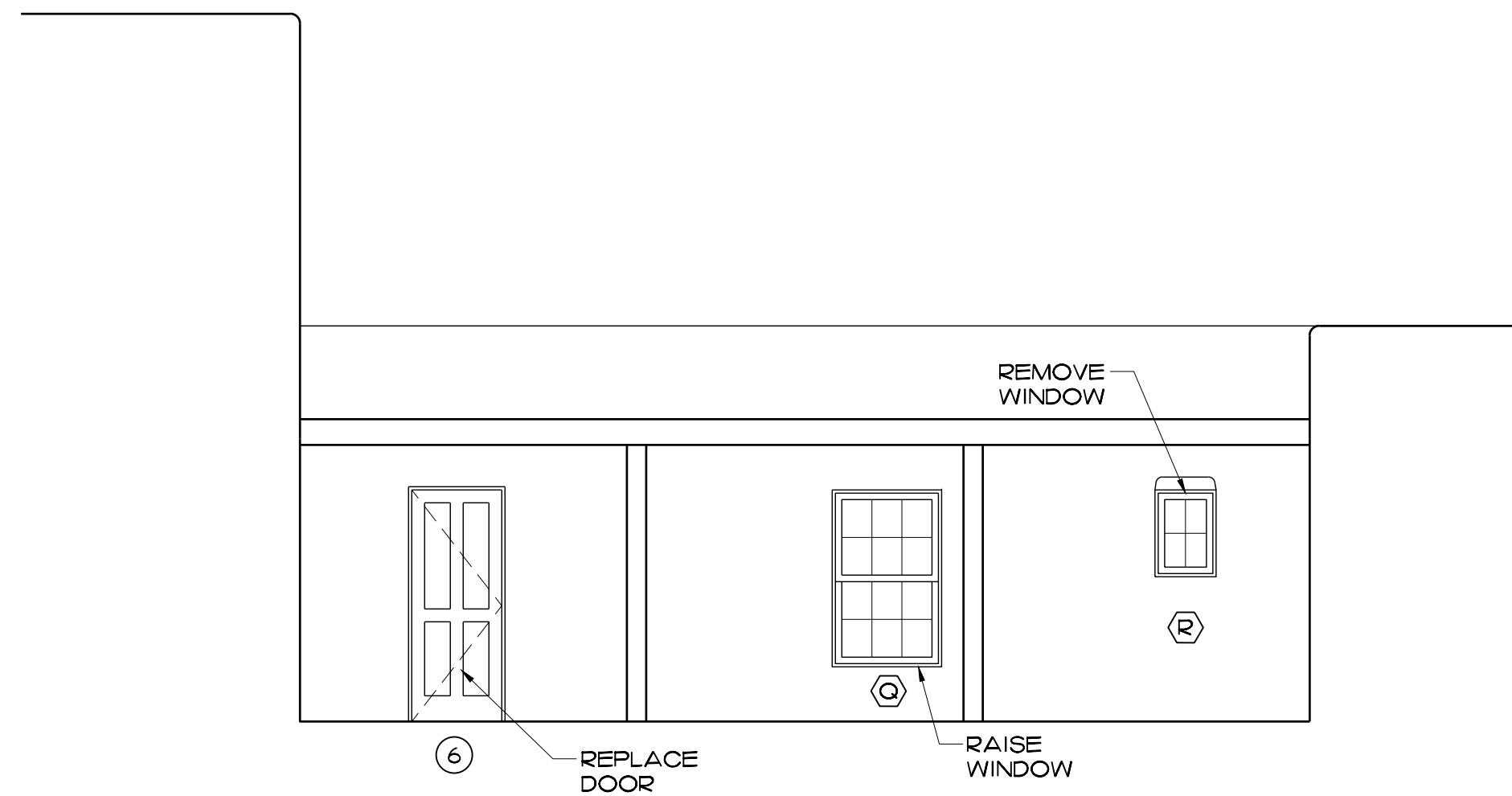


2 PROPOSED COURTYARD LOOKING NORTH  
A-3.3 / SCALE: 1/4" = 1'-0"

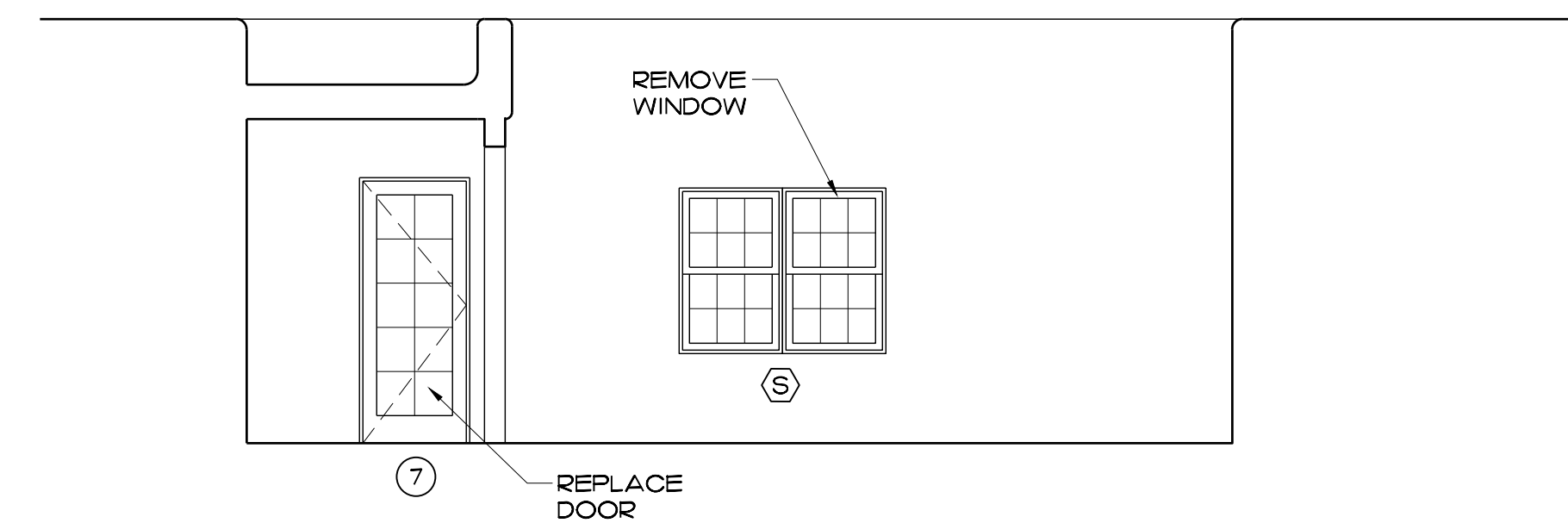


4 PROPOSED COURTYARD LOOKING EAST  
A-3.3 / SCALE: 1/4" = 1'-0"

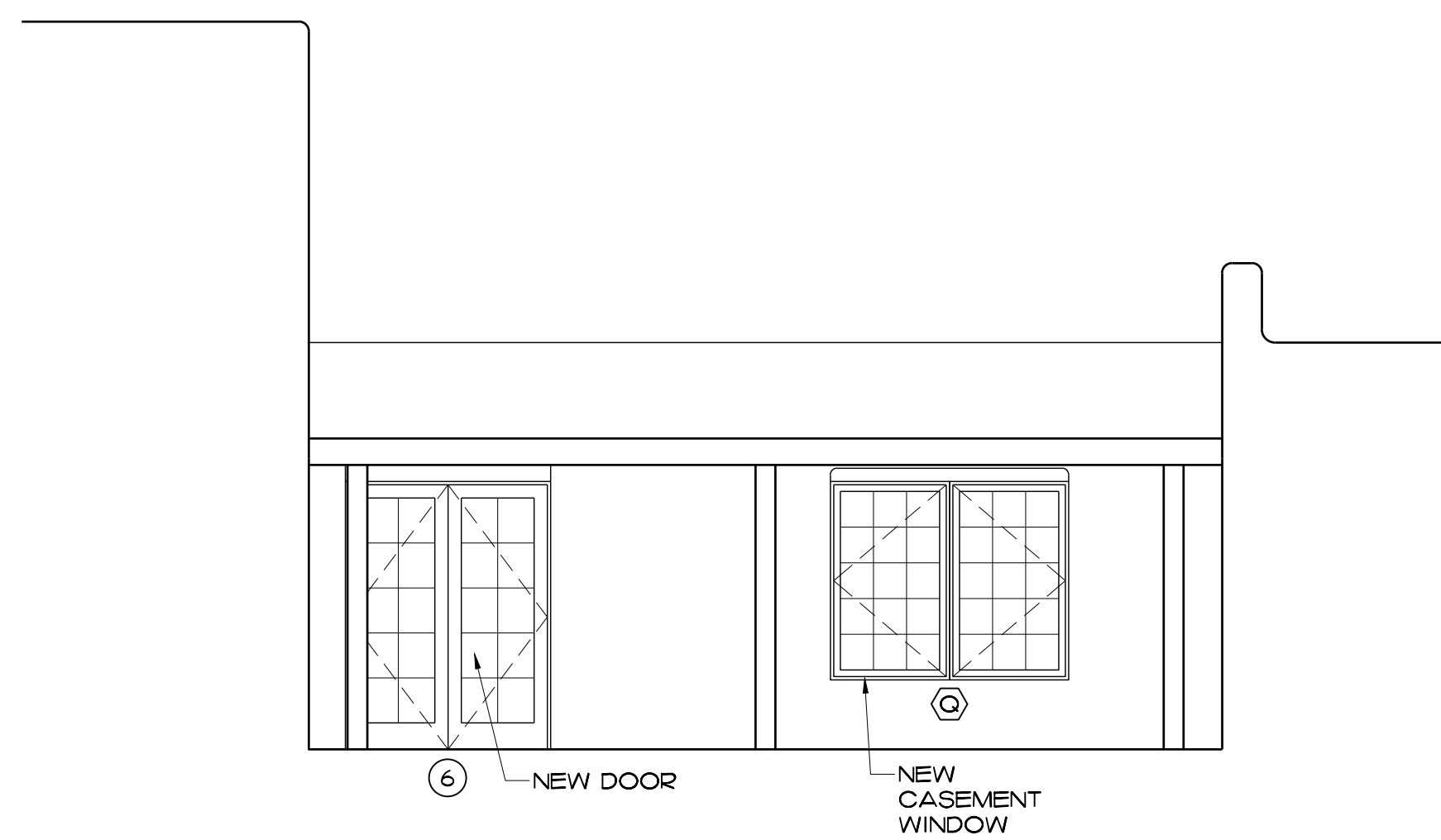




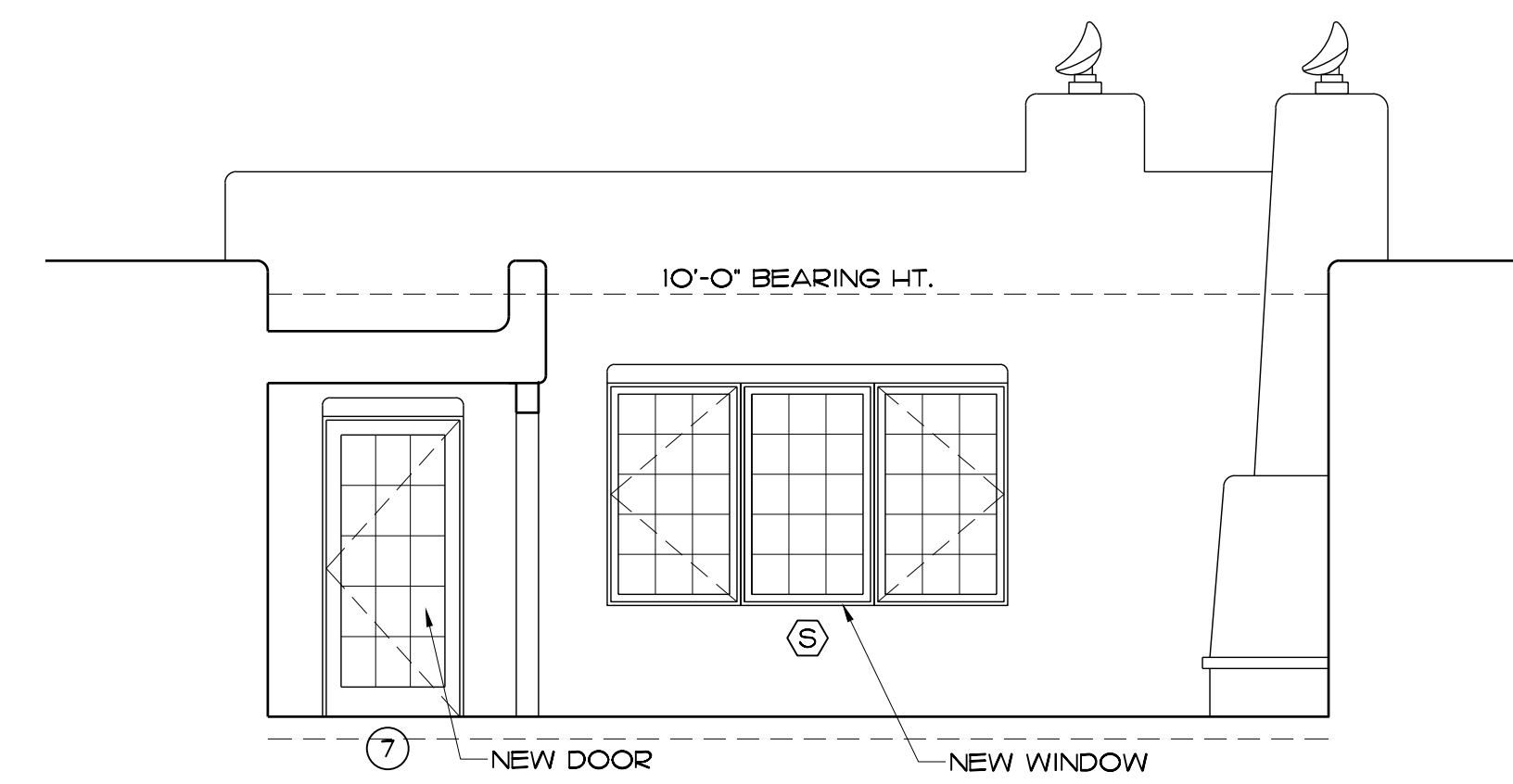
1 EXISTING COURTYARD LOOKING SOUTH  
A-3.4 SCALE: 1/4" = 1'-0"



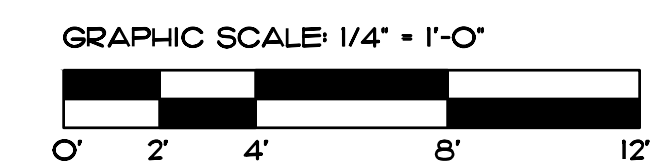
3 EXISTING COURTYARD LOOKING WEST  
A-3.4 SCALE: 1/4" = 1'-0"

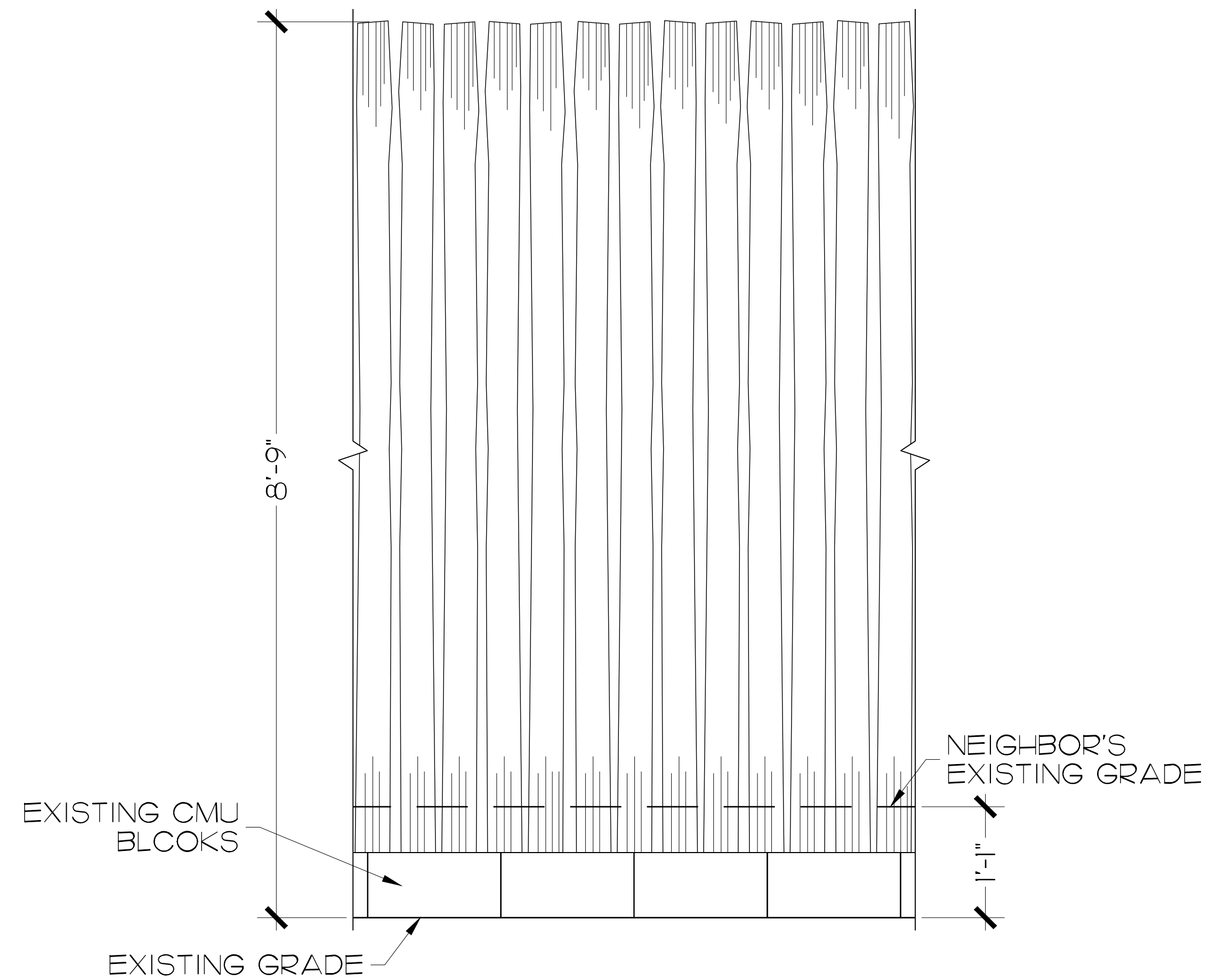


2 PROPOSED COURTYARD LOOKING SOUTH  
A-3.4 SCALE: 1/4" = 1'-0"

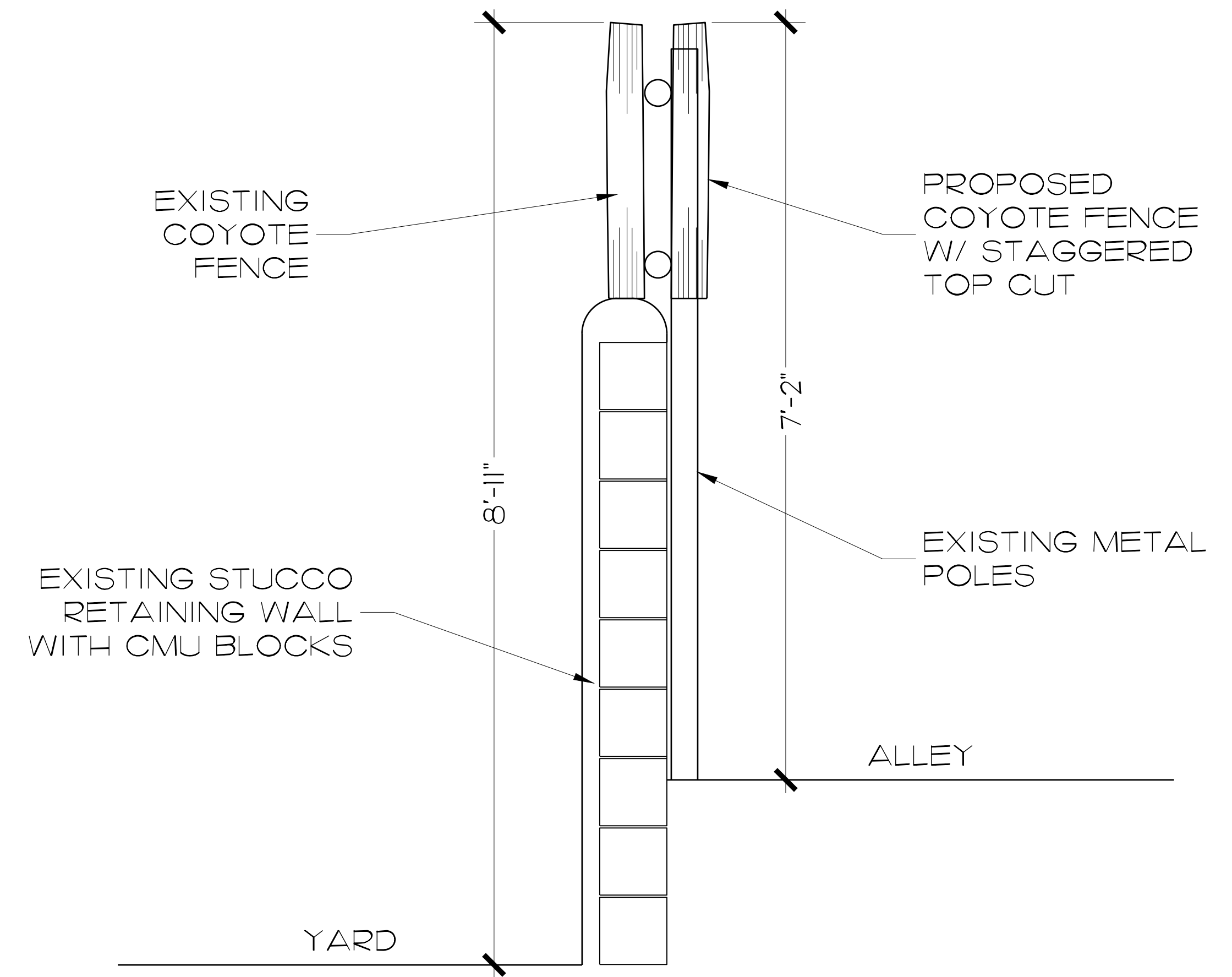


3 PROPOSED COURTYARD LOOKING WEST  
A-3.2 SCALE: 1/4" = 1'-0"

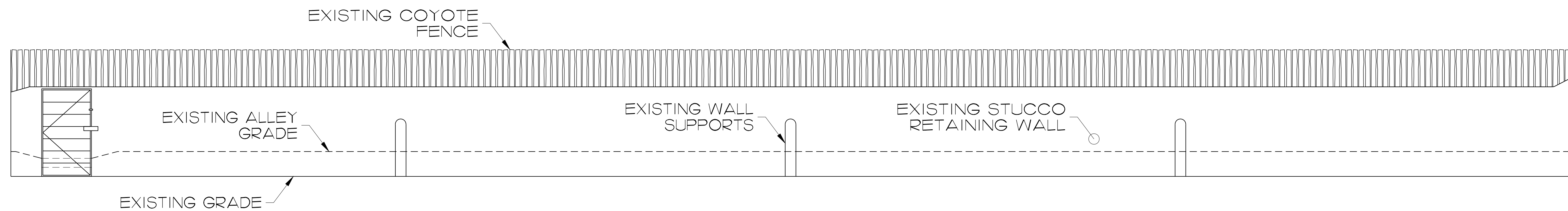




1 EXISTING EAST COYOTE FENCE DETAIL  
A-II SCALE: 1" = 1'-0"



2 COYOTE FENCE ON SOUTH WALL DETAIL  
A-II SCALE: 1" = 1'-0"



3 SOUTH WALL ELEVATION  
A-II SCALE: 1/4" = 1'-0"

# MARTINEZ ARCHITECTURE STUDIO PC

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## Kenny-Smith Residence - 465 Camino Manzano

### Exterior Finishes

#### Stucco – “Abiquiu”



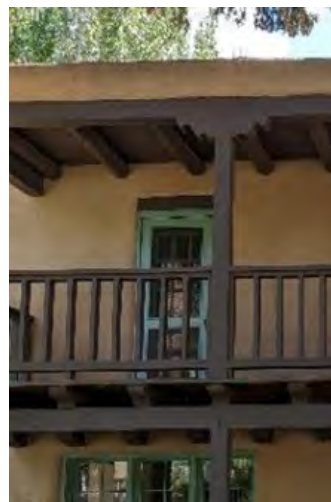
#### Doors and Windows – Turquoise Trim to Match Existing



#### Flagstone Paving - Courtyard



#### Posts & Beams – Dark Brown Stain







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CAMINO MANZANO  
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SANTA FE, NEW MEXICO

NORTH ELEVATION  
VIEW FROM  
CAMINO MANZANO  
OCTOBER 28, 2024



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NORTH ELEVATION  
OCTOBER 28, 2024



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NORTH GARAGE  
ELEVATION  
OCTOBER 28, 2024



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CAMINO MANZANO  
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EAST ELEVATION  
OCTOBER 28, 2024



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RESIDENCE  
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EAST GARAGE  
ELEVATION  
OCTOBER 28, 2024



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CAMINO MANZANO  
RESIDENCE  
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SANTA FE, NEW MEXICO

SOUTH ELEVATION  
OCTOBER 28, 2024



CENTER SOUTH GARAGE ELEVATION LOOKING NORTH



CENTER COURTYARD LOOKING WEST

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CAMINO MANZANO  
RESIDENCE  
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SANTA FE, NEW MEXICO

COURTYARD  
ELEVATIONS  
OCTOBER 28, 2024



CENTER COURTYARD LOOKING SOUTH



CENTER COURTYARD LOOKING EAST

MARTINEZ  
ARCHITECTURE  
STUDIO PC

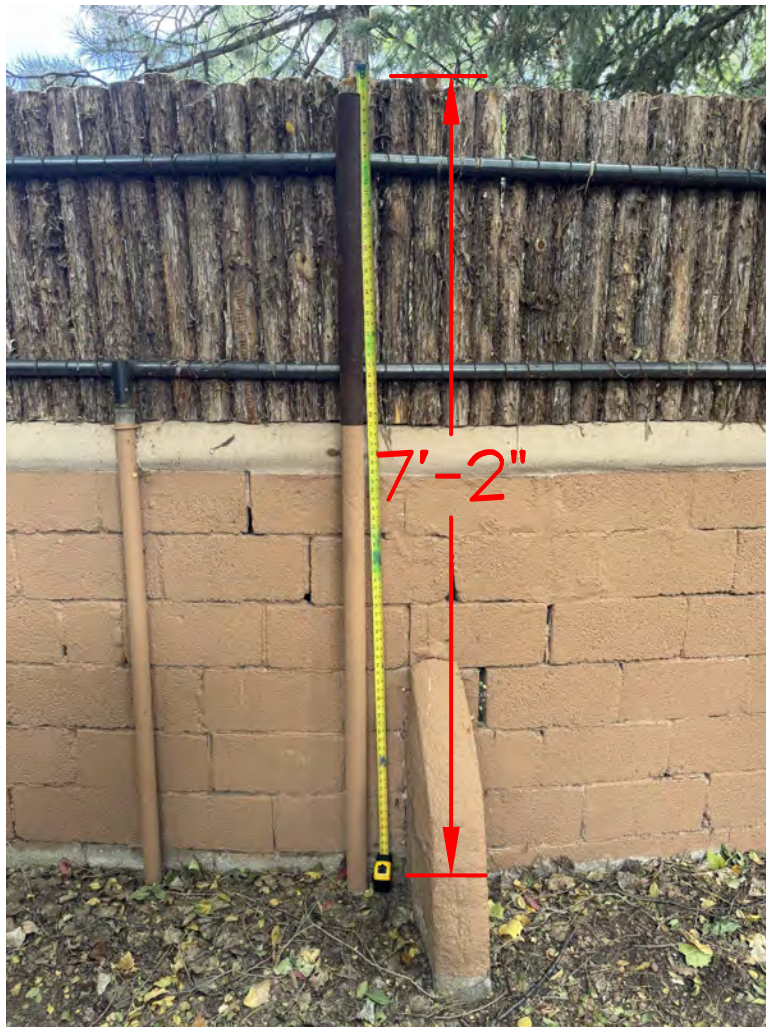
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RESIDENCE  
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SANTA FE, NEW MEXICO

COURTYARD  
ELEVATIONS  
OCTOBER 28, 2024



SOUTH FENCE FROM OUR PROPERTY



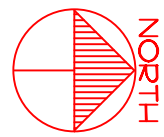
SOUTH FENCE FROM ALLEY

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CAMINO MANZANO  
RESIDENCE  
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COYOTE FENCING  
ELEVATIONS  
OCTOBER 28, 2024



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CAMINO MANZANO  
 RESIDENCE  
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 SANTA FE, NEW MEXICO

ALLEY OVERVIEW  
 OCTOBER 28, 2024



623D GARCIA ST.  
6'-3"

557 SAN ANTONIO ST.  
5'-8"



622 GARCIA ST  
2'-8" (FEILD)



463 - CLL LA PAZ  
7'-5"



625-631 GARCIA ST  
9'-5"

463 CAMINO MANZANO  
7'-9"



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CAMINO MANZANO  
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SANTA FE, NEW MEXICO

WEST ALLEY  
MEASUREMENTS  
OCTOBER 28, 2024



904 CAMINO RANCHITOS  
8'-3"



424 SOSAYA LN  
8'-0" (ALLEY)



SAME CORNER

905 CAMINO  
RANCHITOS  
7'-9"

424 SOSAYA LN  
(INSIDE BACKYARD)



502 ABEYTA ST.  
9'-10"

425 SOSAYA LN.  
6'-4"



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CAMINO MANZANO  
RESIDENCE  
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SANTA FE, NEW MEXICO

EAST ALLEY  
MEASUREMENTS  
OCTOBER 28, 2024



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RESIDENCE  
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SANTA FE, NEW MEXICO

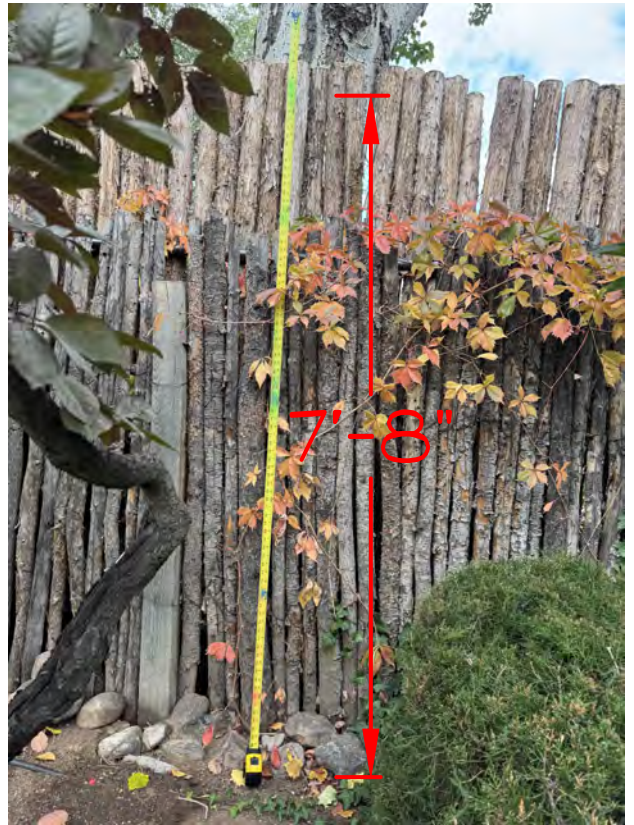
ALLY GRAFFITI  
OCTOBER 28, 2024



EAST FENCE FROM OUR PROPERTY



BACK YARD LOOKING EAST/SOUTH



EAST FENCE FROM NEIGHBOR'S PROPERTY

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CAMINO MANZANO  
RESIDENCE  
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SANTA FE, NEW MEXICO

EAST FENCE  
HEIGHTS  
OCTOBER 28, 2024



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CAMINO MANZANO  
RESIDENCE  
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SANTA FE, NEW MEXICO

EAST FENCE  
OVERVIEW  
OCTOBER 28, 2024

EXISTING WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT				
B	LIVING	101	6'-4"X4'-7"	CASEMENT				
C	DINING	102	4'-2"X4'-7"	CASEMENT				
D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT				
E	DEN	104	5'-4"X4'-1"	DOUBLE HUNG				
F	DINING	102	4'-2"X4'-1"	CASEMENT				
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG				
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG				
I	DEN	104	(3) 2'-8"X4'-1"	DOUBLE HUNG				
J	MASTER STUDY	105	2'-11"X4'-7"	DOUBLE HUNG				
K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT				
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG				
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT				
O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT				
P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT				
Q	MASTER STUDY	105	2'-10"X4'-7"	DOUBLE HUNG				
R	HALL	107	1'-7"X2'-3"	CASEMENT				
S	MASTER BEDROOM	110	(2) 2'-6"X4'-0"	DOUBLE HUNG				
T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT				
U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT				
V	CLOSET	117	1'-9"X3'-2"	CASEMENT				
W	BATH	116	2'-1"X2'-6"	CASEMENT				
X	STAIR	118	1'-9"X3'-2"	CASEMENT				

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.

PROPOSED WINDOW SCHEDULE								
SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	MODEL	FINISH	REMARKS
A	LIVING	101	2'-1"X3'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
B	LIVING	101	6'-4"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
C	DINING	102	4'-2"X4'-7"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
*	D	DINING	102	(5) 2'-1-1/2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	E	DEN	104	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	F	DINING	102	4'-2"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
G	KITCHEN	103	2'-0"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
H	KITCHEN	103	(4) 2'-8"X3'-7"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
*	I	DEN	104	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE NEW WINDOWS
*	J	MASTER STUDY	105	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE NEW WINDOWS
*	K	LAUNDRY	106	1'-7"X2'-3"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
L	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
M	MASTER BATH	109	(2) 2'-0"X4'-6"	DOUBLE HUNG			TURQUOISE	EXISTING TO REMAIN
N	MASTER BATH	109	2'-0"X2'-0"	CASEMENT			TURQUOISE	EXISTING TO REMAIN
*	O	LIVING	101	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	P	KITCHEN	103	(2) 1'-9"X3'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	Q	HALL	107	(2) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
R	NOT USED							
*	S	MASTER BEDROOM	110	(3) 3'-0"X5'-0"	CASEMENT	KOLBE	HERITAGE	TURQUOISE NEW WINDOW
*	T	BEDROOM	113	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	U	BEDROOM	115	(3) 2'-1"X4'-7"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	V	CLOSET	117	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	W	BATH	116	2'-1"X2'-6"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	X	STAIR	118	1'-9"X3'-2"	CASEMENT	KOLBE	HERITAGE	TURQUOISE REPLACE EXISTING
*	Y	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE NEW WINDOW
*	Z	STAIR	118	1'-9"X3'-2"	FIXED	KOLBE	HERITAGE	TURQUOISE NEW WINDOW

NOTE: ALL OPERABLE WINDOWS TO HAVE SCREENS.  
 \* WINDOWS TO BE REPLACED AND/OR NEW WINDOWS

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 SANTA FE NEW MEXICO

OCTOBER 28, 2024

EXISTING &  
 PROPOSED  
 WINDOW  
 SCHEDULES

A  
 4.0

SET #

MANZANO - 2315