



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

PROJECT 2025-010494-HDRB, 206 McKenzie St., Downtown and Eastside Historic District,
DESC: Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance.

CASE NUMBER: 2025-010494--HDRB

PROJECT TYPE: Remodel

LOCATION: 206 MCKENZIE ST
Santa Fe, NM 87501

CONTACTS: Property Owner

FC3 LTD CO

PO Box 2083
Santa Fe, NM 87504-2083

Applicant

Bradyn Furry

BOARD ACTION

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

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 24, 2025. The decision of the Board was to Motion 1: approve item number two in the staff report concerning the construction of the new detached steel carport to a height of 8'-8" with roof mounted solar units within the existing auto court, approve the application as submitted noting that staff has determined the exception criteria have been met with the condition that the carport be screened by a yard wall with the height that is compliant with the underlying zoning as such that the carport and the solar panels are not visible from McKenzie Street.

Vote: The vote was four for and none against (4-0). Members Mather, Cherry, Degnan, and Biedscheid voted for and none against.

Motion 2: approve of the three items as submitted. Member Biedscheid requested a friendly amendment to approve item numbers 4, 5, and 6, in the staff report for roof mounted HVAC units, the construction of a new pedestrian gate on the McKenzie St. façade, and re-stucco the exterior of the structure with a new one to match the existing.

Vote: The vote was four for and none against (4-0). Members Cherry, Biedscheid, Mather, and Degnan voted for and none against.

Motion 3: postpone item number three in the staff report to change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St façade, finding the exception criteria have not been met, move to postpone this item for a re-design and to request the applicant come back with some alternative design suggestions that minimize the roof line as much as possible while hiding the steel structure behind and/or an alternate design that the applicant prefers for consideration noting that the exception criteria might be required for the exposed steel items.

Vote: The vote was four for and none against (4-0). Members Mather, Cherry, Biedscheid, and Degnan voted for and none against.

Motion 4-A: approve the applicant's proposal to restore and replace the doors and windows on the North Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: G, PP, SS, and D-6.

Replace doors and windows numbered: H, TT, I, D-19.

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-B: approve the applicant's proposal to restore and replace the doors and windows on the East Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: K, Z, BB, QQ, RR, D-7, and D-9.

Replace doors and windows numbered: J, Y, EE, and FF

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-C: approve the applicant's proposal to restore and replace the doors and windows on the South Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: L, M, N, O, S, T, U, V, GG, HH, II, KK, and LL

Replace doors and windows numbered: Q, XX, D-10, D-11, D-12, and D-14

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

Motion 4-C: approve the applicant's proposal to restore and replace the doors and windows on the West Façade including those on the 1st and 2nd floor as described below:

Restore doors and windows numbered: NN, and OO

Replace doors and windows numbered: B, C, F, ZZ, D-1, D-2, D-3, D-4, and 104-A

Vote: The vote was three for and one against (3-1). Members Cherry, Degnan, and Mather voted for and Member Biedscheid voted against.

For further information please call 505-955-6605.

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Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Duran". The signature is written in a cursive style with a large, stylized "A".

Paul Duran

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History of the Building:

GENERAL PROPERTY INFORMATION

Legal Description

The property is legally described on a survey plat entitled "Plat of Boundary Survey for Christopher C. Hill, White Buffalo Ltd., a Texas Limited Partnership."

A copy of the latest survey plat is provided under Historic Documents.

Zoning and Status

The subject property is located in the McKenzie sub-district of the Business Capitol District, as designated by the Santa Fe Zoning Office. The City of Santa Fe Historic Structures Survey Map, compiled from 1983 through 1995, lists the adobe structures on the property as a Contributing structure. The current Status established in 2005 is listed as CONTRIBUTING except for a parking shed and storage shed at the south west end of the property.

It must be noted that at one time the status was "suggested" by the 2005 Surveyor as "possibly significant" due to its association with (unnamed) historic persons and not due to architectural cohesiveness or unique design or perfection. The structure that is most associated with Historic figures and this property was 142 Griffen Street which was torn down in 1951.

Property Description

The property is located at 206 McKenzie Street in the City of Santa Fe, Santa Fe County, New Mexico. It is designated on King's Official Map of Santa Fe (circa 1912), as lying within lots 1, 2 and the eastern end of lot 12 in block 18.

(Ref: Sanborn Maps & King's Map). The property currently consists of approximately 0.6104 acres of developed land.

The property is currently comprised of several interconnecting one- and two-floor structures with yard walls that are constructed of adobe, hollow masonry tile (pen-tile 1902-1945) and concrete masonry units (pumice block). The overall footprint of the building is approximately 8500 s.f., that was forged over a period from 1886 to the 1970's.

The remainder of the property is occupied by courtyards that lie between the remnants of former structures and in gardens along the south side where an historic structure (142 Griffin Street) once occupied a prominent place on the streetscape.

A parking area along the west side of the property was once occupied by a 1920s brick residence (212 McKenzie Street) and several adobe structures.

The architectural design and detailing of the property is a true combination of early Pueblo Revival style adobe buildings that have been fitted with adaptations of Spanish Baroque detailing on some windows and gates and an impressive espadana (bell tower like) facade over a room that faces McKenzie Street.

Territorial coping, iron window grille work and other details were applied in the 1930s and major demolitions and second story additions executed in brick and pen tile were accomplished in the 1940s. No major changes have taken place on the exterior primary facades since 1958.

Through the 1960s and 1970s interior modifications were accomplished to create apartments and commercial offices within the structure. CMU storage units, parking sheds, aluminum windows, garage doors and a few infill projects were inflicted upon the exterior of the property during the same period of time, however; most of it was applied to non-primary facades and what can be considered as noncontributing structures.

Boundaries

The property is bounded on the north by McKenzie Street. The address 206 McKenzie Street has slowly become the address of choice for the entire complex. The McKenzie Street elevation can be considered one of two primary facades.

The east boundary of the property is on Griffin Street. (Formerly Griffin Avenue). The access to courtyards and parts of the commercial occupancies are located on Griffin, but these are not the primary access points. These gates were primary access to portions of the complex that once carried the addresses of 146 and 142 Griffin. It is noted that a street realignment, subsequent to 1960, removed a large section of sidewalk and promenade along the east boundary of the complex. CMU planters that now define the streetscape along the east boundary are not historic fabric associated with the original buildings.

The boundary to the South - Southeast is partially on Grant Avenue, however; the historic structure once located on the edge of the property carried an address of 142 Griffin. Walls were raised to a height, generally 10 feet above grade during the 1940s to create an effective visual screen to assure privacy for the religious sect that owned the building complex during the 1940s and 1950s.

The south boundary is created by a high CMU wall that segregates the 206 McKenzie property from the "Hovey House" (once designated as the Historic Tully house). The 136 Griffin Street building, now called the "Hovey House" was restored by the Historic Santa Fe Foundation in the early 1970s and remains one of the flagship historic properties for that foundation. The history of the subject property was tied to the Historic Santa Fe Foundation property in the early development of the streetscape.

The Hovey House has been re-purposed over the years as attorney offices, galleries and, most recently, as an antique retail establishment but none the less remains a significant property.

The west boundary of the subject property is defined by the continuation of the white painted, CMU block that shows up as early as 1958 on survey maps. The white painted wall that surrounds the parking lot and some non contributing parking sheds. It should be noted that the grade in the parking lot has been raised approximately 1-9" higher than the original grade and thus may mask some historic walls or foundations in that area. An archaeologist has been engaged to study the unseen aspects of the site.

History

This document will study the building design and persons associated therewith in a manner that hopefully brings into clear focus the history and significance of the property.

It is clear that a building was located on this site as early as 1846 as found on the historic Gilmer map of that date. Although it appears that the 2005 surveyor inappropriately attributed portions of the Historic Santa Fe Foundation "Hovey House" at 136 Griffin Street as part of the current 206 McKenzie property.

Other maps have been presented that indicate that there was a possible structure in this vicinity on the 1766 Urritia map. It is almost impossible to determine if the structures represented on those maps actually represent this particular complex.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

It is important to point out that the property at 206 McKenzie is associated with several other addresses as follows:

142 Griffin Street- (now torn down)

146 -148 Griffin Street

206 McKenzie

210 -212 McKenzie

Ms. Cleofus Jaramillo was associated with the building at 142 Griffin Street, which is identified on the Sanborn Fire Insurance maps as an adobe one-story structure located set back from Griffin Street in what is now a large courtyard; that structure was demolished sometime soon after 1948 by Bullard. Thus the portions of the complex associated most with C. Jaramillo were destroyed.

210 McKenzie Street was a 1920 -1930 era residence that was associated with a J.C. Martinez as late as 1930 according to the City directories. It is not known if that J.C. Martinez was related to the original Martinez-Jaramillo ownership; and that house, too, was razed as early as 1934 to make room for the two-story studio that was constructed under the supervision of Hazel Hyde.

It is interesting to note that Hazel Hyde built the studio for her husband George Blodgett, a sculptor artist, but he left her and the studio soon after it was constructed according to some resources.

The location of the 212 McKenzie Street house and several adobe structures south of this house were located where the existing parking is to the west of the main structures.

It is also apparent by the measuring and documentation that has been accomplished by the current team of professionals; that the parking lot area has been raised with imported fill, approximately 1-9" over its entire area.

An archeological study is being accomplished to further document historic "events" on this property. The results of that study have not been completed as of this report.

History of the Property as documented by the Sanborn Fire Insurance Maps, the 1912 King's Official Map of Santa Fe, and Santa Fe City Directories bring a more detailed picture of the property history and use (Ref: Appendix VI - Sanborn Maps & Kings Map; Appendix VII - City Directory and Title Research).

The earliest Fire Insurance maps that show the property indicate that it was developed for residential use at least since 1898. The building configuration on this and succeeding maps indicate that the core of some of the existing adobe structures may date from this era, although the historic structures survey indicates that the structures date from 1931 to 1945. At some time between 1931 and 1948, the Fire Insurance map made in 1948 shows the addition of Pen Tile structures along the west side of the existing adobe buildings. The map also shows that Pen Tile upper floors were added to some of the existing adobe buildings (Note: Pen Tile refers to the brick masonry units manufactured at the New Mexico State Penitentiary, formerly located in the Cordova Road area in Santa Fe; many buildings in Santa Fe dating from these years are constructed from Pen Tile which date from 1902 to the late 1940s).

What is important is the "nature" of this building and the associated structures adjacent to this building has been a nature of "change". Major change has been the characterization from every surveyor who has been assigned to assess the structure for historic character. If there are components or remnants of the structure that date back to the earliest maps of "urbanized" Santa Fe, it can be said that those building remnants have lost their intrinsic character and significance to the current form and nature of the current structure.

Association with People

The deeds to the structure reveal a somewhat clear path of ownership and a glimpse into the sequence of development of the property.

The original post contact property ownership was associated with a grant to Antonio Lucero de Godoy in 1693. He came to New Mexico with Don Diego De Vargas and after the Revolt of 1680 returned in 1690 to claim land and be part of the New Spain.

The grant was hewn down through purchase and inheritance to a property that was purchased by a family named Escudero in the late 1800's. Some historic references to the Escudero property have been found but need further study to resolve a chain of title. It appears that there was a structure on the site as early as 1851.

The more "modern" day events from the 1890s to the property as it has evolved in 1960s begins with a plat that is described in the 1884 Gilmore map as the Oliver P Hovey estate. The Hovey estate encompassed a large area that was bounded by a property line of almost 250 feet along Griffin and Grant Streets and almost 300 feet along what is now known as McKenzie Street.

Most of the property to the west along what is now McKenzie Street was vacant and used for agricultural purposes. There was an unnamed acequia that ran though US Military parade fields to the east of this property and down what would later be called McKenzie Street. In the 1920s, formal development of the areas north and west of the Hovey Estate resulted in several small brick houses being built that show up on the 1930 maps.

James Conklin's son in law named Pickney Tully acquired the 136 Griffin Street in 1857 but only lived there for a few years .The property was acquired and restored by the Historic Santa Fe Foundation in 1974-1978

It is important the "significant" Owners of the 206 McKenzie Street properties made significant changes to the property, then moved on. They were not associated with the property for more than 10 or 12 years.

Cleofus Jaramillo

The property at 206 McKenzie is most associated with Col. V. Jaramillo, a member of the Governor Otero staff and a resident of Arroyo Hondo, who died an untimely death in early 1921. After his death, his wife, the beautiful (see historic picture) Cleofus Jaramillo came to Santa Fe from her home in El Rito and assumed ownership of the property.

Mrs. Jaramillo inherited the property from her father, J.A. Martinez of Taos and Arroyo Hondo, NM. Mr. Martinez purchased the property from Hovey who was another James Conklin son-in-law. Cleofus Jaramillo occupied a portion of 142 Griffin Street from 1923 through the early 1930s. In 1931, her adult daughter was murdered in one of the front apartments of 142 Griffin Street. Her association with the property ended at that time.

Ms. Jaramillo is known for the formation of the La Sociedad de Folklorico of Santa Fe in 1935 and writing of a simple cookbook in 1942. Her autobiography "The Romance of a Little Village Girl" was published by Sunstone press in 1955, one year before her death in 1956.

Her association with the 206 property postdated these accomplishments, but the building seemed to carry an association with Ms. Jaramillo for several years after her departure from the building. This is noted in some historic photos captured by Harmon Parkhurst, a well-known Santa Fe Photographer who attributed the photos as Mrs. Jaramillo's house even though it was owned at the time by Hazel Hyde, a real estate agent and entrepreneur.

Hazel Hyde

Hazel Hyde is associated with the property as the owner of the property starting in the early 1930s. She is also shown to occupy several apartments within the various structures and is credited with several major additions and alterations of the building complex. She also is shown as owner and operator of a "dining room" called El Cercado, which occupied one of the front apartments at 146 Griffin Street and used the courtyard on the north side of the complex as a patio with a gate that opened onto McKenzie Street.

Her contributions are documented in some of the Parkhurst photos and includes the large 18-foot high studio and the Spanish Baroque facade on McKenzie Street and some stone detailing around doors and windows on Griffin Street.

The studio was constructed ostensibly for the use of George Blodgett, her husband for a short period of time. He can be described as a light- to middle-weight member of the Santa Fe artist colony. (See document from 1930) Very little is known about his works except that he worked in bronze and kept to a narrow subject matter of North Americans and portrait busts. (See bust of K. Chapman)

The classic north-facing window and skylight popular with the Taos artists is clearly influenced by the north-facing skylights and window walls of Joseph Sharp, Blumenstein and Couse to name a few. The light monitor in this form was not as popular in Santa Fe. This maybe an iconic use of the architectural detail in Santa Fe and a clear character defining feature; although, George Blodgett made little use of the studio and was disassociated with Helen Hyde before 1938. He may have left Santa Fe soon thereafter.

Ms. Hyde is also noted as the person who wrote one of the books on the potter, Maria Martinez of San Juan Pueblo. It is not known if she developed a friendship with Ms Hyde or had another relationship that was formed to write the book. The book was written in the 1960s, well after Ms. Hyde's association with the buildings at 206 McKenzie.

Ms. Hyde also accomplished several other changes to the structure to accommodate it to her needs. A second-story addition to a middle apartment was constructed of brick and "Pen Tile" as documented in the Parkhurst photos. It appears that the Spanish Baroque detailing may have been added to enhance the romantic notion of the courtyard restaurant that occupied parts of the building at 146 Griffin, notably the Northeast corner.

She sold the property in 1942 to Edna Ballard who was associated with the "I Am" religious sect formed in California by her husband. Due to some legal troubles with the federal government and local law enforcement officials, the property was transferred to the St. Germaine Foundation, which was formed to be the publishing arm of the "I Am" religion. The entire property was referred to as the "I am Sanctuary"

Throughout the occupancy of the building by Edna Ballard (sometimes referred to as Ma Ballard), many changes and additions took place to accommodate the complex as a worship space, apartments for followers and classrooms for students. Second-story additions were added to existing adobe and brick structures and the building at 142 Griffin Street was demolished. The religion had (has) an affinity for white and all exterior building, faces, details and window trim were transformed to 100 percent white. The interiors were generally pastel in color. The most significant change was probably the demolition of the structure at 143 Griffen Street and the second story additions at 146 Griffen Street now facing into the courtyard vacated by 142 Griffen.

Another white building at 510 Old Taos Highway is currently identified as owned and operated by the St. Germaine Foundation and may have also been purchased in the early 1940s according to some documents.

The Foundation owned the buildings until the early 1970s, but Ms. Ballard left Santa Fe in the mid-1950s and died in Illinois in 1971. The myth and mystery of the property came into being during the occupancy by the "I Am" sect due to their secrecy and low profile in the community. The use of the property from the mid-50s through the early 70s was mostly that of an apartment structure.

Walter O Ingram

In the early 1970s, the property went through several ownership events. Walter O Ingram of Santa Fe was the owner and steward of the property from 1973 until 2001. His association was longer than most of the previous Owners. During that period it appears that several changes and additions were made to "improve" the property as a residential apartment compound. Those changes included a fiberglass roof being placed over one courtyard on the west side of the complex.

It was framed in with 2x6 wood framing. A laundry room and trash structure was remodeled in that same period which included new garage doors and a pitched roof extended from a 1950's roof to extend over one or two of these small shed structures. Two parking sheds were created with 6 x 6 wood posts and wood framing and corrugated metal roofing. Concrete masonry units were also used to enhance the height of walls around the outside edges of the south and west property boundaries and to construct storage sheds for the tenants.

Garage door openings were enlarged and new garage doors were placed over these openings to complete the accommodations for the tenants.

Conclusion

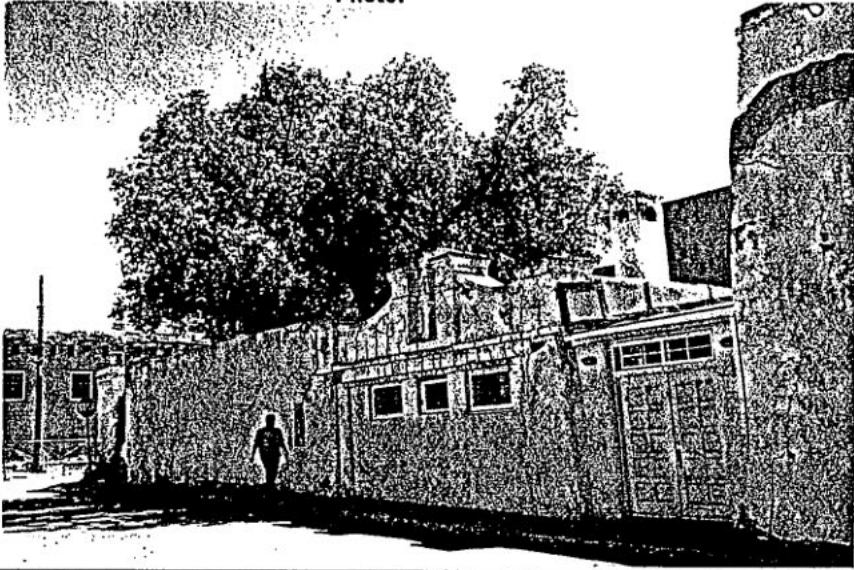
It is the opinion of this writer that the additions and modifications to the west facing structures has rendered those structures as noncontributing to the historic context of the structures that remain from the 1930 to 1958 period of significance for the complex. The McKenzie Street and Griffin Street facades are sufficiently unchanged over 50 years to qualify those buildings as Contributing to the Downtown Santa Fe Historic District.

Clearly, the structures that were torn down and/or substantially altered from the 1930s through 1950s and the associations with people associated with the 206 McKenzie Street building complex ,and who accomplished interesting things AFTER their association with the buildings; cannot be used as part of the significance of the complex as it now stands.

The history of this structure is one of mystery and intrigue and it deserves protection of a Contributing status for those elements that remain reasonably unchanged as part of the historic fabric of downtown Santa Fe. Those components will receive the light touch that is afforded contributing structures. The elements that have changed and become less than complimentary to the historic facades should be assigned a non contributing status due to alterations and changes and thus allow these elements to be modified or removed in order to reinforce the historic structure in a better way.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only		
HCPI No.	District No.	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria: A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>
1. Name of property: (historic and/or current name for property) Escudero House	1. Location: 206 McKenzie Street	3. Local Reference Number: 051610071 (H2258)
(Escudero tr. Sp. 1. A shield bearer; 2. A gentleman descended from an illustrious family, Velazquez 1946.)		4. County Santa Fe County, NM.
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object	<p>Photo:</p>  <p>1. North elevation fronting McKenzie Street illustrates eclectic blend of architectural styles. two-story studio extends out of picture to right (TMc 09-15-2005).</p>	
6. Date of Survey: 09-15-2005		
7. Previous Survey Date(s): October 12, 1984 July, 1995		
8. Name of Project: City Contract 22720.510300		
9. UTM NAD 27 Zone: 13 Easting: 414933 Northing: 3949748		
10. Photo Information Digital 09-15-2005	Negative Location: ArcCom PO Box 89 Santa Fe, NM 87504.	
11. Brief Description of the Property: 206 McKenzie Street is located on the NW corner of McKenzie Street and Griffin Street, and is constructed of adobe and concrete block with stucco, wood frame stucco. The massive, marginally well-maintained building includes both one and two-story partitions, two enclosed courtyards, ten-foot high cinder block walls, a two-story studio, a shed with corrugated fiberglass roofing; a cinderblock garage with apartment, fireplace, and pitched roof, and a cinderblock and steel carport. The building is a combination of several architectural styles reflecting the eclectic nature of former owners and residents including, at the turn of the 20 th Century, J. A. Martinez, a prominent Taos County figure, and later his daughter Cleofes Jaramillo, founder of the Sociedad Folklorio and a heritage preservation activist; artist Hazel Hyde and sculptor George Blodgett in the 1930s; Edna Ballard, founder of the I-Am religious sect in the 1940s. The structure has been altered several times during the last two centuries, but the original structure appears on the 1846 Gilmer map, and possibly the 1766 Urrutia map.		
12. Who uses the property? Owner occupies one of nine rented units. Units are used for residential and light commercial-studio space.		
13. Construction Date: Date: pre-1846 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: Gilmer map (p. 17).		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input checked="" type="checkbox"/> Urban If Urban: <input checked="" 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: primarily Territorial		

HCPI Base Form (FORM 1)

(Continued from other side)

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



17. Surveyor:

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

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

2. South Elevation fronting Griffin Street (TMc 09-15-2005).

19. Is Property Endangered? Unknown No Yes How?

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

Describe: Possibly significant by association with historically significant personages.

21. Other Significance or Information of Interest: see List of Exhibits, p. 15.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes

Why? NHPA Criterion B: association with historically significant personages (Cleofes Jaramillo, founder of the Sociedad Folklorio, and Edna Ballard, founder of religious sect I-AM, and others).

23. National or State Historic District:

Is this property in a historic district? Unknown No Yes
If yes: Contributing Non-contributing Unknown

If 'yes', what is the name of the district? Santa Fe Historic District State (HPD 260) National
Staab McKenzie Historic Neighborhood (Sze and Spears 1988)

24. Supplemental Forms:

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages:

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: **Please complete HCPI FORM 1 before completing FORM 2**
 HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria A B C D

2. Name of property: (historic and/or current name for property) <p style="text-align: center;">Escudero Property</p>	1. Location: <p style="text-align: center;">206 McKenzie Street</p>	3. Local Reference Number: 051610071 (H2258) 4. County Santa Fe County, NM. 5. Date of Survey: 09-15-2005
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ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: X Adobe X Brick ___ Composition X Concrete: Block ___ Concrete: Cast Stone X Concrete: Poured ___ Earth Plaster ___ Masonry: Simulated X Metal: Corrugated X Metal: Structural Siding ___ Metal: V-Crimp ___ Stone: Random Ashlar ___ Stone: Random Coursed ___ Stone: River Rock ___ Stone: Rusticated X Stone: Tabular X Stucco ___ Tile: Clay ___ Vinyl Siding ___ Wood: Board and Batten ___ Wood: Horizontal Siding ___ Wood: Jacal ___ Wood: Log ___ Wood: Shingle ___ Wood:). Other:	7. Number of Stories: ___ N/A Number: X 1 ___ 1 1/2 X 2 ___ 2 1/2 Other: _____ 8. Foundation: ___ N/A X Not visible ___ None ___ At Grade ___ Raised Materials: ___ Concrete ___ Stone Other: _____ Notes: _____ 9. Roof: ___ N/A Shape: X Flat ___ Gabled ___ Hipped ___ Pyramidal ___ Shed Other: _____ Pitch: ___ None ___ Low ___ Medium ___ Steep Features: ___ Eave X Parapet Materials: ___ Asphalt ___ Earth ___ Composition shingle ___ Metal: Pressed ___ Composition Roll ___ Metal: Corrugated ___ Metal: Standing Seam ___ Metal: V- Crimp ___ Tile: Terra Cotta ___ Wood: Shingle Other: _____
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10. Windows ___ N/A <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Operation</th> <th style="width: 20%;">Material</th> <th style="width: 20%;">Glazing</th> <th style="width: 40%;">Number</th> </tr> <tr> <td colspan="4" style="height: 40px;"> Notes: Not Known. Access to courtyards not granted. </td> </tr> </table>	Operation	Material	Glazing	Number	Notes: Not Known. Access to courtyards not granted.				11. Doors ___ N/A <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Type</th> <th style="width: 20%;">Style</th> <th style="width: 20%;">Material</th> <th style="width: 40%;">Number</th> </tr> <tr> <td colspan="4" style="height: 40px;"> Notes: Not Known. Access to courtyards not granted. </td> </tr> </table>	Type	Style	Material	Number	Notes: Not Known. Access to courtyards not granted.			
Operation	Material	Glazing	Number														
Notes: Not Known. Access to courtyards not granted.																	
Type	Style	Material	Number														
Notes: Not Known. Access to courtyards not granted.																	

12. Chimneys Not Known. Access to courtyards not granted.	13. Porches Type: Not Known. Access to courtyards not granted. ___ Full-Width ___ Wrap
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14. Other Significant Features:

15. Modifications: ___ No known modifications

#1	addition of 2-story studio	Date: 1930s	X Known	___ Estimated ___	Source: local informant.
#2		Date: _____	Known	___ Estimated ___	Source: _____

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

17. Documents Available and Their Locations

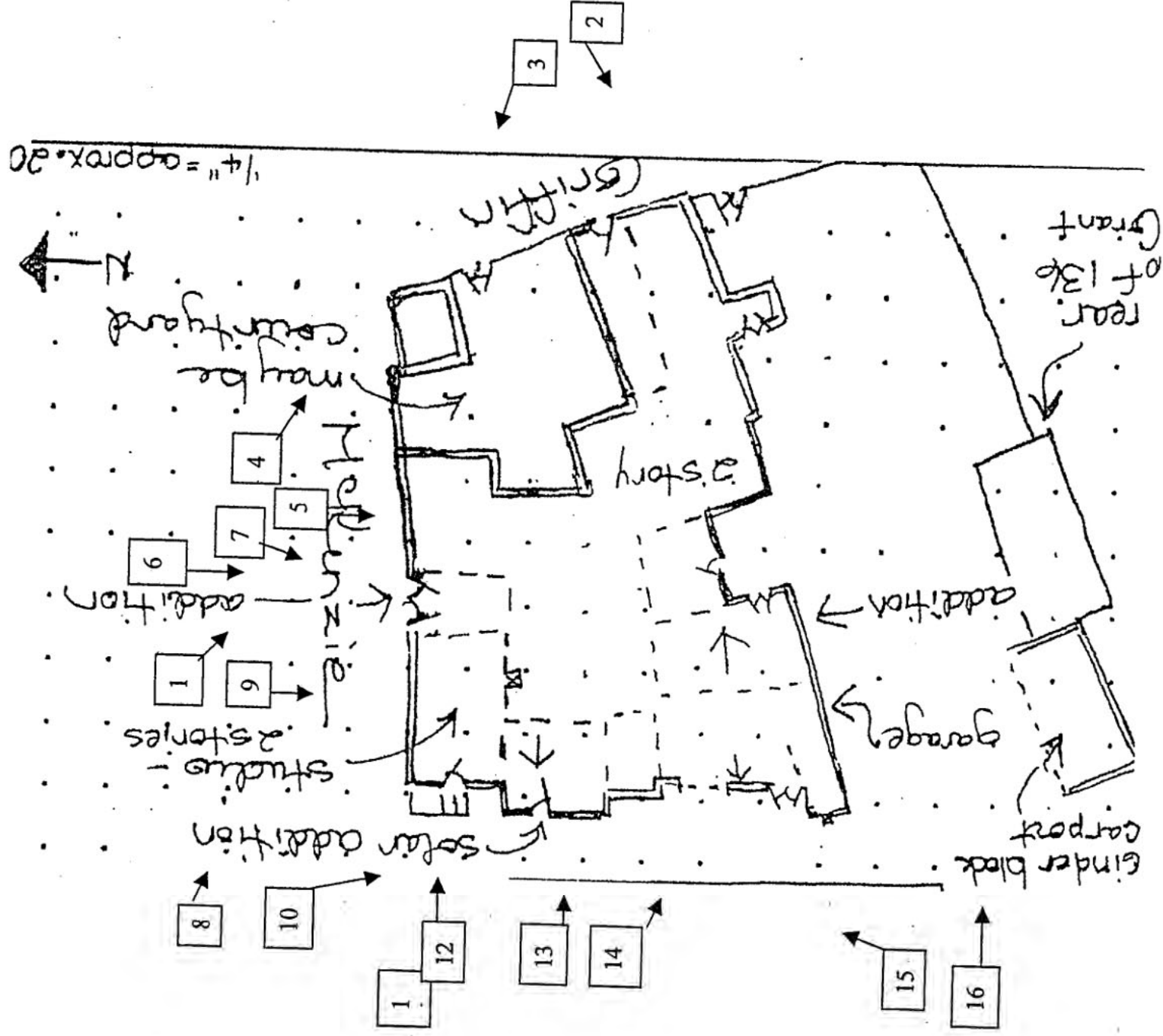
Historic Maps (City Planning GIS)
Sanborn maps (Frey Angelica Library)
City Directories (Frey Angelica Library)
NM HBI Form 12/20/1984 No. 05160071 (H2258) City of Santa Fe Planning.

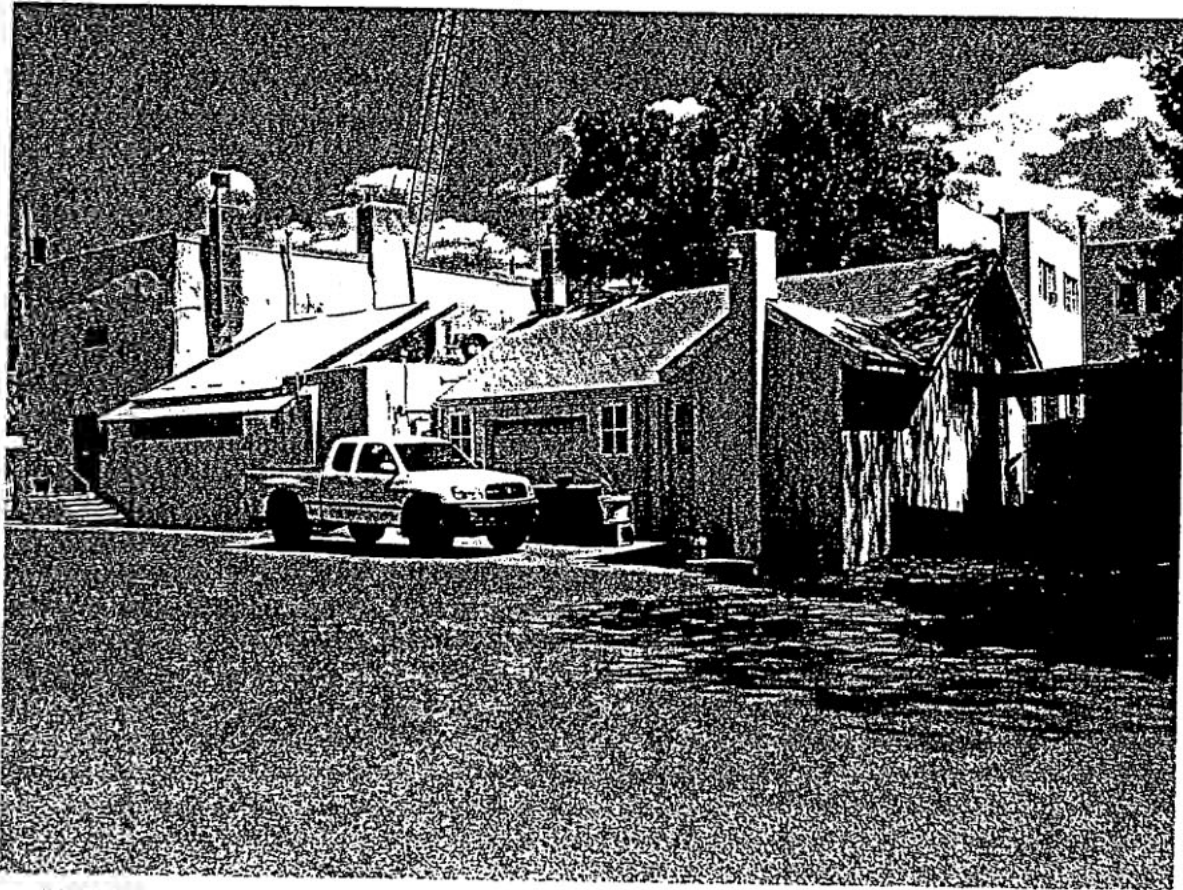
Velazquez, Mariano
1946 Spanish and English Languages. Wilcox & Follett Company. NY.

SITE:

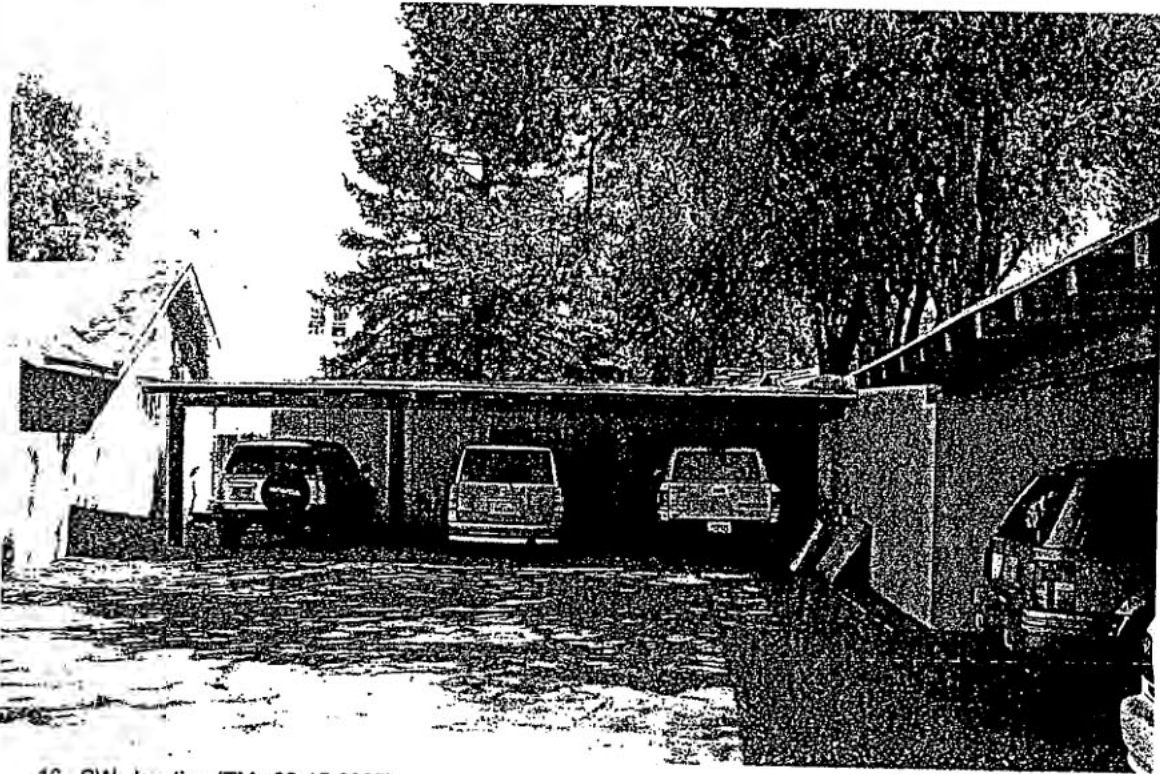
18. Attached or Associated Properties: 206 McKenzie is attached to and historically associated with 146 Griffin.
Are associated properties eligible for listing? Unknown

19. Site Plan. Site plan is unchanged from 1995 HBI survey (051610071/H2258).

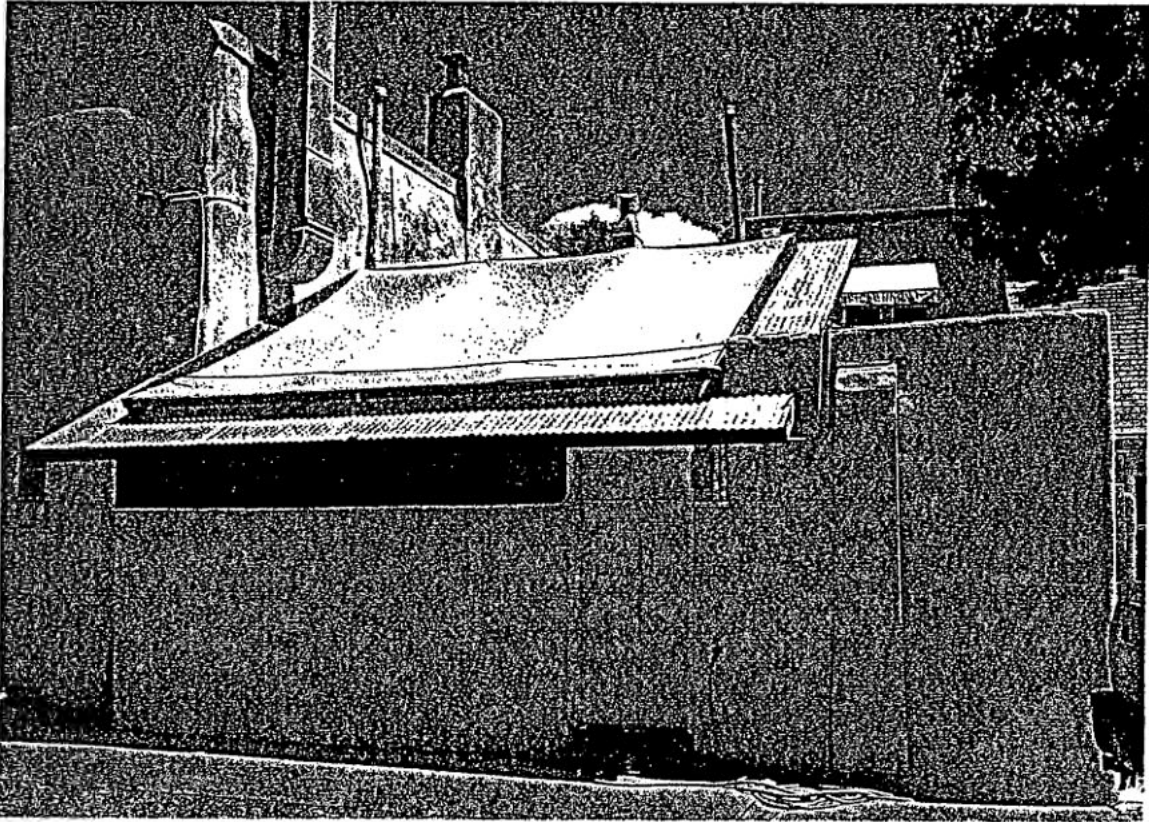




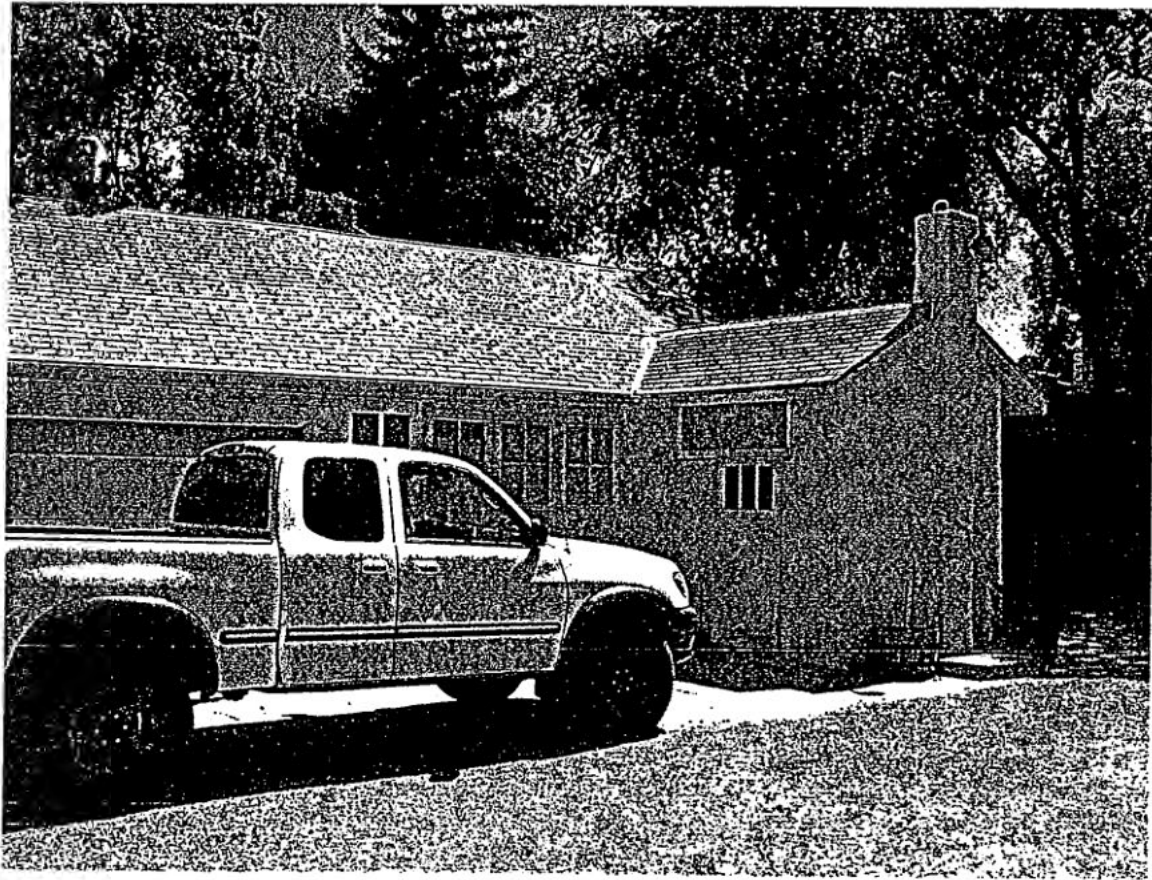
15. SW elevation (TMc 09-15-2005).

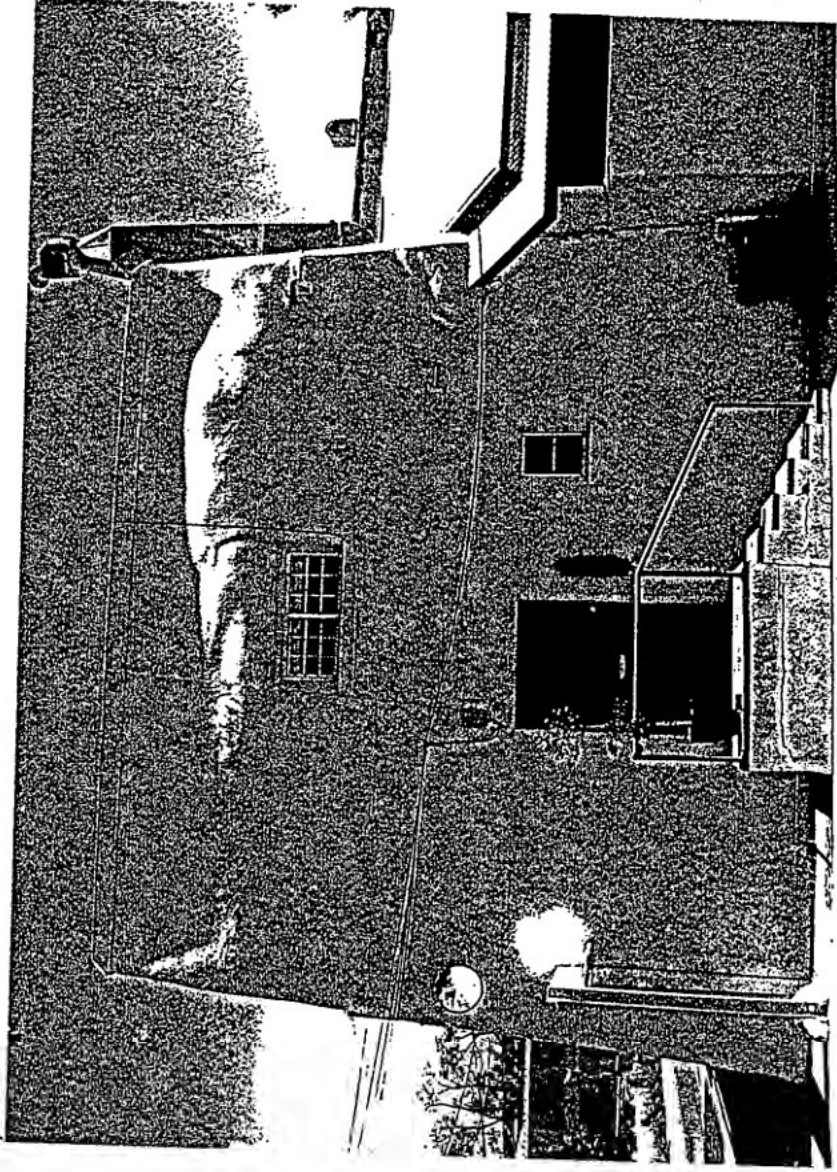
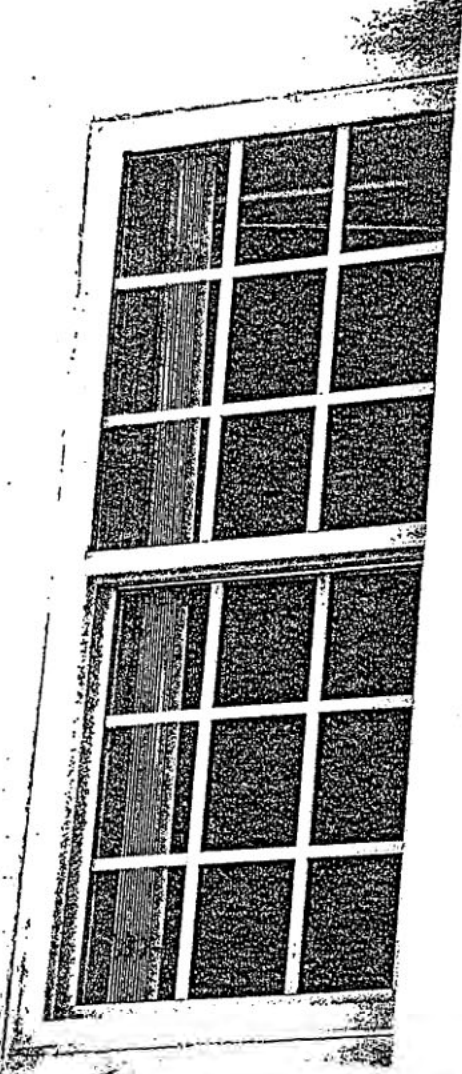


16. SW elevation (TMc 09-15-2005).



13. NW elevation (TMc 09-15-2005).

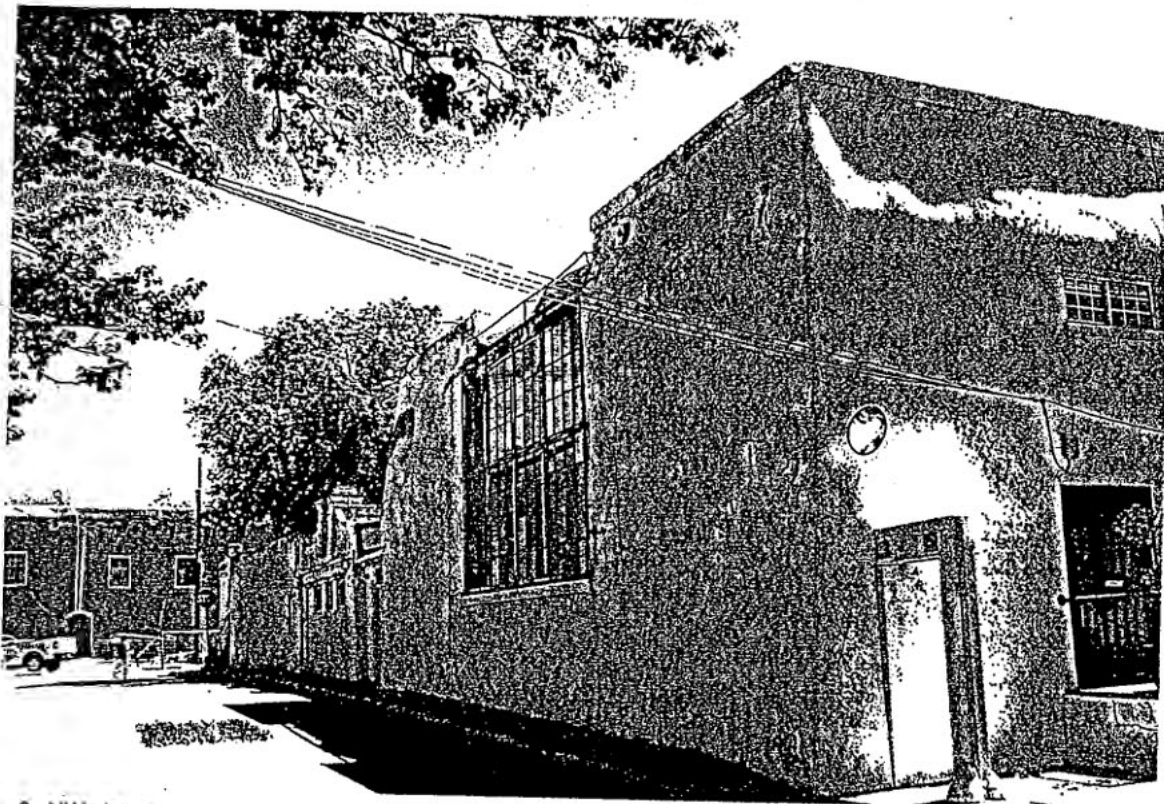




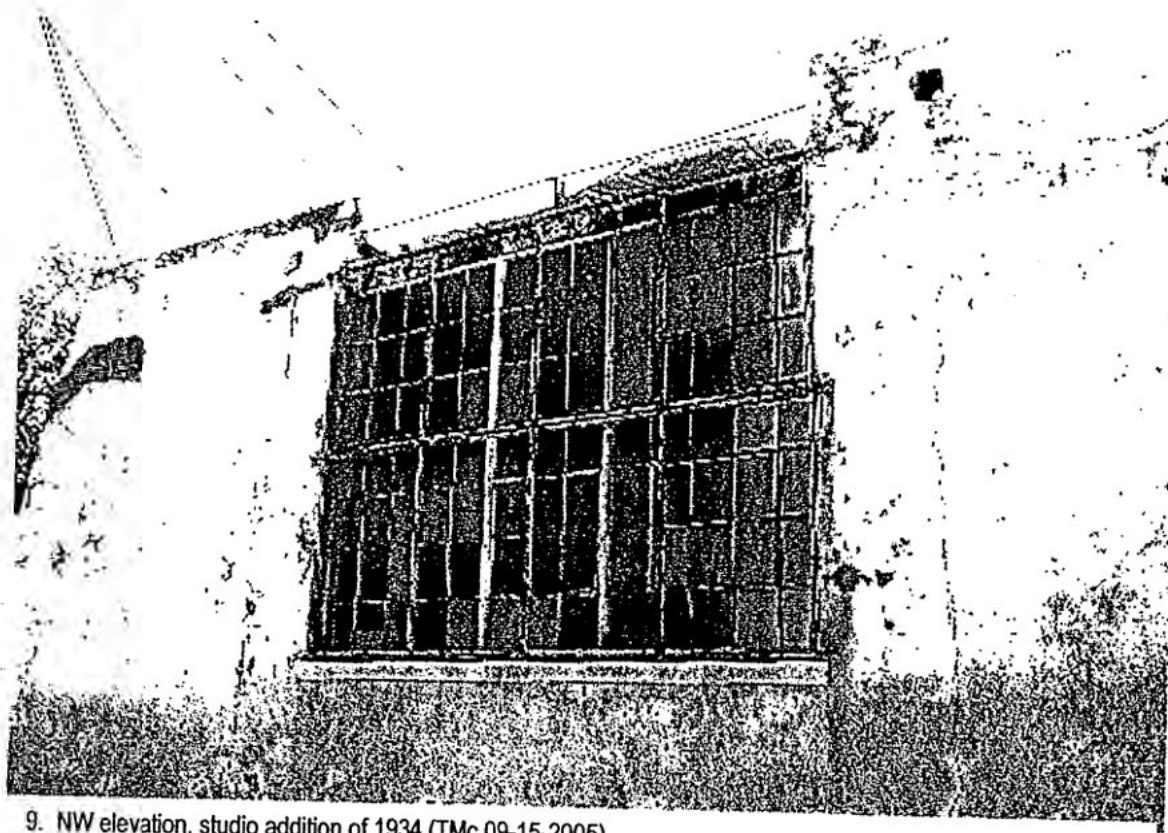
11, 12. SW elevation (TMc 09-15-2005).



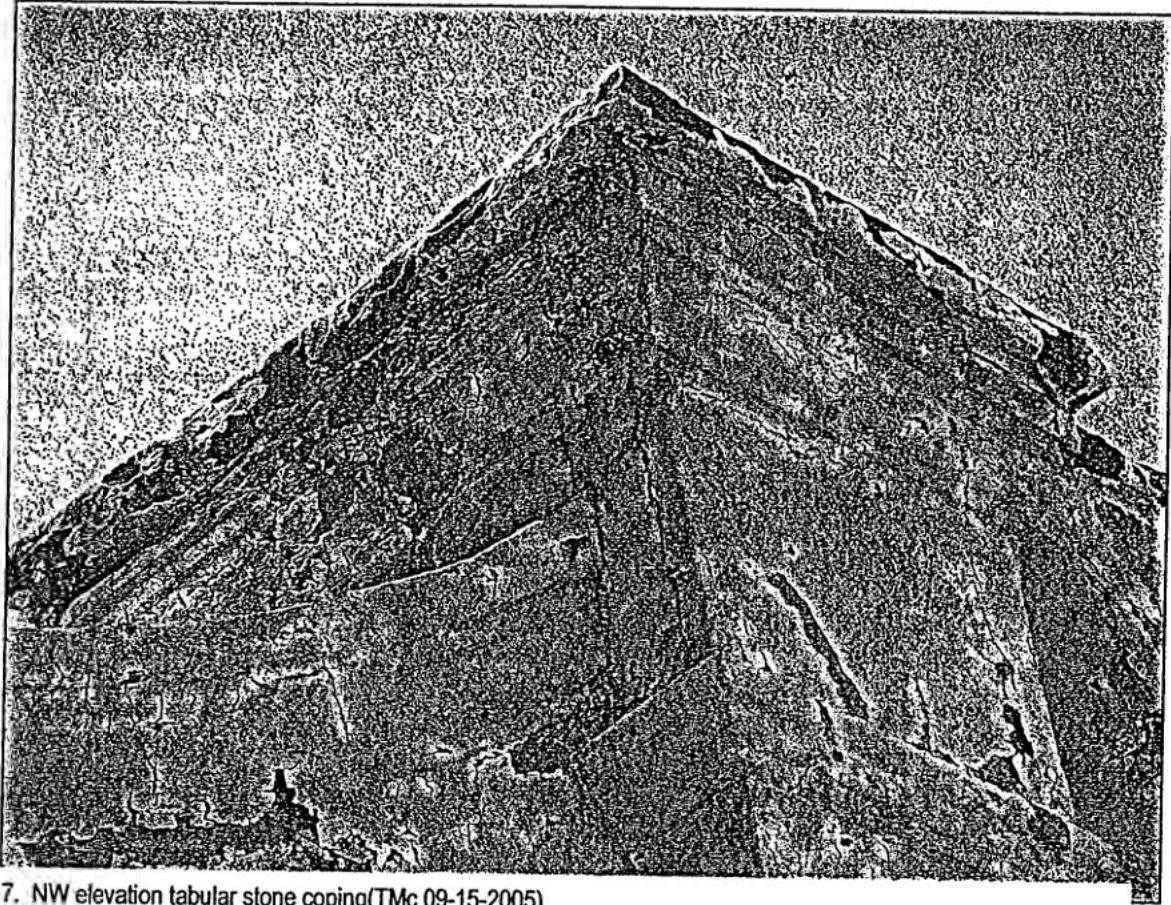
10. 206 McKenzie Street. NW corner and SW elevation of building indicates similar massing as seen in a 1995 photograph. View SE. (ArcCom September 2, 2005).



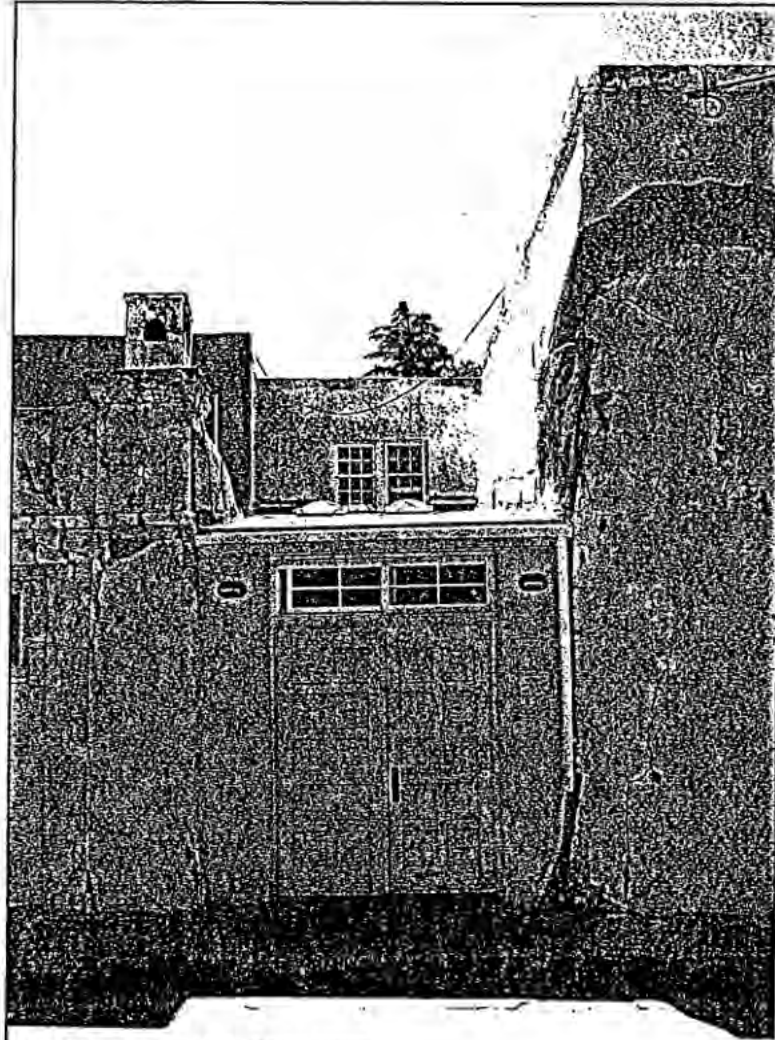
8. NW elevation (TMc 09-15-2005).



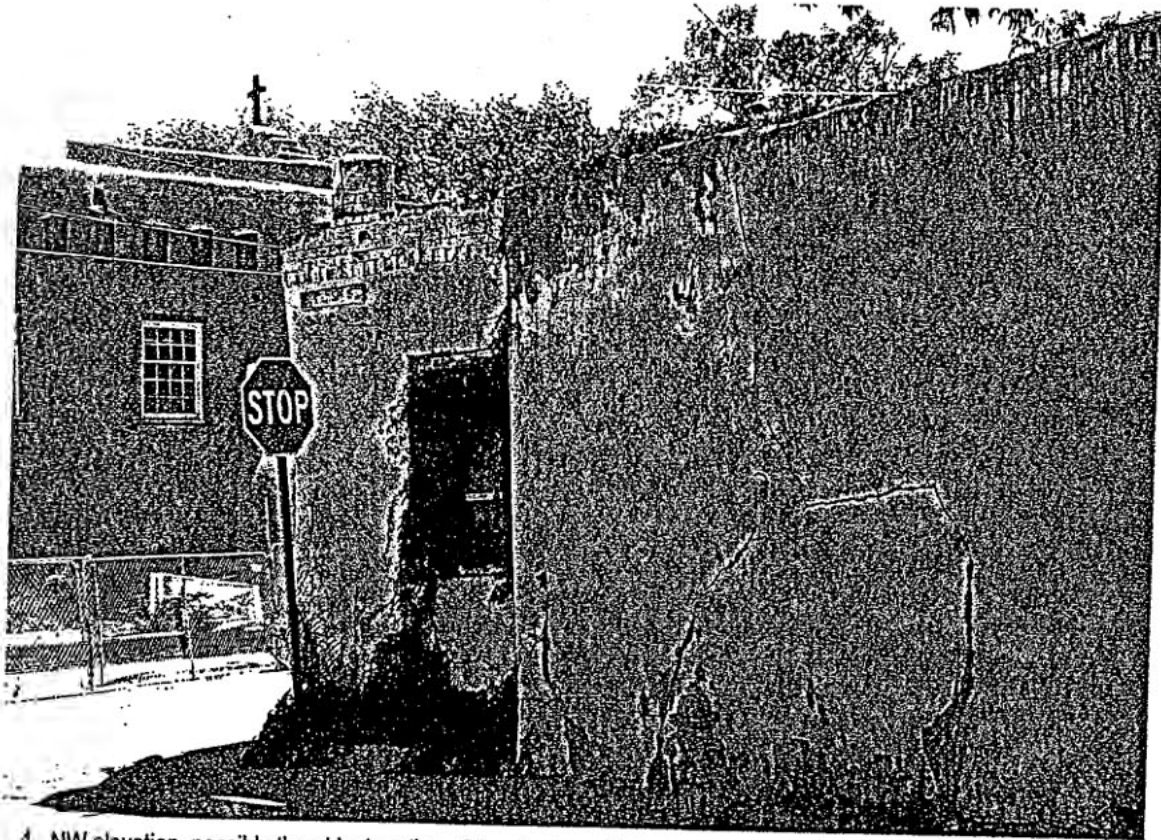
9. NW elevation, studio addition of 1934 (TMc 09-15-2005).



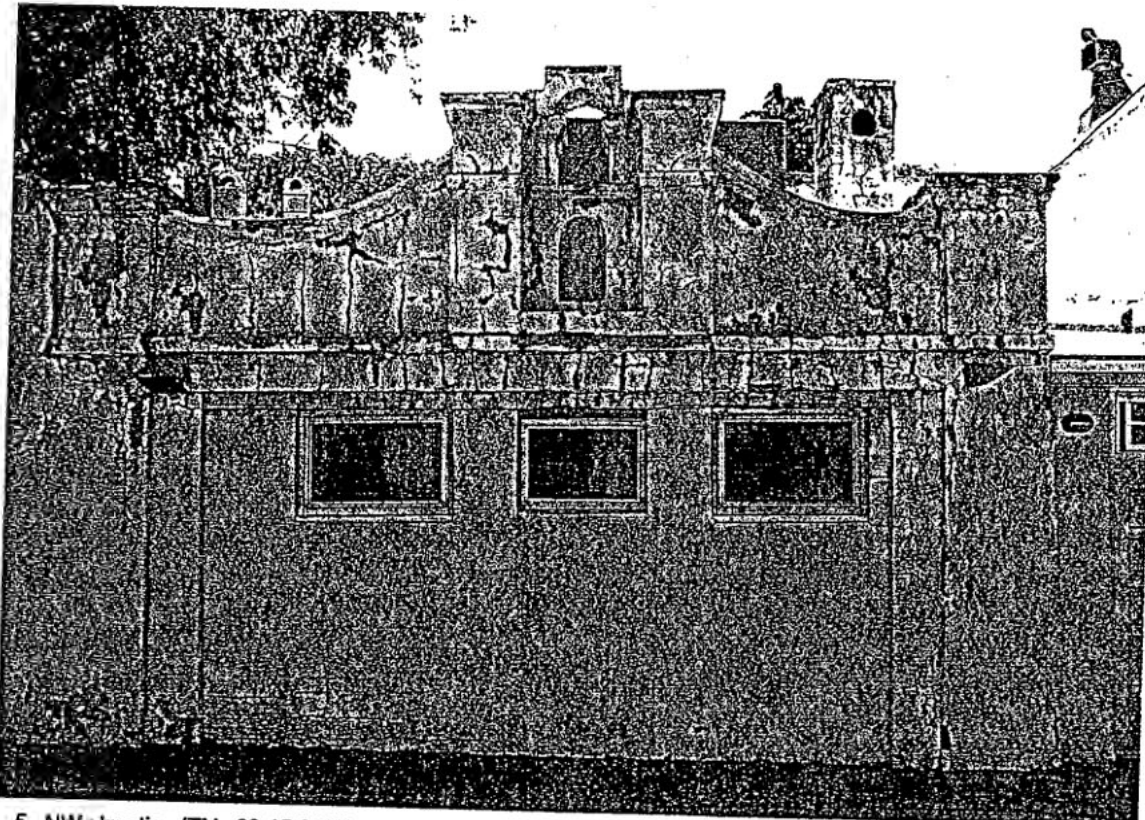
7. NW elevation tabular stone coping(TMc 09-15-2005).



6. NW elevation (TMC 09-15-2005).


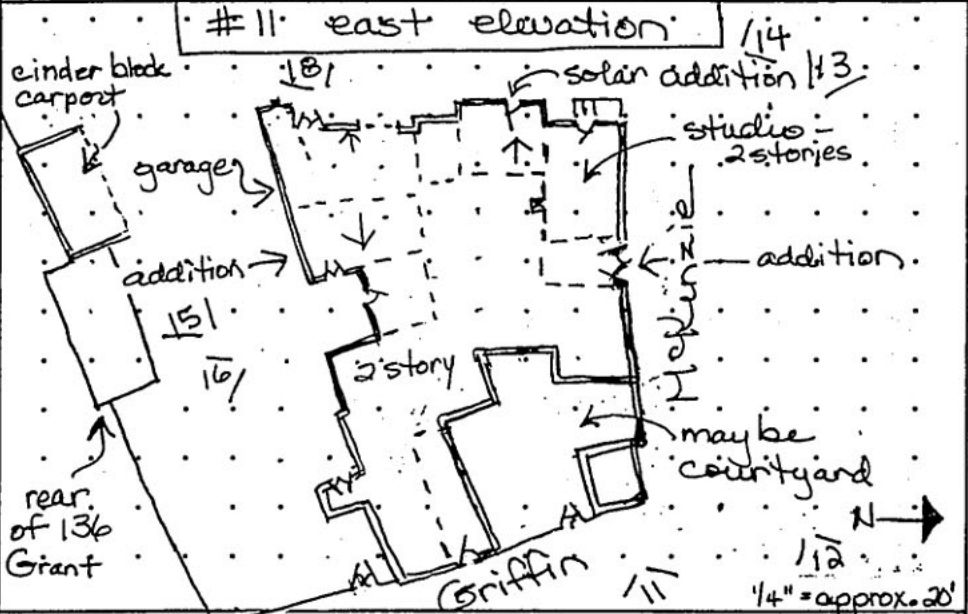


4. NW elevation, possibly the oldest portion of the structure (TMc 09-15-2005).



5. NW elevation (TMc 09-15-2005).

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995

IDENTIFICATION	ADDRESS: 146 Griffin & 206 McKenzie	ID NUMBER: 051610071	
	UTM REFERENCE EASTING NORTHING ZONE 12 13	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 9 (E) W SEC 24 NW 1/4 SE 1/4	BUILDING NAME: SANTA FE ID NUMBER: H2258
	FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992		
DATE OF CONSTRUCTION: portion by ESTIMATE 1890 ACTUAL SOURCE(S) Sanborn map			
ARCHITECTURAL STYLE: Territorial/ Ren. Rev./ Mission Rev./ Industrial/ Cottage			
USE: HISTORIC: residential OTHER _____ PRESENT: residential OTHER apartments & studio			
BUILDING DATA	SURROUNDINGS: residential, commercial, religious, government		
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? carport (intrusive) IF INVENTORIED, LIST ID NUMBER(S) _____		
DEGREE OF REMODELING: <input type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input checked="" type="checkbox"/> MAJOR additions; EXPLAIN: courtyard walls, demolition of 142	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING	
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input type="checkbox"/> GOOD <input checked="" type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE	
BUILDING THREATENED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		LOCAL DESIGNATION: Core HISTORIC DISTRICT <input type="checkbox"/> SIGNIFICANT <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

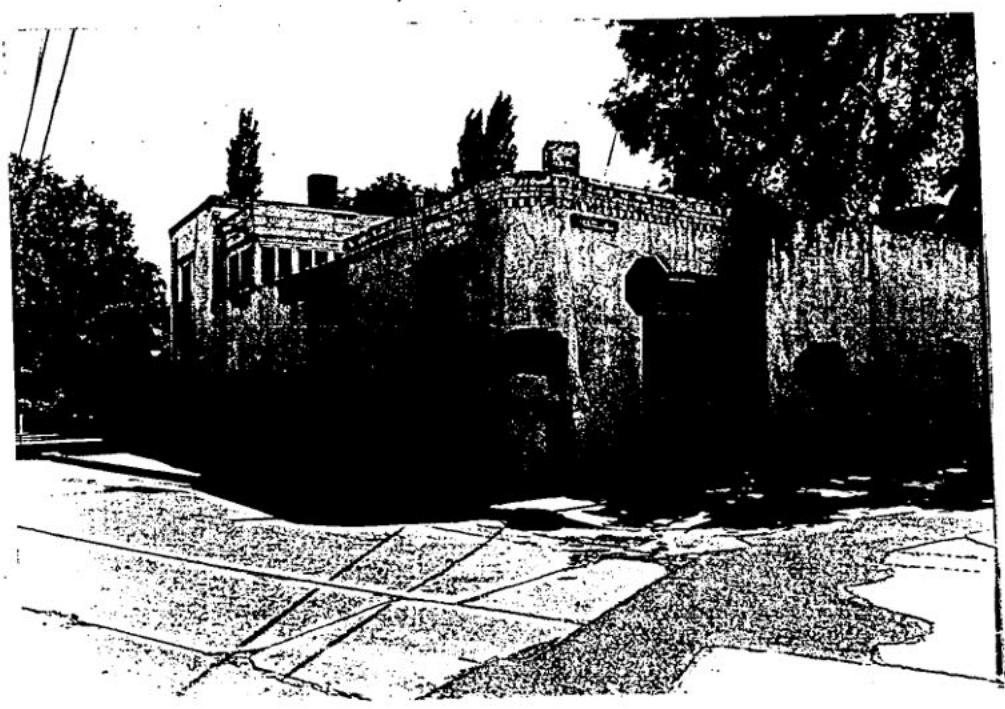
SURVEYED 7/95 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 11 TO 14
DB 11 # 15-11 & 10

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat with undulating parapet on E, brick coping SE & NE, straight parapet on NW with concrete coping, shed roofed solar W center, pitched intersecting
BUILDING WALLS	gable on garage SW, W center has mixtilinear parapet w/ some brick coping walls white painted plaster, cracking & peeling (adobe, tile)
FOUNDATIONS	not visible
DOORS	E - recessed wood panel with single upper light, painted wrought iron grille, pair of wd panel with varied panel sizes, french 2nd story; N - pair of carved wood panel; S - wood french, one with alum. storm door, one with sidelights; garage rear - dutch w/ 9 lights
WINDOWS	1/1 wd DHWs with hardware cloth screens; 3 tier industrial NE; steel window wall N on studio; metal casement on W, N corner; S - 6/6 wd DHWs, 6 light casement with hanging screens
PORCHES OR PORTALES	shed roofed solar portion W center - steep shed roof with corr. fiberglass; sunporch 2nd story E - pairs of 8 light casement windows
BALCONIES	
COURTYARDS	E - 2 courtyards hidden by very high walls with wood gates
FENCES/WALLS	
ARCH. DETAILS	E - buttressed frieze, simple cornices on doors; flagstone sills, E block planters, E; wrought iron grilles, balustrades
OTHER	
COMMENTS	

ADDITIONAL PHOTOGRAPHS



#12 northeast

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1995 (concluded)

IDENTIFICATION

ADDRESS

146 Griffin &
206 McKenzie

ID NUMBER: 0516 10071

SANTA FE ID NUMBER: H2258

SURVEYED/RESEARCHED

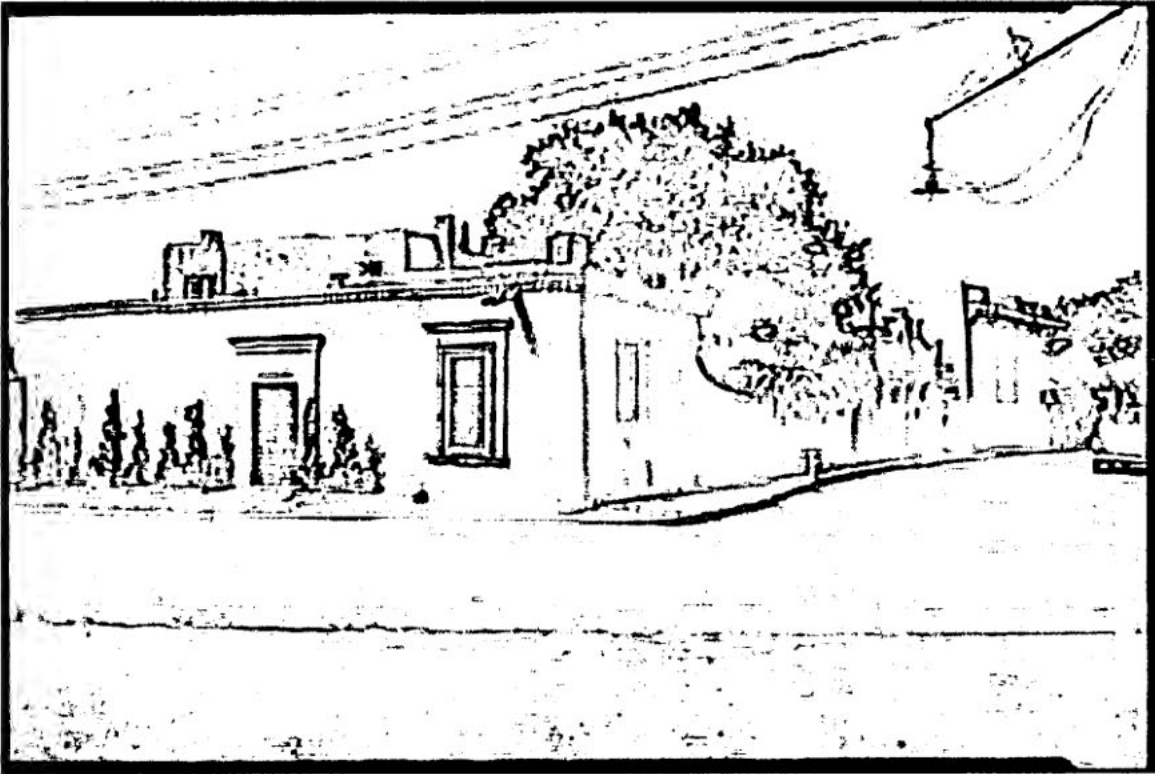
DATE 7/95 BY DB

The building at 142 Griffin, now demolished, was the home of Cleofes Jaramillo, founder of the Sociedad Folklorica and an activist for preservation of local culture.

Major changes occurred between 1934 and 1937 (see photos) when the artist Hazel Hyde lived at 206 McKenzie. The large studio was added for sculptor George Blodgett, the second story was added to the Griffin section, and the espadana was added on the north. The Griffin street facade was remodeled from Territorial to a Renaissance Revival appearance, although the brick coping remained.

Sometime after 1937 the courtyard walls were raised to roof height, a major change to the building's appearance which makes it impossible to distinguish buildings from courtyards. The building at 142 Griffin was demolished in the early 1940s, when the property was owned by Edna Ballard, the founder of the I Am religious sect.

The current owner does not wish to permit survey, so that it was impossible to determine the exact building configuration. Intrusive cinder block carport on SW.



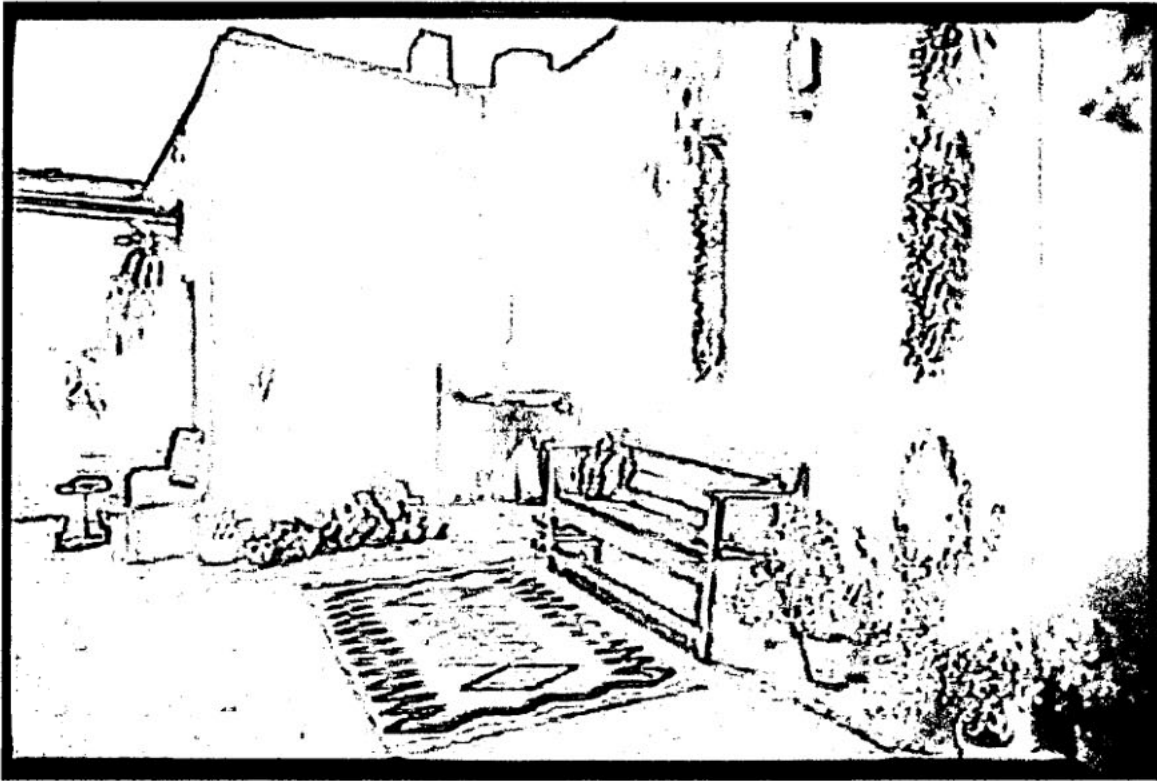
NORTH EAST CORNER
206 MCKENZIE
CIRCA 1938
PARKHURST PHOTO



GATE AT 142 GRIFFEN ST.
VIEW TO WEST THROUGH ZAGUAN
BUILDINGS AND ZAGUAN REMOVED BY 1950.
BY EDNA BALLARD, "I AM" RELIGIOUS SECT.

CIRCA 1939

PARKHURST PHOTO.



NORTH PATIO
VIEW TO EXTERIOR FIREPLACE ON SOUTH WALL
140 GRIFFEN STREET.

PARKHURST PHOTO



NORTH PATIO

206-200 MCKENZIE ST / 146 GRIFFEN ST.
VIEW TO WEST.

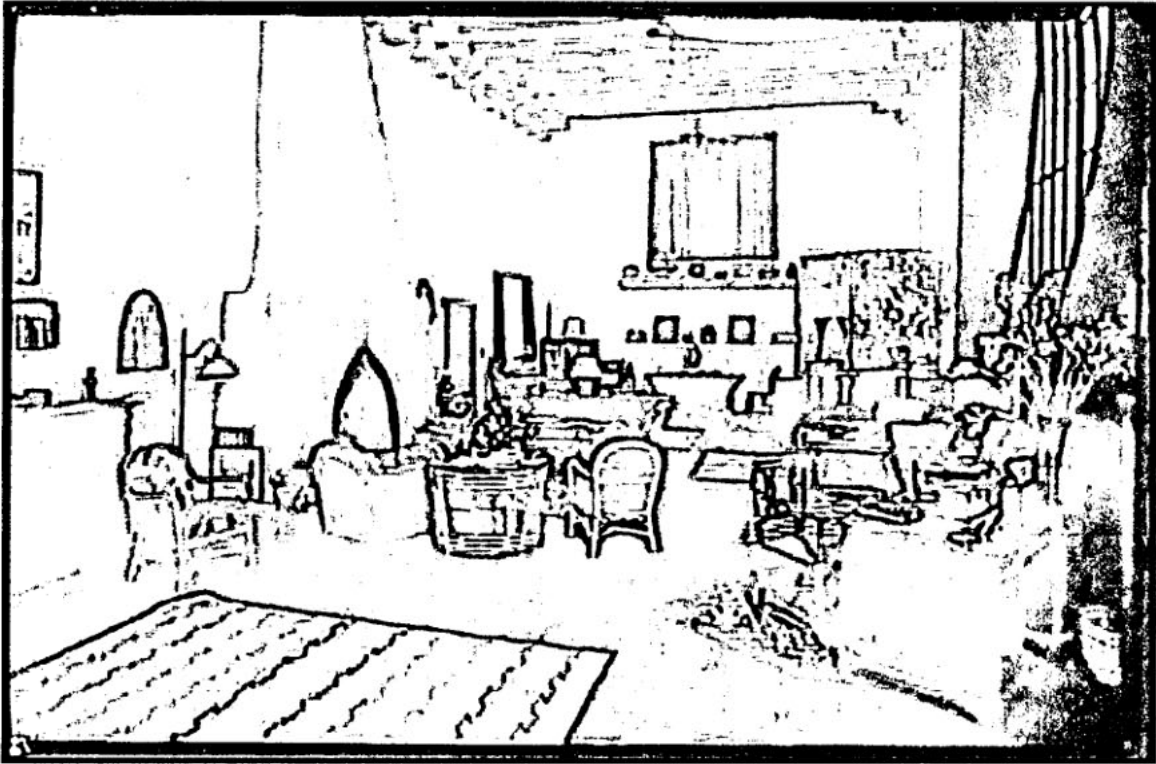
NOTE: GATE TO NORTH AT MCKENZIE ST.

OPEN AIR ZAGUAN BETWEEN THE STRUCTURES
AND STUDIO FARTHER WEST.

PARKHURST PHOTO



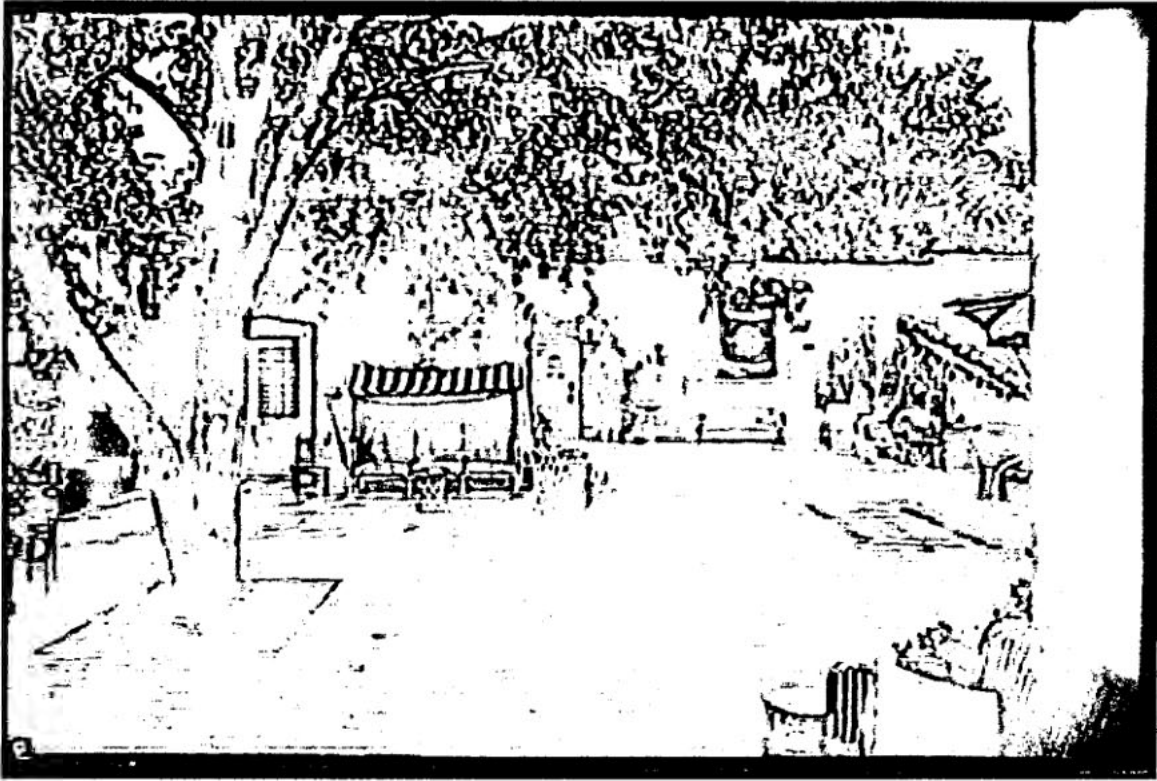
SOUTH PATIO
142 GRIFFEN STREET
"CIRCADO DINING ROOM."
OPERATED BY HAZEL HYDE
CIRCA 1938
PARKHURST PHOTO.



HAZEL HYDE STUDIO
ORIGINALLY BUILT FOR GEORGE BUDGETT
VIEW LOOKING WEST
NOTE : WEST DOOR MISSING
PARKHURST PHOTO.



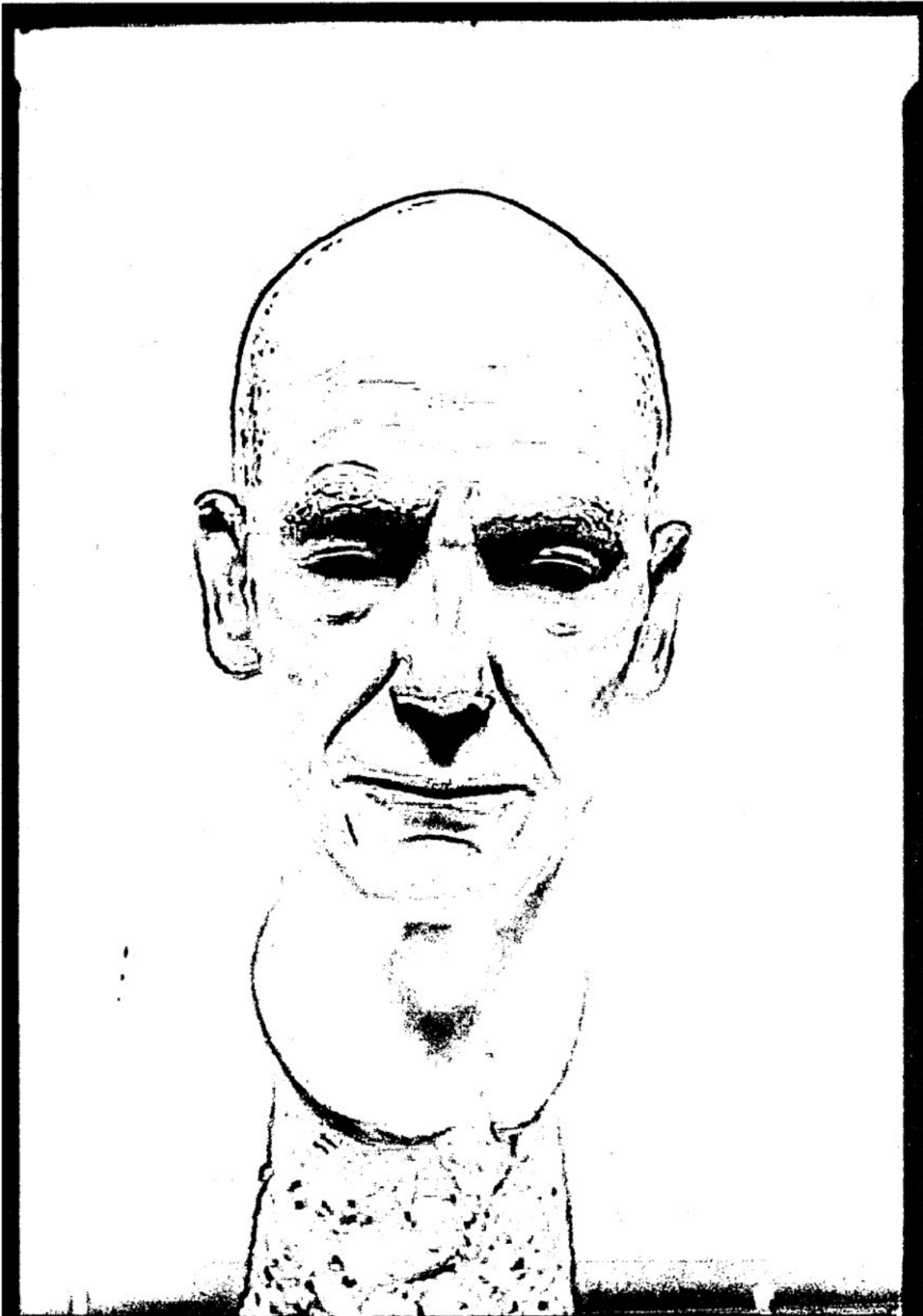
NORTH COURTYARD VIEW TO NORTH-EAST
GATE GOES TO GRIFFEN STREET.
BUILDING BEYOND WALL IS PRESBYTERIAN CHURCH
PRIOR TO BEING REMODELLED TO PUEBLO REVIVAL
CIRCA 1938
PARKHURST PHOTO



NORTH COURTYARD VIEW TO EAST.
146 GRIFFEN ST.
CIRCA 1938
PARKHURST PHOTO



CLEOFUS JARAMILLO
1901 PHOTO
AGE 23



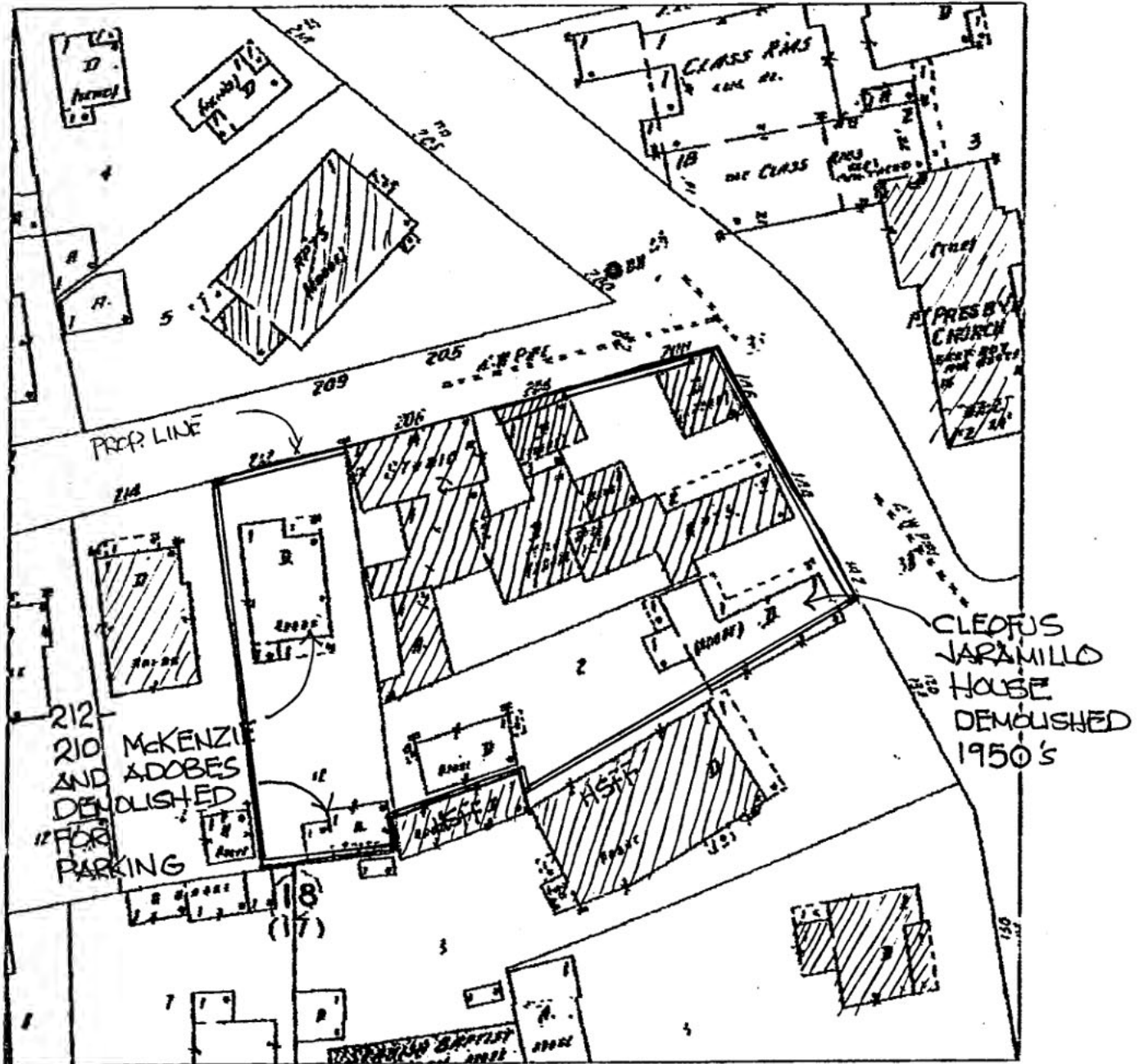
BUST OF KEN CHAPMAN
BY GEORGE BUDGETT
AGE UNKNOWN.

Historic Maps and Documents

GERI ENVIRONMENTAL CONSULTANTS

A Division of CERL, Inc.

1823 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87522 Phone (505) 938-4143 FAX (505) 982-8759
E-Mail: cerl@cerl-fsi.com Internet: www.cerl-fsi.com



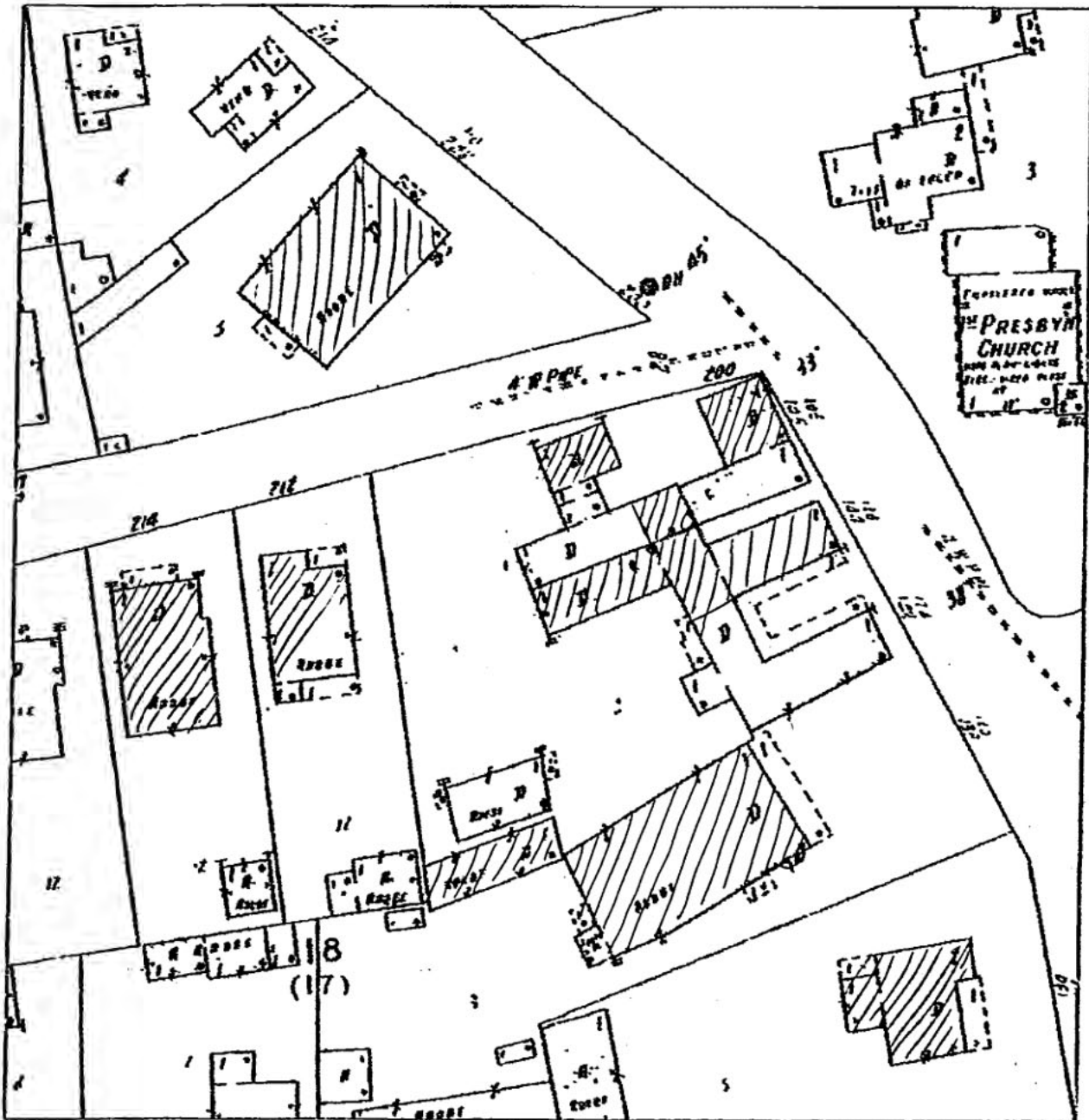
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1948

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1808 Second St, Suite D P.O. Box 4673 Santa Fe, NM 87502 Phone (505) 982-4143 FAX (505) 982-8759
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Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

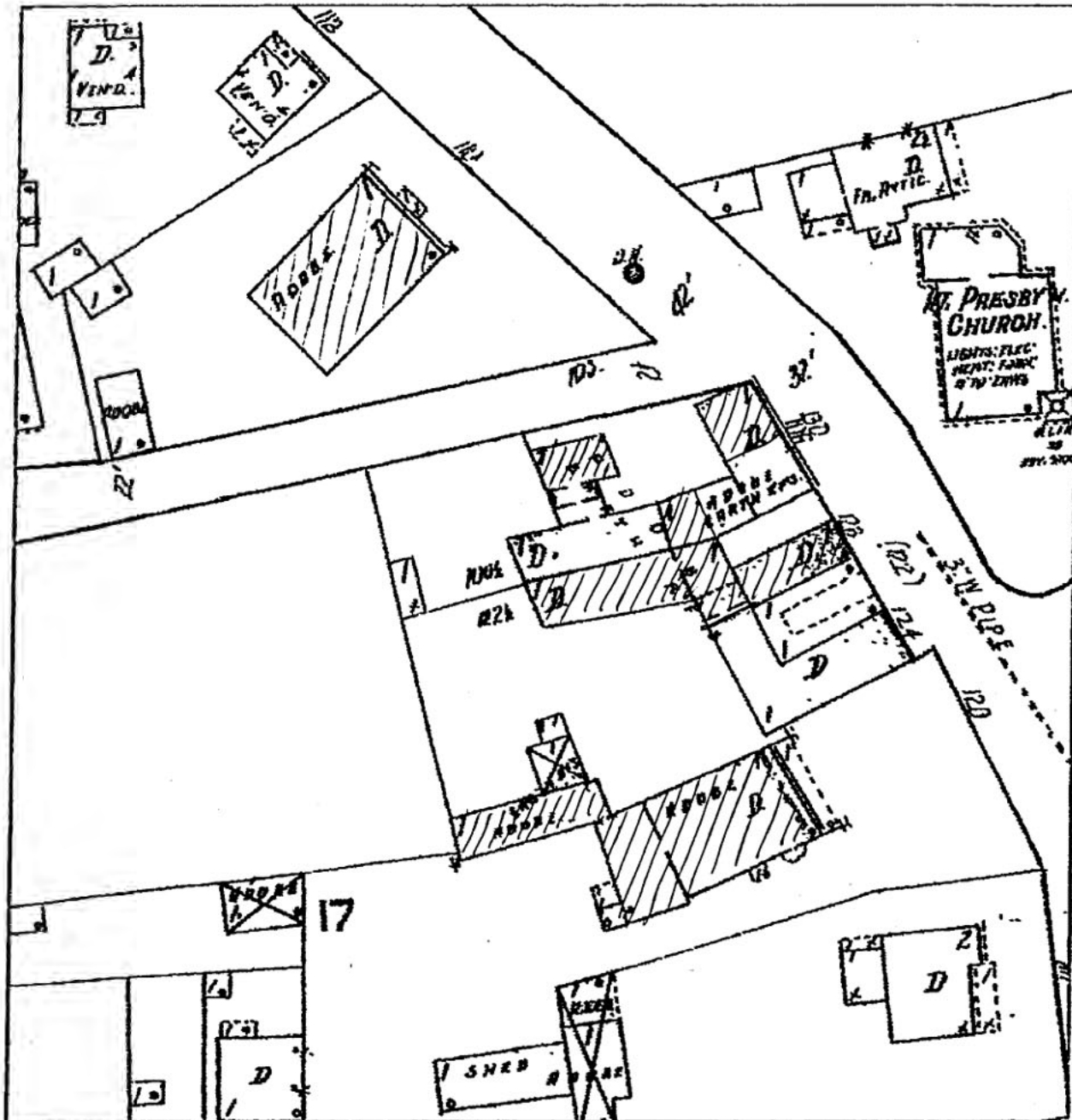
Sanborn Fire Insurance Map
1930

HATCHED AREAS
INDICATE PORTIONS
OF EXISTING STRUCTURES
THAT MAY REMAIN
FROM PREVIOUS COMPLEX

CERL ENVIRONMENTAL CONSULTANTS

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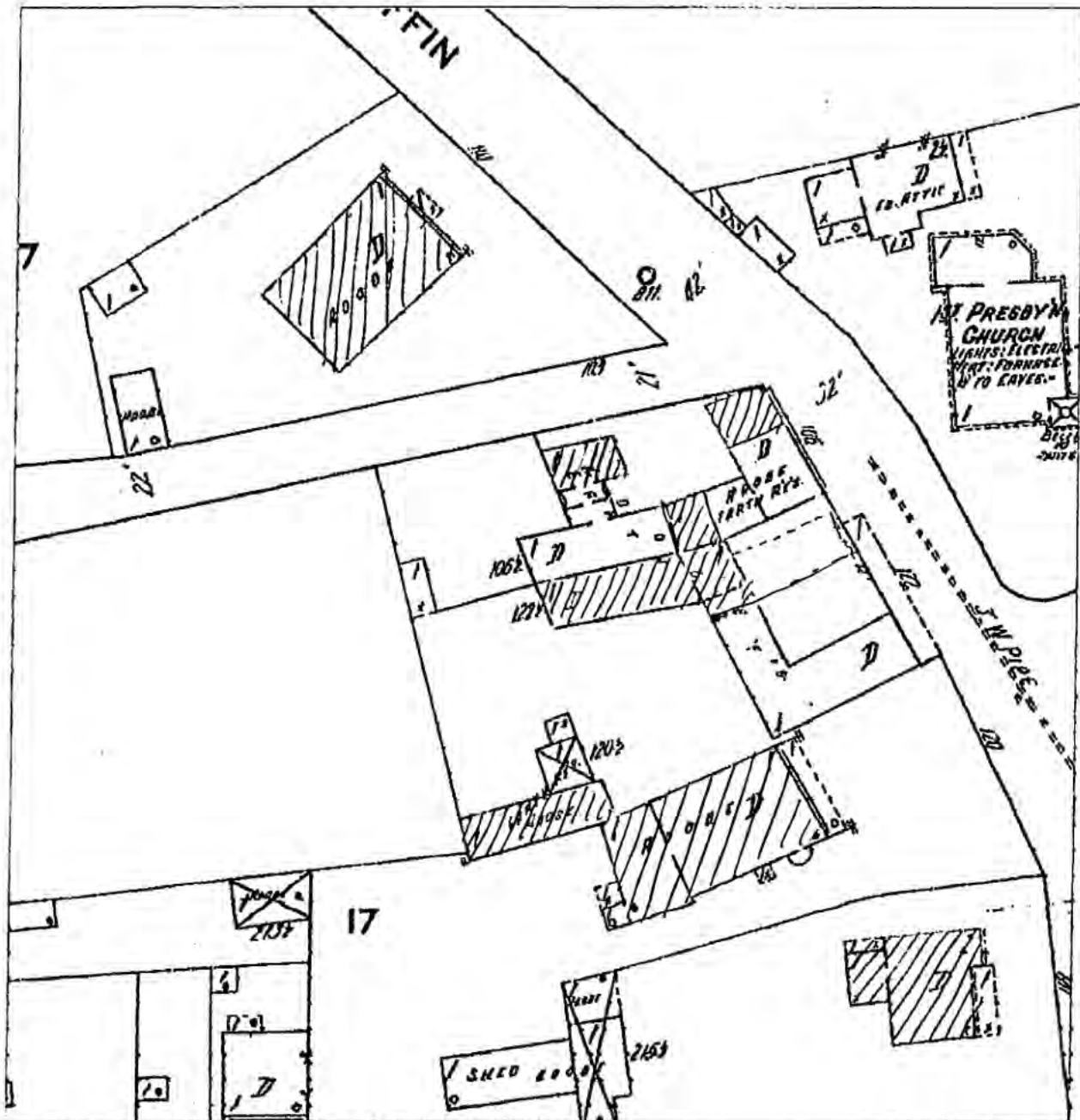
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1921

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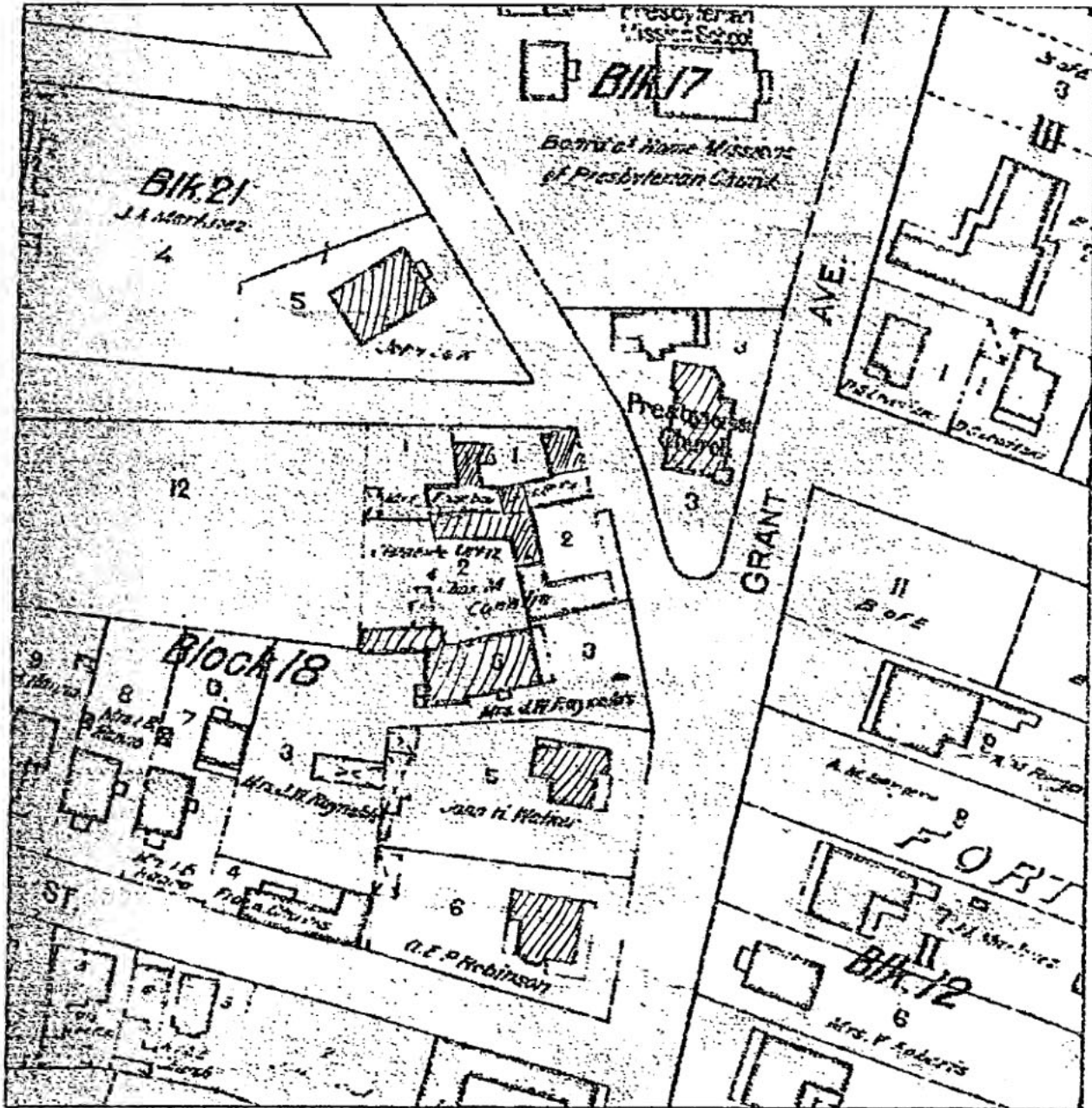


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1913

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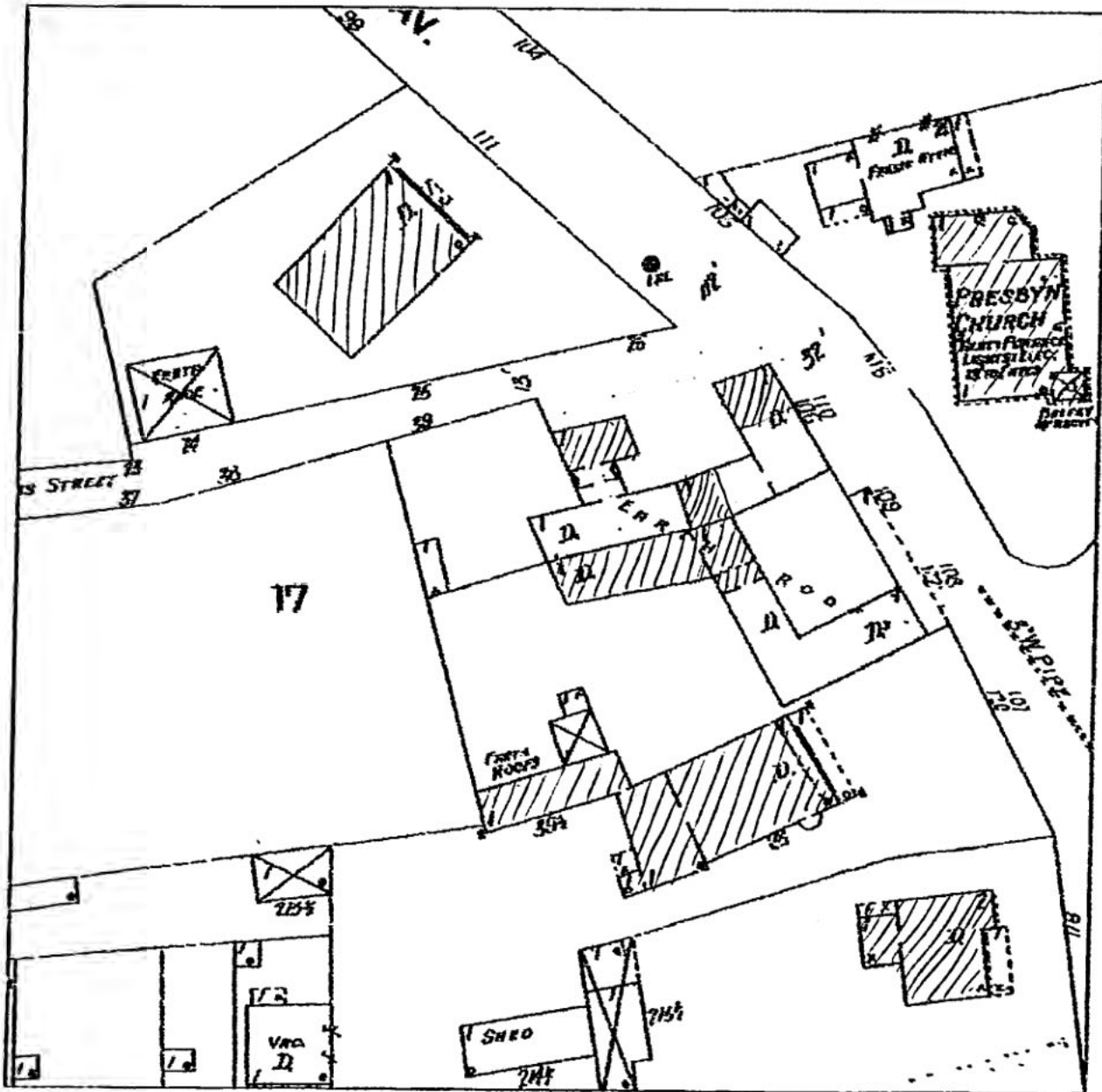


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

King's Official Map of Santa Fe, 1912
Block 18, Lots 1-2

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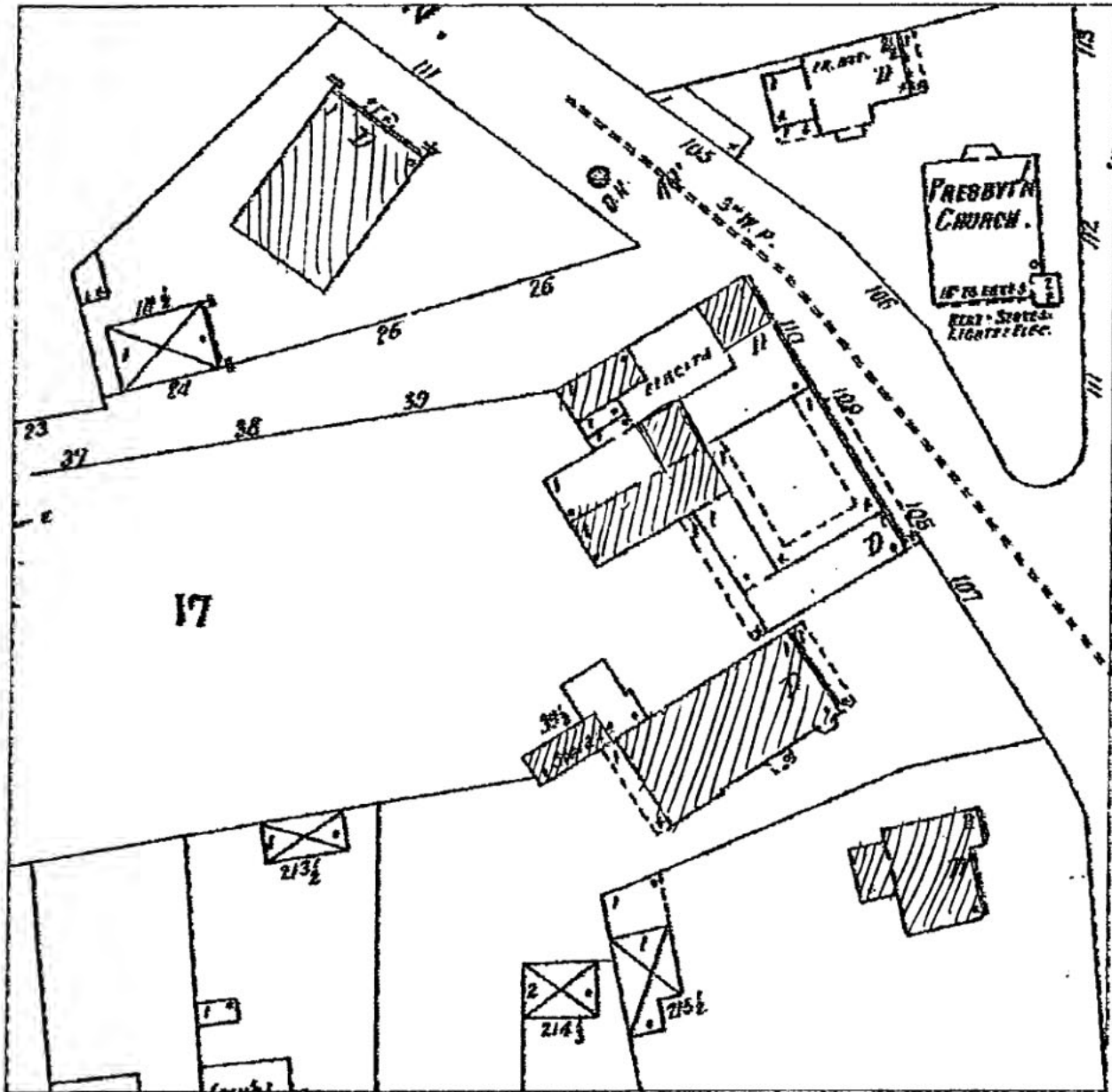
Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1908

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1908 Second St, Suite D P.O. Box 4373 Santa Fe, NM 87502 Phone (505) 838-4143 FAX (505) 832-6769
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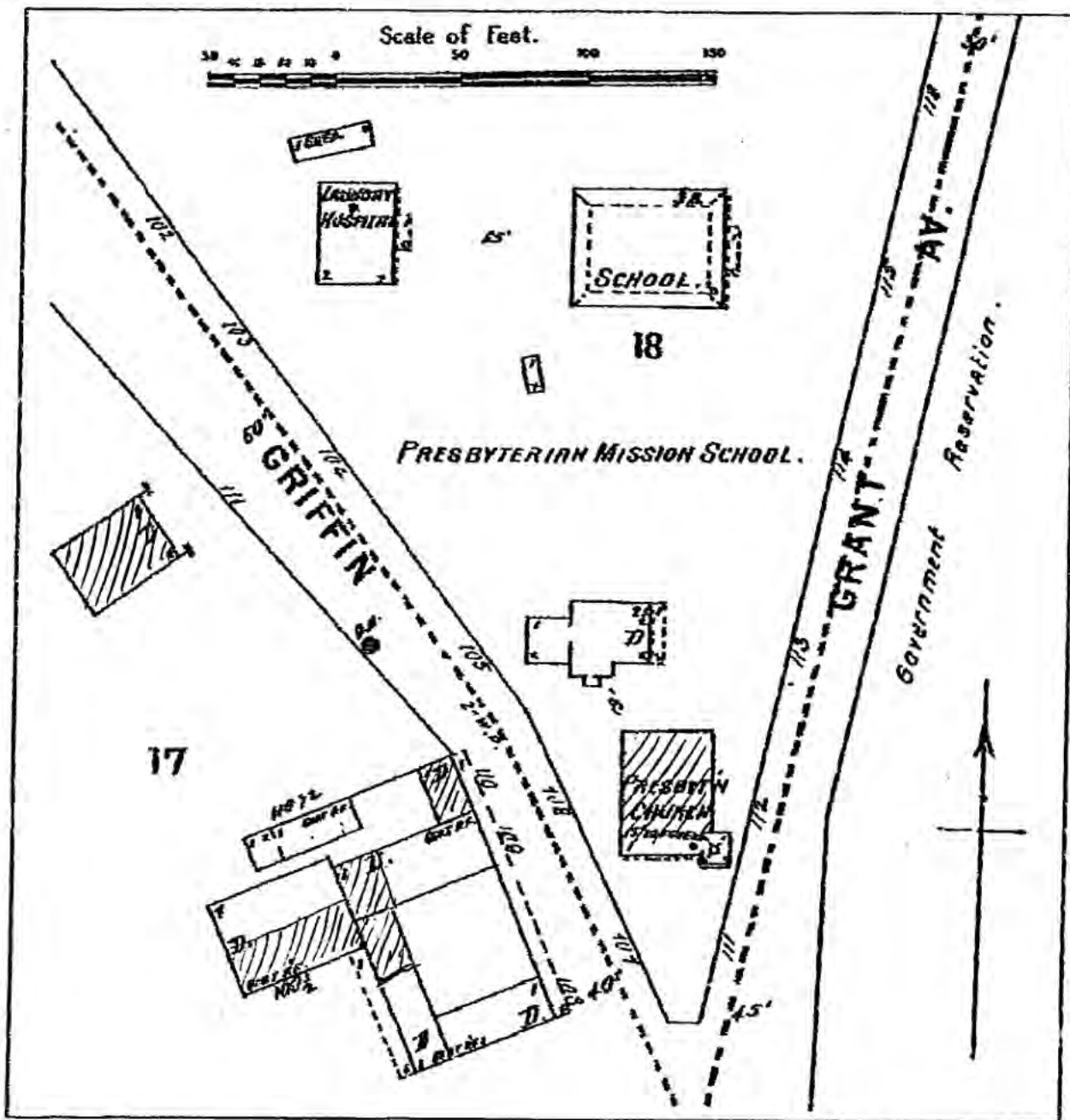


Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1902

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1506 Second St, Suite D P.O. Box 4673 Santa Fe, NM 87502 Phone (505) 955-4143 FAX (505) 952-6753
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Phase I Environmental Site Assessment
206 McKenzie Street, Santa Fe, NM

Sanborn Fire Insurance Map
1898

206 McKenzie Street

206 McKenzie Street

Santa Fe, NM 87501

Inquiry Number: 3474538.3

December 11, 2012

Certified Sanborn® Map Report

Certified Sanborn® Map Report

12/11/12

Site Name:

206 McKenzie Street
206 McKenzie Street
Santa Fe, NM 87501

Client Name:

M & E Engineering Inc
1222 Luisa Street
Santa Fe, NM 87505



EDR Inquiry # 3474538.3

Contact: Ann Quarles

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Certified Sanborn Results:

Site Name: 206 McKenzie Street
Address: 206 McKenzie Street
City, State, Zip: Santa Fe, NM 87501
Cross Street:
P.O. # Prj. No. #12152
Project: McKenzie St. Phase I
Certification # 1241-4786-B2F5



Sanborn® Library search results
Certification # 1241-4786-B2F5

Maps Provided:

1970 1902
1948 1898
1930
1921
1913
1908

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1970 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1948 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1930 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 6



Volume 1, Sheet 7

1921 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3

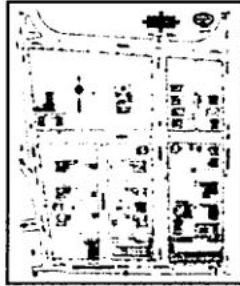


Volume 1, Sheet 5

1913 Source Sheets



Volume 1, Sheet 2



Volume 1, Sheet 3



Volume 1, Sheet 5

1908 Source Sheets



Volume 1, Sheet 5



Volume 1, Sheet 7



Volume 1, Sheet 8

1902 Source Sheets



Volume 1, Sheet 4



Volume 1, Sheet 7



Volume 1, Sheet 8

1898 Source Sheets



Volume 1, Sheet Keymap/Sheet 1



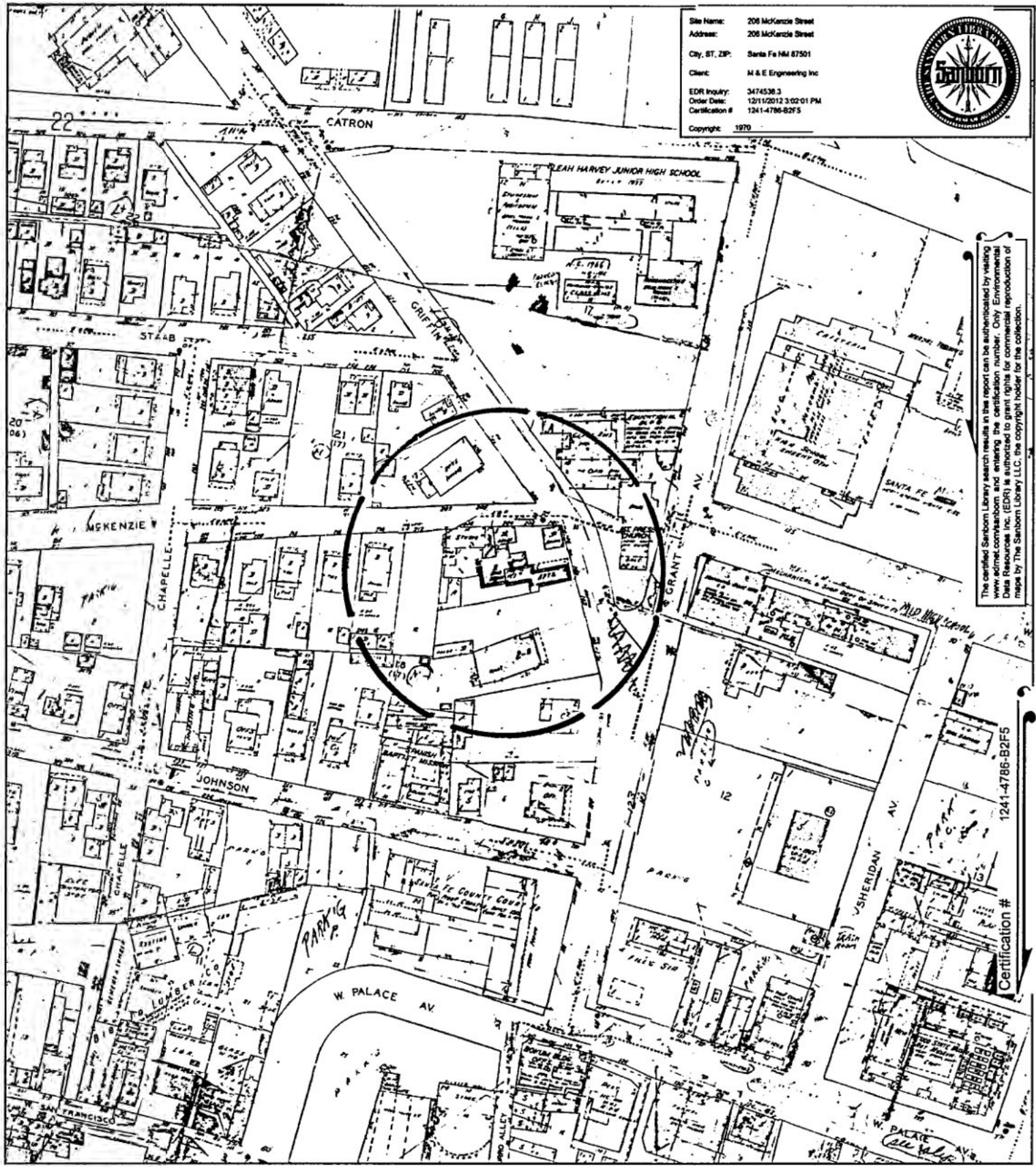
Volume 1, Sheet 4



Volume 1, Sheet 5

1970 Certified Sanborn Map

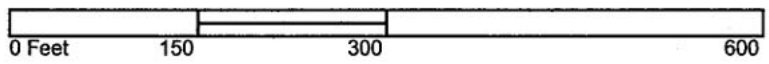
Site Name: 206 McKenzie Street
 Address: 206 McKenzie Street
 City, ST, ZIP: Santa Fe NM 87501
 Client: M & E Engineering Inc
 EDR Inquiry: 3474538.3
 Order Date: 12/11/2012 3:02:01 PM
 Certification #: 1241-4786-B2F5
 Copyright: 1970



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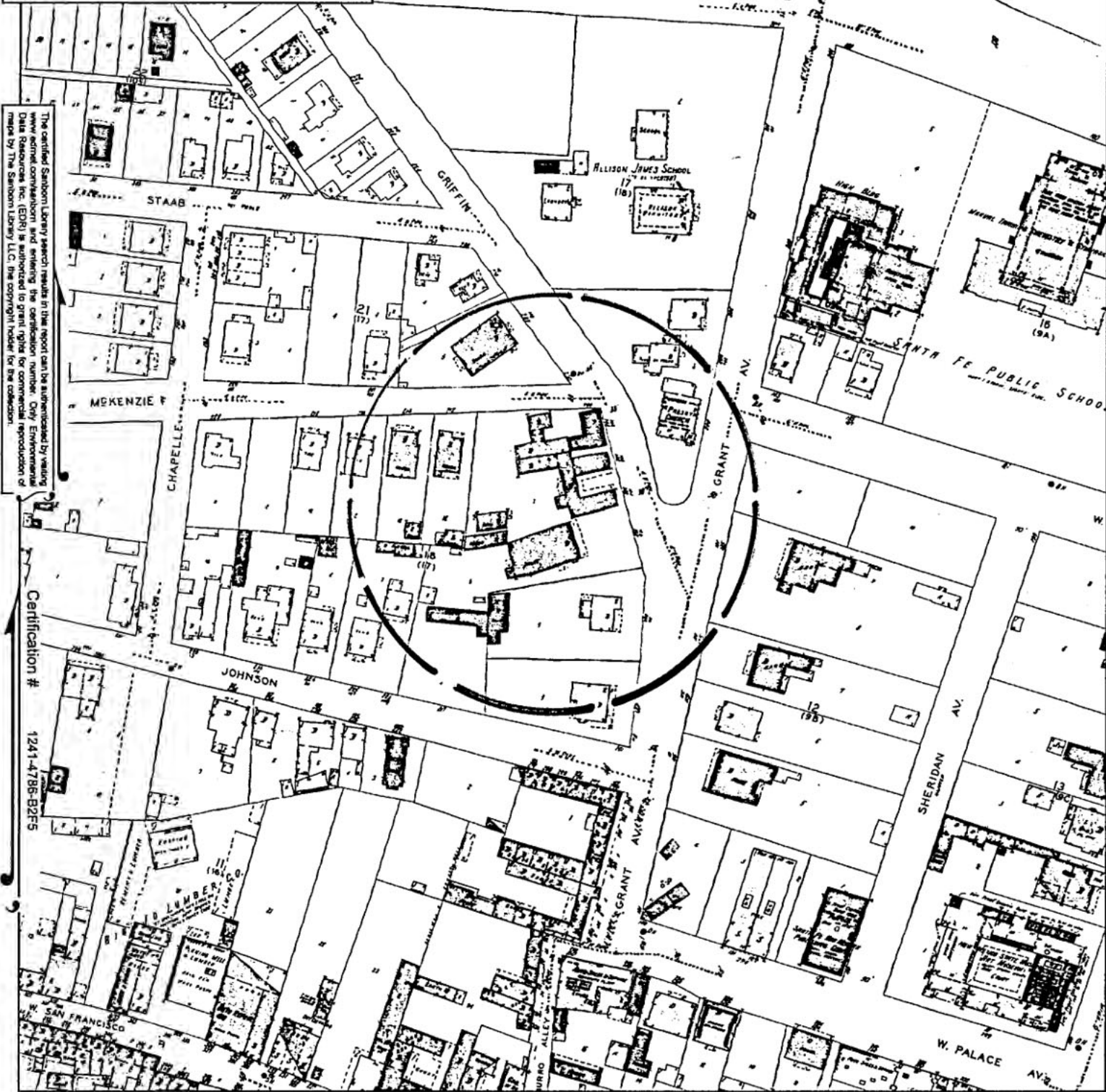


Volume 1, Sheet 2
 Volume 1, Sheet 6
 Volume 1, Sheet 7



1930 Certified Sanborn Map

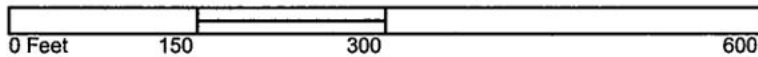
File Name: 208 McKenzie Street
 Address: 208 McKenzie Street
 City, ST, ZIP: Santa Fe NM 87501
 Client: M & E Engineering Inc
 EDR Inquiry: 3474538.3
 Order Date: 12/11/2012 3:02:01 PM
 Certification #: 1241-4786-8255
 Copyright: 1930



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Certification # 1241-4786-8255

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Volume 1, Sheet 2
 Volume 1, Sheet 6
 Volume 1, Sheet 7



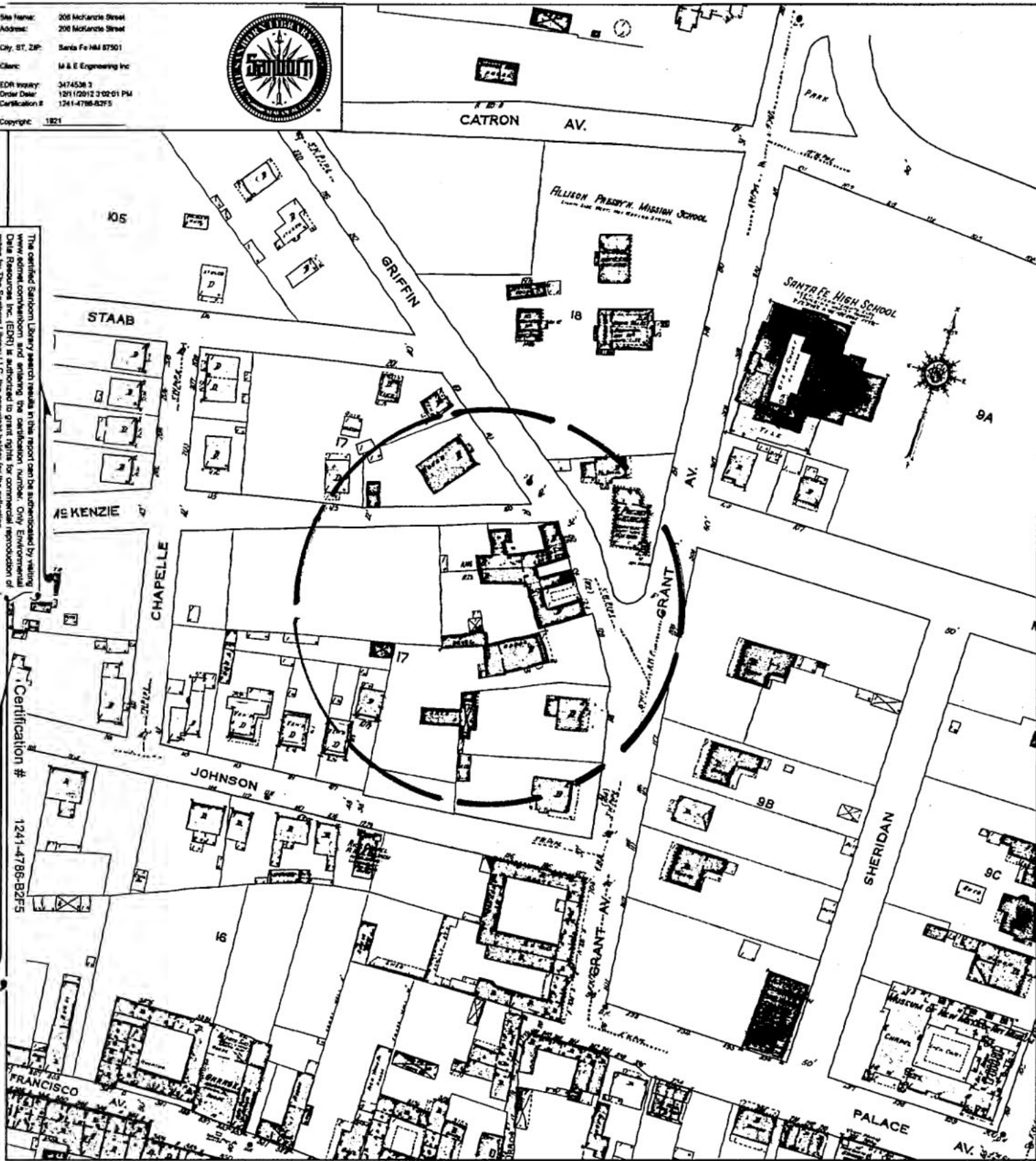
1241 Certified Sanborn Map

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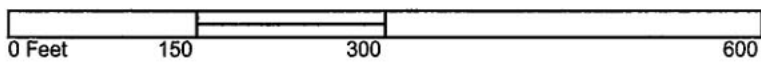


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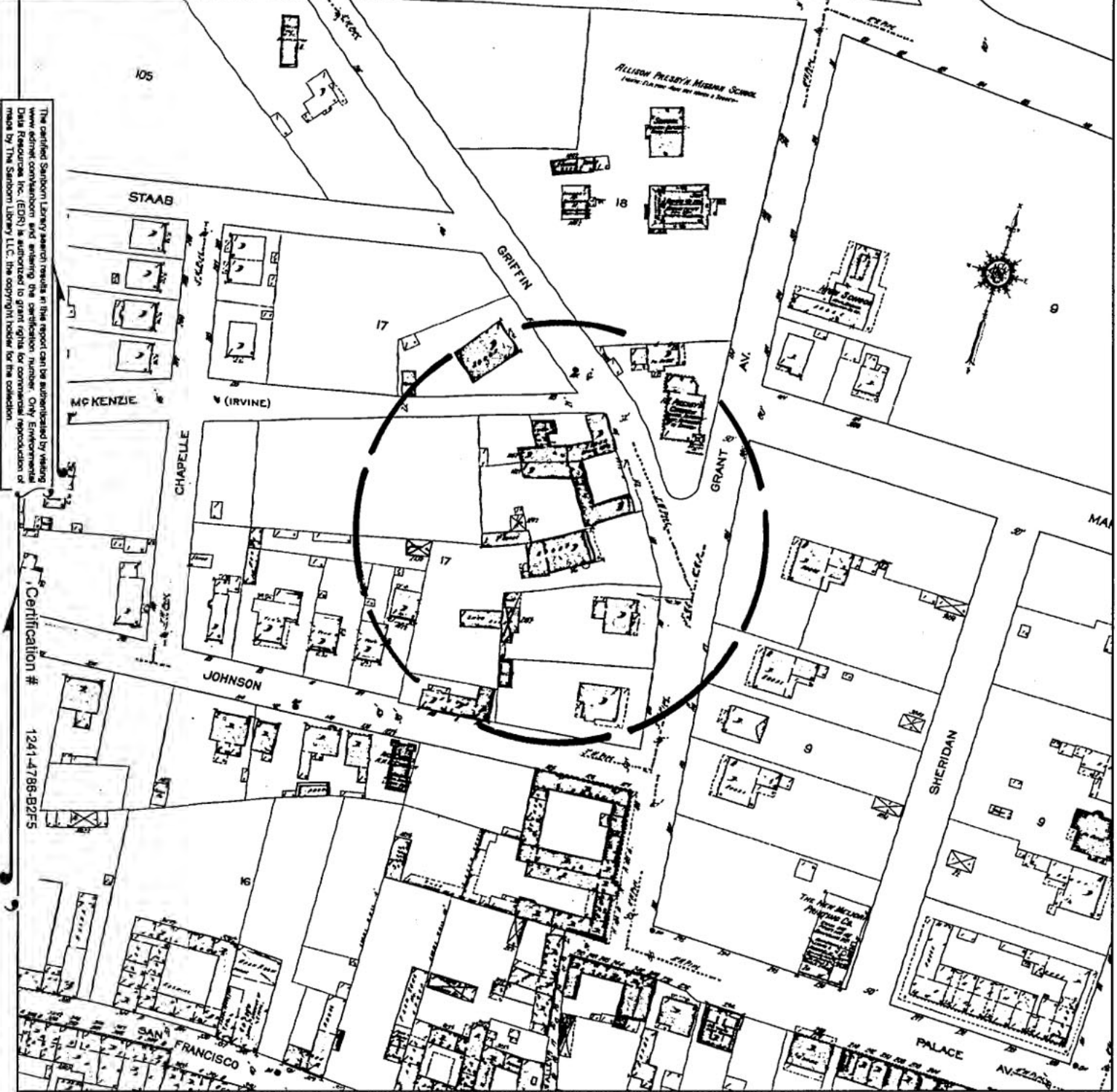


- Volume 1, Sheet 2
- Volume 1, Sheet 3
- Volume 1, Sheet 5



13 Certified Sanborn Map

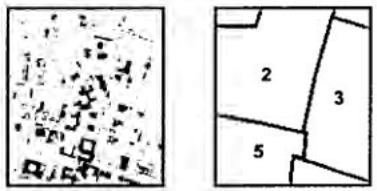
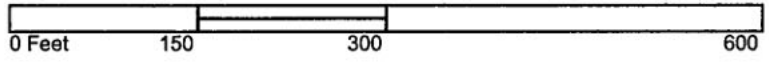
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 Certification #: 1241-4786-B2F5
 Copyright: 1913



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- Volume 1, Sheet 2
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- Volume 1, Sheet 5

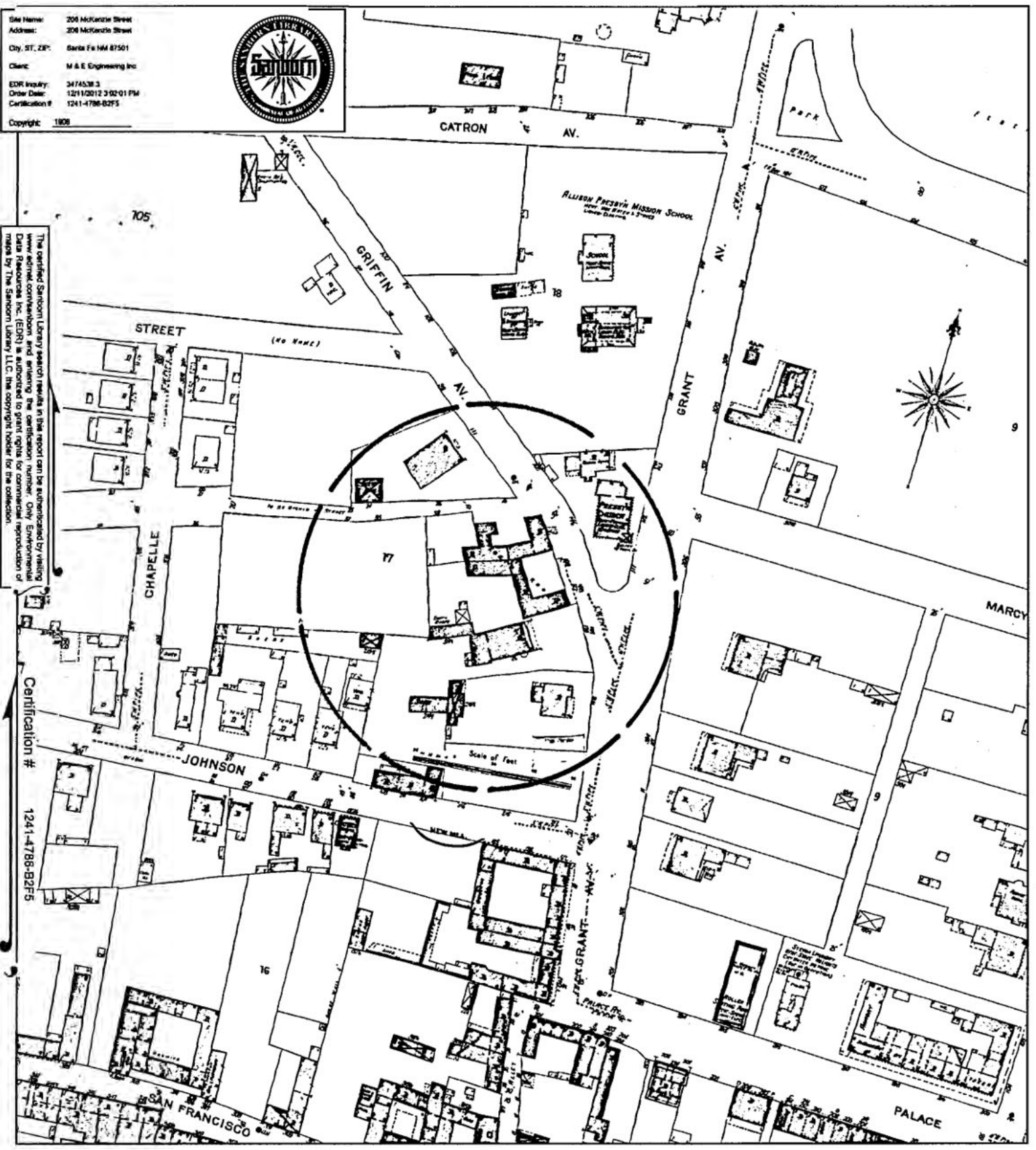


08 Certified Sanborn Map

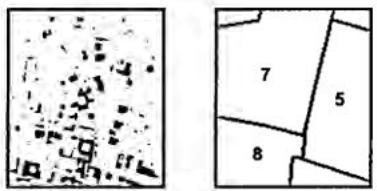
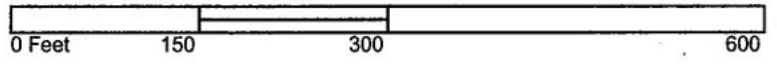
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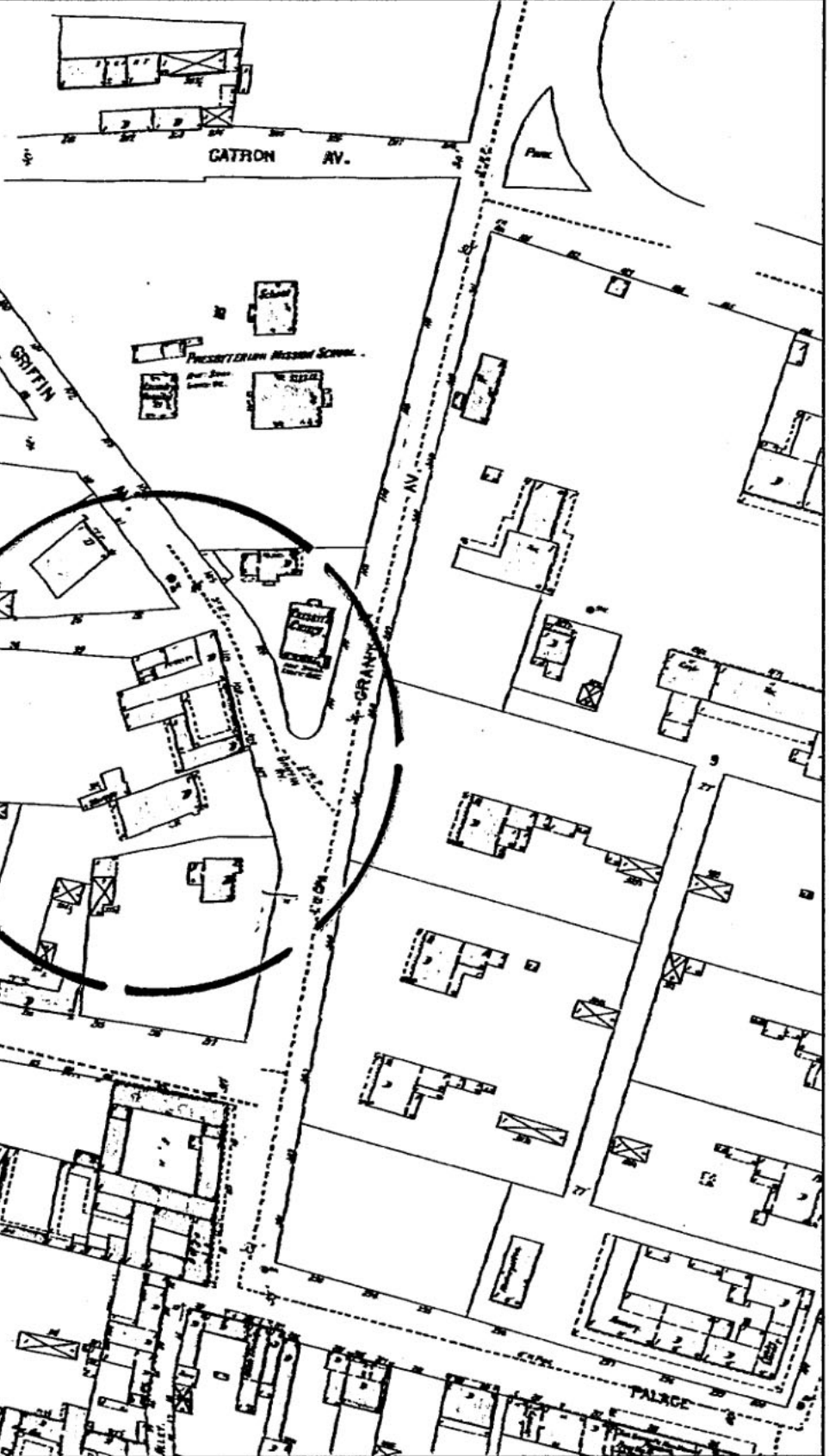


- Volume 1, Sheet 5
- Volume 1, Sheet 7
- Volume 1, Sheet 8



202 Certified Sanborn Map

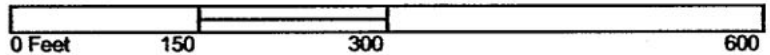
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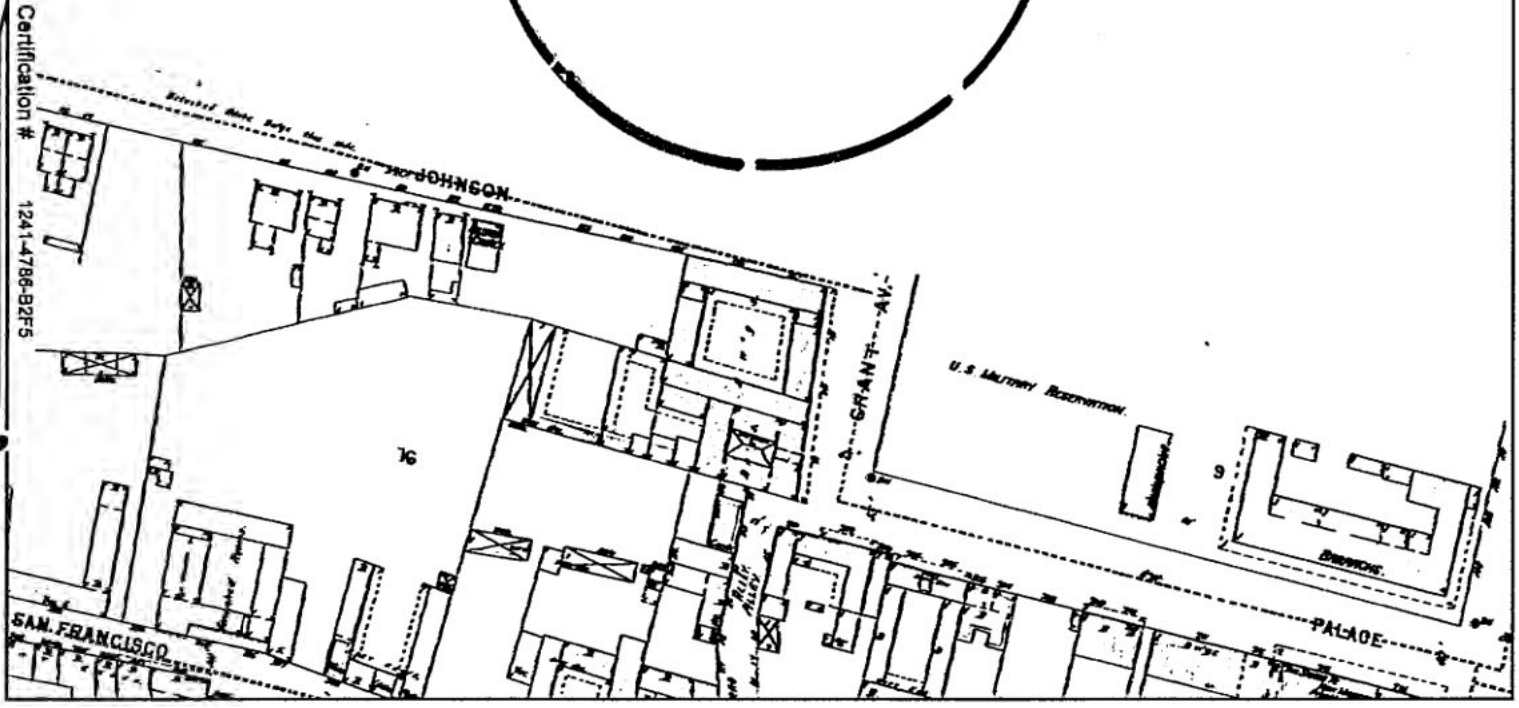
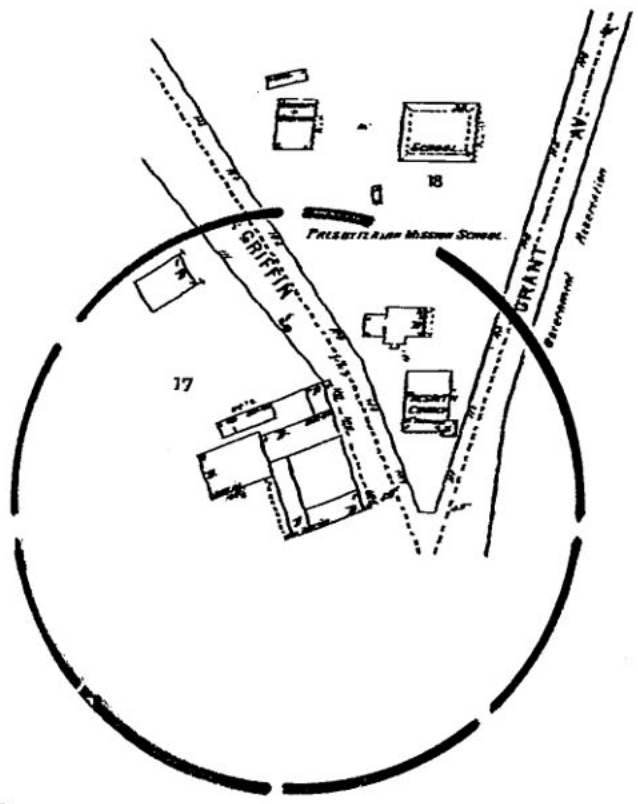


98 Certified Sanborn Map

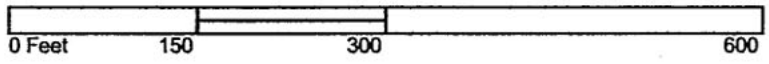
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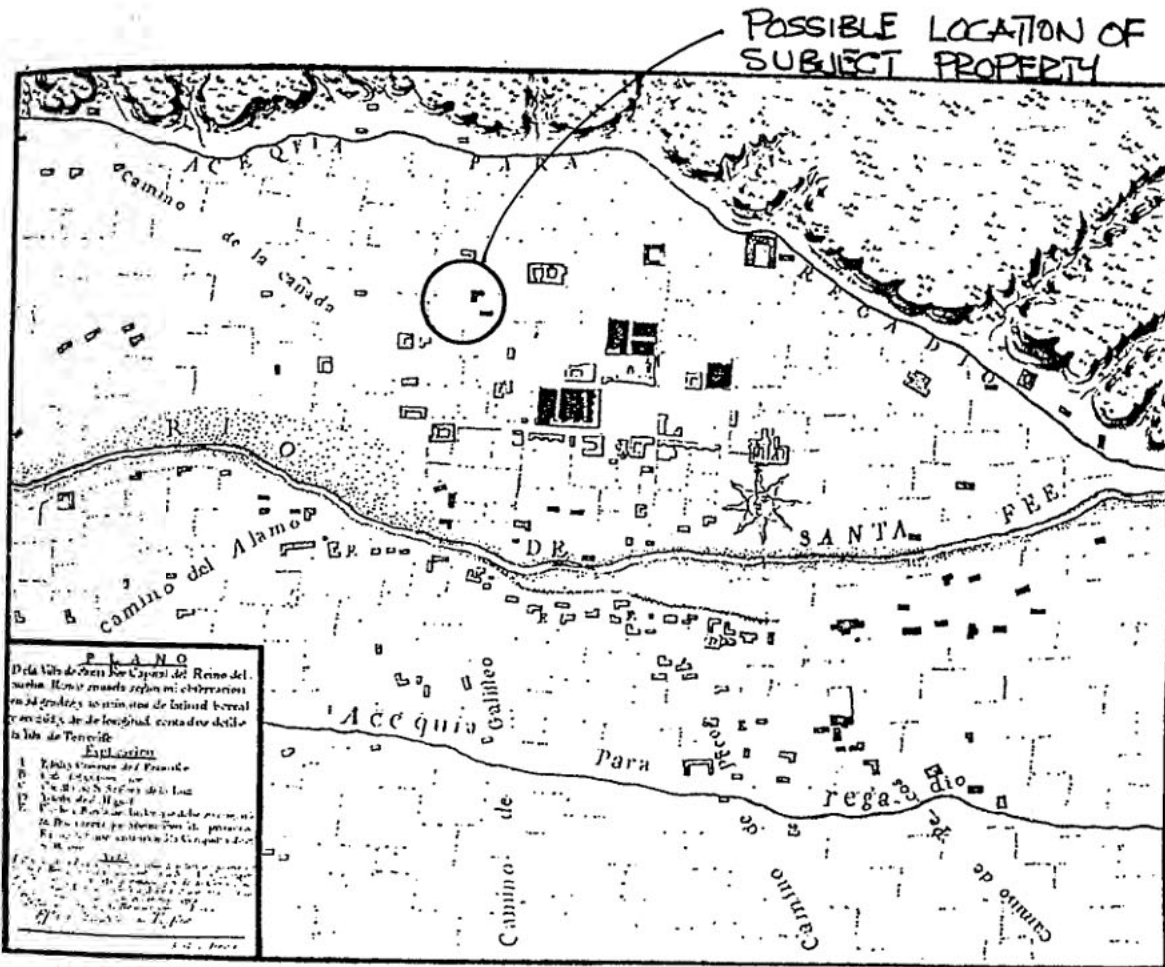


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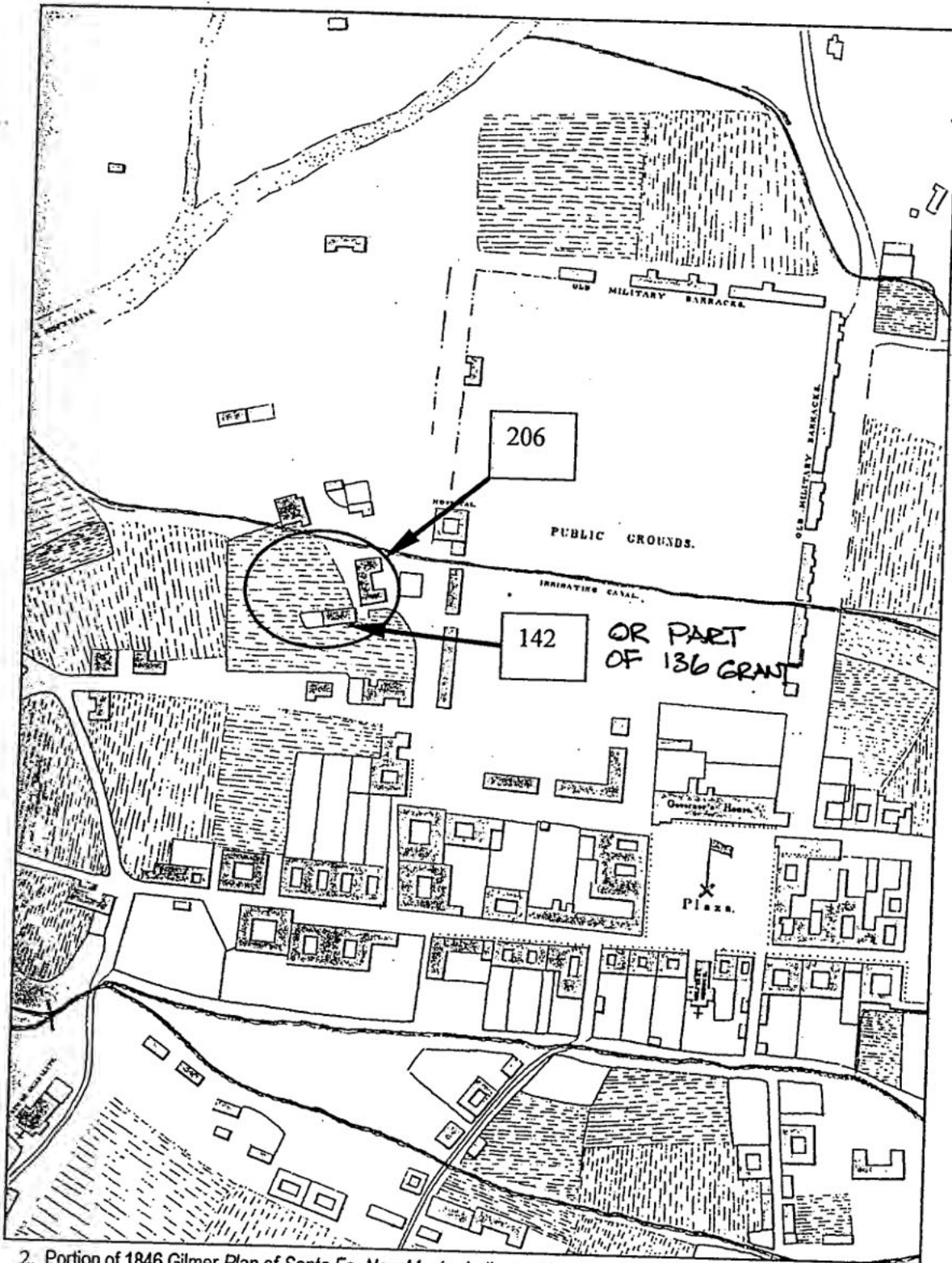


- Volume 1, Sheet Keymap/Sheet1
- Volume 1, Sheet 4
- Volume 1, Sheet 5



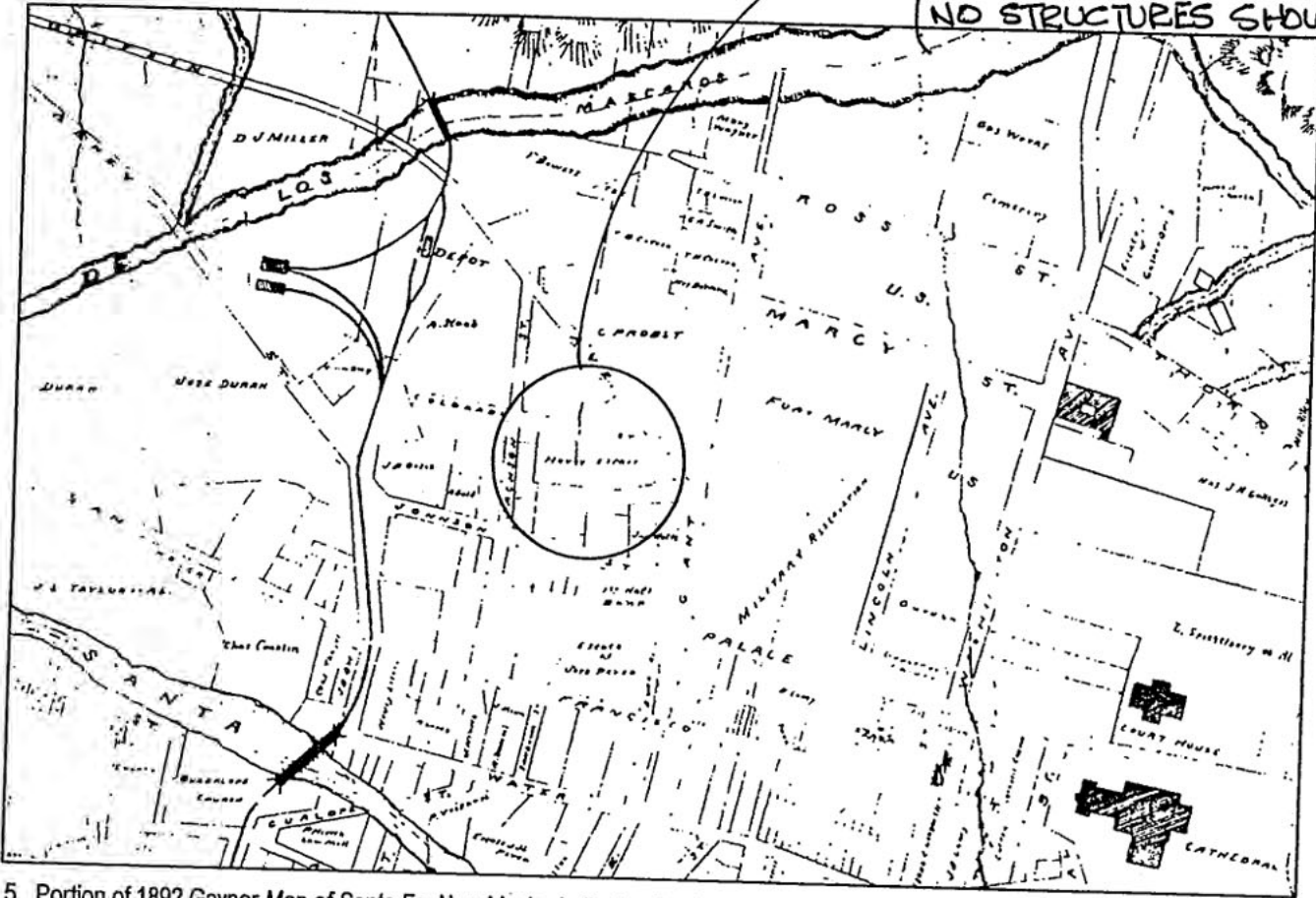


1. 1766 Urrutia map indicates estimated location of McKenzie Street and Griffin Street (City Planning HPD 2005).



2. Portion of 1846 Gilmer Plan of Santa Fe, New Mexico indicates U-shaped footprint of the present location of 142 Griffin Street and 206 McKenzie Street and unnamed 17th Century acequia (City Planning HPD 2005).

SUBJECT PROPERTY
IDENTIFIED AS
HOVEY ESTATE 1892
(NO STRUCTURES SHOWN)



5. Portion of 1892 Gaynor Map of Santa Fe, New Mexico indicating land ownership by the "Hovey Estate" at the corner of Colorado Street (now McKenzie Street) and Griffin Avenue (now Griffin Street) City Planning HPD 2005).

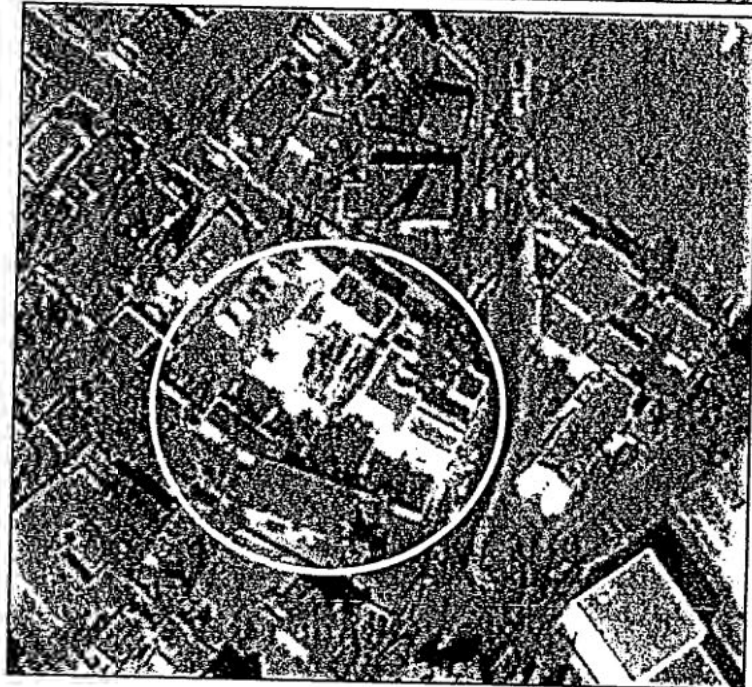
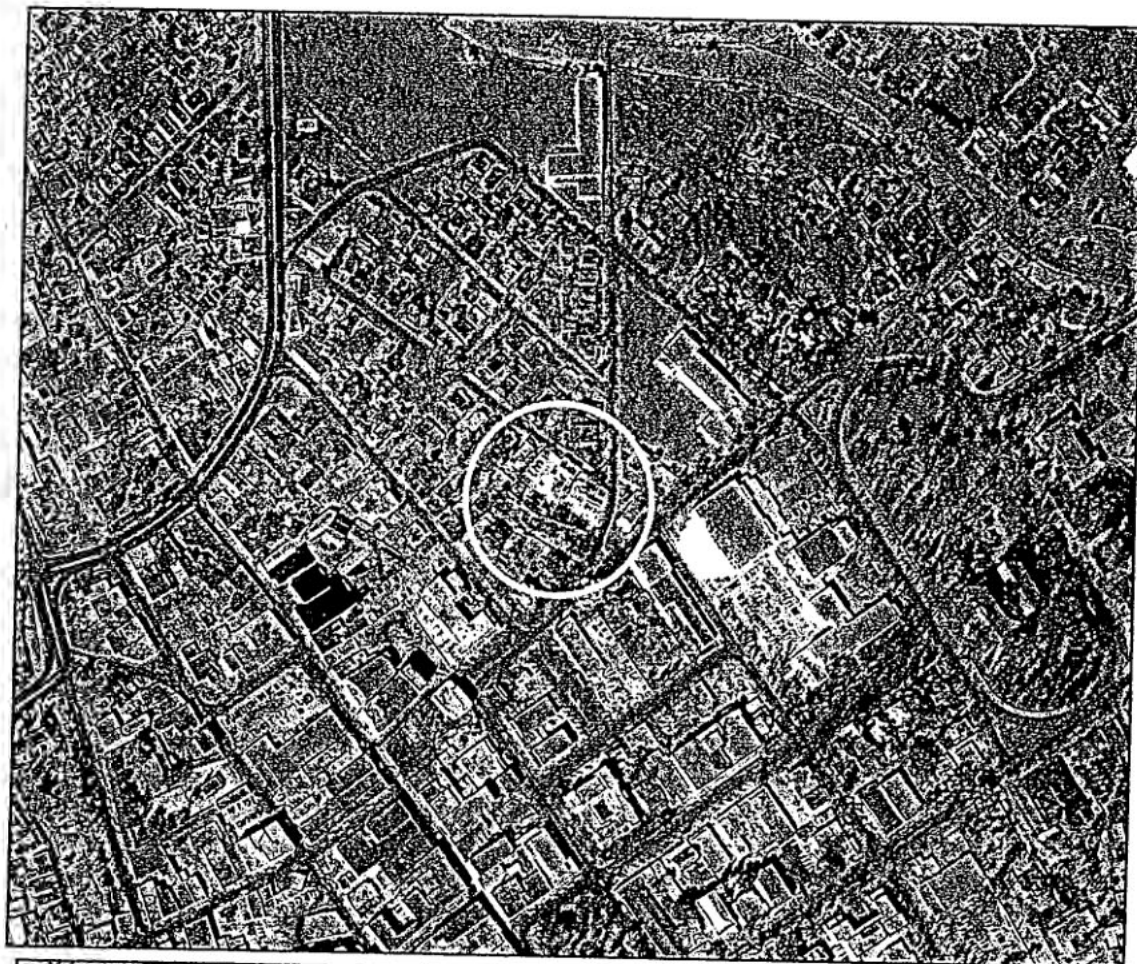
HOLLY ESTATE
WITH STRUCTURES
SHOWN.



3. Portion of 1884-1886 Hartmann *Map of the City of Santa Fe, N. M.* indicates a similar configuration of buildings as is observed on the 1846 Gilmer map at the present location of 146 Griffin Street/206 McKenzie street (City Planning HPD 2005).



4. Portion of J. J. Stoner's *Bird's Eye View of the City of Santa Fe, N.M. 1882* indicates the presence of structures at the present location of 206 McKenzie Street, 142 Griffin Street (Amy Street), 144 Griffin Street, 146 Griffin Street (City Planning HPD 2005).



9. 1958 NM DOT aerial photograph indicates absence of structure at 142 Griffin

CERL ENVIRONMENTAL CONSULTANTS

A Division of CERZ, Inc.
1808 Second St, Suite D P.O. Box 4873 Santa Fe, NM 87502 Phone (505) 938-4143 FAX (505) 932-6759
E-Mail: carl@cerl-fsl.com Internet: www.cerl-fsl.com

206 McKenzie Street, Santa Fe, NM Chain of Title 5/6/2011

Ownership of the property for the last 50 years was investigated as an aid in determining past property use.

1. Assumption Warranty Deed, Christopher C. Hill, Gallagher Headquarters Ranch Development Ltd., White Buffalo Ltd. to 206 McKenzie Ltd., 6/14/2006, Instrument # 1437895.
2. Warranty Deed, Arturo "Arthur" Rodriguez to Christopher C. Hill, 5/17/2006, Instrument # 1433710.

Note: For items 1 and 2, the deeds reference a survey entitled "Plat of Boundary Survey for Christopher C. Hill *et. al.*," registered 5/17/2006 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 623, page 48.

3. Personal Representative Deed, Edna Wyatt for the Estate of Walter O. Ingram to Arturo "Arthur" Rodriguez, 5/3/2001, Book 1900, Page 73.

4. Deed, St. Germain Foundation to Walter O. Ingram, 3/20/1973, Book 299, Page 456.

CONSISTENT W/
ORAL HISTORY

Note: Items 3 and 4 reference "A Survey for Saint Germain Foundation, Santa Fe, Santa Fe County, New Mexico," registered 2/19/1954 at the Office of the Santa Fe County Clerk, Santa Fe, New Mexico in plat book, 5, page 258. The St. Germain Foundation is a religious sect which, at the time of this investigation, still maintains a church at 510 Old Taos Highway in the City of Santa Fe, New Mexico.

5A

5. Warranty Deed, Mrs. S.W. Ballard to St. Germain Foundation, 7/15/1955, Book 117, Page 347.

Note: Item 5 references the 1912 King's Official Map of Santa Fe.

2001
1973
28429

From: dfzinn <dfzinn@aol.com>
FEB fzinn <dfzinn@aol.com>
C 4 un, Dec 23, 2012 1:30 pm

1951 - The Flaming Sword of Saint Germain

On January 5, 1951, the Santa Fe New Mexican front page carried a banner headline: " 'I Am' Leader Sued Here." The story involved Hepzibah Powell, a 75 year-old woman bedridden at St. Vincent Hospital, who filed a suit against Edna Ballard, leader of the controversial religious sect known as the Mighty I Am. Mrs. Powell, through her lawyer, Donnan Stephenson, claimed that Ballard had promised to take care of all of Powell's earthly needs and to protect Powell's interests in the next world. In return, Powell gave Ballard \$9,000 in cash and \$3,000 in jewels. But Ballard had refused to pay her hospital bills. Powell, in her lawsuit, asked for her \$12,000 back plus \$50,000 in punitive damages.

For her part, Ballard issued a statement to the United Press that the lawsuit was nothing more than a smear campaign. The \$12,000 was simply a donation to her ministry and she had no obligation to return it. Ballard, who identified herself as president of the St. Germain Foundation, sniffed, "If she (Powell) had brought as much love and blessing into the world as I have, she wouldn't be in this shape."

The New Mexican story went on to remind readers that the federal government had indicted Ballard which led to a series of sensational trials during the war years. But the story actually began much earlier.

→ Sometime in 1930, Edna Ballard learned that her husband, Guy Ballard, was the reincarnation of Jesus. And Moses, Frances Bacon, Buddha, George Washington and nearly every illustrious personage of the last four thousand years of human history. In this life, Guy Ballard was a rather less colorful mining engineer from Newton, Kansas who had married, in 1916, a charming concert harpist named Edna Wheeler. Both shared a deep interest in theosophy, a rather elaborate belief that a group of immortals that had transcended the cycle of reincarnation were guiding human destiny from above. This philosophy was a large and generous one, easily accommodating theories concerning the occult, magic potions, astrology and the lost continents of Atlantis and Lemuria.

As Guy Ballard tells it, he was climbing California's Mount Shasta when he became thirsty. He felt a presence behind him and there, on the mountain top, Ballard encountered Le Comte de Saint Germain. The count was a mysterious occultist and magician who took his name from the French village, Saint Germain, in which he resided. The Count was fabulously wealthy, loved jewels and was reputed to converse with the spirits. And he had died in 1784. To Ballard in 1930, however, Saint Germain appeared to be none the worse for it.

Saint Germain offered Ballard a creamy drink which Ballard found wonderfully exhilarating, then he told Ballard an amazing tale. Saint Germain was a member of an elite group of humans known as the Great White Brotherhood, each of whom had undergone multiple reincarnations so successfully that they had "ascended" to become Masters to guide human history. Saint Germain himself had been tasked with leading the human race through the Aryan age of Aquarius, a Seventh Plane of existence, into the light of the Violet Flame. There might also have been something about Atlantis as well. At any rate, Saint Germain required someone to speak for him on earth and so appointed Guy Ballard, his wife Edna (herself the reincarnation of Joan of Arc and Benjamin Franklin) and his son Donald as "Accredited Messengers" of the Ascended Masters.

Ballard began to spread the teachings of Saint Germain first in Chicago, then in Los Angeles through an organization he called the Mighty I AM. (The name is taken from a verse in Exodus which describes Moses encountering a burning bush calling his name. When Moses inquires who it is, the voice of God responds by saying, "I am who I am. This is what you are to say to the Israelites: 'I am has sent me to you.'")

By 1938, Ballard had gathered, some say, more than a million followers who devoured the "decrees" of Saint Germain as revealed to him. These decrees resembled high speed chanting. This constituted the I Am Activity, an amalgamation of Theosophist ideas and various occult notions which proved very popular in California. Eager

followers bought books, pamphlets, posters, rings – even a New Age Cold Cream – and otherwise showered the Ballards with “love offerings” in the neighborhood of \$3 million (in Depression-era America!), enabling the Accredited Messengers to live a decidedly luxurious lifestyle.

Then, in 1939, Guy Ballard died of heart failure. This was inconvenient as he had often declared his body physically indestructible and preached that he would someday ascend, body and soul, to become a Master himself. His quick-thinking widow, Edna, had the body cremated and told the followers that Ballard had indeed “ascended,” leaving her in charge. As principal Accredited Messenger, Edna Ballard took the name Lotus Ray King

Barely weeks after Guy Ballard's death, the United States government indicted Edna Ballard and her son, Donald, with mail fraud. Simply put, the Ballards were charged with manufacturing a bogus religion and using it to separate money from the gullible.

The Ballards were convicted in spite of, or perhaps because of Edna's invocations of the Ascended Masters and the Violet Flame. Donald's defense fared no better: he claimed that he could make himself invisible at will and that, using his psychic powers, he had sunk several German U-Boats during the war. The conviction was appealed, resulting in a historic Supreme Court decision holding that the truth of a religious belief may not be examined under our Constitution although the sincerity of that belief may be put before a jury. *United States v. Ballard*, 322 US 78 (1944). Because the trial court allowed inquiry outside the constitutional bounds, the Ballards' conviction was fatally flawed.

It was a close decision, 5-4, with Justice Robert Jackson's dissent the most often quoted. Excerpts follow:

I should say the defendants have done just that for which they are indicted. If I might agree to their conviction without creating a precedent, I cheerfully would do so. I can see in their teachings nothing but humbug, untainted by any trace of truth. But that does not dispose of the constitutional question whether misrepresentation of religious experience or belief is prosecutable; it rather emphasizes the danger of such prosecutions....

In the first place, as a matter of either practice or philosophy I do not see how we can separate an issue as to what is believed from considerations as to what is believable. The most convincing proof that one believes his statements is to show that they have been true in his experience. Likewise, that one knowingly falsified is best proved by showing that what he said happened never did happen.

How can the Government prove these persons knew something to be false which it cannot prove to be false? If we try religious sincerity severed from religious verity, we isolate the dispute from the very considerations which in common experience provide its most reliable answer . . .

Some who profess belief in the Bible read literally what others read as allegory or metaphor, as they read Aesop's fables. Religious symbolism is even used by some with the same mental reservations one has in teaching of Santa Claus or Uncle Sam or Easter bunnies or dispassionate judges. It is hard in matters so mystical to say how literally one is bound to believe the doctrine he teaches and even more difficult to say how far it is reliance upon a teacher's literal belief which induces followers to give him money....

If the members of the ["I Am"] sect get comfort from the celestial guidance of their "Saint Germain," however doubtful it seems to me, it is hard to say that they do not get what they pay for. Scores of sects flourish in this country by teaching what to me are queer notions. It is plain that there is wide variety in American religious taste. The Ballards are not alone in catering to it with a pretty dubious product.

The chief wrong which false prophets do to their following is not financial. The collections aggregate a tempting total, but individual payments are not ruinous. I doubt if the vigilance of the law is equal to making money stick by over-credulous people.

But the real harm is on the mental and spiritual plane. There are those who hunger and thirst after

higher values which they feel wanting in their humdrum lives. They live in mental confusion or moral anarchy and seek vaguely for truth and beauty and moral support. When they are deluded and then disillusioned, cynicism and confusion follow.

The wrong of these things, as I see it, is not in the money the victims part with half so much as in the mental and spiritual poison they get. But that is precisely the thing the Constitution put beyond the reach of the prosecutor, for the price of freedom of religion or of speech or of the press is that we must put up with, and even pay for, a good deal of rubbish.

Prosecutions of this character easily could degenerate into religious persecution. I do not doubt that religious leaders may be convicted of fraud for making false representations on matters other than faith or experience, as for example if one represents that funds are being used to construct a church when in fact they are being used for personal purposes. But that is not this case, which reaches into wholly dangerous ground.

When does less than full belief in a professed credo become actionable fraud if one is soliciting gifts or legacies? Such inquiries may discomfort orthodox as well as unconventional religious teachers, for even the most regular of them are sometimes accused of taking their orthodoxy with a grain of salt. I would dismiss the indictment and have done with this business of judicially examining other people's faiths.

On re-trial, the Ballards were again convicted and the matter went up on appeal in 1946. The Supreme Court overturned the conviction again, this time on the sole basis that women had been unconstitutionally excluded from the jury, never reaching the merits. The government took no further court action but, through its administrative agencies, successfully denied the I Am Activity access to the mails and tax exemption on religious grounds for nearly a decade.

It was in the midst of these troubled times, in March of 1942, that Edna Ballard purchased a large house in Santa Fe at 510 Old Taos Highway, moved the Saint Germain Press there and opened an I Am school. By 1951, the members of the I Am sect, usually wearing colorful clothes, were a familiar part of the Santa Fe scene. (The sect members wore different colors for each day of the week; Saturday, for example, was a day for violet or purple colors. The colors red and black, however, were evil and never worn.)

In January of 1951, the I Am School was hosting some 600 students from around the nation who had come to hear Edna Ballard's "dictations" from Saint Germain and otherwise receive the blessings of the Messenger, Lotus Ray King. Then came the headline in the New Mexican on January 5, 1951, opening old wounds and inflicting fresh ones.

The following day, about 40 I Am students -- almost all women -- crashed through the front door of the New Mexican offices on Marcy Street, demanding to speak to the editors. A few were led to meet with editors Will Harrison and John Mickey McGuire where they delivered an ultimatum to the stunned newspapermen. Mrs. Ballard, they told the editors, demanded the right to review and approve any article regarding the Powell lawsuit before publication or else the newspaper faced a citywide boycott of its advertisers. Other students spread out through the plant, condemning secretaries and printers with strange incantations. The police were called to escort wandering I AM students to the more public areas of the building. Things appeared peaceful if somewhat noisy.

Then, in the midst of debate, a "portly woman in a fur trimmed coat" slapped the paper's managing editor, John Mickey McGuire, in the face. Another unidentified student slapped editor Will Harrison. Even Calla Hay, the society editor, injured a finger attempting to avoid a roundhouse from an I Am student. Someone broke an antique table in the editor's conference room. The newspaper was threatened variously with death by a Divine Hand, a \$10 million libel suit, bankruptcy, a boycott of advertisers and, worst of all, the "flaming sword of Saint Germain." Police removed four male I Am students who were threatening employees with fists but the majority of the students simply planted themselves in the building and refused to move.

In less than an hour, the police -- armed with a restraining order issued by a District Judge David Chavez -- escorted the I Am students out of the building. Though closed for five hours, the newspaper brought out the Saturday edition on time with this headline: "Angry 'I Am' Mob Lays Siege to New Mexican on Suit Tale." The somewhat defiant editor of

the New Mexican issued this editorial:

No Thank You, Mrs. Ballard

Mrs. Edna Ballard, president of the I Am activity, has threatened the New Mexico with boycott and rioting, unless she is permitted to read and approve before publication articles relating to a suit filed in district court Friday by an I AM student accusing the I AM president of fraud.

The proposal to call off the boycott, which Mrs. Ballard said had been arranged among merchants of the city, and to keep mobs out of The New Mexican building came after five hours of siege Saturday morning in which throngs who said they were Mrs. Ballard's followers crowded through the newspaper building, slapping three employees, breaking a piece of furniture and engaging in verbal abuse.

It is a disturbing situation in a little town where we have all been living together in mutual respect and happiness, and we trust it will soon pass.

But more disturbing is the demand to print or not print news under threat of financial ruin. It is the first time, we think, that anything like this has been presented to the New Mexican in its 101 year history of publication.

Of course we cannot comply. If Mrs. Ballard or her representatives want space in the New Mexican to present their views, they may have it. But they may not determine the nature of the news that we are to publish.

We trust this threat was a hasty one and made in excitement. We hope it was because it would not be good to have among us a group that would censor the public information given to a community of 30,000.

Meanwhile (with cheek still tingling) the New Mexican wishes for its neighbors an early settlement of the difficulties that have risen among them and a return to the happy days.

A few days later, attorneys for Ballard and the I AM group arrived in Santa Fe, ostensibly to investigate the Powell matter but they also appeared for Mrs. Ballard in the scheduled January 12, 1951 hearing on the restraining order before Judge Chavez. But there was no hearing. Instead, the lawyers for the New Mexican and for Mrs. Ballard arrived at a settlement in which the injunction action against Ballard was dismissed and Mrs. Ballard issued this statement:

It is a matter of regret if any students of the "I Am" Religious Activity created a public disturbance at the office of the New Mexican the 6th of January last. It was not and never has been my intention that for any of our people to create any public disturbance, and I sincerely regret that any violence occurred. In making any protest they had in mind, it should have been done peacefully and with dignity.

President and publisher of the New Mexican, Robert McKinney, reiterated the newspaper's policy of printing the news as they saw fit and graciously accepted Ballard's statement which the newspaper generously called an "apology." There was no further action arising of this curious incident. No personal injury suits were filed by Harrison, McGuire or Hay; no property damages were sought and, despite front page photographs as graphic evidence, no criminal charges for assault or battery were lodged. It was as if it had never happened. More interestingly, the Hepzibah Powell case was never again mentioned in the pages of the Santa Fe New Mexican.

Eventually, Ballard and most of the school left Santa Fe to settle in Schaumburg, Illinois where Ballard died in 1971. Today, the numbers of the faithful have dwindled considerably. After Edna's 1961 death (or "transition" as it is called within the organization), a board of directors now passes along Saint Germain's messages while Donald Ballard long ago left the movement to run a manufacturing plant. The Mighty I Am is still based in Chicago but maintains about 300 activity "centers" throughout the United States, including a "Sanctuary" in the house off Old Taos Highway in Santa Fe, New Mexico.

I find myself thoroughly puzzled by the whole affair. The New Mexican, victim of an astonishing outrage, responded by yapping like a chihuahua about censorship yet seeking harmonious relations with a patently deranged bag of nuts. Back to "the happy days," indeed. Its only legal action – a simple injunction – was dumped when la presidente Ballard uttered a mealy-mouthed statement of general regret without even the scent of personal responsibility, a statement which only the deluded could call an apology. Most tellingly, the newspaper made sure never to offend the Ascended Masters by not mentioning Ballard or the I Am group again.

Perhaps the lesson, if there is one, is this: While the pen may be mightier than the sword, it isn't mightier than the flaming sword of Saint Germain.

From: Dfzinn <dfzinn@aol.com>
To: dfzinn <dfzinn@aol.com>
Date: Wed, Dec 12, 2012 9:20 am

QUICK FACTS AND KEYWORDS for George Blodgett

Birth/Death	Lived/Active	Often Known For
- 1888 (Northfield, Minnesota) - 1958 (Santa Fe, New Mexico)	New Mexico/Oregon	sculptor-native American portrait

Artist Colony * Santa Fe Artist Colony	Noted Gallery Representation, Pre 21st Century * Grand Central Art Galleries, New York City	Methods * Sculpture, Sculptor
Media * Bronze	Styles * Realism, Representation, Realist, Naturalist	Subjects * Indian, Native American Figure, Genre, Portrait, Symbolism * Portrait * Portrait Bust Sculpture
Geography/Places Lived and/or Worked * New Mexico Before 1940	Some Exhibitions * Brooklyn Museum of Art	Schools * Academie Julian, Student
Chronology * Early 20th Century Before 1950		

The above Keywords are derived from what AskART has identified from our research for this artist and are intended as an additional tool for information. Sources include books, periodicals, auction records, family members, friends, and professional researchers. AskART has derived Quick Facts as a brief overview; it is not a complete list rather it is a list that is most frequently cited.

Sent from my iPad

NOT ASSOCIATED WITH PROPERTY AFTER 1937.

From: Dfzinn <dfzinn@aol.com>

To: dfzinn <dfzinn@aol.com>

Date: Wed, Dec 12, 2012 5:19 pm

EARLY PRINT BY NEW MEXICO ARTIST NORMA VAN SWERINGEN

ABOUT THE PRINT: Norma Van Sweringen is the rare "native born" New Mexican artist who arrived in the Land of Enchantment well before it was "discovered" by the other well-known artists from back east. When she illustrated scenes such as this, she tells a story. This one depicts a woman dressed in a "rebosa" – the native dress of Hispanic women of the day – having just passed through the entry gate, walking back toward her home. The two "family" burros, standing side by side, seem to be transfixed by the laundry, freshly hung, flapping in the breeze. Van Sweringen doesn't miss a thing – including a tree in the corral to provide afternoon shade for the burros during the long, hot summer days and an old pick-up bed that's been converted to a water trough. The simple lines of the mountains in the distance place the location somewhere in northern New Mexico. It is all brought together by the deft hand of Van Sweringen.

SIZE: The image area measures 9-3/4 x 12-1/8 inches and sheet size is 10-1/8 x 13-1/8 inches.

CONDITION: This very large linocut print is in very good to excellent condition, is unsigned and has limited margins (a common issue with some early prints and printmakers). A small piece of paper tape remains along the top edge of the verso, there's a tear on the deckled edge, a bend on two corners (one slightly in the image – bottom left) and a small spot near one of the burro's rump. This spot appears to be a paper defect and nothing more. Please note: Our photos appear to be a little pink in nature, in reality, this print has been printed on a light yellow stock. It's a great print and undoubtedly from a very low edition. We've only seen two prints by this rare and listed woman artist in our 30+ years of collecting and the other one we sold last year.

ABOUT THE ARTIST: Norma Van Sweringen or Van Swearingen was known as a painter and illustrator. Born in San Marcial, New Mexico on September 2, 1888, she died October 4, 1953 in Santa Fe, New Mexico. – Source: An Encyclopedia of Woman Artists of the American West by Phil Kovinick and Marian Yoshiki-Kovinick. In my copy of Artists of the Canyons & Caminos: Santa Fe: Early Twentieth Century By Edna Robertson and Sarah Nestor, she's listed as an active participant with a "who's who" of 1930's artists.

Here's an excerpt: "Meanwhile, the Art Museum (Museum of New Mexico), under the direction of Mrs. R. Van Stone, continued its open-door policy. An Article in El Palacio, on August 1930, told of plans for the Annual Exhibition of Artists and Sculptors of the Southwest, which was to coincide with the Fiesta:

Plans for the annual exhibition are far advanced. Mrs. Mary R. Van Stone, curator of the art gallery, has mailed invitations to 73 artists asking them to participate. Each artist now working in the southwest is assured of representation, and more than one work of each will be exhibited if space permits. For this reason, paintings over 12 square feet in area will be submitted to a jury. These invitations were mailed to the following artists: Santa Fe – Frank C. Applegate, George W. Blodgett, Jozef Bakos, Henry Balink Gustave Baumann, Harry Behn, Gerald Cassidy, Howard Coluzzi, Mrs. Fayette Curtis, Russell Cowles, Catherine C. Critcher, May Cornell, Randall Davey, Andrew Dasburg, Allison Sommerville Dodge, Claire Dieman, John Dorman, Fremont Ellis, O.S. Emblem, William Penhallow Henderson, Raymond Jonson, Dorothy Kent, Cyril Kay Scott, Datus Myers, Alice Clark Myers, Evaline Myers, Gladys Milligan, Willard Nash, Helen Needham, B.J.O. Nordfelt, Guyrah Newkirk, Howard Ashman Patterson, Sheldon Parsons, Olive Rush, Charles S. Rawles, Warren E. Rollins, Albert H. Schmidt, Will Shuster, John Sloan, Norma Van Swearingen, Theodore Van Soelen, Dorothy Stewart, Eugenie Shonnard, Beulah Stevenson, Beulah Sutherland, Carlos Vierra, Dr. Charles Winchester, and Mrs. West.

She was also the illustrator for CABALLEROS The Romance of Santa Fe and the Southwest By Ruth Laughlin



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant: Date Submitted: 03/05/2025	Site Address: 206 McKenzie St.
Property Owner of Record: FC3 Ltd. Co.	Proposed Construction Description: Replacing all windows and doors, rooftop units, pedestrian gate, steel carport, parapet extension, new railing, stucco replacement
Applicant/Agent Name: Bradyn Furry	TOTAL ROOF AREA:
Contact Person Phone Number: 505-709-0306	
Zoning District: BCD	Lot Coverage : 40 % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Downtown & Eastside Historic District</u>	Setbacks: Proposed Front: _____ Minimum: _____ 2 nd Front? _____ Proposed Rear: <u>>15</u> Minimum: <u>15</u> Proposed Sides: <u>L5'-2" R</u> Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Height: Proposed _____ Maximum Height: _____ or <input 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 ¹⁶ _____ Accessible ¹ _____ Minimum: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Bicycle Parking**: Proposed: ⁶ _____ Minimum: ⁶ _____ ** Commercial Requirement
Use of Structure: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial Type of Use: <u>Office</u>	
Terrain: <input type="checkbox"/> 30% slopes _____	

* 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.

Bradyn Furry _____ [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.

SIGNATURE

03/05/2025
DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010226--PAR

Escarpment Approval by _____ Date: ___/___/___
 Flood Plain Approval by _____ Date: ___/___/___
 Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:
 Preliminary Approval with conditions Rejected
 Comments/Conditions: _____

REVIEWER: Claudia Kath DATE: 03/26/2025

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



City of Santa Fe

LAND USE DEPARTMENT | HISTORIC PRESERVATION DIVISION



ADMINISTRATIVE APPROVAL

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB SITE.

Date: 9/27/2019

To: BUILDING PERMIT DIVISION

From: Lisa Roach, HPD Planner Manager:

LR
STAFF INITIALS

Date Submitted:

9/24/2019

Contact Name:

Tom Easterson-Bond

Preferred Contact Info:

build@woodmetalconcrete.com

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 McKenzie Street

Case Number: 2019-000989-Admin

Description of Proposed Work:

Remove, repair, and reinstall large window on North elevation, in order to complete asbestos abatement. Remove awning scrim from this window in order to restore operability.

PERMIT ROUTING and REQUIRED HISTORIC INSPECTIONS

Yes No

PERMIT or PERMIT REVISION REQUIRED LR

Yes No

ROUTE TO HISTORIC DIVISION LR

Yes No

INTERIM HISTORIC INSPECTION LR

Yes No

FINAL HISTORIC INSPECTION LR



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: December 06, 2019

To: Building Permit Division

From:

Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2019-001438--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430

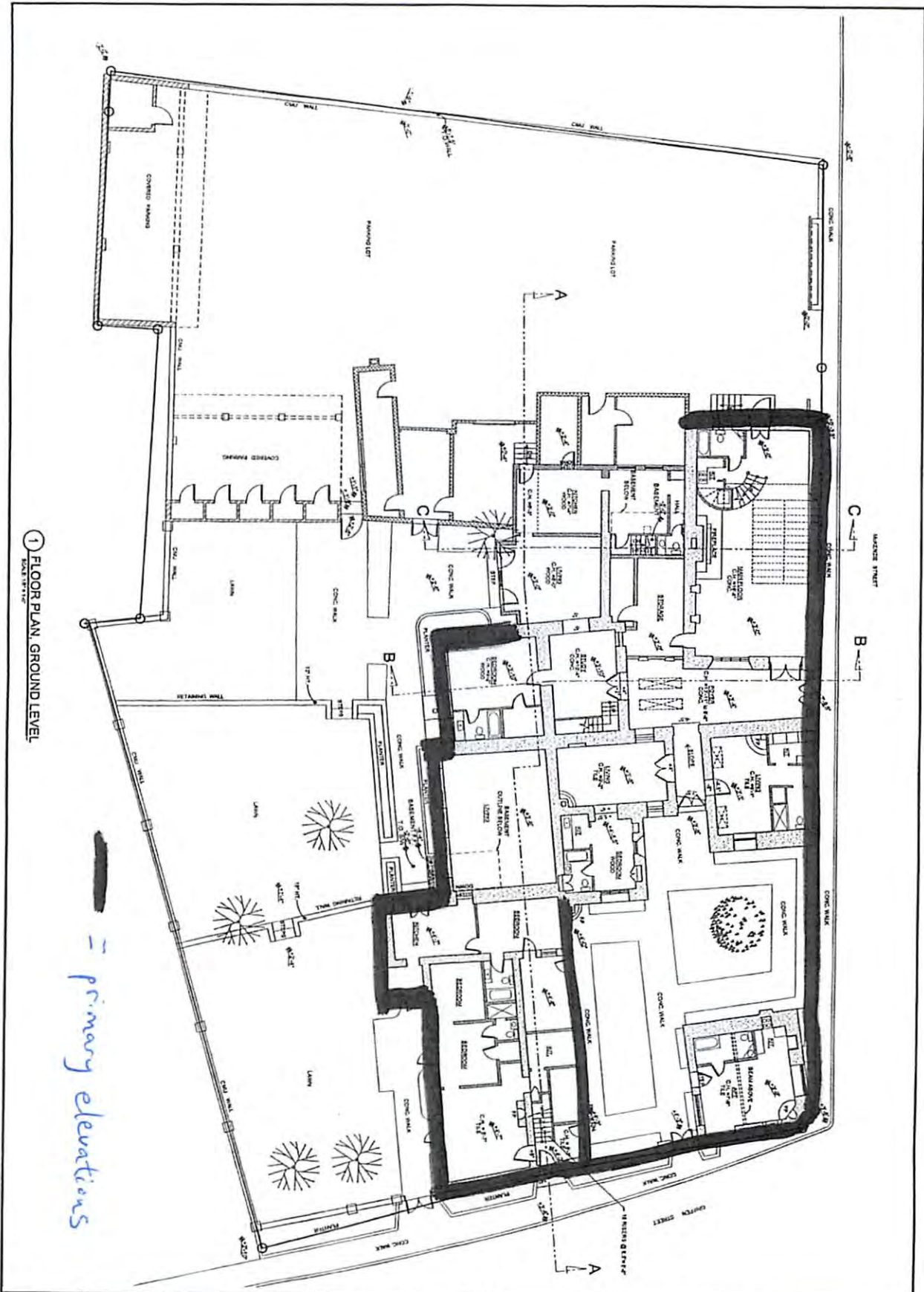
Email: build@woodmetalconcrete.com

Approved Scope of Work: *Perform the following maintenance and repair items:*

- 1) Prepare a stucco sample in the color treatment proposed on one of the walls that are interior to the property (south facade). This is a test to see if the color will be compliant with Downtown and Eastside standards.*
- 2) Install a mural on the north courtyard wall, provided it will not be publicly visible.*
- 3) Install ADA ramps at the two entrances on Griffin Street. This will require removal of existing concrete step and extending and repairing the bottoms of the doors at these two locations. Doors will be painted white, and the extensions will be white steel door kicks.*
- 4) Replace non-contributing planters on Griffin Street in-kind with white concrete in a block pattern to match existing. Heights and configurations to remain the same.*
- 5) Replace a small portion of sloped roof at the McKenzie street frontage with grey/zinc standing seam metal.*
- 6) Repair a hole in the sidewalk at the corner of McKenzie and Griffin with a planter to match the existing planters on Griffin Street.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
ROUTE TO HISTORIC DIVISION
FINAL HISTORIC INSPECTION**

Copies



1 FLOOR PLAN GROUND LEVEL

= primary elevations

A1	APPROVED:	DATE:	12/07/12	FLOOR PLAN GROUND LEVEL AS-BUILT	206 MCKENZIE STREET SANTA FE COUNTY SANTA FE, NEW MEXICO	Dale F. Zinn and Associates, Architects P.O. Box 756 Santa Fe, New Mexico 87504 (505) 982-8690 Fax (505) 424-9737 DFZinn@aol.com
	DATE:	INITIALS:	LA			
	CHECKED:	D.J.				
	206 MCKENZIE-01.DWG					

37

ITEM # 20-0277

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

Case # 2020-1990-HDRB
Address – 206 McKenzie Street
Agent’s Name – Wood Metal Concrete Architecture
Owner/Applicant’s Name – FC3 LTD CO

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 12, 2020.

BACKGROUND

206 McKenzie Street, known presently as “The White Building” and historically as the “Escudero House,” was constructed in a vernacular manner in 1898 and possibly earlier. The building underwent numerous changes historically, including alterations to architectural style that can mostly be characterized as Territorial and then Renaissance Revival. In the first half of the 20th century, significant changes occurred, including a 1930s two-story addition at the northwest corner, another second story addition at the southeast corner in the 1940s, and additions at the southwest corner which were present by 1958, including massing between the solar roof addition and the garage remodel. After 1970, pitched roofs and alterations to the garage’s westernmost massing occurred, and two free-standing carports were constructed. The property has a long and interesting history, with numerous stories to tell of its occupants. More on the history of the property can be found in the attached HCPI documentation (updated in 2005) as well as a supplemental building history prepared in 2014 by architect Dale Zinn.

In 2013 (case H-13-003), the HDRB reviewed the historic status of the property and designated the main structure as contributing and both carports as non-contributing to the Downtown and Eastside Historic District. Primary façades were also designated at that time, and can be seen in the attached Primary Façade Diagram. In 2015 (also case H-13-003), the HDRB again reviewed historic status, this time focusing on the yardwalls and planters at the property. The prominent yardwalls along the street frontages of Griffin Street and McKenzie Street are constructed of CMU at 8 to 15 feet tall and are painted white. These walls were constructed in the 1940s in association with the ownership of the property by the I-Am religions sect. The walls that front the large courtyard at the northeast corner of the property were included in primary façade designation for the main structure in 2013. The remaining north and east yardwalls, gates and planters, were designated as non-contributing structures in 2015, with the exception of a small portion of the east yardwall that contains a carved wooden bileaf gate.

Since September 2019, staff has worked with the new owners of the property and their agent to approve administratively a series of maintenance, repair, and restoration tasks, including the following:

- 1) Repair the large window and skylight on the north elevation in order to complete asbestos abatement, and restore operability by removing a non-historic awning scrim.
- 2) Repair and replace in-kind the substantially damaged non-contributing concrete planters along Griffin Street.

Witness: Thomas Easterson-Bond
Exhibit
37
 Kristine Kaczor, CCR# 545
 Nov 22, 2024

- 3) Replace in-kind a small portion of sloped roof at the McKenzie Street frontage with grey standing seam metal.
- 4) Install small ADA ramps at the two Griffin Street gates, and install white steel gate kick plates at these locations.
- 5) Prepare a stucco sample in the color treatment proposed here on one of the walls that are interior to the property as a test to facilitate determination as to whether this treatment will meet district design standards.
- 6) Temporarily install a video display in the east facing window at the corner of McKenzie and Griffin as a temporary construction sign, for a period of 90 days.

At this hearing, the Applicant proposed the following exterior alterations, which require further review and approval by the Board:

- 1) Repair of historic windows throughout the structure, replacement in-kind of wire window screens where present, and replacement in-kind of windows on the south elevation and some windows at the north elevation in the northeast courtyard which have deteriorated beyond repair. Proposed replacements are wood divided light units to match the existing dimensions and light pattern and painted white. In addition, the applicant proposes to strip the existing iron window grates and railings, where present, to their original charcoal grey color.
- 2) Replacement of five existing non-historic brown plastic windows at a non-primary west façade with larger undivided window white aluminum clad units. Windows are not considered publicly visible in this location.
- 3) Restucco the structure using a custom white fade of cementitious stucco. A photo of the sample wall is provided in the packet for demonstration of the fade effect, which is meant to replicate the faded white of the existing structure.
- 4) Replace the existing roof over the main pedestrian entrance on the north/McKenzie Street façade with grey standing seam metal, featuring a slight curve to echo the curve of the adjacent ornate detailing and the interior brick vault in this area.
- 5) Re-roof all structures, and replace grey asphalt shingled and corrugated plastic pitched roofs on the west non-primary garage structures, and installation of Tesla solar shingles here. Proposed shingles are low-profile and lay flat against the roof surface. These shingles will be visible over the yard walls and vehicular gate from the northwest but not visible from any primary façade.
- 6) Restore vehicular gate at the north elevation / McKenzie Street entrance.
- 7) Replacement of existing rotted wooden railing at a second floor deck on the east and north elevations with a simple metal railing. Finish color to be specified by applicant.
- 8) Installation of a white metal tube trellis to support the preservation of existing plantings at the interior north courtyard.
- 9) Installation of new metal screen wall at a non-publicly visible location on the west elevation to shield new mechanical units. Finish to be specified by applicant.
- 10) Installation of permanent video display at the northeast corner in a presently boarded up window opening that faces Griffin Street. Opening dimensions are not proposed to be altered. Presently, the Applicant has received administrative approval via the authority of the Land Use Director to temporarily install a video display in this location to serve as a temporary construction sign. The proposed permanent installation would be considered a public art

installation (not promotional business signage) and would feature video art associated with artists that are working in collaboration with the owners of the building.

11) Installation of new exterior lighting set into recessed nichos, as depicted on the elevation drawings.

FINDINGS OF FACT

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

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (SFCC).
2. Historic Preservation Division City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts; and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to requirements of the following sections of the SFCC:
 - Section 14-5.2(D), General Design Standards; and
 - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Staff determined that no exceptions would be required for approval of the Application, and the Applicant did not request any exceptions.
7. At the hearing, individual members of the Board expressed various questions and concerns about the video display proposed as Item 10. The Applicant volunteered to withdraw this portion of the proposal and to prepare a mock-up on site for the Board's consideration and discussion at a future meeting.
8. Under SFCC Sections 14-2.6(C), 14-2.7(C)(2), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
9. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new exhibits, satisfactory to the Board, have been submitted.
10. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
11. The information contained in the Application and provided in testimony and evidence establishes that all applicable design criteria have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:

1. The Board has the authority to review and approve the Application.
2. The Board approves Items 1-9, as set forth in the Application and recommended by Staff.
3. The Board postpones a decision on Item 10.

IT IS SO ORDERED ON THIS 26th DAY OF MAY 2020, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

6/12/2020
Date:

FILED:

Yolanda Y. Vigil
Yolanda Y. Vigil
City Clerk

6/19/20
Date:

APPROVED AS TO FORM:

Sally A. Paez
Sally A. Paez
Assistant City Attorney

May 26, 2020
Date

Full Scale



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: September 15, 2020

To: Building Permit Division

From:

Lisa Roach

Lisa Roach, Planner Manager - Land Use

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002447--ADMIN

Contact Name: Tom Easterson-Bond

Phone Number: 505-699-7430

Email: build@woodmetalconcrete.com

Approved Scope of Work: *Amend a previous HDRB and Administrative approvals as follows:*

- 1) Install two urban bee hives on the roof, with the condition that they shall not be publicly visible;*
- 2) Install gas lamps at the Griffin St entrance and at the McKenzie St entrance, as submitted;*
- 3) Enlarge window opening on the west (interior parking side) facade to its original opening dimensions, and install a new 3/3 divided light window, as submitted;*
- 5) Modify sloped roof of west facade to replace deteriorated corrugated plastic with whitewashed glazing panels, as submitted;*
- 6) Install screen wall to screen new rooftop mechanical units on west elevation, as submitted;*
- 7) Re-affirm the use of solar shingles on sloped roof of west facade above garage and storage, as previously approved;*
- 8) Remove existing wire screens from windows on the McKenzie St elevation, and replace three non-historic windows to the left of the pedestrian entrance to match existing (in-kind);*
- 9) Re-affirm the installation of cut-in exterior sconces at Griffin and McKenzie elevations, as submitted and previously approved;*
- 10) Re-affirm temporary video monitor art installation at location of boarded up window on Griffin St elevation, for a period of up to 90 days only. Permanent installation requires HDRB approval.*

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

ROUTE TO HISTORIC DIVISION

INTERIM HISTORIC INSPECTION

FINAL HISTORIC INSPECTION



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 06, 2020

To: Building Permit Division

From:

Lani McCulley

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2020-002835--ADMIN

Contact Name: SARAH BLAKE

Phone Number: 505-424-1112

Email: sfpm@positiveenergysolar.com

Approved Scope of Work: *Install roof mounted solar array as submitted with the conditions that there shall be no publicly visible rooftop appurtenances, that line sets shall go through the parapets and shall not be publicly visible.*

**FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION
FINAL HISTORIC INSPECTION**



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

PROJECT DESC: #

Case 2021-003826-HDRB. 206 McKenzie Street. Downtown and Eastside Historic District. Bradyn Furry, agent for FC3, owner, proposes to construct a new carport, green house, and parapet and install window grates on a contributing structure. Exceptions are requested to Sections 14-5.2(E)(1)(c) to construct a structure with more window than wall area, 14-5.2(D)(2)(d) to construct within 10 feet of a primary façade, and 14-5.2(D)(1)(a) to alter architectural features and spaces that embody the status. (Daniel Schwab)

CASE NUMBER: 2021-003826--HDRB

PROJECT TYPE: New Construction

LOCATION: 206 MCKENZIE ST 4
Santa Fe, NM 87501

CONTACTS: Property Owner

FC3 LTD CO

PO Box 2083
Santa Fe, NM 87504-2083

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

CONTACTS: Agent

Bradyn Furry

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jul 27, 2021. The decision of the Board was to approve the application as submitted, finding that the exception criteria had been met.

For further information please call 505-955-6605.

Sincerely,



Daniel Schwab

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



City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 16, 2024

To: Building Permit Division

From:

A handwritten signature in black ink that reads "Paul Q. Duran".

Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 206 MCKENZIE ST, Santa Fe, NM 87501

Case Number: 2024-008688--ADMIN

Contact Name: Bradyn Fury

Phone Number: 505-709-0306

Email:

Approved Scope of Work: *1) Install a 5' 11" wide by 2' 9" tall metal security grill painted to match the existing security grills on the north façade.*

2) Construct a 3' 6" tall by 9' long metal hand rail on the west façade.

Conditions of Approval: *1) No other work is approved at this time.*

FURTHER ACTIONS REQUIRED: PERMIT or PERMIT REVISION

FINAL HISTORIC INSPECTION