

June 25, 2025

## **Proposal Letter**

Proposal for new yard walls.

815 E. Alameda St., Unit 8 (Phase III of the Site Development Plan)

Owner: Nancy Abruzzo, N. Abruzzo Holdings LLC

Applicant: William Kleinschmidt, Architect

### **Background – Single-Family Residence Approval**

A new, single-family residence and portal at 815 E. Alameda St. was recently approved by 2025-010490-HDRB. HDRB approved the residence but required that the yard walls shown in the proposal be revised and submitted to HDRB separately.

### **Background – Historical**

Historic Status: Non-Contributing

Historic District: Downtown and Eastside

Principal Façade: South (Street-Facing)

Building Historic Style: Pueblo Revival

### **Site Development Plan Requirements**

The overall project site is 22,435 s.f. (.515 Acres). Buildings comprise 8,005 s.f. of lot coverage. The overall site design meets the development plan and current zoning requirements for lot density, lot coverage by building footprint, lot coverage by roofs, open space (both common and private open space), building setbacks and building height, off-street vehicular parking, and landscaping.

### **Proposed Yard Walls**

Yard walls are proposed on the west, south and east sides of the new residence at 815 E. Alameda St. to enclose a courtyard and portal. The residence has not been constructed yet, and the proposed yard walls will be included in the building permit application for the residence. The yard walls in front of Units 1A/1B (815 E. Alameda St.) and Units 4-7 (817 E. Alameda St.) will not be altered by this proposal. An existing 3' tall coyote fence partially wrapping around the large cottonwood tree at the property will not be altered by this proposal.

Existing yard walls on the south side of the property run parallel to the street and sidewalk and will remain in place. These walls are set back approximately 3' inside the property line and are constructed of 6" concrete block with a stucco finish with rounded corners and edges. There is a 5'-2" wide opening in the wall for pedestrian access. The walls vary in height from 3'-0" to 4'-9" depending on where they are measured.

We propose to extend the wall heights of these existing walls vertically to the maximum 4'-6" height allowed by Historic Preservation regulations. This will occur on the south yard walls facing the street. A 3'-6" section of the existing wall near the west end will be

removed so that a new, 3' wide wood pedestrian gate can be installed there. An existing fruit tree will be removed for the new residence. We will replace that tree with a new fruit tree planted in the current opening of the existing yard wall, and then construct a new, semi-circular (in plan view) yard wall around the tree with a 4'-6" height.

The wall extensions and new walls will be constructed of 6" concrete block. The extensions and existing wall surfaces will receive a stucco finish matching the residence and all corners and edges will be rounded off. It will not be apparent the walls were extended after the stucco finish is completed.

Between the southeast corner of the new residence and the existing yard wall on the south, a new, 4' long yard wall will be constructed in the north-south direction. The wall will be 4'-6" tall and constructed of 6" concrete block and stucco finish to match the south yard walls and house stucco color.

On the west side of the residence's courtyard and portal, a new 4'-6" tall yard wall is proposed, constructed of 6" concrete block and stucco finish to match the south yard walls and house stucco color. The new wall will jog around an existing irrigation box and backflow preventer near the south end. This wall will have a 3' wide wood pedestrian gate allowing access from the parking area to the portal. A concrete sidewalk is proposed between the vehicular parking area and the new west yard wall.

#### **Materials, Finishes, Landscaping and Exterior Lighting**

Stucco will be synthetic LaHabra Adobe, Viejo or Suffolk color to match the final color chosen for the residence. All stucco corners and edges will be rounded/bullnosed.

Wood gates and frames will be natural wood with a semi-transparent medium-to-dark stain matching the woodwork of the portal. Gate hardware will be weathered steel.

Exterior lighting on yard walls is proposed as simple cube-shaped downlight sconces, 6.5" cube, matte black color, with one 60W LED equivalent bulb, one fixture on either side of both gates on the public side of the walls.

Existing landscaping in the space between the existing south-facing yard walls and the sidewalk consists of healthy low shrubbery and small trees and will remain unchanged. A new fruit tree will be planted within the new semi-circular wall on the south side.

Thank you for your consideration of this proposal.

Bill Kleinschmidt  
**William Kleinschmidt, Architect**  
Santa Fe, New Mexico

505-761-0000  
[bill@wk-architect.com](mailto:bill@wk-architect.com)



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

**PROJECT** 2025-010490-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District,  
**DESC:** William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct a 2,204 sq. ft. freestanding residence to the maximum allowable height of 14'-5" and a 6'-0" high yard wall with 8' high gate enclosures where the maximum allowable height is 4'-6". An exception is requested to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall.

**CASE NUMBER:** 2025-010490--HDRB

**PROJECT TYPE:** New Construction

**LOCATION:** 815 E ALAMEDA ST 8  
Santa Fe, NM 87501

**CONTACTS:** Applicant

William Kleinschmidt

P O Box 5249 P O Box 5249  
Santa Fe, NM 87502

Property Owner

NANCY ABRUZZO

11 SANDIA HEIGHTS DR NE  
ALBUQUERQUE, NM 87111

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jun 10, 2025. The decision of the Board was to approve the residential structure as submitted and deny the yard wall and planter as proposed.

For further information please call 505-955-6605.

Sincerely,

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Lani McCulley

**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.**



existing fruit tree to be removed and replaced



## 815 E. Alameda St. - Yard Walls



existing wall to be extended vertically

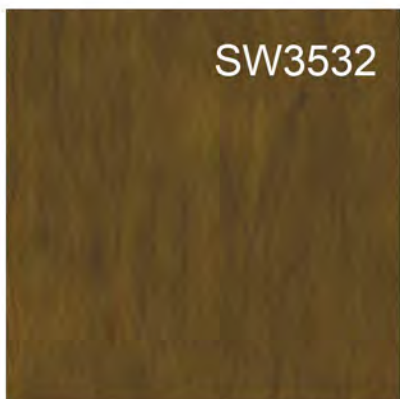
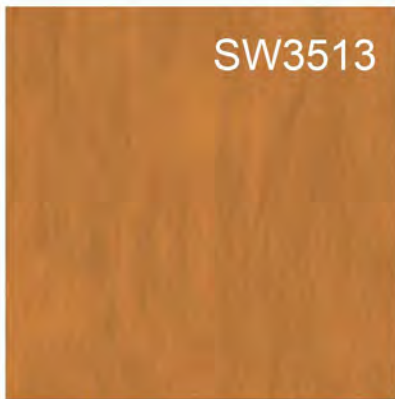
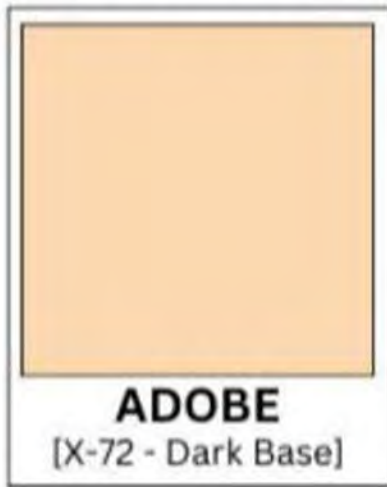
wall in front of Units  
1A/1B to be unchanged

coyote fence to remain

new west yard wall to jog around  
existing irrigation box and backflow  
preventer

## 815 E. Alameda St. - Yard Walls

# LaHabra Premium & Standard Colors



Semi-Transparent  
Wood Stain Options  
on Wood Gates and Frames

815 E. Alameda St.  
Yard Walls



"Caleb" Lantern, 7" sq. x 20" tall, dark bronze color, two 40W LED equivalent bulbs



"Dusk to Dawn" Lantern 8" x 21", black or dark bronze color, two 40W LED equivalent bulbs

Exterior Light Fixture "A" Options



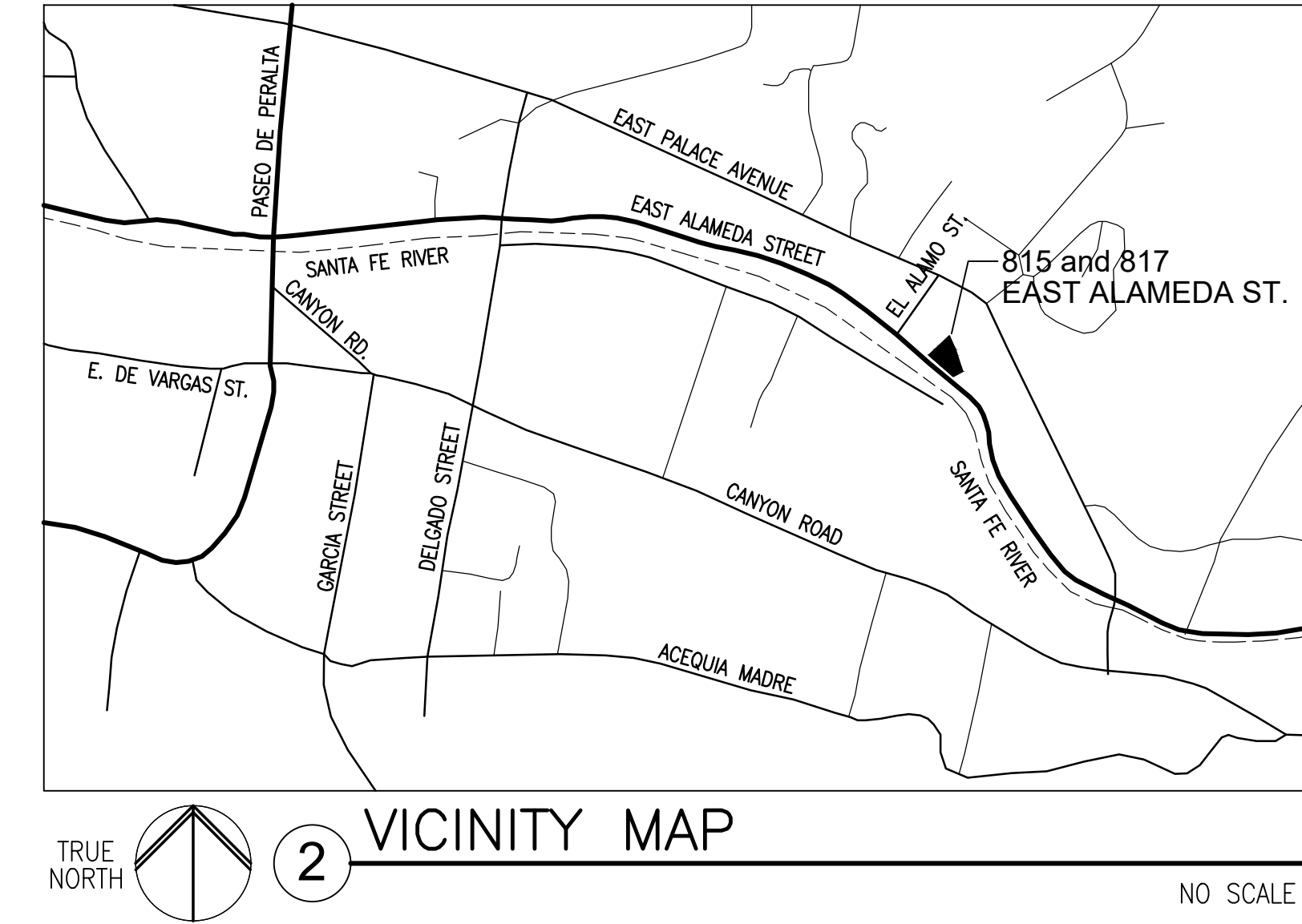
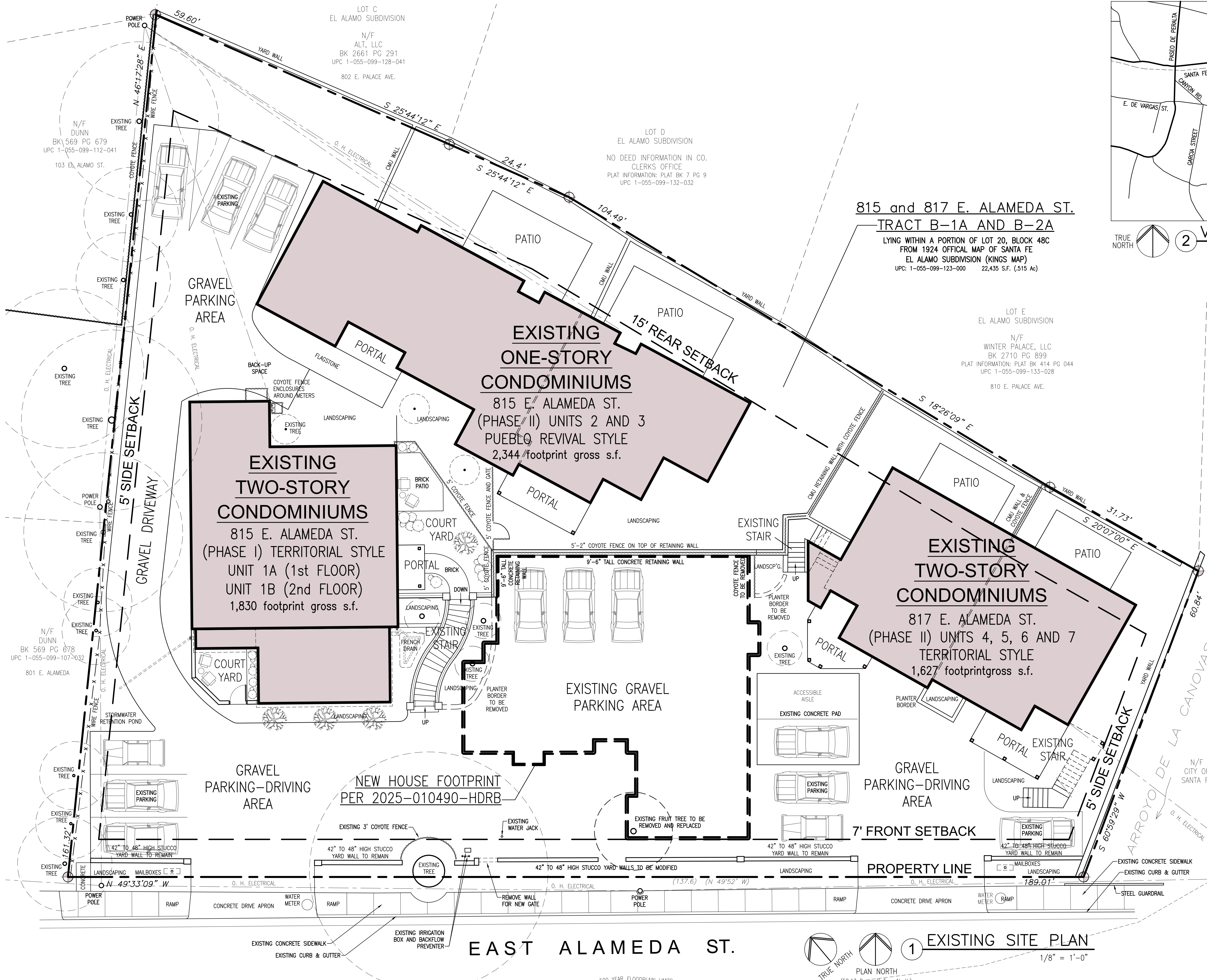
C Cattleya, 6.5" sq., black color, 60W LED equivalent bulb

Exterior Light Fixture "B"

"A" fixtures approved on house per 2025-010490-HDRB (shown for reference only)

"B" fixtures on yard walls are part of this proposal

815 E. Alameda St.  
Yard Walls



**815 and 817 E. ALAMEDA ST.  
TRACT B-1A AND B-2A**  
LYING WITHIN A PORTION OF LOT 20, BLOCK 48C  
FROM 1924 OFFICAL MAP OF SANTA FE  
EL ALAMO SUBDIVISION (KINGS MAP)  
UPC: 1-055-099-123-000 22,435 S.F. (.515 Ac)

LOT E  
EL ALAMO SUBDIVISION  
N/F  
WINTER PALACE, LLC  
BK 2710 PG 899  
PLAT INFORMATION: PLAT BK 414 PG 044  
UPC 1-055-099-133-028  
810 E. PALACE AVE.

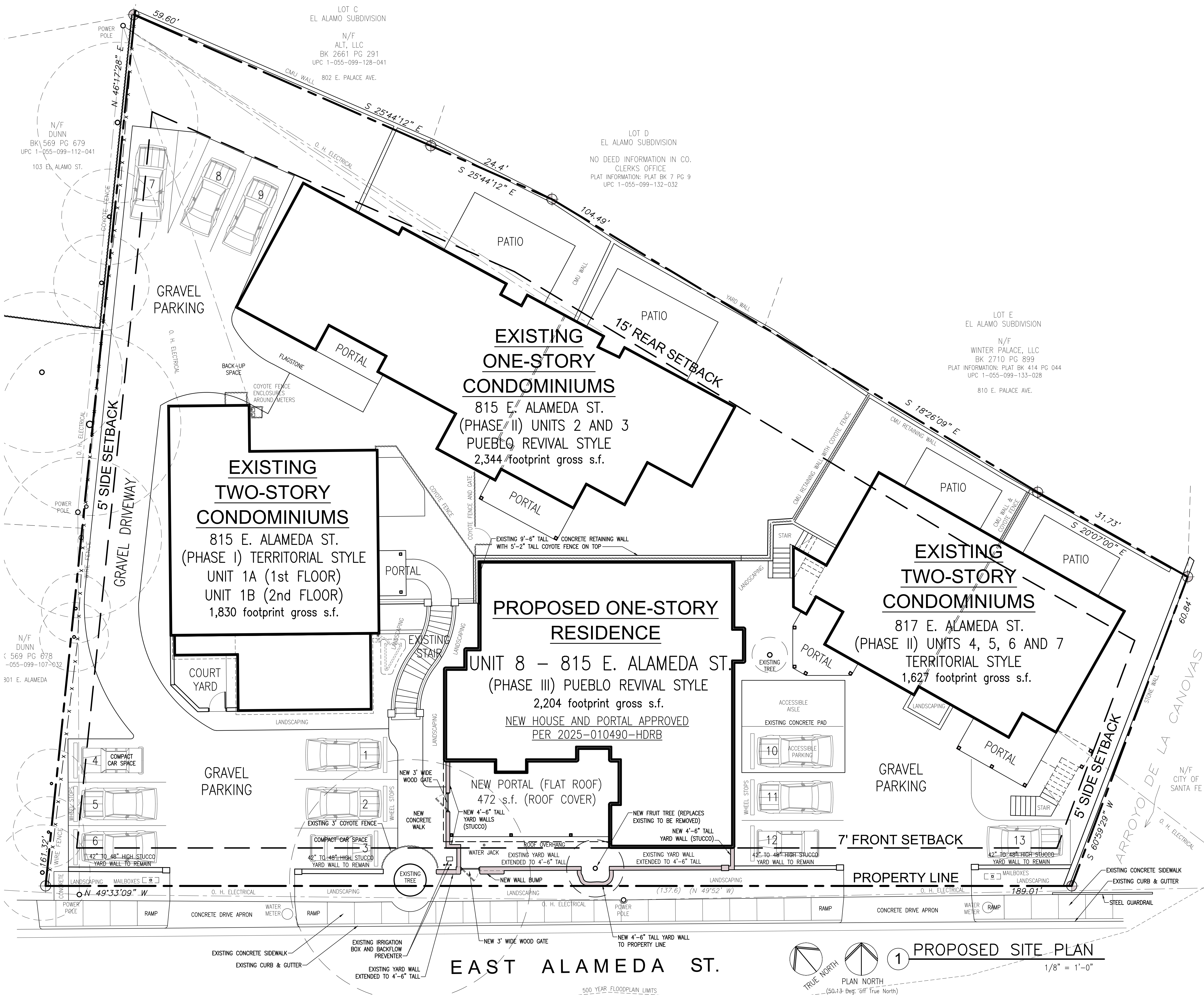
**SITE DATA**

LOCATION:	815 E. ALAMEDA ST., UNIT 8, SANTA FE, NEW MEXICO 87501
PROPERTY OWNER:	ABRUZZO DEVELOPMENT LLC 11 SANDIA HEIGHTS DR. NE, ALBUQUERQUE, NEW MEXICO 87122
LEGAL DESCRIPTION:	TRACT B-1A AND B-2A, WITHIN A PORTION OF LOT 20, BLOCK 48C AND LOT 20, BLOCK 48 - 1924 OFFICAL MAP OF SANTA FE, EL ALAMO SUBDIVISION (KINGS MAP) CITY OF SANTA FE, NEW MEXICO
HISTORIC DISTRICT:	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS:	NON-CONTRIBUTING
PRINCIPAL FACADE:	SOUTH (STREET-FACING)
ZONING DISTRICT:	R-21
PROPERTY AREA:	22,435 S.F. (0.515 ACRES)
MAX. GROSS DENSITY:	21 UNITS/ACRE (11 DWELLING UNITS ALLOWED)
PROPOSED DENSITY:	8 UNITS (7 EXISTING, ONE NEW PROPOSED)
MAX. LOT COVERAGE BY ROOF:	39.8%
PARKING SPACES REQUIRED AND PROVIDED:	13
ALLOWABLE BUILDING HEIGHT:	24' (ZONING), 14'-5" (HISTORIC)
PROPOSED BUILDING HEIGHT (FOR UNIT 8)	14'-5"
BUILDING SETBACKS:	
FRONT (ALLOWABLE AND PROPOSED)	7'
REAR (ALLOWABLE AND PROPOSED)	15'
SIDE (ALLOWABLE AND PROPOSED)	5'

HDRB SUBMITTAL  
7-14-2025

DATE: 6/25/2025 REV: REV: REV:  
**UNIT 8 YARD WALLS**  
**ABRUZZO DEVELOPMENT**  
815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501  
**WILLIAM KLEINSCHMIDT : ARCHITECT**  
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wkk-architect.com  
**YARD WALLS C1.1**

**EXISTING SITE PLAN**  
1/8" = 1'-0"  
TRUE NORTH PLAN NORTH



LOT C  
EL ALAMO SUBDIVISION  
N/F  
ALT, LLC  
BK 2661 PG 291  
UPC 1-055-099-128-041  
802 E. PALACE AVE.

LOT D  
EL ALAMO SUBDIVISION  
NO DEED INFORMATION IN CO.  
CLERKS OFFICE  
PLAT INFORMATION: PLAT BK 7 PG 9  
UPC 1-055-099-132-032

LOT E  
EL ALAMO SUBDIVISION  
N/F  
WINTER PALACE, LLC  
BK 2710 PG 899  
PLAT INFORMATION: PLAT BK 414 PG 044  
UPC 1-055-099-133-028  
810 E. PALACE AVE.

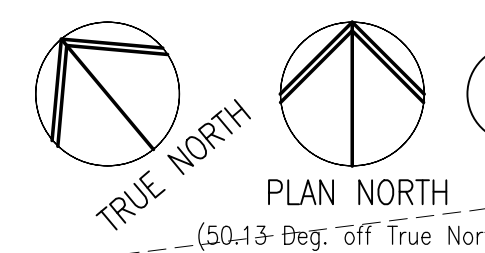
HDRB SUBMITTAL  
7-14-2025

DATE: 6/25/2025 REV: REV: REV:  
**UNIT 8 YARD WALLS**  
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815 E. ALAMEDA STREET : SANTA FE, NEW MEXICO : 87501  
WILLIAM KLEINSCHMIDT : ARCHITECT  
P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wkk-architect.com  
**YARD WALLS C1.2**

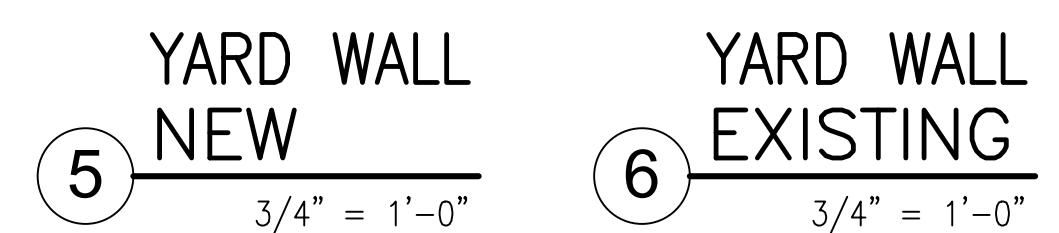
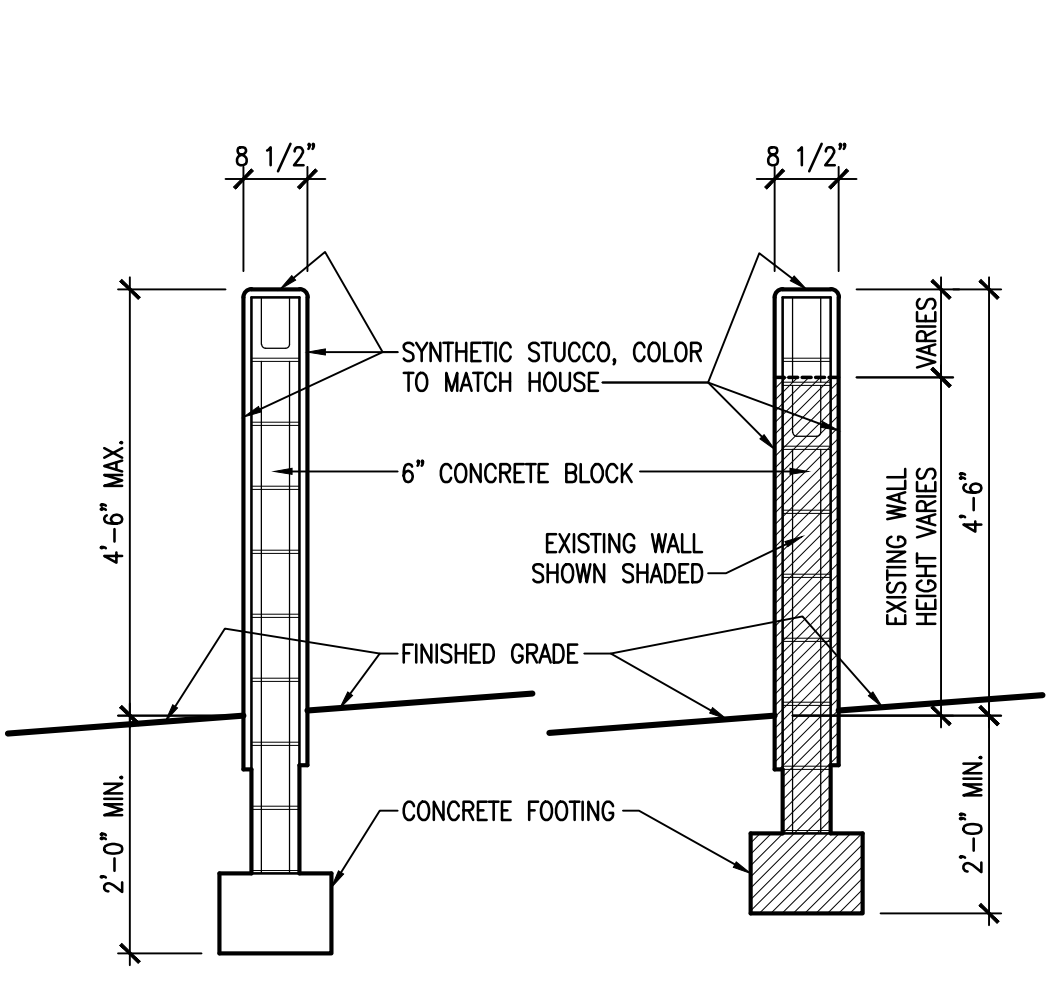
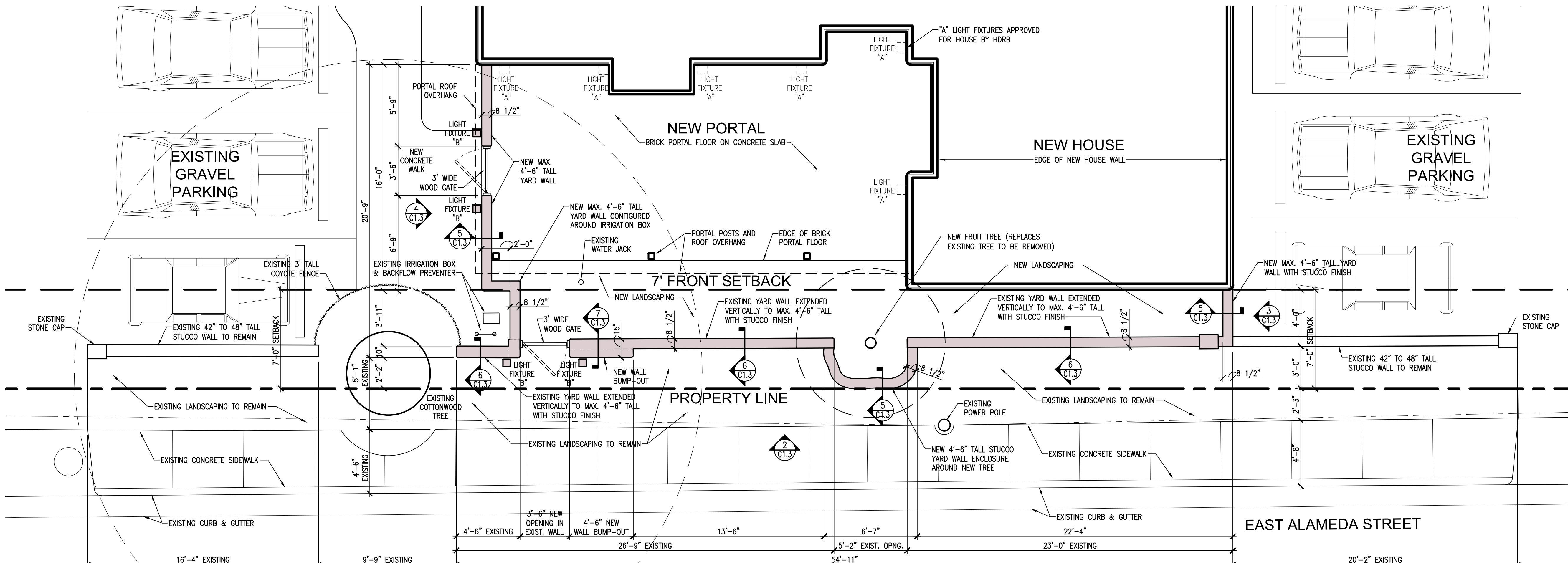
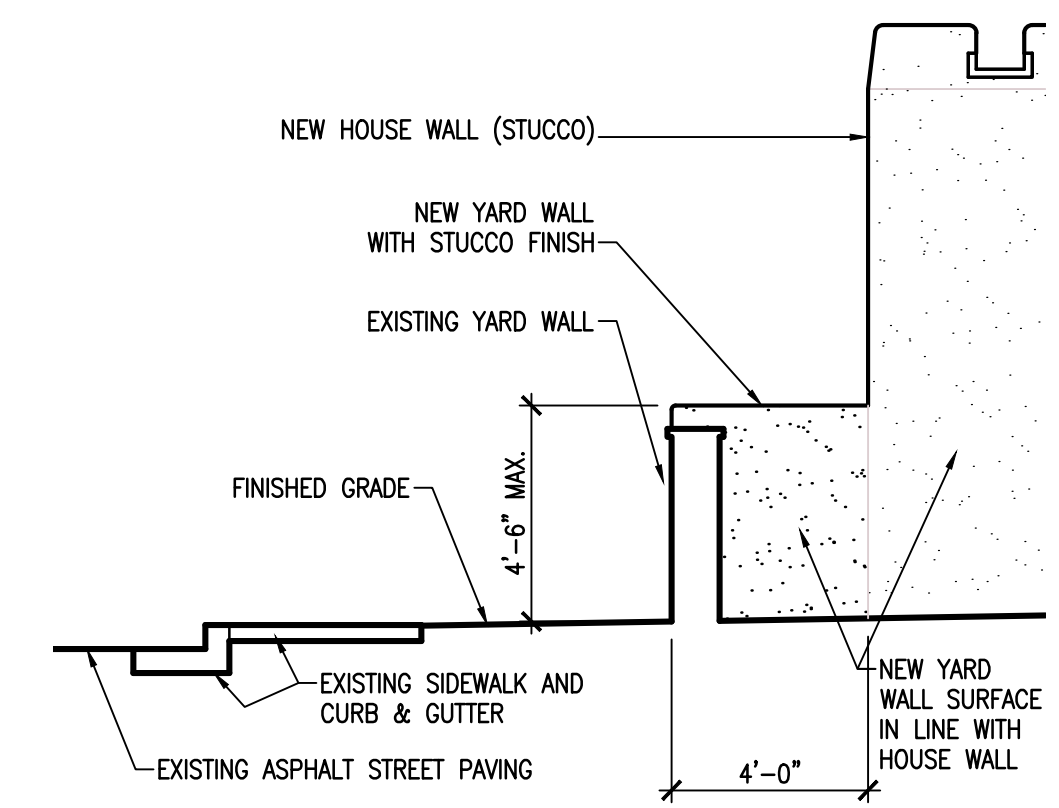
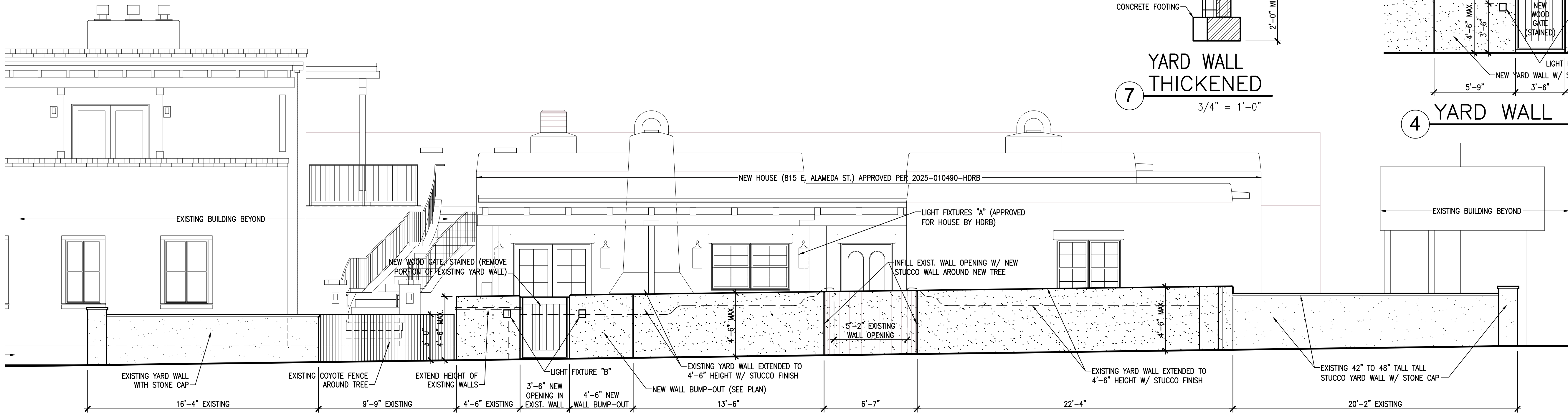
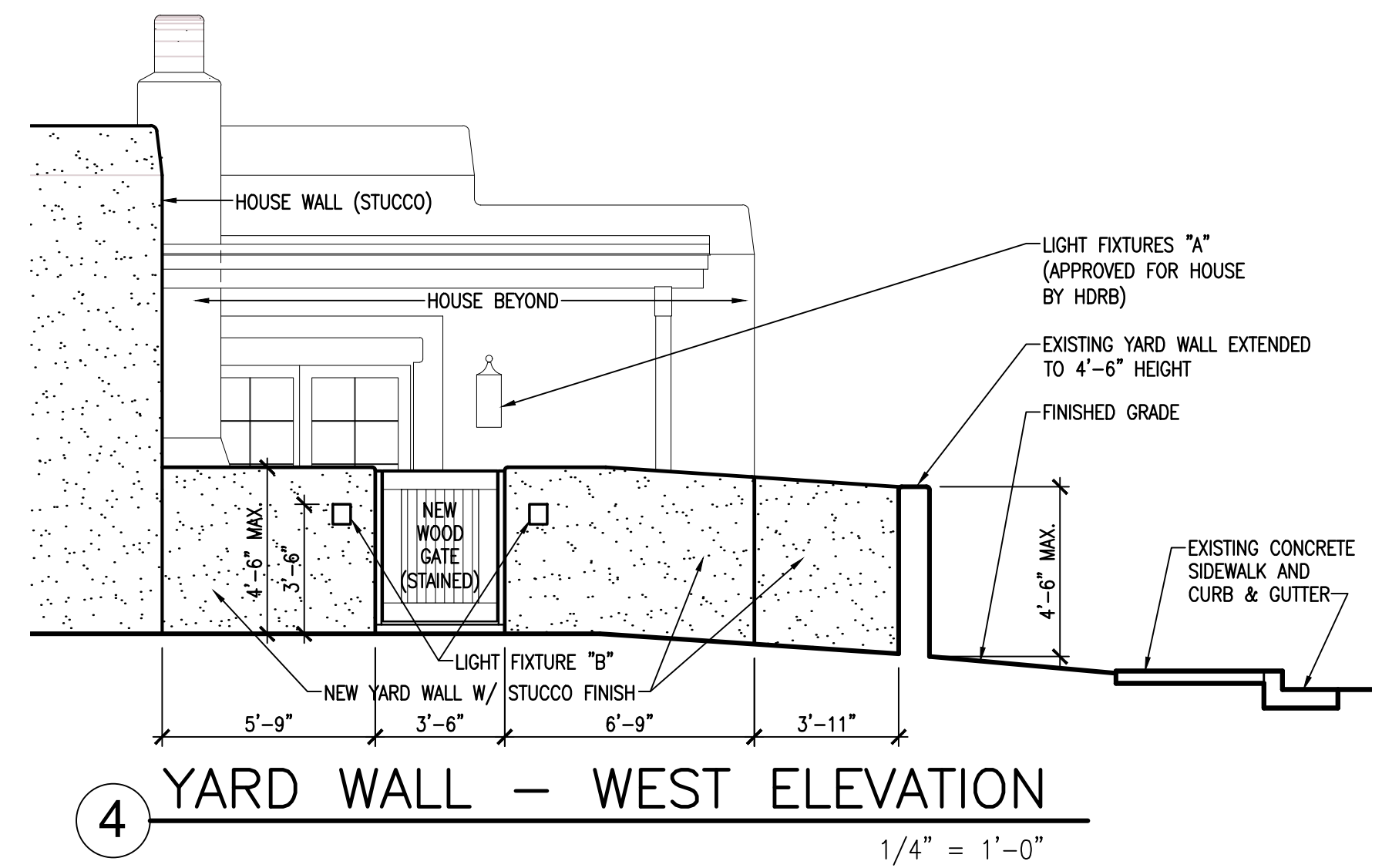
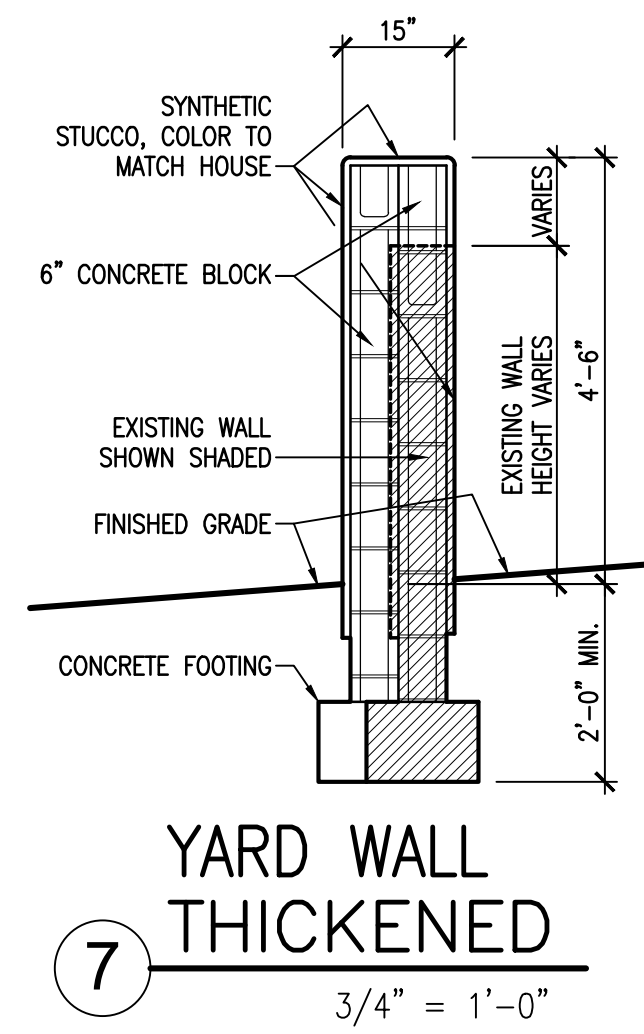
EAST ALAMEDA ST.

PROPOSED SITE PLAN

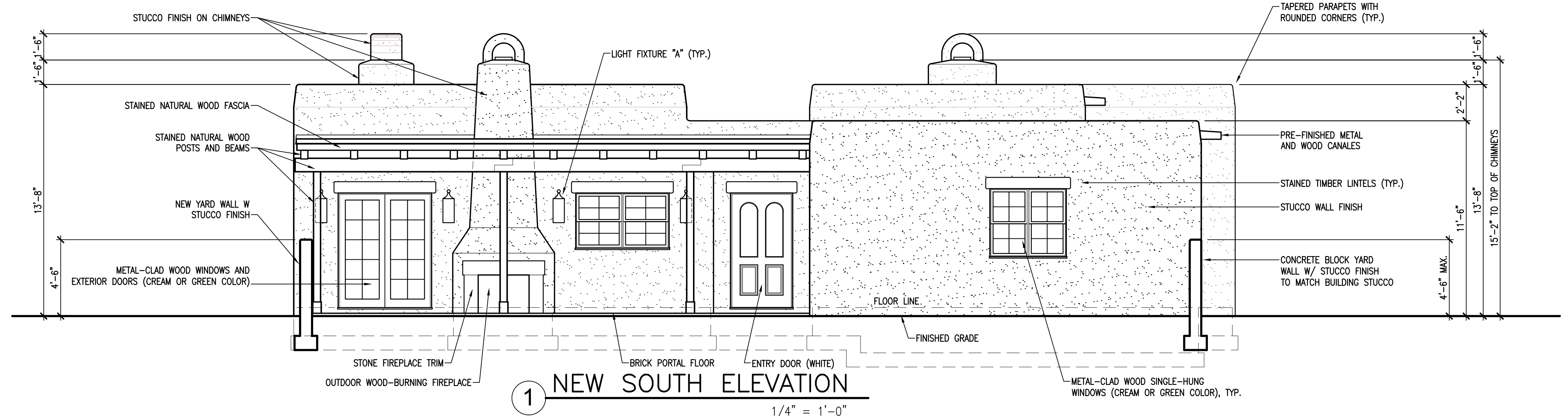
1/8" = 1'-0"



500 YEAR FLOODPLAIN LIMITS

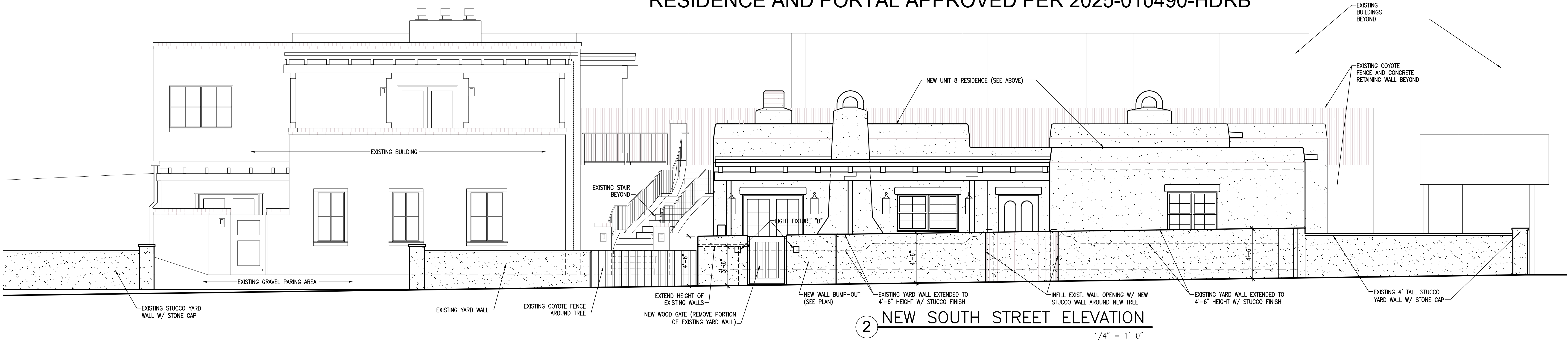


HDRB SUBMITTAL  
7-14-2025

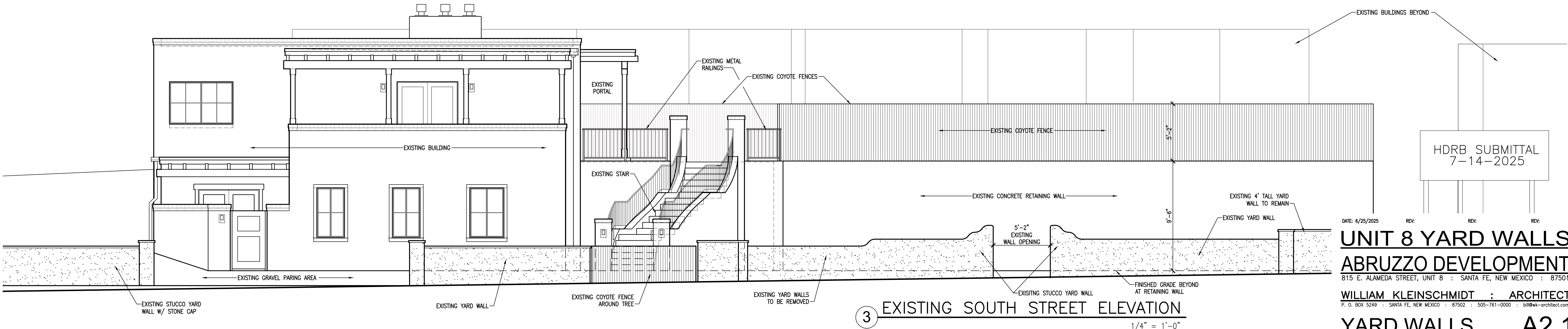


1 NEW SOUTH ELEVATION  
1/4" = 1'-0"

RESIDENCE AND PORTAL APPROVED PER 2025-010490-HDRB



2 NEW SOUTH STREET ELEVATION  
1/4" = 1'-0"



3 EXISTING SOUTH STREET ELEVATION  
1/4" = 1'-0"

HDRB SUBMITTAL  
7-14-2025

DATE: 6/25/2025 REV: REV: REV:  
**UNIT 8 YARD WALLS**  
**ABRUZZO DEVELOPMENT**  
 815 E. ALAMEDA STREET, UNIT 8 : SANTA FE, NEW MEXICO : 87501  
**WILLIAM KLEINSCHMIDT : ARCHITECT**  
 P. O. BOX 5249 : SANTA FE, NEW MEXICO : 87502 : 505-761-0000 : bill@wkk-architect.com  
**YARD WALLS A2.1**

1638498

# WARRANTY DEED

THE DORSEY COMPANY, Stationers, Santa Fe, N. M. 87501

Hazel Hallett Pond  
 TO  
 LeRoy Manuel et ux

STATE OF NEW MEXICO, ) ss. # 63104  
 County of Santa Fe

I hereby certify that this instrument was filed for record on the 2nd day of October A. D. 1940, at 3:25 o'clock P.M., and was duly recorded in Book 19 page 267

MARGARET D. ORTIZ  
 County Clerk  
 Frances L. Lucero  
 Deputy

THIS INDENTURE, Made the 11th day of September in the year of our Lord One Thousand, Nine Hundred and forty between Hazel Hallett Pond, a widow

of Santa Fe, New Mexico party of the first part, and LeRoy Manuel and Laura Yates Manuel, his wife of Santa Fe, New Mexico parties of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars & other valuable consideration Lawful money of the United States of America to her

in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, and the said parties of the second part forever released and discharged therefrom, have granted, bargained, sold, remised, released, conveyed, aliened, and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said parties of the second part, and to their heirs, assigns, or successors, forever, all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe State of New Mexico, to-wit:

All that certain lot or tract of land in Ward Number 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico bounded on the North by Palace Avenue, on the East by property now or formerly of Mrs. Evelyn C. Reed, on the South by State Park or Parkway but commonly referred to as Alameda Street and on the West by property now or formerly of Mrs. Antonito Callahan and more particularly described as follows: Beginning at the northwest corner of Lot 13, Block 48A of the 1924 Official Map and marked by 3/4 inch black iron pipe and whence the northeast corner of south parapet wall of bridge over Arroyo San bears N. 64°55' W. 428.4 feet distant; thence S. 66°53' E. 236.5 feet to 1/2 inch galvanized iron pipe; thence S. 20°16' W. 226.6 foot to 3/4 inch black iron pipe; thence N. 66° 50' W. 206.1 feet to 1/2 inch galvanized iron pipe; thence N. 12°11' E. 230.6 feet to the place and point of beginning. Together with all right title, and interest of the grantor herein, including any right or possibility of reverter of the grantor in and to the property situate immediately South and adjoining the tract herein described, which was conveyed by the grantor to the State of New Mexico to be used as a park or parkway in connection with a system of state parks in the city of Santa Fe, New Mexico, upon the condition that said land shall revert in case it shall ever cease to be used as a public park or parkway in connection with said system of state parks.

Together with all and singular the hereditaments, lands, tenements, and appurtenances thereto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim, or demand whatsoever of the said party of the first part, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above bargained and described, with the appurtenances unto the said parties of the second part, their heirs, successors or assigns forever.

And the said party of the first part, for her heirs, executors, administrators, successors or assigns, doth covenant, grant, bargain and agree to and with the said parties of the second part, their heirs, executors, administrators, successors or assigns, that at the time of the ensuing and delivery of these presents she is well seized of the premises above conveyed as of a good, sure, perfect and indefeasible estate of inheritance in law in fee simple and has good right, full power, and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances, of what kind or nature soever; and the above bargained premises, in the quiet and peaceable possession of the parties of the second part, their heirs, successors or assigns, against all and every other person and persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of (sgd) Hazel Hallett Pond (L. S.)  
 (\$11.00 IRS Affixed & Cancelled) (L. S.)  
 (L. S.)  
 (L. S.)

STATE OF NEW MEXICO, ) ss.  
 County of Santa Fe  
 On this 11th day of September, 1940, before me personally appeared Hazel Hallett Pond, a widow

to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal) (sgd) Carl A. Bishop  
 Notary Public

My Commission expires 2/17/1944.  
 O.R. (sgd) J.O. Seth

QUIT CLAIM DEED

JULIE YATES MANUEL, also known

as LAURA YATES MANUEL

TO

LEROY MANUEL

STATE OF NEW MEXICO, ) ss. #66237  
COUNTY OF SANTA FE

I hereby certify that this instrument was filed for record on the 22nd day of August A. D. 1941 at 3:15 o'clock P.M., and duly recorded in Book 23 Page 24 of Records of Quit Claim Deeds.

E. J. Martinez  
County Clerk.

(Sgd) Luis Ortiz  
Deputy.

(Seal)

This Indenture Made the 21st day of August

in the year of our Lord one thousand nine hundred and Forty-One

between Julie Yates Manuel, also known as Laura Yates Manuel,

part y of the first part, and Leroy Manuel,

part y of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00)

Dollars,

lawful money of the United States of America, to her in hand paid by the said part y of the second part, the receipt whereof is hereby acknowledged, do ss by these presents remise, release and forever quitclaim unto the said part y of the second part, and to his heirs and assigns all that certain lot, piece or parcel of land situated in the County of Santa Fe and State of New Mexico, and bounded and particularly described as follows, to wit:

All that certain lot or tract of land in Ward Number 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico, bounded on the North by Palace Avenue, on the East by property now or formerly of Mrs. Evelyn G. Reed, on the South by State Park or Parkway but commonly referred to as Alameda Street and on the West by property now or formerly of Mrs. Antonito Callahan and more particularly described as follows:

Beginning at the northwest corner of Lot 13, Block 48A of the 1924 Official Map and marked by 3/4 inch black iron pipe and whence the northeast corner of south parapet wall of bridge over Arroyo Sals bears N. 64° 55' W. 418.4 feet distant; thence S. 66° 53' E. 238.5 feet to 1/2 inch galvanized iron pipe; thence S. 20° 16' W. 226.5 feet to 3/4 inch black iron pipe; thence N. 66° 50' W. 208.1 feet to 1/2 inch galvanized iron pipe; thence N. 12° 11' E. 230.6 feet to the place and point of beginning.

Together with all right, title, and interest of the grantor herein, including any right or possibility of reverter of the grantor in and to the property situate immediately South and adjoining the tract herein described, which was conveyed by the grantor to the State of New Mexico to be used as a park or parkway in connection with a system of state parks in the City of Santa Fe, New Mexico, upon the condition that said land shall revert in case it shall ever cease to be used as a public park or parkway in connection with said system of state parks.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part y of the second part, and unto his heirs and assigns forever.

IN WITNESS WHEREOF, the said part y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

(Sgd) Julie Yates Manuel (Seal)

also known as Laura Yates Manuel (Seal)

(Seal)

STATE OF NEW MEXICO, )  
County of Santa Fe

On this 21st day of August 1941, before me personally appeared Julie Yates Manuel, also known as Laura Yates Manuel,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(Notarial Seal)

(Sgd) Irene H. Gordon

My Commission Expires:  
March 6th, 1943

Notary Public

M8731721

part, their heirs and assigns forever all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe and State of New Mexico, to-wit:

One certain piece of land situate in precinct No. 5 measuring from north to south on the east side nine hundred (900) feet and on the south side nine hundred thirty (930) feet. From east to west on the north and on the south side 150 feet.

Bounded on the north with property of Juan L. Ortiz; on the south with the Santa Fe River; on the east with property of Manuel Ortiz and on the west with property of Lino Montoya

This above described land in part of Tract one in Section five in Township sixteen north and in Section thirty-two in Township 17 north of range nine East of New Mexico Meridian Small holding Claim No. 454, Patent No. 392251 issued to Pablo Ortiz on the fourth of January 1923.

Recorded on the 30th day of March 1944 in Book C of the records of Pat. Page 108, Santa Fe County.

Parties of the first part will have free ingress and egress to their property to the south and north, the ingress and egress will be on the west side.

STATE OF MICHIGAN

County of Wayne

On this 11th day of May 1944, before me personally appeared Juan R. Ortiz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal

My commission expires March 8, 1946

Sgd. Louis Stone  
Notary Public Wayne County, Mich.

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances therunto belonging or in anywise appertaining the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the parties of the first part, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said parties of the second part, their heirs and assigns, that at the time of the enclosing and delivery of these presents were well noised of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Sgd. Elfrido Ortiz (SEAL)  
John R. Ortiz (SEAL)  
(SEAL)  
(SEAL)

STATE OF NEW MEXICO )

County of Santa Fe )

On this 5th day of May, 1944, before me personally appeared Elfrido Ortiz, single to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal

My commission expires Nov. 16, 1947

Sgd. L. J. Sandoval Notary Public

STATE OF NEW MEXICO )  
COUNTY OF SANTA FE )  
1944 )  
17th )  
10:16 )  
1944 )  
Sgd. Sally R. Sanchez  
(seal)

EXECUTRIX' DEED

THIS INDENTURE, Made this 2nd day of December, 1947, between Edna Cobb, Walter, executrix of the estate of Elmer Morris Cobb, deceased, party of the first part, and Ada B. Pierson and Mabel F. Miller and Kenneth K. Miller, all of Santa Fe, New Mexico, and the survivor thereof, parties of the second part;

WITNESSETH: WHEREAS, the said Elmer Morris Cobb, by his Last Will and Testament, dated April 21, 1944, after the payment of his debts, funeral expenses, and expenses of administration, devised the real estate hereinafter described to his daughters, Carrie Evelyn Reed and Edna Cobb Walter, and their heirs forever share and share alike; and

WHEREAS, the Last Will and Testament was duly admitted to probate in the Probate Court of the County of Santa Fe, State of New Mexico, on the 16th day of April 1945; and

WHEREAS, the party of the first part was, on said date, duly appointed executrix of the estate of said Elmer Morris Cobb, deceased, and on said date qualified as such executrix, and ever since that date has been and now is the duly appointed, qualified and acting executrix of the estate of the said Elmer Morris Cobb,

11873 17421

part, their heirs and assigns forever all the following described lot or parcel of land and real estate, situate, lying and being in the County of Santa Fe and State of New Mexico, to-wit:

One certain piece of land situate in precinct No. 5 measuring from north to south on the east side nine hundred (900) feet and on the south side nine hundred thirty (930) feet. From east to west on the north and on the south sides 150 feet.

Bounded on the north with property of Juan L. Ortiz; on the south with the Santa Fe River; on the east with property of Manuel Ortiz and on the west with property of Lino Montoya

This above described land is part of Tract one in Section five in Township sixteen north and in Section thirty-two in Township 17 north of range nine East of New Mexico Meridian Small holding Claim No. 454, Patent No. 392261 issued to Pablo Ortiz on the fourth of January 1923.

Recorded on the 30th day of March 1944 in Book C of the records of Pat. Page 108, Santa Fe County.

Parties of the first part will have free ingress and egress to their property to the south and north, the ingress and egress will be on the west side.

STATE OF MICHIGAN

County of Wayne

On this 11th day of May 1944, before me personally appeared Juan R. Ortiz, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal

My commission expires March 8, 1946

Sgd. Louis Stone

Notary Public Wayne County, Mich.

TOGETHER WITH ALL AND SINGULAR the hereditaments and appurtenances thereto belonging or in anywise appertaining the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever, of the parties of the first part, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said parties of the second part, their heirs and assigns forever. And the said parties of the first part, for their heirs, executors and administrators, do covenant and agree, to and with the said parties of the second part, their heirs and assigns, that at the time of the sealing and delivery of these presents were well seized of the premises above conveyed, of a good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of what kind and nature soever; and the above bargained premises in the quiet and peaceable possession of the parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim, the whole or any part thereof, the said parties of the first part shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Sgd. Elfrido Ortiz (SEAL)  
John R. Ortiz (SEAL)  
(SEAL)  
(SEAL)

STATE OF NEW MEXICO )

County of Santa Fe )

On this 5th day of May, 1944, before me personally appeared Elfrido Ortiz, single to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal the day and year last above written.

Notarial Seal

My commission expires Nov. 16, 1947

Sgd. L. J. Sandoval Notary Public

STATE OF NEW MEXICO )  
COUNTY OF SANTA FE )  
17th day of December 1947  
10:18  
Masa. 299  
MARGARET ULIBARRI LUCERO  
Sgd. Sally R. Sanchez  
(seal)

EXECUTRIX' DEED

THIS INDENTURE, Made this 2nd day of December, 1947, between Edna Cobb, Walter, executrix of the estate of Elmer Morris Cobb, deceased, party of the first part, and Ada E. Piersch and Mabel P. Miller and Kenneth K. Miller, all of Santa Fe, New Mexico, and the survivor thereof, parties of the second part;

WITNESSETH: WHEREAS, the said Elmer Morris Cobb, by his Last Will and Testament, dated April 21, 1944, after the payment of his debts, funeral expenses, and expenses of administration, devised the real estate hereinafter described to his daughters, Carrie Evelyn Reed and Edna Cobb Walter, and their heirs forever share and share alike; and

WHEREAS, the Last Will and Testament was duly admitted to probate in the Probate Court of the County of Santa Fe, State of New Mexico, on the 16th day of April 1945; and

WHEREAS, the party of the first part was, on said date, duly appointed executrix of the estate of said Elmer Morris Cobb, deceased, and on said date qualified as such executrix, and ever since that date has been and now is the duly appointed, qualified and acting executrix of the estate of the said Elmer Morris Cobb,

deceased; and

WHEREAS, in said Last Will and Testament it was provided, among other things, that the party of the first part herein was, by said testator, nominated and appointed as such executrix; and

WHEREAS, it was further provided in said Last Will and Testament that the said Edna Cobb Walter be authorized and empowered as executrix of the estate of Elmer Morris Cobb, deceased, to sell and dispose of any and all real estate of which the said Elmer Morris Cobb might die seized and possessed, or in which he had any interest at the time of his death, wholly within the discretion of said executrix; in connection with the settlement of the estate of said decedent, and that she need not apply to any court for authority to make any sales; and

WHEREAS, the parties of the second part, in addition to a conveyance from the said Carrie Evelyn Reed and Edna Cobb Walter, as owners of the property hereinafter described, to the parties of the second part, conveying the premises hereinafter described to the parties of the second part, have requested the party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, to execute and deliver to them a deed of conveyance, conveying to them, as joint tenants with right of survivorship, any and all right, title and interest in and to the lands hereinafter described belonging to the estate of the said Elmer Morris Cobb, deceased, under the power of sale contained in said Last Will and Testament.

NOW, THEREFORE, this indenture witnesseth: That in the exercise of the power of sale to her given by said Last Will and Testament, and in consideration of the payment to her of the sum of \$10.00 by the parties of the second part, the receipt whereof is hereby acknowledged, the said party of the first part, executrix as aforesaid, does hereby grant, bargain, sell and convey unto the said parties of the second part, as joint tenants, and to the survivor of them, all of the right, title, and interest of the said estate of Elmer Morris Cobb, deceased, in and to the following described real estate, situate in the City and County of Santa Fe, State of New Mexico, and more particularly described as follows, to-wit:-

That certain tract and parcel of land and real estate situate on the south side of East Palace Avenue, Santa Fe, New Mexico, and more particularly described by survey description as follows: Commencing at a point on the south side of East Palace Avenue for the Northwest corner of the property hereinafter described, from which point the center of the sanitary sewer manhole on East Palace Avenue bears S. 65° 30' E., 36.15 feet distant and the sewer manhole lying easterly therefrom in East Palace Avenue bears S. 68° 17' E., 304.9 feet distant; thence from said beginning point S. 65° 39' E., 90.1 feet to the northeast corner of this tract; thence S. 23° 16' W. 208.1 feet to the southeast corner of this tract; thence N. 78° 37' W., 60.25 feet to the southwest corner of this tract; thence N. 20° 16' E., 228.6 feet to a point on the southerly side of East Palace Avenue and the point and place of beginning; all as shown on plat of survey of said tract made by James C. Harvey, November 25, 1947.

Said tract being bounded on the north by East Palace Avenue, on the west by the property of A. K. Montgomery, on the south by East Alameda Street, and on the east by property now of Virginia H. Stauffer, and also being otherwise described as in Block 49 of King's Official Map of the City of Santa Fe, less that portion of the above described tract described in quitclaim deed dated September 20, 1934 and recorded in Book W of Quitclaim Deed Records of Santa Fe County, State of New Mexico, at page 437 thereof.

TO HAVE AND TO HOLD the same, together with all and singular the said premises, together with the appurtenances thereto belonging or otherwise appertaining, and all the right, title and interest of the said party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, and of the estate of said decedent, in and to said premises either in law or in equity, unto the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor forever.

IN WITNESS WHEREOF, the said party of the first part, as executrix of the estate of Elmer Morris Cobb, deceased, has hereunto set her hand and seal the day and year first above written.

Sgd. Edna Cobb Walter  
Executrix of the Estate of  
Elmer Morris Cobb, deceased

53: IRS AFFIRED AND CANCELLED

STATE OF NEW MEXICO )

                          ) SS:

COUNTY OF SANTA FE )

On this 2nd day of December, 1947, before me personally appeared Edna Cobb Walter, executrix of the estate of Elmer Morris Cobb, deceased, to me known to be the person described in and who executed the foregoing instrument as such executrix, and acknowledged that she executed the same as her free act and deed, as executrix of the estate of Elmer Morris Cobb, deceased.

Witness my hand and seal the day and year last above written.

Notarial Seal

My commission expires: April 12, 1951

Sgd. Dorothy Fell Logan  
Notary Public

NOTARIAL SEAL  
COUNTY OF SANTA FE #87575  
December 10 1947  
MARGARET ULIBARRI LUERO  
Sgd. Sally R. Sanchez  
(Seal)

WARRANTY DEED  
(JOINT TENANTS)

THIS INDENTURE, Made this 2nd day of December, 1947 between EDNA COBB WALTER, of Santa Fe, N. M. and CARRIE EVELYN REED, sometimes known as EVELYN COBB REED, of San Francisco, California, parties of the first part, and ADA B. PIERSON and MABEL F. MILLER & KENNETH K. MILLER all of Santa Fe, New Mexico, and the survivor of them, parties of the second part;

WITNESSETH: That the parties of the first part, for and in consideration of the Sum of One Dollar, to them in hand paid, the receipt whereof

WARRANTY DEED

530589

Frank R. Gomez and Alice L. Gomez, husband and wife, for consideration paid, grant to East Alameda partners a New Mexico general partnership whose address is:

The following described real estate in Santa Fe County, New Mexico:

Beginning at a point on the South side of East Palace Avenue, in Santa Fe, New Mexico, which point marks the northwest corner of the property of A. K. Montgomery, and from said point the center of a sewer manhole bears N. 61° 51' W., 159.4 feet distant; and the center of another sewer manhole bears S. 30° 23' E., 61.5 feet; thence from said beginning point which marks the northeast corner of the property herein described, running S. 12° 11' W., 230.6 feet to a point on the north side of East Alameda Street; thence N. 78° 19' W., 119.05 feet to the Southeast corner of the property of Mrs. James A. Rolls; thence N. 14° 23' E., 254.5 feet to the northeast corner of a stone pillar on the south side of East Palace Avenue, marking the northeast corner of the property of Mrs. James A. Rolls; thence along East Palace Avenue S. 66° 20' E., 115.8 feet to the point and place of beginning, being a portion of Lot 12, Block 48, King's Official Map of Santa Fe, New Mexico as shown by plat of survey made by James C. Harvey, a registered professional engineer, on December 24, 1948.

Subject to reservations, encumbrances, and restrictions of record.

with warranty covenants.

WITNESS our hands & seals this 16th day of September 1984

Frank R. Gomez

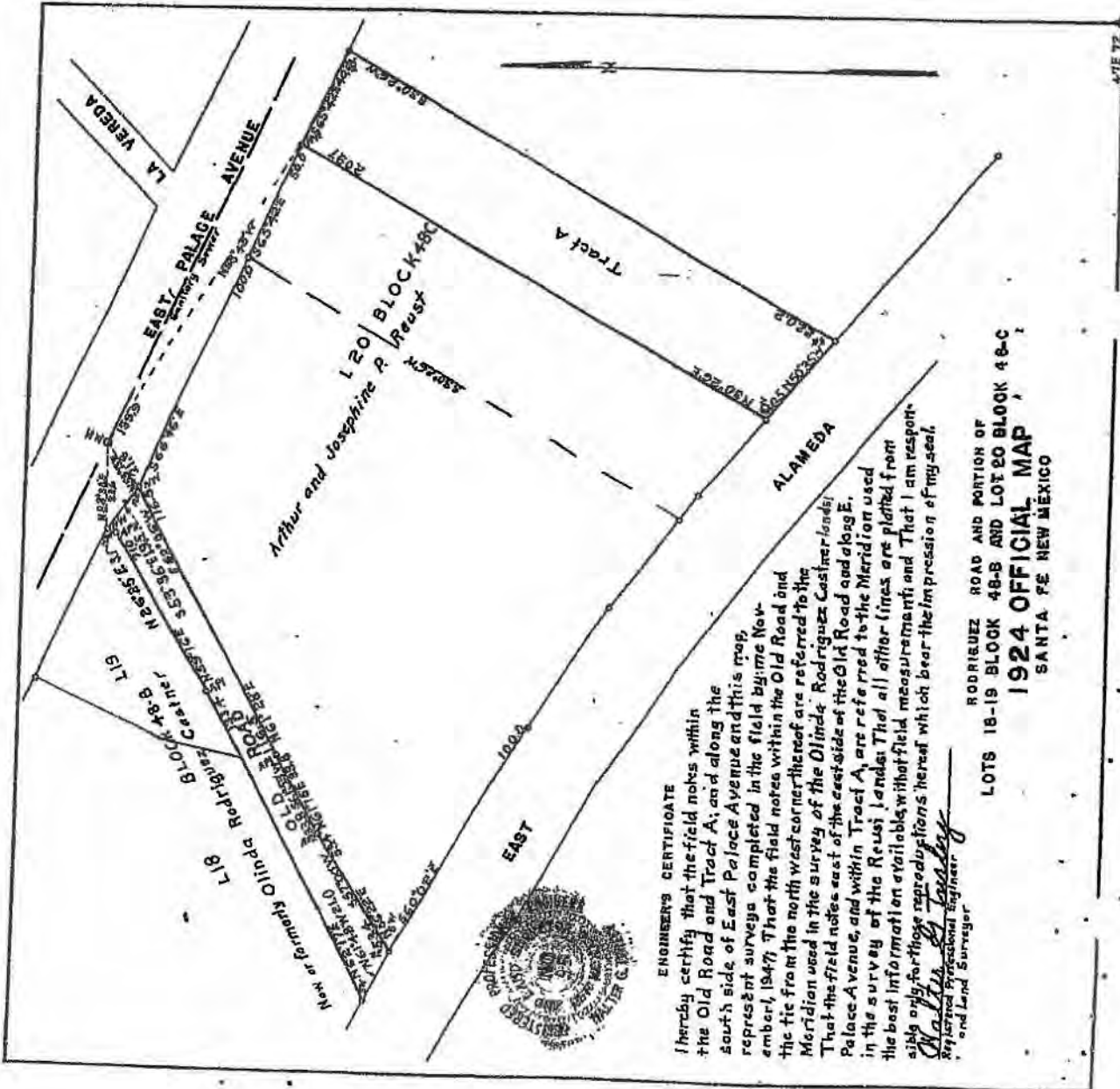
Alice L. Gomez

State of New Mexico )  
County of Santa Fe )ss.

The foregoing instrument was acknowledged before me this 16th day of September, 1984 by Frank R. Gomez and Alice L. Gomez, husband and wife

My commission expires: 4/29/86

Diana Pollard, Notary Public



**ENGINEER'S CERTIFICATE**

I hereby certify that the field notes within the Old Road and Tract A; and along the south side of East Palace Avenue and this map represent surveys completed in the field by me November, 1947. That the field notes within the Old Road and the tie from the north west corner thereof are referred to the Meridian used in the survey of the *Olinda Rodriguez Casimiro* land. That the field notes east of the east side of the Old Road and along E. Palace Avenue, and within Tract A, are referred to the Meridian used in the survey of the *Reusj* lands. That all other lines are plotted from the best information available, without field measurements and that I am responsible only for those reproductions hereof which bear the impression of my seal.

*Walter G. Stanley*  
 Registered Professional Engineer  
 and Land Surveyor

RODRIGUEZ ROAD AND PORTION OF  
 LOTS 18-19 BLOCK 48-B AND LOT 20 BLOCK 48-C  
**1924 OFFICIAL MAP**  
 SANTA FE NEW MEXICO

256696

CORRECTION WARRANTY DEED

EDWARD S. CHANDLER and ALLEENE MOORE CHANDLER, his wife, for consideration paid, grants to EDWARD A. GONZALES and SOCORRO A. GONZALES, his wife, the following described real estate in Santa Fe County, New Mexico:

A portion of Lot 20, Block 48 of King's Official Map; also designated as a portion of Lot 20, Block 48-C of the 1924 Official Map of Santa Fe, New Mexico; also designated as Tracts B-1a and B-2a on a plat of survey made by Georg Vedeler, N.M.P.E. & L.S. No. 3707 on April 30, 1963, entitled "Tract of land surveyed for Edward S. Chandler," and more particularly described as follows, to-wit:

Beginning at a point marked by an iron stake set on the South side of Palace Avenue, from which the center of a manhole of the sanitary sewer bears N. 11° 00' W. 32.0 feet; thence S. 45° 51' W. 113.03 feet to a point which is the Northeast corner of the land herein described, and which said point is the point and place of beginning; thence S. 26° 18' E. 84.0 feet to a point; thence S. 18° 20' E. 104.74 feet to a point; thence S. 20° 07' E. 31.9 feet to a point which point is the Southeast corner of the lands herein described; thence S. 59° 45' W. 59.62 feet to a point which is the Southwest corner of the lands herein described; on the North side of the Alameda thence N. 49° 52' W. 53.65 feet to a point; thence N. 50° 02' W. 137.6 feet to a point, which point is the Northwest corner of the lands herein described; thence N. 45° 51' E. 161.97 feet to the point and place of beginning.

WITH WARRANTY COVENANTS.

This Correction Warranty Deed is given to correct a certain Warranty Deed dated March 6, 1968, where the grantors and grantees are the same and identical as hereinbefore stated.

WITNESS our hands and seals this 17th day of April, 1968.

Edward S. Chandler (SEAL)  
Alleene Moore Chandler (SEAL)



255509

WARRANTY DEED

EDWARD S. CHANDLER and ALLEENE MOORE CHANDLER, his wife, for consideration paid, grants to EDWARD A. GONZALES and SOCORRO A. GONZALES, his wife, the following described real estate in Santa Fe County, New Mexico:

That certain tract and parcel of land on Alameda Street, including the buildings thereon, all located in Ward No. 4, Santa Fe, New Mexico, as follows:

A portion of Lot 20, Block 48 of King's Official Map; also designated as a portion of Lot 20, Block 48-C of the 1924 Official Map of Santa Fe, New Mexico; also designated as Tract B as shown on a plat of survey made by Walter G. Turley Licensed Surveyor on January 30, 1950, entitled "Land Surveyed for Ruth Grandstaff, Ward No. 4, Santa Fe, New Mexico, and more particularly described as follows, to-wit:

Beginning at a point marked by an iron stake set on the south side of Palace Avenue, from which the center of a manhole of the Sanitary Sewer bears N. 11° 00' W., 32.0 feet distance; thence South 45° 51' W. 113.03 feet to a point which is the northeast corner of said Tract B, and which said point is the point and place of beginning; thence S. 26° 18' E. 84.0 feet to a point; thence S. 18° 20' E. 104.74 feet to a point which is the Southeast corner of Tract B; thence S. 72° 30' W. 85.4 feet to a point, which point is the Southwest corner of Tract B on the North side of the Alameda; thence N. 50° 02' W. 137.6 feet to a point, which point is the Northwest corner of Tract B; thence N. 45° 51' E. 161.97 feet to the place and point of beginning. All as shown on plat of survey made by Walter G. Turley, Licensed Surveyor, on January 30, 1950, entitled "Lands Surveyed for Ruth Grandstaff, Ward No. 4, Santa Fe, New Mexico.

WITH WARRANTY COVENANTS.

WITNESS our hands and seals this 1st day of March, 1968.

Edward S. Chandler (SEAL)

Alleene Moore Chandler (SEAL)

255510

STATE OF NEW MEXICO )  
COUNTY OF SANTA FE ) SS.

THE FOREGOING INSTRUMENT was acknowledged before me  
this 1st day of March, 1968, by EDWARD S. CHANDLER  
AND ALLEENE MOORE CHANDLER, his wife.

*Edwin L. Letter*  
NOTARY PUBLIC



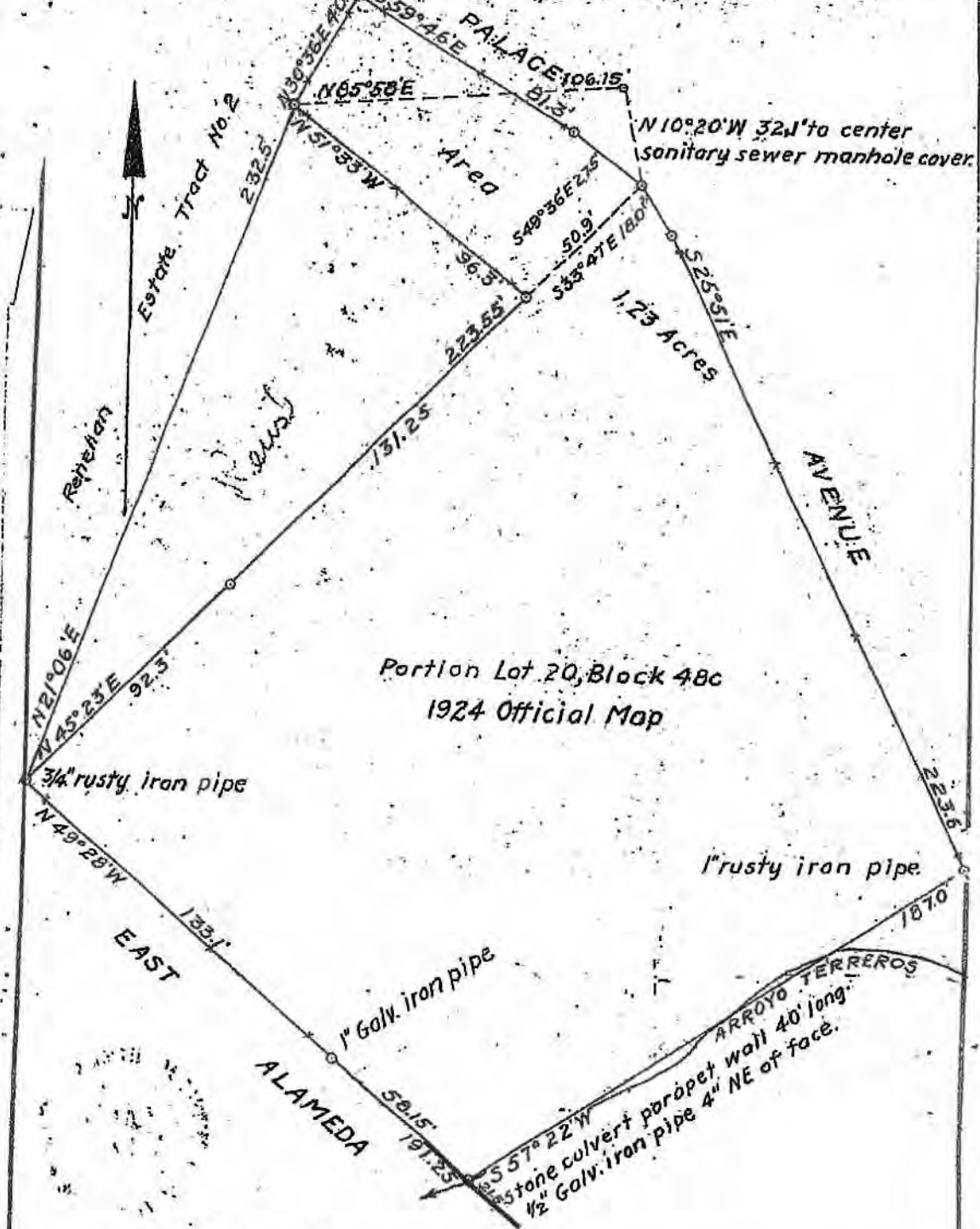
My Commission Expires:  
MY COMMISSION EXPIRES APRIL 22, 1970

STATE OF NEW MEXICO )  
COUNTY OF SANTA FE )  
I hereby certify that this instrument was filed for  
record on the 7th day of March A.D.  
in 68 at 10:30 o'clock A. M. and  
was duly recorded in book 255 page 349 & 570  
of the records of Santa Fe County.  
Witness my hand and seal of Office  
RITA Y. GONZALES  
County Clerk, Santa Fe County, N.M.  
*Rose M. Cleveland*  
Deputy



(Warranty Deed)

o Indicates 1/2" Galv. iron pipe unless otherwise noted.



Partion Lot 20, Block 48c  
1924 Official Map

**CERTIFICATE**

I hereby certify that this plat and the field notes thereon are true and correct copy of a survey made by me in the field Apr. 20th, 1942.

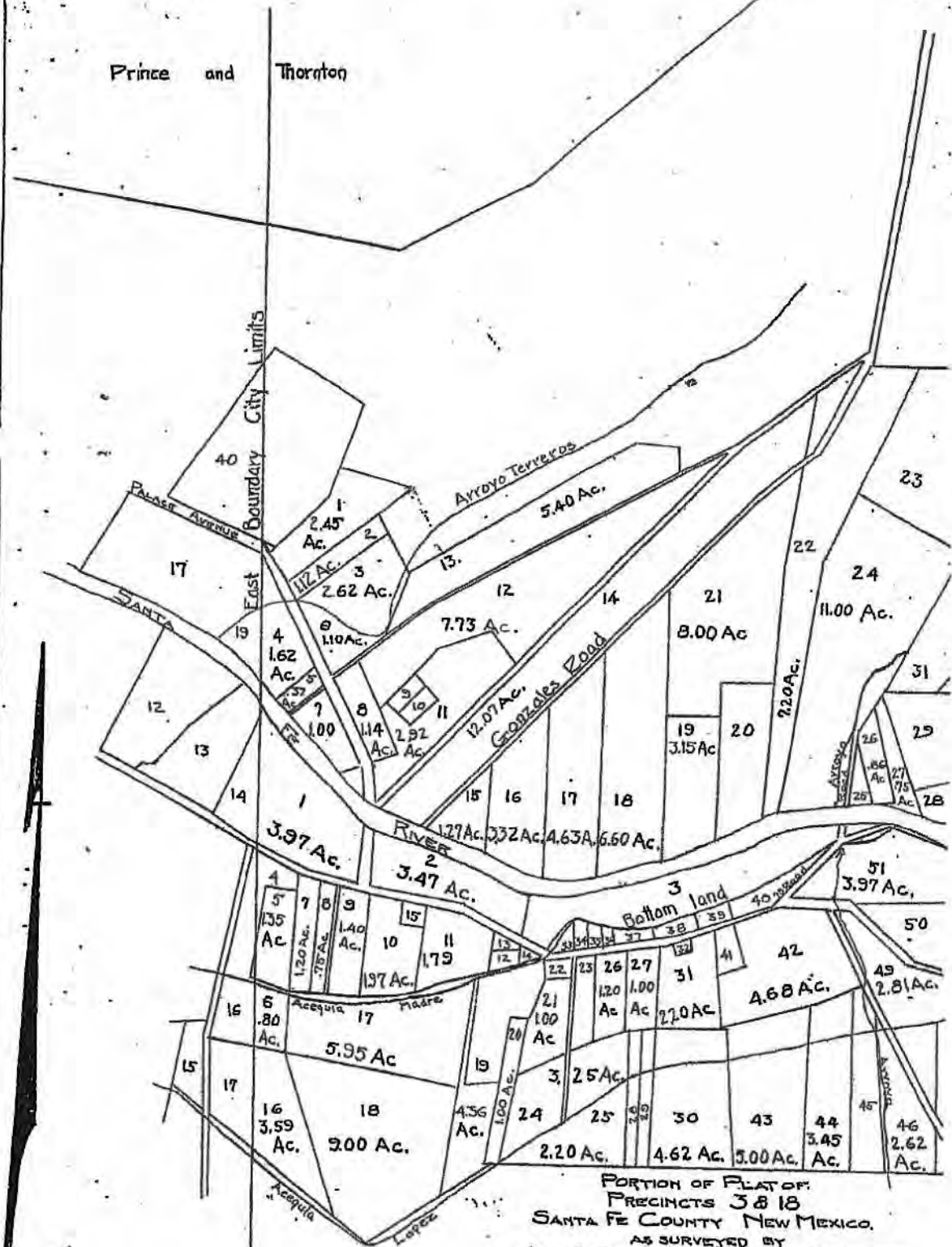
James C. Hawley.

**TRACT OF LAND  
SURVEYED FOR  
NEIL P. RENEHAN**

PRECINCT 18 ~ SANTA FE, N.M.  
April 20th, 1942 ~ Scale 1" = 40'

BL 420

Prince and Thornton



PORTION OF FLAT OF  
 PRECINCTS 3 & 18  
 SANTA FE COUNTY NEW MEXICO.  
 AS SURVEYED BY  
 JOHN L. ZIMMERMAN COUNTY SURVEYOR  
 UNDER HIS CONTRACT DATED JULY 24<sup>th</sup> 1901  
 SCALE 1" = 500'

COPIED FROM FLAT ON FILE  
 OFFICE OF THE ASSESSOR SANTA FE COUNTY  
 SANTA FE NEW MEXICO  
 WILLIAM CHAUVENET - DRAUGHTSMAN



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT PERRY PECK AND VIOLET C. PECK HAVE MADE A SUBDIVISION OF THE HEREIN DESCRIBED LANDS LYING, SITING AND BEING IN THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO, AS SHOWN ON THIS PLAT THEREON, THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS THE

**EL ALAMO SUBDIVISION**

THE THE ABOVE AND FURTHER GOING SUBDIVISION OF THE FOLLOWING DESCRIBED LAND, TRACT BEGINNING AT AN IRON PIPE ON THE NORTHERLY SIDE OF EAST ALAMEDA ST. AT THE INTERSECTION OF EAST ALAMEDA AND CAMINO EL ALAMO FROM WHENCE A SANITARY SEWER MAIN RUNS IN EAST ALAMEDA BEARS N 66° 27' W, 80.8 FT. THENCE N 37° 18' E, 246.2 FT. TO AN IRON PIPE MARKING THE NW CORNER OF THE SUBDIVISION; THENCE S 64° 13' E, 64.95 FT. TO AN IRON PIPE, THENCE S 32° 53' E, 101.3 FT. TO AN IRON PIPE; THENCE S 44° 34' E, 27.5 FT. TO AN IRON PIPE MARKING THE NE CORNER OF THE SUBDIVISION; THENCE S 20° 18' E, 252.5 FT. 88.0 FT. TO AN IRON PIPE; THENCE S 42° 14' W, 54.8 FT. TO AN IRON PIPE MARKING THE S.E. CORNER OF THE SUBDIVISION; THENCE N 20° 17' W, 29.1 FT. TO AN IRON PIPE; THENCE N 18° 20' W, 104.74 FT. TO AN IRON PIPE; THENCE N 20° 18' W, 89.0 FT. TO AN IRON PIPE; THENCE S 46° 18' W, 161.8 FT. TO AN IRON PIPE; THENCE N 30° 47' W, 119.1 FT. TO THE POINT OF BEGINNING; THE SAID TRACT IS BOUND ON THE SOUTH AND WEST BY EAST ALAMEDA, ON THE WEST BY A 40 FT. WIDE NAMED STREET TO BE CALLED CAMINO EL ALAMO, ON THE NORTH AND EAST BY EAST ALAMEDA AVENUE, ON THE SOUTH AND WEST BY ARROYO DE LAS CANOAS AND THE PROPERTY OF AND OR FORMERLY RUTH GRAND STAFF, UNLESS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, THAT THE STREETS SHOWN HEREON ARE HEREBY PUBLIC STREETS AND RIGHT OF WAY AND EXISTING THEREIN ARE SANITARY SEWERS, WATER, GAS, POWER UTILITIES AND SERVICE OF THE SUBDIVISION.

*Perry Peck* 1946  
 PERRY PECK  
*Violet C. Peck, wife* 1946  
 VIOLET C. PECK, WIFE



STATE OF NEW MEXICO  
 COUNTY OF SANTA FE  
 ON THIS 22<sup>ND</sup> DAY OF FEBRUARY 1946  
 BEFORE ME PERSONALLY APPEARED PERRY PECK AND VIOLET C. PECK, HIS WIFE, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, I KNOW FULLY THAT THE ABOVE DEDICATION WAS EXECUTED AS HIS FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

*David S. Hanson*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES November 3, 1957.

APPROVAL OF CITY PLANNING COMMISSION  
 SANTA FE, NEW MEXICO 26 APRIL 1956  
 THIS PLAT IS APPROVED FOR FILING BY THE CITY PLANNING COMMISSION

CHAIRMAN SECRETARY

ACCEPTANCE BY THE CITY OF SANTA FE  
 ACCEPTED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA FE, COUNTY OF SANTA FE, STATE OF NEW MEXICO IN MEETING ON THIS 9<sup>TH</sup> DAY OF MAY 1956

*Leah Murphy* SEAL  
 MATR.  
 ATTEST: *[Signature]*  
 CITY CLERK

JAN 1956  
*[Signature]*

**ENGINEERS CERTIFICATE**

I CERTIFY THAT THIS PLAT AND FIELD NOTES THEREON ARE A TRUE AND CORRECT COPY OF A SURVEY MADE IN THE FIELD BY ME ON 22 FEBRUARY 1946.

*Samuel P. Davals*  
 REG. PROF. ENG. & LAND SURVEYOR



PLAT  
 SHOWING SURVEY OF THE  
 EL ALAMO SUBDIVISION  
 PORTION OF LOT 20, BLOCK 48, KING'S MAP  
 SANTA FE, NEW MEXICO  
 SCALE 1"=20 FT.

CAMINO EL ALAMO STREET  
 40 FT

EAST ALAMEDA

• INDICATES ORIGINAL CORNERS OF FORMER SURVEYS  
 ○ INDICATES IRON PIPE CORNERS SET FEBRUARY 1946