

Historic Cultural Properties Inventory (HCPI) Base Form (FORM1)

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <i>(Historic and/or current name for property)</i> 815 E. Alameda Apartments	2 Location <i>(Address or description of location)</i> 815 E. Alameda Santa Fe, NM	3 Local Reference Number 051612325 4 County Santa Fe
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5 Property Type

Building Structure
 Site Object

6 Date of this Survey
 11/23/04

7 UTM

Zone: LL
 Easting: _____
 Northing: _____

8 Previous Survey Date
 3/1/85

No previous survey

9 Name of Project
 Abruzzo
 Development
 Remodel



10 Photo Information

Roll #: _____

Negative Location: _____

View of: South (main) elevation facing E. Alameda

11 Brief Description of the Property *(What is it?)*
 Multi-family dwelling

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*
 Tenants; no known historical figures

13 Construction Date

Date: 1949 Known Estimated Santa Fe City Directory

14 Setting

Suburban Rural Village Urban

If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: Apartments located on either side

Continued on other

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective

(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)

815 E. Alameda



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

8 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Lemard Saiz
989-9471

Notes: (If photo, include photo information, as in #10.)

East elevation

19 Is Property Endangered?

Unknown No Yes How?

20 Significance to Current Community

Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest

(Such as historical, legendary, structural, former ownership, etc.)

None

22 National or State Register

(See instructions for eligibility criteria.)

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? Architecturally + historically insignificant

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 name of district? Santa Fe Eastside Downtown State National Local

24 Supplemental Forms

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: 4

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

Historic Preservation Division, New Mexico Office of Cultural Affairs >>>>Please complete HCPI FORM 1 before completing Form 2<<<<

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number

1 Name of Property (Historic and/or current name for property)

815 E. Alameda
Apartments

2 Location (Address or description of location)

815 E. Alameda
Santa Fe, NM

051612325

4 County

Santa Fe

5 Date of Survey 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

- Adobe Brick Composition Block Concrete:
- Concrete: Cast Stone Concrete: Poured Earth Plaster Masonry: Simulated
- Metal: Corrugated Metal: Structural Siding Metal: V-Crimp Stone: Random Ashlar
- Stone: Random Coursed Stone: River Rock Stone: Rusticated Stone: Tabular
- Stucco Tile: Structural Clay Vinyl Siding Wood: Board & Batton
- Wood: Horizontal Siding Wood: Jacal Wood: Log Wood: Shingle
- Wood: Tongue & Groove

Notes:

Other: Wood frame

7 Number of Stories Not Applicable

Number: 1 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable

Not Visible None At Grade Above Grade Raised

Materials: Concrete Stone Other: _____

Notes:

9 Roof Not Applicable

Shape: Flat Gabled Hipped Pyramidal

Shed Other: _____

Pitch: None Low Medium Steep

Features: Eave Parapet

Materials: Asphalt Composition: Shingle Composition: Roll

Earth Metal: Corrugate Metal: Pressed

Metal: Standing Seam Metal: V-Crimp

Tile: Terra Cotta Wood: Shingle

Other: Fired brick coping

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Not Applicable

Operation	Material	Glazing	Number
Casement	Steel	8 divided lite	4
"	"	16 "	1
"	"	25 "	1

Notes:

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Not Applicable

Type	Style	Material	Number
Paneled with	transom	Wood	1

Notes:

12 Porches Not Applicable

Type: Entry Partial-Width Full-Width Wrap

13 Chimneys (Describe whether interior or exterior and material)

None visible

14 Other Significant Features (Unque or outstanding features; Describe)

None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ Date: _____ Known Estimated Source: _____

2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

16 Architectural Style

- Not Applicable
- | | | | | |
|---|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Modern | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern New Mexico | <input type="checkbox"/> Ranch | <input checked="" type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |
- Notes: Other: _____

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

Santa Fe City Directory
 Santa Fe County Assessor Records

SITE

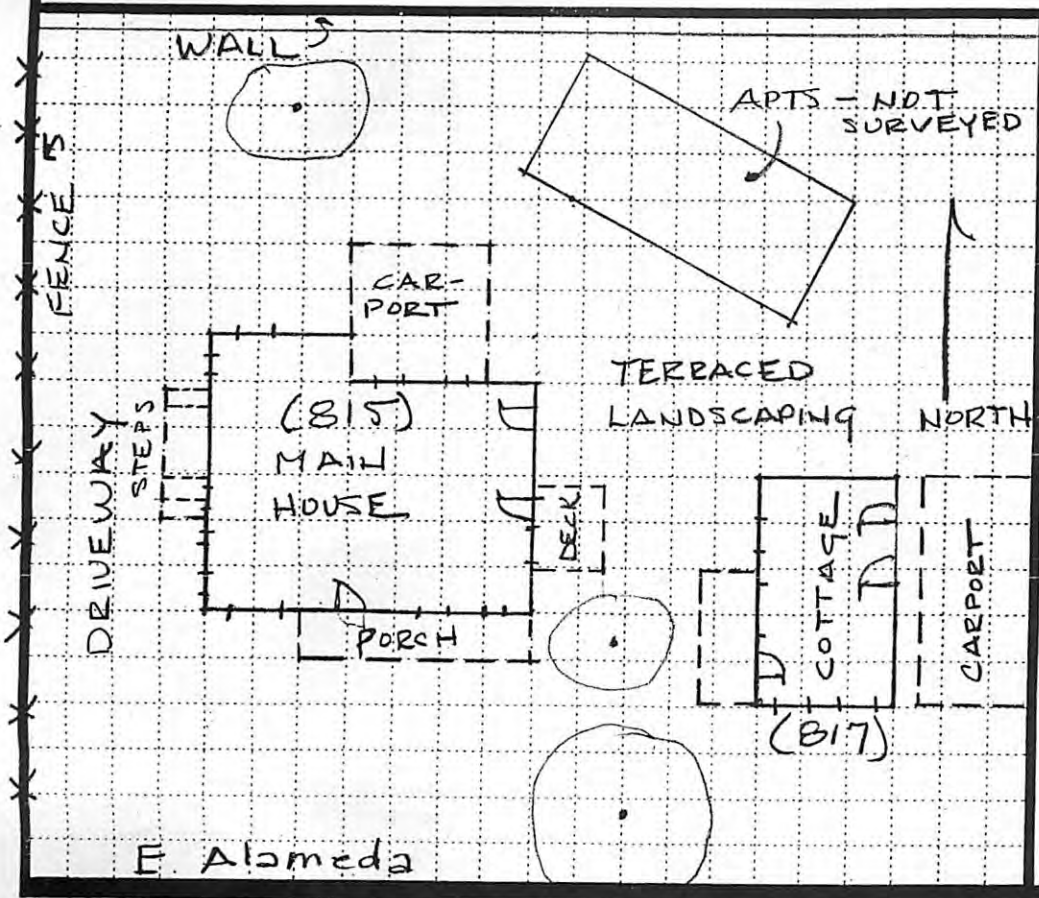
18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Cottage - Survey no. 051612324

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No. _____

District No. _____

3 Local Reference Number

1 Name of Property (Historic and/or current name for property)

815 E. Alameda
Apartments

2 Location (Address or description of location)

815 E. Alameda
Santa Fe, NM

4 County

Santa Fe

5 Date of Survey

11/23/04



Above: Southwest elevation



Above: North (rear) elevation

Continued on other side

Historic Cultural Properties Inventory Continuation Sheet

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HCPI No. _____

District No. _____

3 Local Reference Number

1 Name of Property (Historic and/or current name for property)

815 E. Alameda
Apartments

2 Location (Address or description of location)

815 E. Alameda
Santa Fe, NM

051612325

4 County

Santa Fe

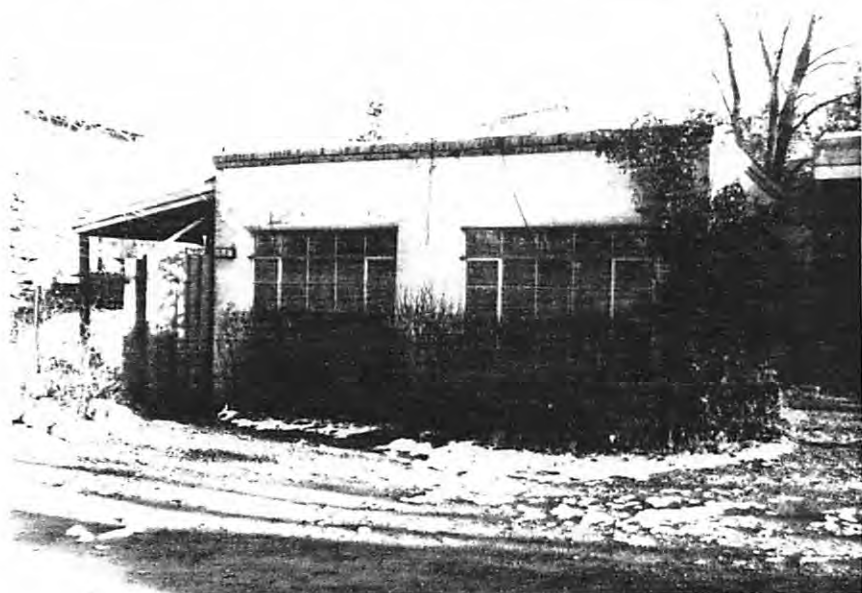
5 Date of Survey

11/23/04



Southeast elevation - porch detail

building threatened? yes	surveyed date 3/85 by SL	county SANTA FE	ID no. 051612324
field map SFHD # 5	number 2324	UTM reference easting northing zone 12 13	
location description 817 ^E ALAMEDA (#5)		city/town SANTA FE	
		land grant/reservation	
building name		legal description tnsp N S range E W sec $\frac{1}{2}$ $\frac{1}{2}$	
film roll by SL no. 32	negative nos. 1	loc. of neg. HPB	plan shape . . . : : : : . . .



date of construction
Post '45 estimate _____ actual
source
directory (appears older)

use
present residential
other _____
historic residential
other _____

condition
___ excellent ___ good
___ fair ___ deteriorating

wall material/surface

architectural features

comments

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings
residential

relationship to surroundings
 similar ___ not similar

district potential
 yes ___ no

significance
___ eligible ___ of none
if eligible, interest
why?
age

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

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For HPD Office use only: HCPI No. _____ District No. _____ NRHP SRCP Criteria: A B C D

1 Name of Property <i>(Historic and/or current name for property)</i> 817 E. Alameda Apartment	2 Location <i>(Address or description of location)</i> 817 E. Alameda #5 Santa Fe, NM	3 Local Reference Number 051612324 4 County Santa Fe
---	--	---

5 Property Type

Building Structure
 Site Object

6 Date of this Survey
 11/23/04

7 UTM

Zone: LL
 Easting: _____
 Northing: _____

8 Previous Survey Date
 3/___/85
 No previous survey

9 Name of Project
 Abruzzo
 Development
 LLC



10 Photo Information

Roll #: _____

Negative Location: _____

View of: Southwest Elevation

11 Brief Description of the Property *(What is it?)*
 Single family dwelling that is part of a larger apartment complex

12 Who Uses the Property? *(Current and historic users and uses made of property. Indicate cultural affiliation of users.)*
 Tenant; no known historical figures

13 Construction Date

Date: 1959 Known Estimated Santa Fe County Assessor

14 Setting

Suburban Rural Village Urban

If Urban: Commercial Industrial Residential Public

15 Relationship to Surroundings Similar Dissimilar

Comments: Apartments located on either side

Historic Preservation Division, New Mexico Office of Cultural Affairs

16 Additional Perspective

(Photo, drawing, footprint, etc.; Indicate north arrow when possible.)

817 E. Alameda



17 Surveyor

(Your name, address, telephone number, and any group affiliation.)

Edward Archuleta
PO Box 6861
Santa Fe, NM
505-820-7452

18 Owner (if known) & Other Knowledgeable People

(Provide contact information for persons known or believed to have information about property.)

Leonard Saiz
989-9471

Notes: (If photo, include photo information, as in #10.) South elevation facing E. Alameda

19 Is Property Endangered?

Unknown No Yes How?

20 Significance to Current Community

Unknown None Low Moderate High

Describe:

21 Other Significance or Information of Interest

(Such as historical, legendary, structural, former ownership, etc.)

None

22 National or State Register

(See instructions for eligibility criteria.)

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 Local

Why? Architecturally + historically insignificant

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 name of district? Santa Fe Downtown Eastside State National Local

24 Supplemental Forms

None HCPI Detail Form (FORM 2) Continuation Sheets, # pages: 3

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For HPD Office use only: HCPI No. _____ District No. _____ **3** Local Reference Number

1 Name of Property (Historic and/or current name for property) **2** Location (Address or description of location) **3** Local Reference Number

817 E. Alameda Apartment 817 E. Alameda #5 **4** County Santa Fe **5** Date of Survey 11/04

ARCHITECTURAL AND CONSTRUCTION DETAILS

6 Primary Construction Material

Adobe Brick Composition Block Concrete: Cast Stone Concrete: Poured Earth Plaster Masonry: Simulated Metal: Corrugated Metal: Structural Siding Metal: V-Crimp Stone: Random Ashlar Stone: River Rock Stone: Rusticated Stone: Tabular Stucco Tile: Structural Clay Vinyl Siding Wood: Board & Batton Wood: Horizontal Siding Wood: Jacal Wood: Log Wood: Shingle Other: Wood frame

7 Number of Stories Not Applicable
Number: 1 1 1/2 2 2 1/2 Other: _____

8 Foundation Not Applicable
 Not Visible None At Grade Above Grade Raised
Materials: Concrete Stone Other: _____
Notes: _____

9 Roof Not Applicable
Shape: Flat Gabled Hipped Pyramidal Shed Other: _____
Pitch: None Low Medium Steep
Features: Eave Parapet
Materials: Asphalt Composition: Shingle Composition: Roll Earth Metal: Corrugate Metal: Pressed Metal: Standing Seam Metal: V-Crimp Tile: Terra Cotta Wood: Shingle Other: Fired brick coping

10 Windows (Describe operation, materials, and glazing patterns of those windows on main or street facing elevation and other notable windows.)

Operation	Material	Glazing	Number
Caseament	Steel	25 divided lite	2
"	"	16 divided lite	2

Notes: _____

11 Doors (Describe type, style, and material of those doors on main or street facing elevation and other notable doors.)

Type	Style	Material	Number
Panel	sash	Wood	1

Notes: _____

12 Porches Not Applicable
Type: Entry Partial-Width Full-Width Wrap

13 Chimneys (Describe whether interior or exterior and material)
None visible

14 Other Significant Features (Unique or outstanding features; Describe)
None

15 Modifications (For each modification, indicate the source of the modification date stated. If it is your own, write "surveyor." If prior survey, give date of survey.)

No known modifications

1. _____ Date: _____ Known Estimated Source: _____
2. _____ Date: _____ Known Estimated Source: _____

Continued on other side

HCPI Detail Form (FORM 2) (Continued from the other side)

Historic Preservation Division, New Mexico Office of Cultural Affairs

817 E. Alameda

16 Architectural Style

- Not Applicable
- | | | | | |
|---|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Modern | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern New Mexico | <input type="checkbox"/> Ranch | <input checked="" type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |
| | | | <input type="checkbox"/> Other: _____ | |

Notes:

17 Documents Available and Their Locations

(Plans, histories, oral histories, maps, aerial photos, bibliographical references, etc.)

Santa Fe City Directories
Santa Fe County Assessors

SITE

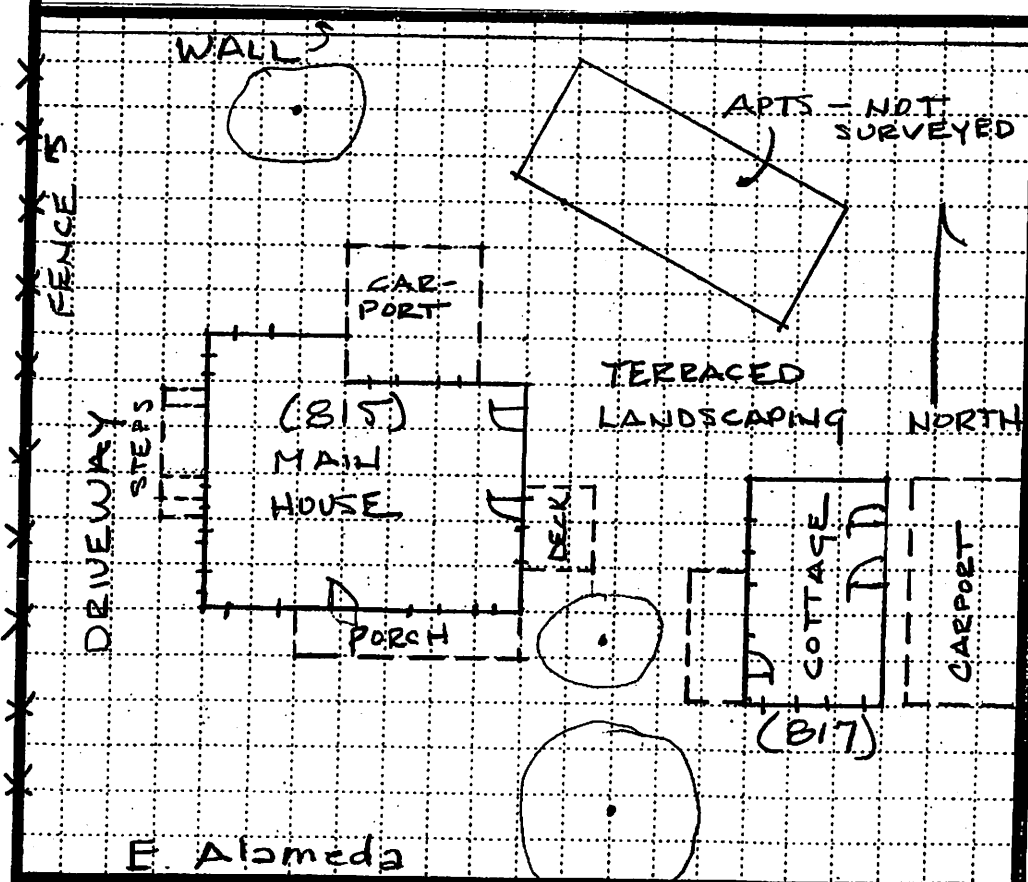
18 Attached or Associated Properties

(List & describe. Indicate whether surveys exist for these and provide survey numbers, if known.)

Main house - Survey no. 051612325

Are associated properties eligible for listing? NO

19 Site Plan



Please Include:

- Footprint of building
- Porches and balconies
- Major landscape features
- North arrow
- Associated properties
- Walls, fences, gates
- Nearby roads

Notes:

Historic Cultural Properties Inventory Continuation Sheet

Historic Preservation Division, New Mexico Office of Cultural Affairs

For HPD Office use only:

HCPI No.

District No.

3 Local Reference Number

1 Name of Property (Historic and/or current name for property)

2 Location (Address or description of location)

051612324

4 County

Santa Fe

5 Date of Survey

11/23/04

817 E. Alameda
Apartment

817 E. Alameda # 5
Santa Fe, NM



Above: East elevation



Above: Detail of rear east elevation

Continued on other side

5/5



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 6-25-2025		815 E. Alameda St., Unit 8
Property Owner of Record: Abruzzo Development LLC		Proposed Construction Description: Yard walls on west, south and east side of house
Applicant/Agent Name: William Kleinschmidt, Architect		
Contact Person Phone Number: (505) 761-0000		TOTAL ROOF AREA: 8,931 s.f.
Zoning District: R-21		Lot Coverage : 39.80 % Open Space Required: 2,000 s.f.
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input type="checkbox"/> Other: _____		Setbacks: Proposed Front: 7' Minimum: 7' 2nd Front? _____ Proposed Rear: 15' Minimum: 15' Proposed Sides: L 5' R 5' Minimum: 5'
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input checked="" type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed 14'-5" Maximum Height: 14'-5" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: Proposed 13 Accessible 1 Minimum: 13
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: 0 Minimum: 0 ** Commercial Requirement
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		
Terrain: <input type="checkbox"/> 30% slopes N/A		

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

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

William Kleinschmidt, Architect
PRINT NAME [OWNER APPLICANT AGENT]
 hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

William Kleinschmidt, Architect 6-25-2025
 SIGNATURE DATE

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010785PAR

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: legal lot of record provided, all fencing, walls, and posts must be within the property

REVIEWER: Rebekah Clouser DATE: 7/8/25

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



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Form with fields: Date 12/30/2024, Property Owner of Record Abruzzo Development LLC, Applicant/Agent Contact William Kleinschmidt, Architect, Site Address 815 E. Alameda St., Santa Fe, NM 87501, Suite or Space # Unit 8, Subdivision Name El Alamo Subdivision (Kings Map), Lot # 20, Block # 48 and 48C, Tract B-1A and B-2A, Total Roof Area (square feet) 8,832, Lot Coverage % 39.6, Lot Size (square feet) 22,435, Proposed Construction Description New one-story, single-family home constructed in current gravel parking lot. The following documents are required for review as applicable: Legal Lot of Record, Building Plans, Existing site plan w/ setbacks, Proposed site plan w/ setbacks, Existing & Proposed Elevations, Development Plan. Zoning District R-21, Overlay Districts Escarpment, Flood Plain, Other. Proposed Setbacks Front 7', Rear 15', Left Side 5', Right Side 5'. Required Setbacks Front 7', Rear 15', Left Side 5', Right Side 5'. Proposed Height 16', Max Height 24', Parking Required 13, Provided 13, Bike Parking N/A, Provided N/A.

Historic Planning Case Manager Other

If you selected "other," please write in the name of your case manager. Not assigned yet

ADDITIONAL SUBMITTALS (IF APPLICABLE)

Form with checkboxes: Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen, Y N Setback Affidavit and Agreement, Y N Site Visibility Triangle, Y N Escarpment Slope Analysis, Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

William Kleinschmidt, Architect Owner Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Form with fields: Preliminarily Reviewed, Reviewed w/ conditions (checked), Denied, Comments/Conditions Design of Development Plan will go before Historic Districts Review Board for approval. Once approved from the Historic District Review Board, any requested changes will be revised on the Minor Modification to a Development Plan and reviewed by staff prior to approval. Preliminary Zoning Review completed by Rebekah Clouser Date 5/9/2025, Preliminary Zoning Review # 2025-010423-PAR

815 East Alameda St. (west) Height Calculation



Total: 136.9
Count: 11
Average: 12.4
Maximum Allowable Height: 14' 5"

DAR
12.22.04

- Building rooflines
- L
 - S
 - C
 - N
 - NA
 - NON
 - NR
 - Sfbldg.shp
 - Sfeor.shp
 - Sfparcll.shp
 - Hdist.shp



815 & 817 East Alameda Wall Height Calculation

Total: 1182

Count: 22

Maximum Allowable Height: 54"



MCB
6/2/05