


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: October 25, 2023 – F.

For HPD Office use only:		
HCPI No. _____	District No. _____	NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90 4. County: Santa Fe Parcel # 12324224
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: October 17, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: October 14, 1984 <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6794747,-105.9248867		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of east elevation, facing northwest.		
11. Brief Description of the Property: Midway down a short gravel lane between Acequia Madre and Canyon Road stands a building that looks almost misplaced. A long, one-story flat roof dwelling, it first gives the impression of a 1950s ranch house (Photo 1). But further inspection and a review of archival material indicate that this is an illusion. The house, instead, is a composite of several building campaigns, beginning in the late 1930s and ending in the late 1970s (Fig. 1). This evolution is readable from its front (east) façade with the change of wall planes, parapet heights, and different doors and windows. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence – not-in-use		
13. Construction Date: Date: c.1939-40 with additions made through c.1976 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs, city directories, deeds		
14. Setting: <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

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



Source: Office of the Santa Fe County Assessor
parcel lines are not accurate



17. Surveyor:
(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Matinez Architecture Studio PC

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

Current owner: Morton Phillips Trust

19. Is Property Endangered? Unknown No Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

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? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? Unknown No Yes
If yes: Significant Contributing Non-contributing No Status
Per City of Santa Fe official designation map
If 'yes', what is the name of the district? State National City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:				7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____																																			
				8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes																																			
				9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input checked="" type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																			
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Wood</td> <td>3/1</td> <td style="text-align: center;">6</td> </tr> <tr> <td>Single-Hung</td> <td>Aluminum</td> <td>1/1</td> <td style="text-align: center;">5</td> </tr> <tr> <td rowspan="2">Sliding</td> <td rowspan="2">Aluminum</td> <td>1-1 and</td> <td style="text-align: center;">1</td> </tr> <tr> <td>1-F-1</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>				Operation	Material	Glazing	Number	Single-Hung	Wood	3/1	6	Single-Hung	Aluminum	1/1	5	Sliding	Aluminum	1-1 and	1	1-F-1	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Type</th> <th style="width: 25%;">Style</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Plank w/ 3 Lights</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Single-Leaf</td> <td>½-Light, 4 Panel</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> <tr> <td>Single-Leaf</td> <td>15-Panel w/ 1 Light</td> <td>Wood</td> <td style="text-align: center;">1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Plank w/ 3 Lights	Wood	1	Single-Leaf	½-Light, 4 Panel	Wood	1	Single-Leaf	15-Panel w/ 1 Light	Wood	1
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12. Chimneys <input checked="" type="checkbox"/> N/A, removed				13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap																																			
14. Other Significant Features N/A																																							
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																							
#1 Date: c.1940-1976; Multiple additions; aerial photograph and visual and material evidence; see Figure 1.																																							

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

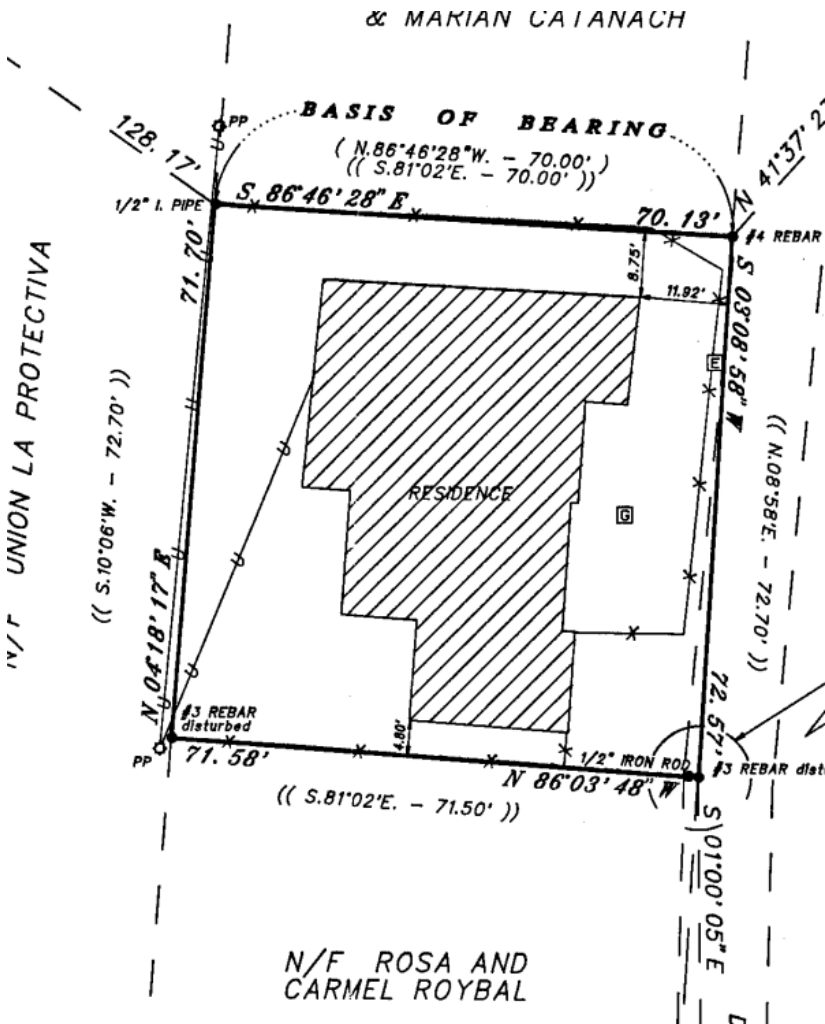
Historic Preservation Division Land Use Department City of Santa Fe 200 Lincoln Avenue Santa Fe, NM 87504 (505) 955-6605 https://www.santafenm.gov/land-use/historic-preservation	Archaeological Records Management Section Laboratory of Anthropology 708 Camino Lejo Santa Fe, NM 87501 (505) 476-1320 https://nmhistoricpreservation.org/arms.html
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SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 1994 survey plat. Courtesy L.A.S.



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Architectural Description Continued

Setting

The house is situated along a graveled dirt lane coursing between former agricultural fields filled in over the years with houses. Given the narrow depth of the lots, the subject house — along with other homes on the lane — is oriented parallel to the road. Their long façades have the appearance of a much larger home. This house is associated with the property immediately to the south, which holds the former Carmen and Rosa Roybal home. It is minimally landscaped with a few concrete paths, a gravel driveway, and a specimen fir tree at the southwest corner. The property has invasive plants, including a mature Tree of Heaven on the north property line. Aside from the house, there are no other structures on the lot.

House

Comprising roughly 1,786 square feet, the house shows at least five distinct building phases. The older core is adobe, with frame and block additions tacked onto the west and south exposures. With the exception of the back Laundry Room, each addition has a Pueblo Revival appearance, with earthtone stucco walls, rounded parapets, and flat roofs. The different types of windows along the house speak to each distinct type of construction.

East Elevation

Facing the lane, the east elevation is the most articulated side of the building and reveals the various construction eras (Photos 1 & 2).

Garage

Starting at the south end is a boxy one-car garage built between 1966 and 1973. It is the second-youngest piece of the house and was freestanding until around 1976. The block structure has tall parapets over its east and west elevations, with its roof draining to the south (Photo 3). A metal overhead door opens to a space once holding a car.

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Family Room

Attached to the north and set back by 20” and at a lower height is the youngest piece of the house (Photo 4). Erected around 1976, the roughly 510 square-foot rectangle is constructed of frame on a concrete slab. Its façade has double aluminum sash windows and a decorative wood door. The interior is one large open space stripped to the studs (Photo 5). It once had a brick fireplace across its south wall.

Entry/Living Room/Kitchen

Moving northward, the wall plane pushes out 12” with a separate volume enclosing the Entry, Living Room, and Kitchen. Marked by a hipped porch, it served as the historic entry to the home (Photo 6). The roughly 84-square-foot porch is made of conventional lumber and is painted white (Photo 7). Based on an aerial photograph, it postdates 1958 (Fig. 6). Its wall is penetrated with an opening holding a 3/1 sash wood window and an entry. The entry has a faux plank door with three vision lights (Photo 8). Next to the door is a medallion with a raised impression of Nuestra Señora de Guadalupe, asking her to protect the family (Photo 9). This part of the building is adobe and represents early construction.

Bedroom Wing

The last piece, a long, east-west rectangle, is likely the oldest piece of the house. It bumps out 68” from the entry area and is made of adobe (Photo 10). It holds three rooms, including the remnant of a bathroom. A tall 3/1 single-hung sash window sits like a guillotine at the center of its east façade (Photo 11). The window stands back 10” from the exterior wall.

North Elevation

The unadorned north elevation has windows at each room (Photos 12 & 13). Like the façade, they are tall 3/1 wood sash set deep in the adobe (Photo 14). Near the west end is a much smaller opening with a 1/1 aluminum sash window venting a bathroom. A strip of *contra cimienta* runs along the base of the wall. It works as a support or as a water table, protecting the wall from water draining above.

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Behind the wall are three square rooms. Currently gutted, the space’s construction is readily visible (Photo 15). It has exterior adobe walls with interior frame partitions. The floor (now removed) rested on rough-sawn dimensional joists nailed to intermediate posts and supported at the edges by beams. The roof decking and ceiling construction are standard, consisting of crude framing of rough-sawn plates, joists, and rafters. These point to the original dwelling’s inferred construction date of the late 1930s.

West Elevation

Facing a cramped backyard, the west elevation shares the same evolution as the façade but with a rougher presentation (Photo 16).

It begins at the north with a solo 3/1 window at the Bedroom Wing (Photo 13). To the south is a shed-roof frame addition that appears to have been a laundry room (Photos 17 & 18). Aluminum windows on its west and south walls bring light to the room. A wood-panel-and-glass door gives access to this space and the back of the house. Constructed at some point between 1958 and 1966, the shed-roof attachment covers the entire portion of the portion Entry/Living Room/Kitchen section of the house.

The south end of the elevation represents the more recent pieces of the home: frame and block additions built in the 1970s. The Family Room wall holds a shattered sliding patio door (Photo 19). The Garage is set back 10’ and has a single sliding aluminum window (Photo 20).

South Elevation

The south wall of the Garage has no openings.

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Historical Overview

With its core likely built in the late 1930s, what was originally a small rental house expanded over time, becoming the home of Edward and Elisa Roybal in the 1960s. This family would own it up until its recent sale.

The house sits on one of many narrow lots between Canyon Road and the mother acequia. Historically, as shown on older maps, these lots were associated with homes fronting Canyon Road. Hydrographic maps from the 1910s show the lots planted in corn and alfalfa (Fig. 2). The agricultural plots, some less than 50' in width, began to be sold off in the 20th century. Some emerged as family compounds with multiple dwellings. Like this particular lot, some remained mostly undeveloped until after the war.

A 1930 plat indicates the subject parcel and several lots along the lane were owned by the Trujillo family: Clarita R. Trujillo, the presumed widow of Antonio Trujillo, and her children (Fig. 3). Carmel Roybal, a utility worker, owned a lot on the south half of the west side of the lane. His family is directly associated with the subject property.

The Roybals

Born in 1897 in the village of Santa Cruz near Española, Carmel Bernardino Roybal initially worked as a miner in Colorado. Moving to Santa Fe, he found employment with the Public Service Company of New Mexico (PNM), likely at their power plant on Water Street. The 1930-31 Santa Fe city directory is the first to place Roybal on the land.¹ By 1932, his property was assigned the 913 Acequia Madre address.²

Carmel and his wife, Rosa, owned a house on the lane, the property to the south. The 1940 census indicates the household included eight children between the ages of five months and sixteen.³ The census and a city directory of the same year record a separate household adjacent to the home with the address 913½ Acequia Madre.⁴ This property

¹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1930-31* (El Paso: Hudspeth Directory Company, 1931), 207.

² *Ibid.*, (1932), 179.

³ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 1A; Enumeration District: 25-5B.

⁴ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 290.

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was a rental and at the time was leased by Clarence Fields. Fields was the chief engineer for PNM and must have known Roybal, his assumed landlord, through a work connection. The Missouri-born engineer lived in the rental with his wife, Glennie, and three young children.⁵

City directories show that 913½ remained rented through the early 1960s. Tenants included salesmen, local photographer Hilliard Crown, and painter Louie Ewing (1908-1983).⁶ After Ewing left, the rental turned into a home.

Edward and Elisa Roybal House

Carmel and Rosa’s sixth oldest child, Edward F. Roybal, was born in 1934, soon after his parents moved onto the former farmland. He grew up along the lane and attended Santa Fe High School. At the outbreak of the Korean War, he enlisted in the U.S. Airforce. He was assigned to the 3276th Crypto School Squadron, reaching the rank of Airman Third Class.⁷

In 1966, while visiting Mexico City, he met Maria Elisa A. Ruiz, a Mexican national. Born in León, a colonial town of Guanajuato, Ruiz was trained as an accountant and had worked as a teacher.⁸ The couple married that year in Mexico City and moved to the home property off Acequia Madre in Santa Fe.

Here, Edward and Maria Elisa settled into the former rental home. Aerial photographs depict how they altered and expanded upon the original dwelling. The house that had consisted of two adjacent rectangles in 1958 (Fig. 5) had grown slightly by 1966 to include the shed-roof laundry at the west and a patio at the front door (Fig. 6). By 1973, the porch at the front door was in place, along with a free-standing garage to the south (Fig. 7).

⁵ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico.

⁶ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 4.

⁷ “Edward F. Roybal,” *Santa Fe New Mexican*, February 7, 1955, 10; Santa Fe National Cemetery headstone.

⁸ “Maria Elisa A. Roybal [obituary],” *Santa Fe New Mexican*, September 19, 2021, C-3.

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At some point between 1976⁹ and 1978, a large family room was built between the old house and the garage, joining the two together into its current footprint Fig. 8).

A uniquely American concept, the family or recreation room emerged after World War II as an informal space where the immediate family could relax and play games in an area larger and less formal than a living room. Interestingly, the Roybal family was small, consisting of Edward, Maria Elisa, and a single daughter, also named Elisa.

In 2018, Edward F. Roybal, the Korean War veteran, died. He was 84.¹⁰ Maria Elisa continued to live in the house off Acequia Madre for a few more years before she passed away in 2021 at age 86.¹¹ Both are buried at Santa Fe National Cemetery.

Evaluation of Historical Status

The oldest portion of the house, the adobe, east-west Bedroom Wing at the north, is at least 80 years old. Its plain east and north elevations show original windows and reveal mostly an unaltered exterior appearance. To this were attached several additions, the most recent from c.1976, connecting the older home to a once free-standing garage. The composite development of the building gives it a ranch house appearance.

Given the recent extensions and the fact that they represent a good deal of the house's square footage, the footprint, the recommendation is to maintain Noncontributing status to the Downtown and Eastside Historic District.

⁹ "Historic Panel to Meet," *Santa Fe New Mexican*, July 18, 1976, 17. This notice references a large one-room addition, seemingly describing the Family Room.

¹⁰ "Edward F. Roybal [obituary]," *Santa Fe New Mexican*, December 16, 2018, C-2.

¹¹ Maria Elisa A. Roybal."

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Illustrations



EXISTING FLOOR PLAN
 ARCH. SCALE: 1/4" = 1'-0"
 NCEM

Figure 1: Study of footprint development based on aerial photographs.

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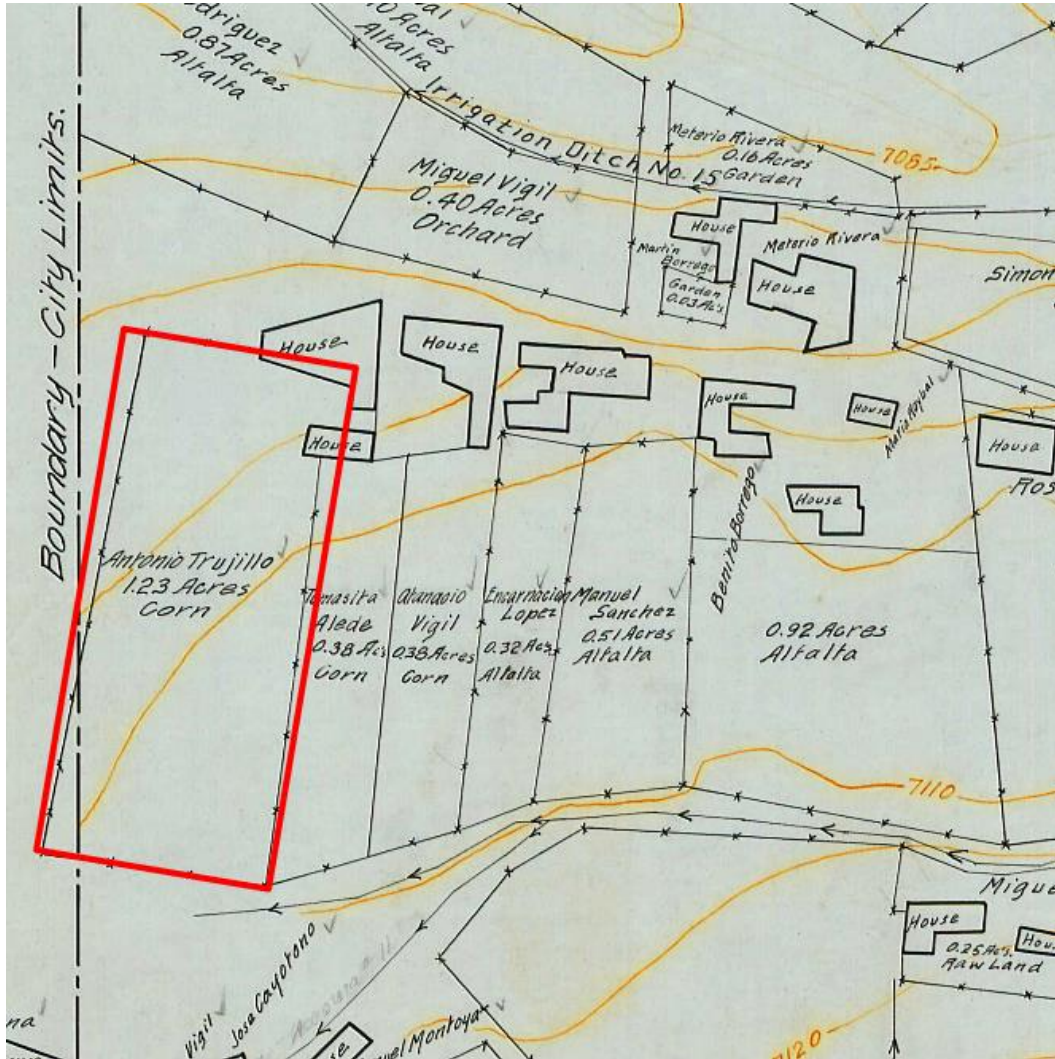


Figure 2: State Engineer’s Office, “Santa Fe Hydrological Survey,” [series of maps] (Santa Fe: State Engineer’s Office, 1914 (1919). The highlighted area likely represents the farm plot which evolved into the subject residential area.

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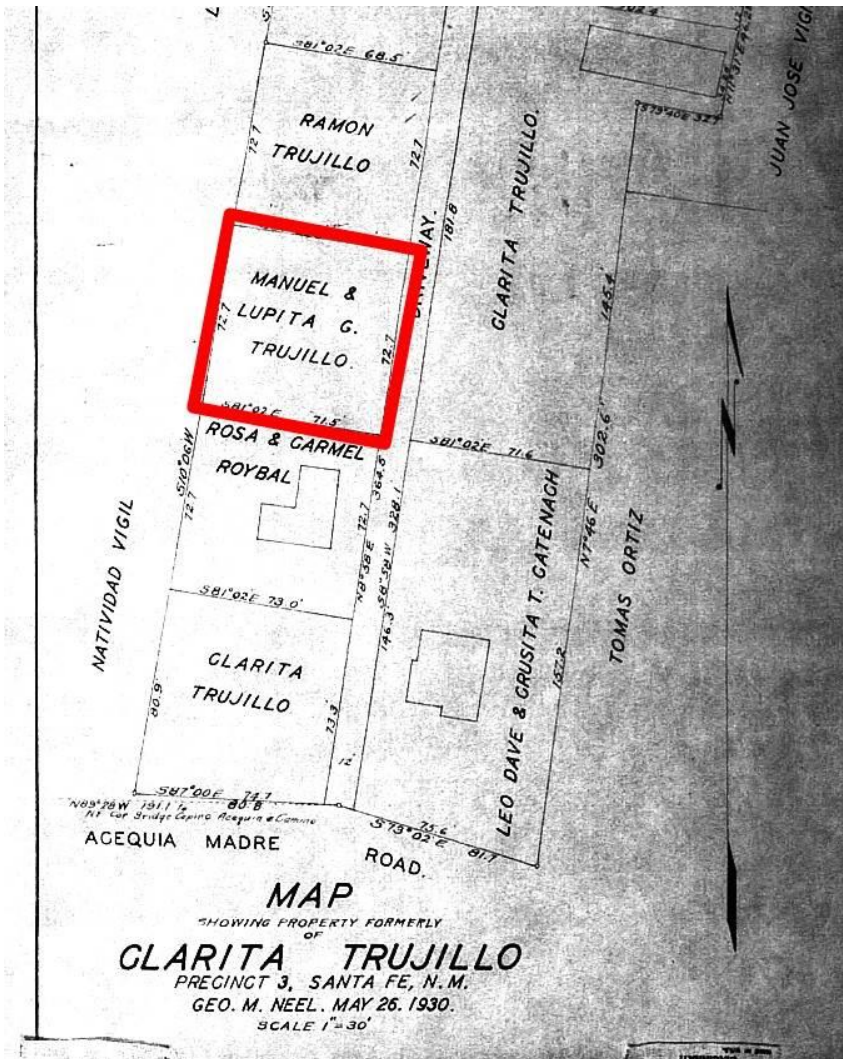


Figure 3: Plat (Showing Property Formerly of Clarita Trujillo), May 30, 1930, Book 2/Page 266, P-1189986. Highlighted area represents the subject property. Note there is no building present.

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1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90			
		4. County: Santa Fe			
		5. Date of Survey: October 17, 2023			



Figure 4: October 25, 1948, aerial photograph.
The circled area indicates a structure on the property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 5: November 10, 1958, aerial photograph.
Note configuration of original adobe dwelling.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 6: May 2, 1966, aerial photograph.
The arrow points to the current porched area. This could be a patio or a different roofed structure. It is inconclusive.

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

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Figure 7: May 11, 1973, aerial photograph.
Note presence of Laundry Room, Porch, and freestanding Garage. Note absence of Family Room.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 8: September 11, 1978, aerial photograph.
Note presence of Family Room.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

(All images taken by John W. Murphey, on October 17, 2023.)



Photo 2: Full east façade. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Edward and Maria Elisa Roybal House	2. Location: 913½ Acequia Madre Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-90	
		4. County: Santa Fe	
		5. Date of Survey: October 17, 2023	



Photo 3: East façade, Garage (c.1966-1973). Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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3. Local Reference Number: Santa Fe ID: H-90	4. County: Santa Fe
5. Date of Survey: October 17, 2023	



Photo 4: East façade, Family Room (c.1976). Camera facing west.

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

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Photo 5: Family Room interior. Camera facing west.

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

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Photo 6: East façade, Porch (c.1966-1973). Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: Porch, decking. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe	
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Photo 8: East façade, entry. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: Virgin of Guadalupe protection medallion. Camera facing west.

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

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Photo 10: East façade, older portion of home (c.1939-1958). Bedroom Wing at right. Camera facing west.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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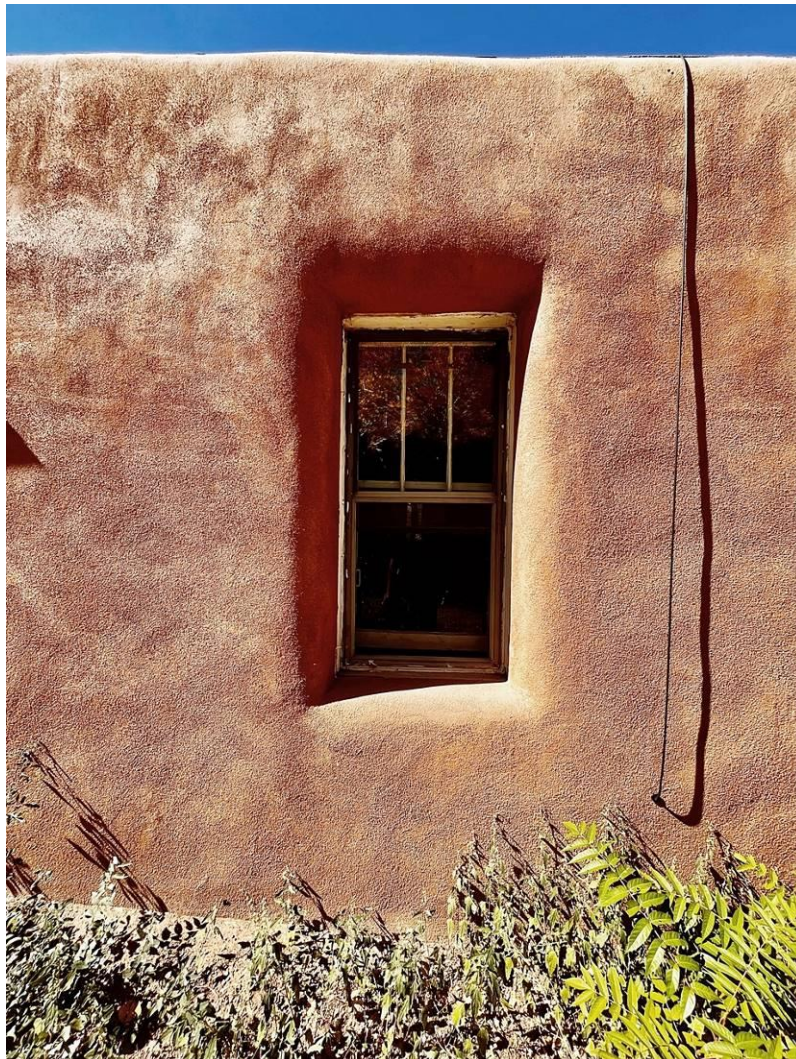


Photo 11: East façade, window at Bedroom Wing. Camera facing west.

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

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Photo 12: East and north elevations of Bedroom Wing. Camera facing southeast.

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

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Photo 13: North and west elevations of Bedroom Wing. Camera facing northeast.

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

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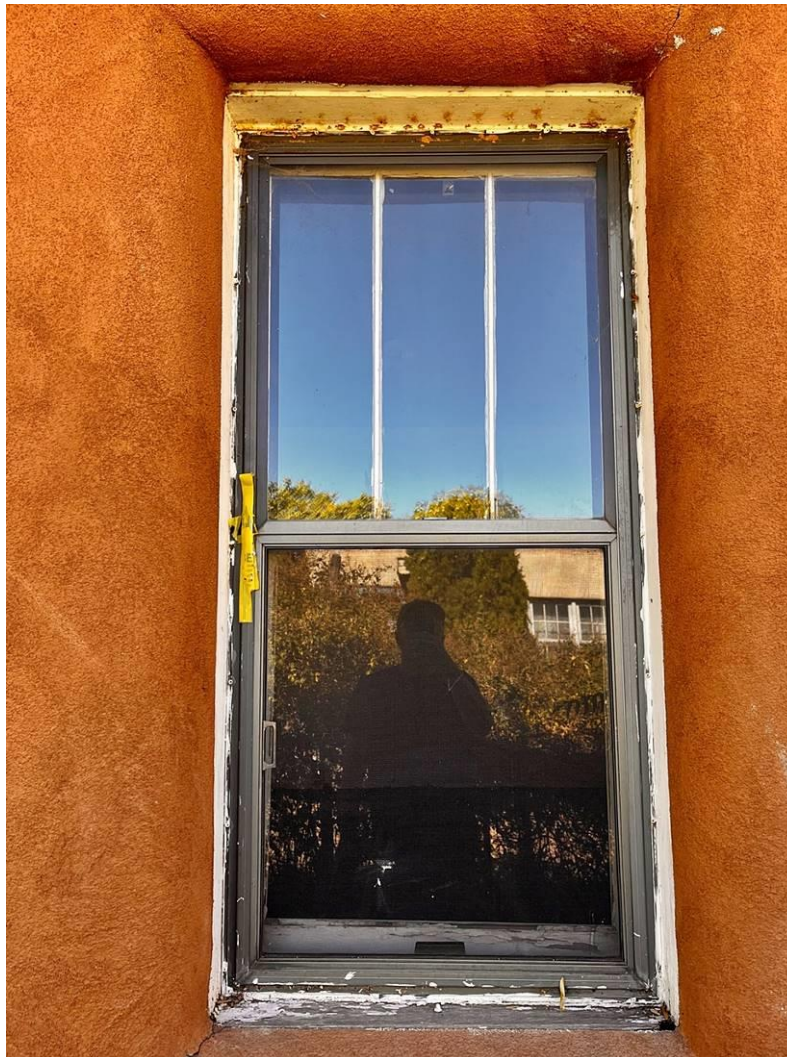


Photo 14: North elevation, Bedroom Wing, window. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 15: Bedroom Wing interior. Camera facing east.

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

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Photo 16: Full west elevation. Camera facing northeast.

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

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Photo 17: West elevation, Laundry Room (c.1958-1966) at center. Camera facing northeast.

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

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Photo 18: Laundry Room interior. Camera facing south.

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

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Photo 19: West elevation, Family Room (c.1976). Camera facing east.

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

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Photo 20: West elevation, Garage (c.1966-1973). Camera facing east.



MARTINEZ
ARCHITECTURE
STUDIO PC

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

MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

NORTH ELEVATION
OCTOBER 16, 2023



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STUDIO PC

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505-989-4958 studio@martinezarch.com

MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

EAST ELEVATION
OCTOBER 16, 2023



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MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

SOUTH ELEVATION
OCTOBER 16, 2023



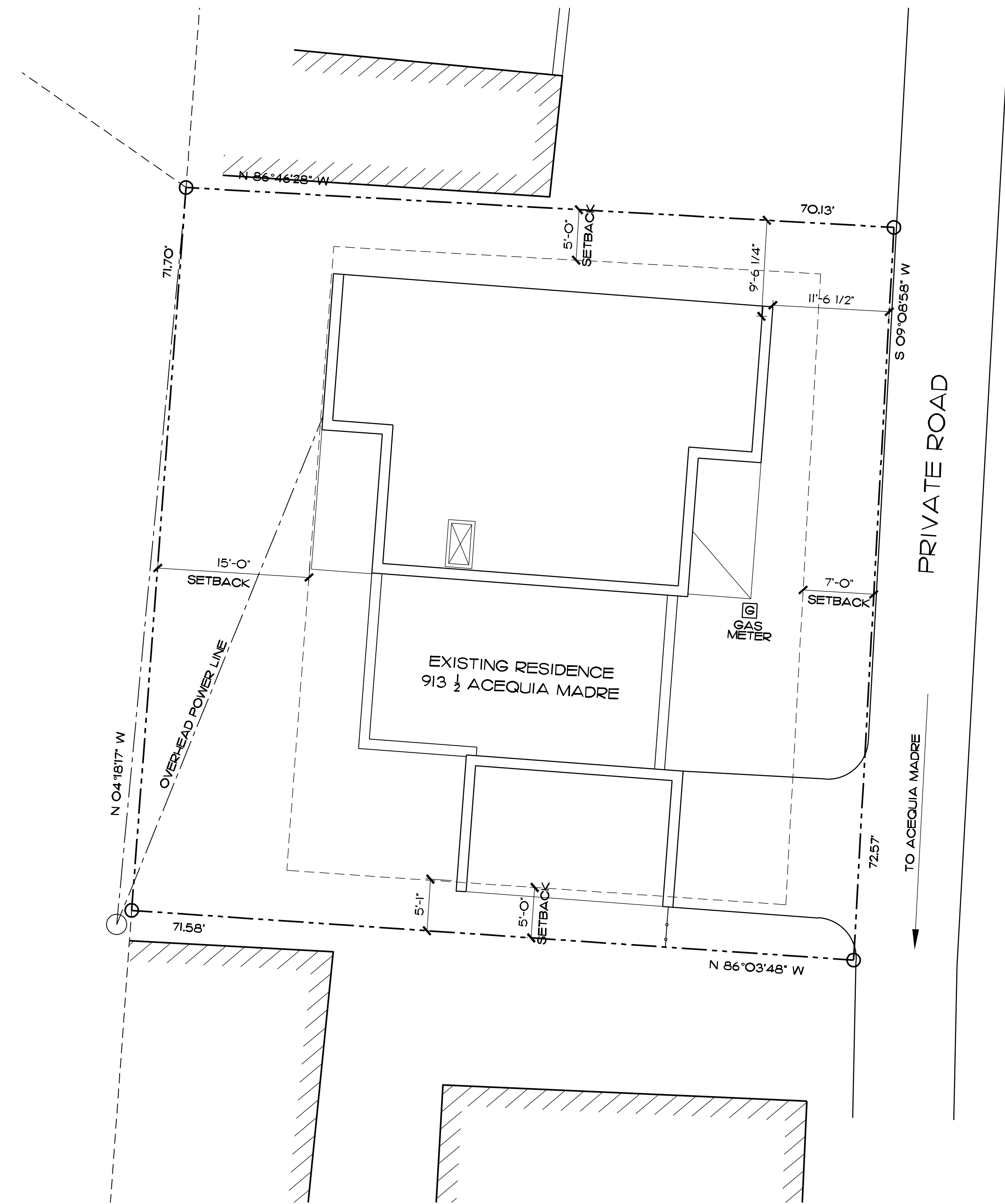
MARTINEZ
ARCHITECTURE
STUDIO PC

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

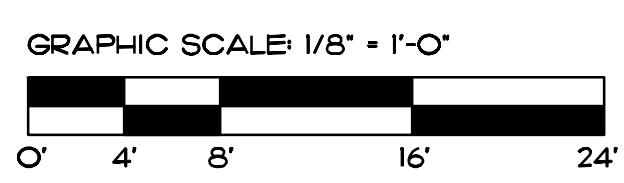
MORTON-PHILLIPS RESIDENCE
913 ½ ACEQUIA MADRE
SANTA FE, NEW MEXICO

WEST ELEVATION
OCTOBER 16, 2023

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1 EXISTING SITE PLAN
 A-1.0 SCALE: 1/8" = 1'-0" NORTH



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 SANTA FE, NEW MEXICO

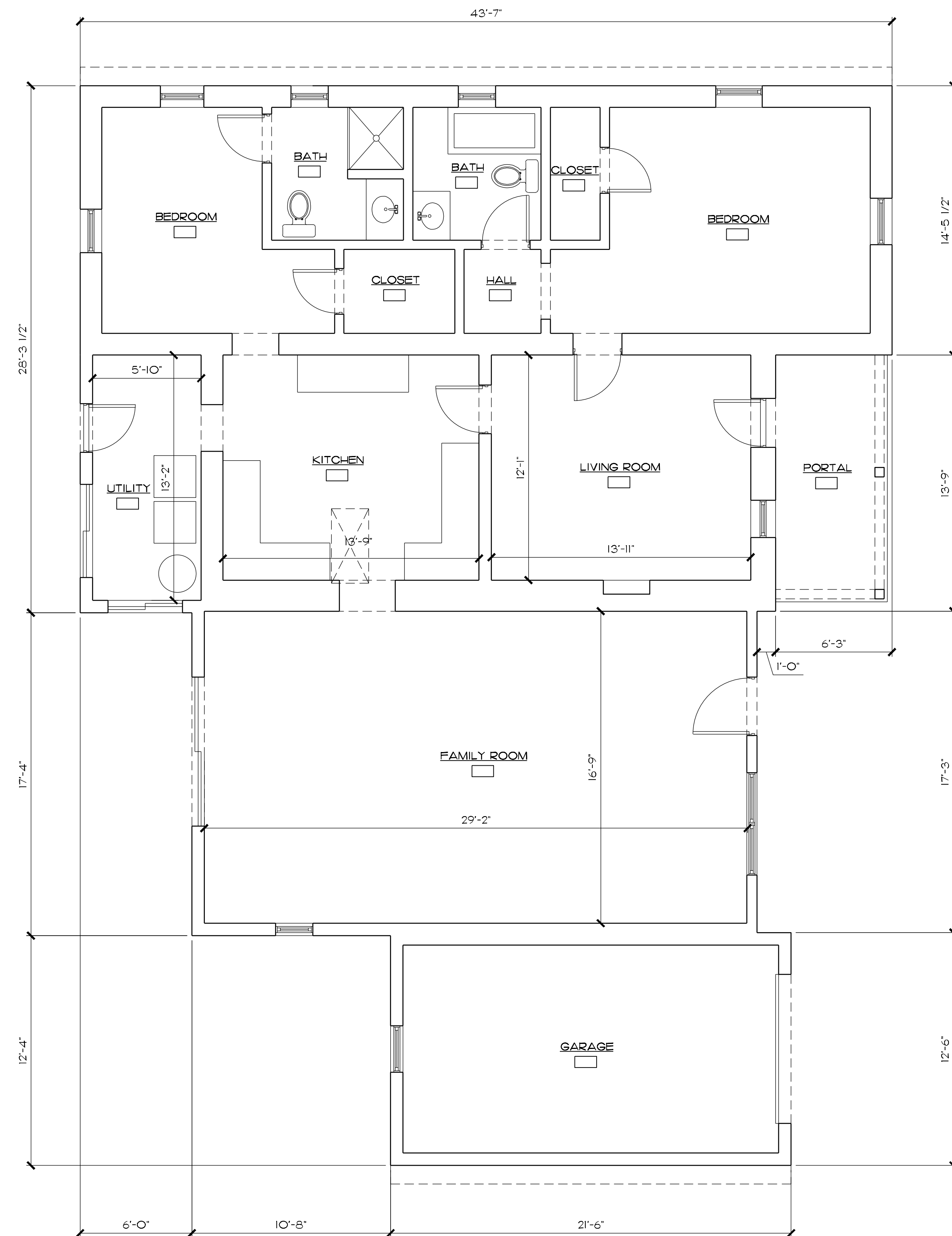
OCTOBER 16, 2023

EXISTING &
 PROPOSED
 SITE PLAN

A
 1.0

SET #

2314 - MORTON-PHILLIPS



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



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 ARCHITECTURE
 STUDIO PC

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MORTON-PHILLIPS
 913 1/2 ACEQUIA MADRE
 SANTA FE, NEW MEXICO

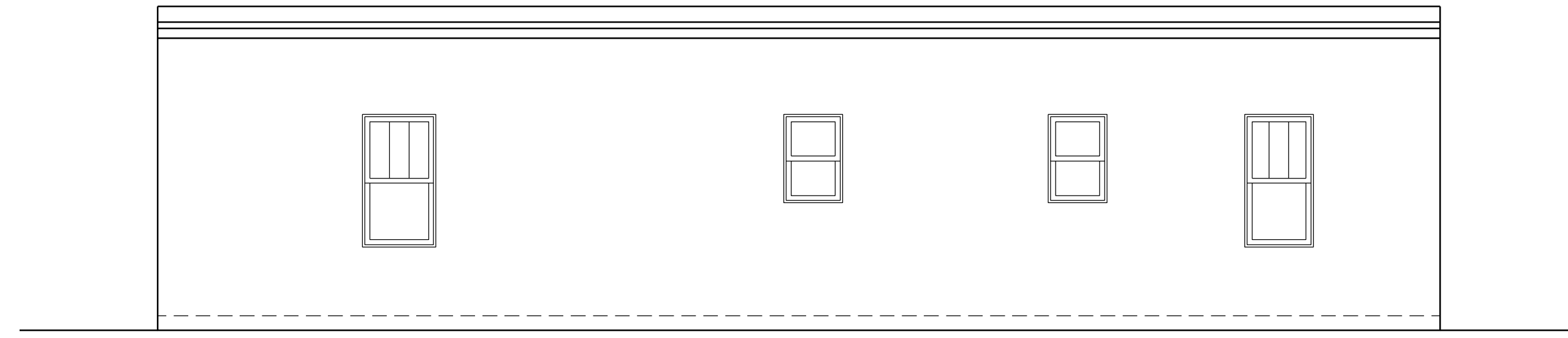
OCTOBER 16, 2023

EXISTING
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 PLAN

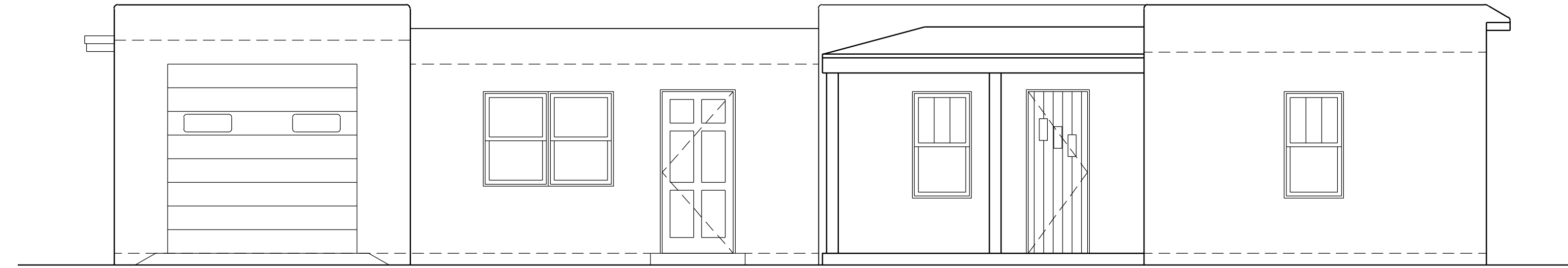
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SET #

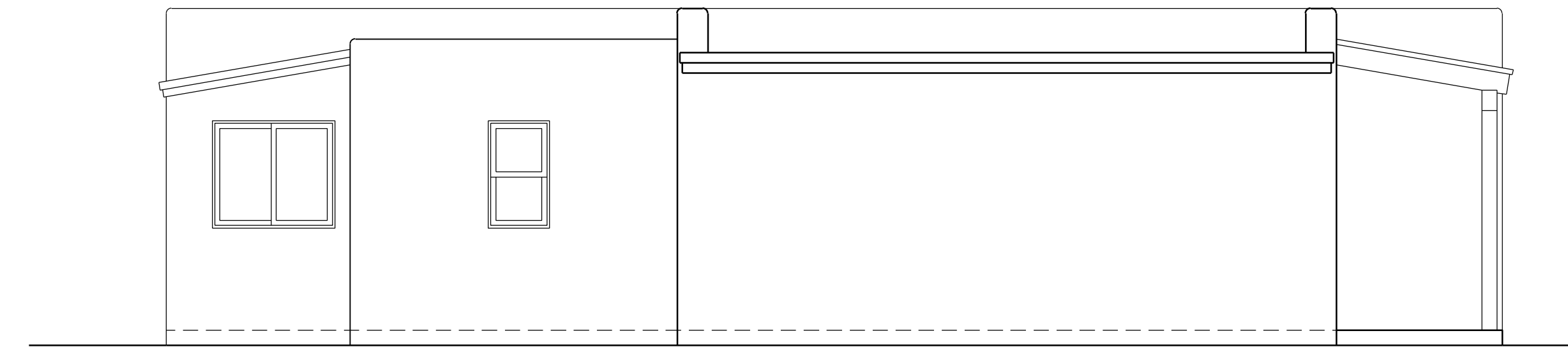
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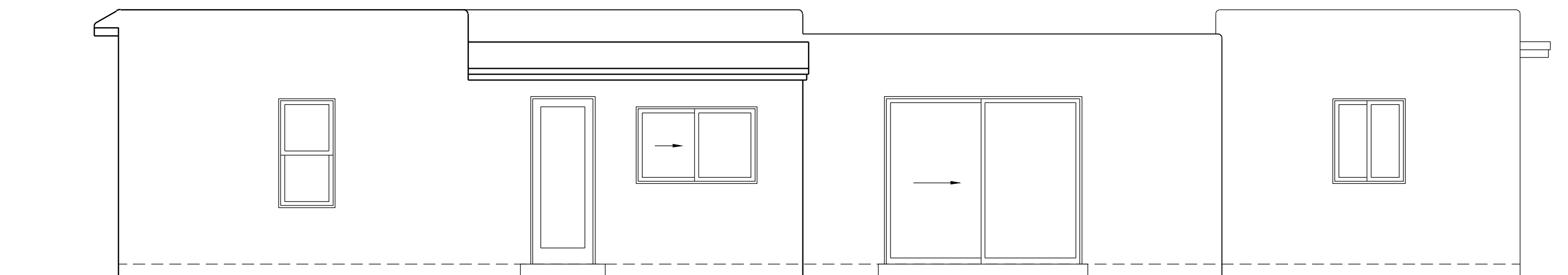
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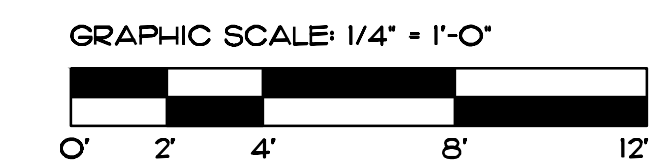
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3 EXISTING SOUTH ELEVATION
A-3.0 SCALE: 1/4" = 1'-0"



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



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MORTON-PHILLIPS
913 1/2 ACEQUIA MADRE
SANTA FE, NEW MEXICO

OCTOBER 16, 2023

EXISTING
EXTERIOR
ELEVATIONS

A
3.0

SET #
2314 - MORTON-PHILLIPS

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Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<p>To Be Completed By Applicant:</p> <p>Date Submitted: 10/09/2023</p> <p>Property Owner of Record: Morton Phillips Trust</p> <p>Applicant/Agent Name: Martinez Architecture Studio PC</p> <p>Contact Person Phone Number: (505) 989-4958</p> <p>Zoning District: R-5</p> <p>Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown & Eastside</p> <p>Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> <p><small>* Requires an additional review conducted by Technical Review Division. ** Requires an additional review conducted by the Traffic Engineering Division.</small></p>	<p>Site Address: 913 1/2 Acequia Madre</p> <p>Proposed Construction Description: Interior remodel, replace all windows and doors, new portal, new stucco, new coyote fence and gate.</p> <p>TOTAL ROOF AREA: 2,312 SF</p> <p>Lot Coverage : 45.2 % <input checked="" type="checkbox"/> Open Space Required: 971 SF (1,375 sf provided)</p> <p>Setbacks: Proposed Front: 11'-6" Minimum: 7' 2nd Front? _____ Proposed Rear: 15' Minimum: 15' Proposed Sides: L 5' R 9'-6" Minimum: 5'</p> <p>Height: Proposed 13'-9" Maximum Height: 15'-3" or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces: Proposed 2 Accessible N/A Minimum: 2</p> <p>Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement</p>
--	--

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

Richard Martinez

[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.

Richard Martinez

10/09/2023

SIGNATURE

DATE

<p>To Be Completed By City Staff:</p> <p>Additional Agency Review if Applicable:</p> <p><input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___</p> <p><input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___</p> <p>Notes: _____</p> <p>Zoning Approval:</p> <p><input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected</p> <p>Comments/Conditions: _____</p> <p>REVIEWER: <u>Stephanie Perera</u></p>	<p style="font-size: 1.2em;">2023-007462-PAR</p> <p>DATE: 10/13/23</p>
--	--

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