


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

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS


For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Plaza del Monte Residence 24 & Garage/Carport	2. Location: 126 Camino Santiago <i>Downtown and Eastside Historic District</i>	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe
5. Property Type: <input checked="" type="checkbox"/> Buildings: (garage/carport), 126 "A" <input checked="" type="checkbox"/> Structures <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: January 18, 2018		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:		
8. Name of Project: HDRB status review Plaza del Monte		
9. Lat/Long: 35.692970, -105.937327		
10. Photo Information	Negative: John Murphey View of: Front, front elevation, facing, southeast.	
11. Brief Description of the Property: Terminating the south end of the development, 126 Camino Santiago is a modernistic four-unit apartment building designed by architect Philippe Register. In plan, the apartment is a curved bow arranged along a roughly east-west axis. The rectangle contains four one-bedroom apartments, each of approximately containing 725 square feet. At the center of the rectangle is a shared laundry and storage room. The front (north) elevation is divided four bays, reflecting the arrangement of apartments. The bays are defined by party walls which rise several feet above the roof. Bridging between each wall is a section of viga-roofed portal. The portals shelter the entry and kitchen window of each apartment. The entries are fitted with raised wood block doors with center view lights. The kitchen windows are standard steel casement sash. The rear (south) elevation is divided into four patios. Each is sheltered by a shallow overhang framed by the party walls. Non-original sliding glass doors open onto a concrete slab patio. Original steel casement windows are found along the elevation. The east and west end walls are without fenestration. The apartment was constructed in c.1967, after a design by architect Philippe Register. <i>Continued on Page 5</i>		
12. Who uses the property? Residence		
13. Construction Date: c.1967 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Source: aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

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



North 

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

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.)

The apartments constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified with the apartments are Ruth Barber, Juanita Ortega, Elsie L. Stocklin and Florence M. Sayer, who are listed as tenants in the 1969 Santa Fe city directory.

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 Analysis of Historical Status.

23. National or State Historic District:

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

**Recommended
Noncontributing Structure
to the Downtown and
Eastside Historic District,
March 28, 2018**

24. Supplemental Forms:

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

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					4. County: Santa Fe			
					5. Date of Survey: January 18, 2018			

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: - Apartment Only <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: Frame	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 <input type="checkbox"/> Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" 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"/> Hipped <input type="checkbox"/> Pyramidal <input 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 checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: _____
--	--

10. Windows* <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Operation</th> <th style="width: 25%;">Material</th> <th style="width: 25%;">Glazing</th> <th style="width: 25%;">Number**</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Steel</td> <td>3-3</td> <td style="text-align: center;">8</td> </tr> <tr> <td>Casement</td> <td>Steel</td> <td>3-3F-3</td> <td style="text-align: center;">3</td> </tr> </tbody> </table> <p>*Because of storm covers, the operation and material is not definite. **Includes single and grouped units</p>	Operation	Material	Glazing	Number**	Casement	Steel	3-3	8	Casement	Steel	3-3F-3	3	11. Doors <input type="checkbox"/> N/A <table style="width: 100%; border-collapse: collapse;"> <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>Raised Square Panel w/ View Light</td> <td>Wood</td> <td style="text-align: center;">8</td> </tr> <tr> <td>Single-Leaf</td> <td>1/2-Glass [?]</td> <td>Wood</td> <td style="text-align: center;">2</td> </tr> <tr> <td>Sliding</td> <td>Patio</td> <td>Aluminum</td> <td style="text-align: center;">4</td> </tr> <tr> <td>Overhead</td> <td>Sectional</td> <td>Wood</td> <td style="text-align: center;">4</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Raised Square Panel w/ View Light	Wood	8	Single-Leaf	1/2-Glass [?]	Wood	2	Sliding	Patio	Aluminum	4	Overhead	Sectional	Wood	4
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12. Chimneys Four, stucco-clad, south exposure	13. Porches <input type="checkbox"/> N/A Type: <input checked="" type="checkbox"/> Entry-portal <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
--	--

14. Other Significant Features N/A

15. Modifications: No known modifications

#1 Date: Unknown; replaced sliding glass doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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									4. County: Santa Fe			
									5. Date of Survey: January 18, 2018			

Continuation of Architectural Description:

Garage/Carport

South of the apartment building is a free-standing combined carport and garage structure. Arranged on an east-west axis, it consists of three two-bay carports flanked by garages. The carports have a viga roof system and stucco-on-frame walls. The garages are fenestrated with sectional wood overhead doors. The majority of the structure was constructed in c.1977, after a design by Philippe Register and Associates. It appears to have incorporated an existing parking structure which possibly takes up the west end of the building.

The site includes a concrete-and-stone retaining wall that holds back dirt between the apartment building and the parking stalls. A separate low wall of similar construction follows the east and northeast edges of the apartment building lot.

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 126 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District. Constructed mainly after the 50-year period, the combined garage/carport structure does not meet the age criteria, and is recommended a Noncontributing Structure to the district. Given their low architectural value, and presumed c.1968+ construction dates, neither retaining wall is recommended for Contributing Structure status to the district.

Ordinance Definition – “Contributing Structure”

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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Illustrations

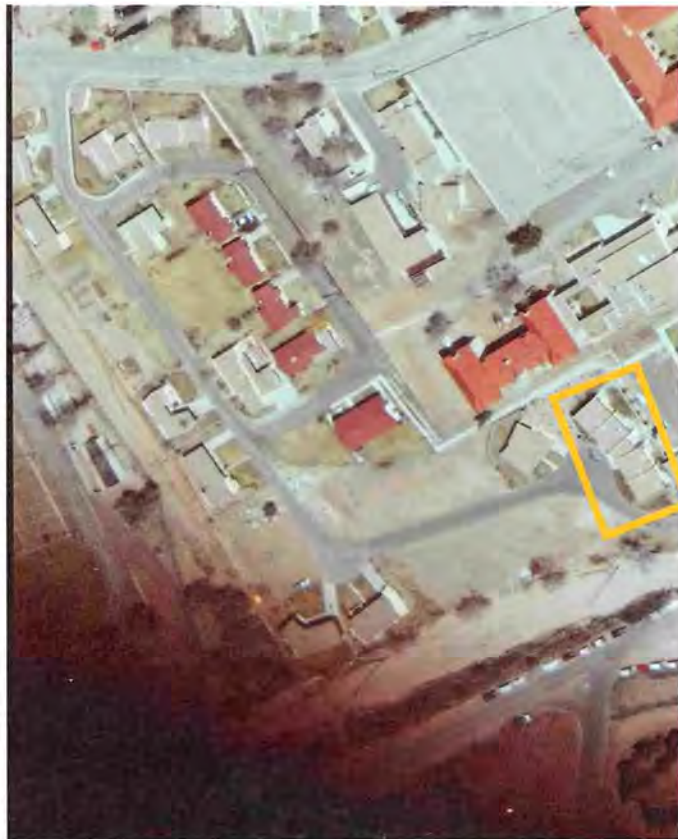


**Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.
Apartment Building Not Present.**

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Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.
 Apartment Building Present.

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**Aerial 3: April 19, 1975 aerial photograph.
Majority of parking structure not present.**

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Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



**Photo 1: North elevation, facing southwest.
Low wall in foreground.**

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**Photo 2: East and south elevations, facing northwest.
Low wall in foreground.**

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Photo 3: Combined garage and carport, facing northwest.

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**Photo 4: Retaining wall between apartment and parking structure, facing northeast.
May 3, 2018.**

126 Camino Santiago



Preliminary Zoning Review Worksheet City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 07/25/25		126 Camino Santiago.
Property Owner of Record: Onesimo Vigil.		Proposed Construction Description:
Applicant/Agent Name: JOHN A. PADILLA.		Single Family Residence Renovation & Addition.
Contact Person Phone Number: 505 660-1082		TOTAL ROOF AREA:
Zoning District: R-29		Lot Coverage: 40.37%
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: H. Dist DT. F.E.S.		X Open Space Required: 970.8 SF
Submittals Reviewed with PZR:		Setbacks:
<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 type="checkbox"/> Elevations		Proposed Front: 28.5' Minimum: 7'
Supplemental Zoning Submittals Required for Building Permit:		2nd Front? -
<input type="checkbox"/> Zero Lot Line Affidavit		Proposed Rear: 26.5' Minimum: 10'
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Proposed Sides: L 10' R Minimum: 5'
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____		Height: Proposed 15'0"
Terrain: <input type="checkbox"/> 30% slopes - NA -		Maximum Height: _____ or
		X Regulated by Historic Districts Ordinance
		<input type="checkbox"/> Regulated by Escarpment District
		Parking Spaces:
		Proposed 2 Accessible -
		Minimum: -
		Bicycle Parking**:
		Proposed: - Minimum: -
		** Commercial Requirement

* 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.

JOHN A. PADILLA.

[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.

SIGNATURE

[Signature]

07/25/25.
DATE

To Be Completed By City Staff:	2025-010942-PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ____/____/____	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ____/____/____	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ____/____/____	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: Proposal compliant w/ Ch. 14 zoning standards including open space requirements.	
REVIEWER: Rachael Hammett	DATE: 08/04/2025
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

PLAZA DEL MONTE

Santa Fe, New Mexico

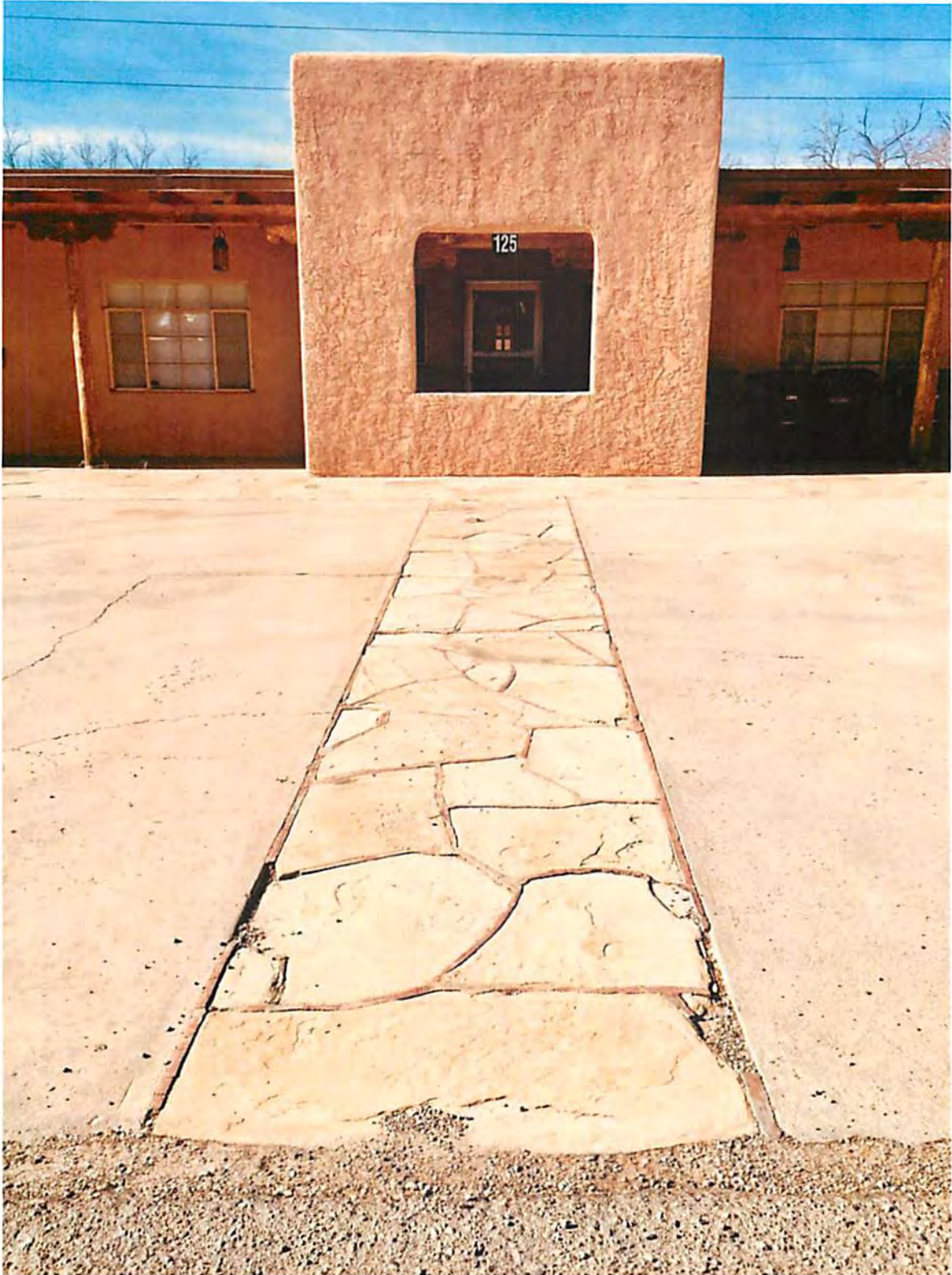
Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507



Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

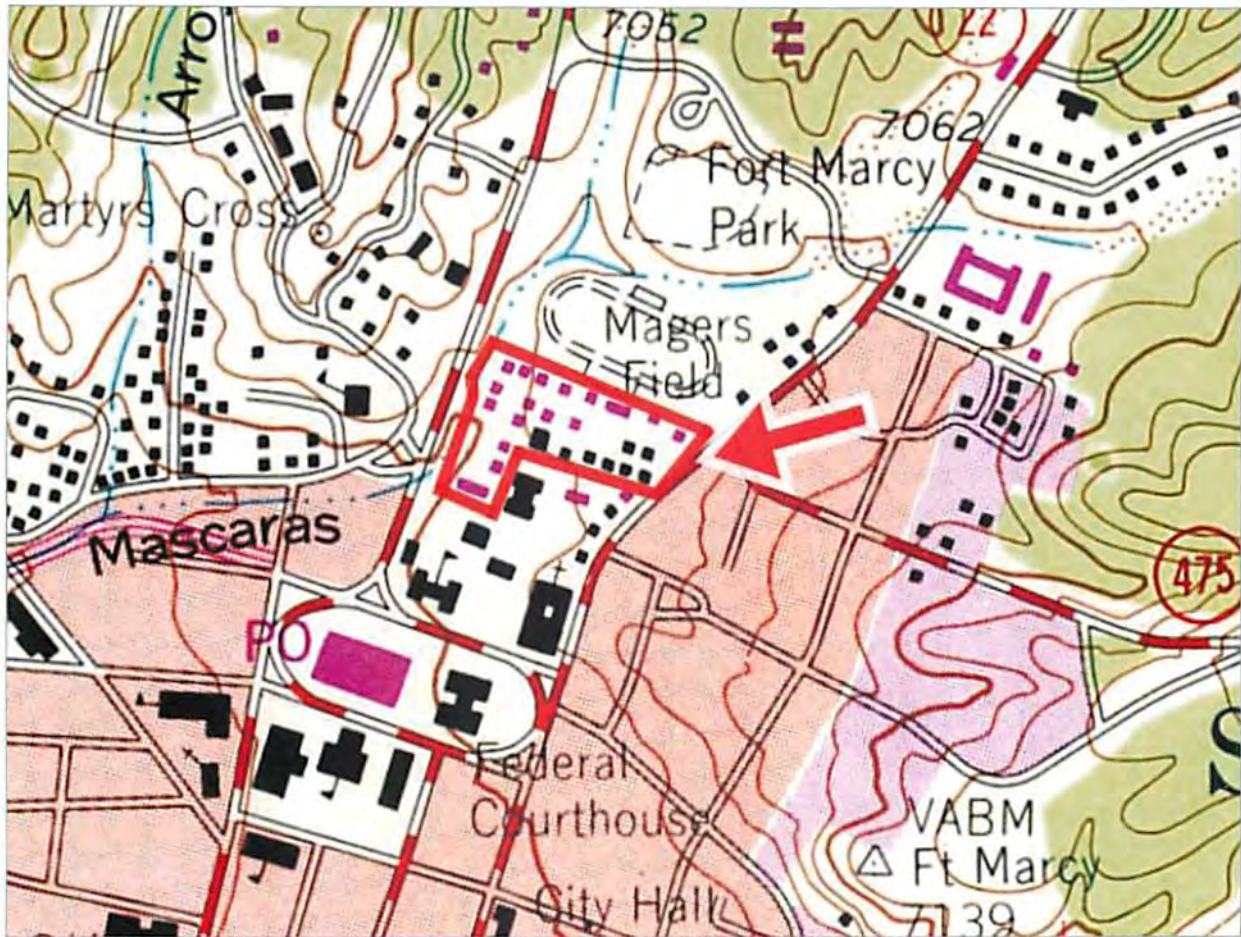


Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977.
Scale- 1:24,000.



III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.



IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.¹ The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte.
Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

¹ The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.² Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.³

Work began on the communal center on August 1960, after the City of Santa Fe issued a \$99,000 permit for the larger project.⁴ In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.⁵

² *Santa Fe New Mexican*, August 31, 1961, 27.

³ Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).

⁴ *Santa Fe New Mexican*, September 4, 1960, 12.

⁵ *Ibid.*, October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the \$750,000 development.⁶



Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.⁷ This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

⁶ *Ibid.*, September 28, 1961, 51.

⁷ *Ibid.*, August 31, 1961, 27.



Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

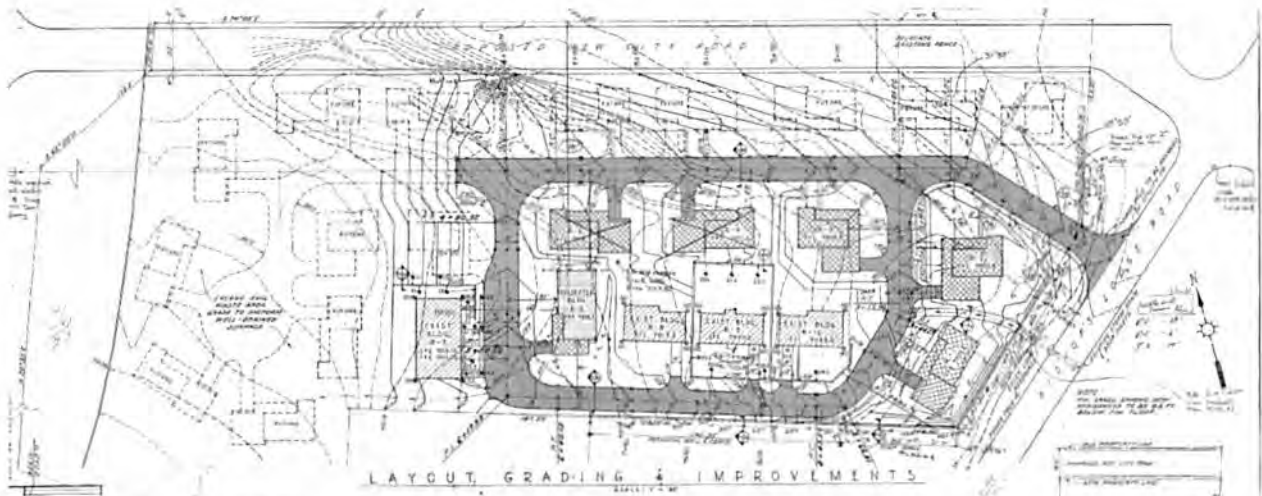


Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

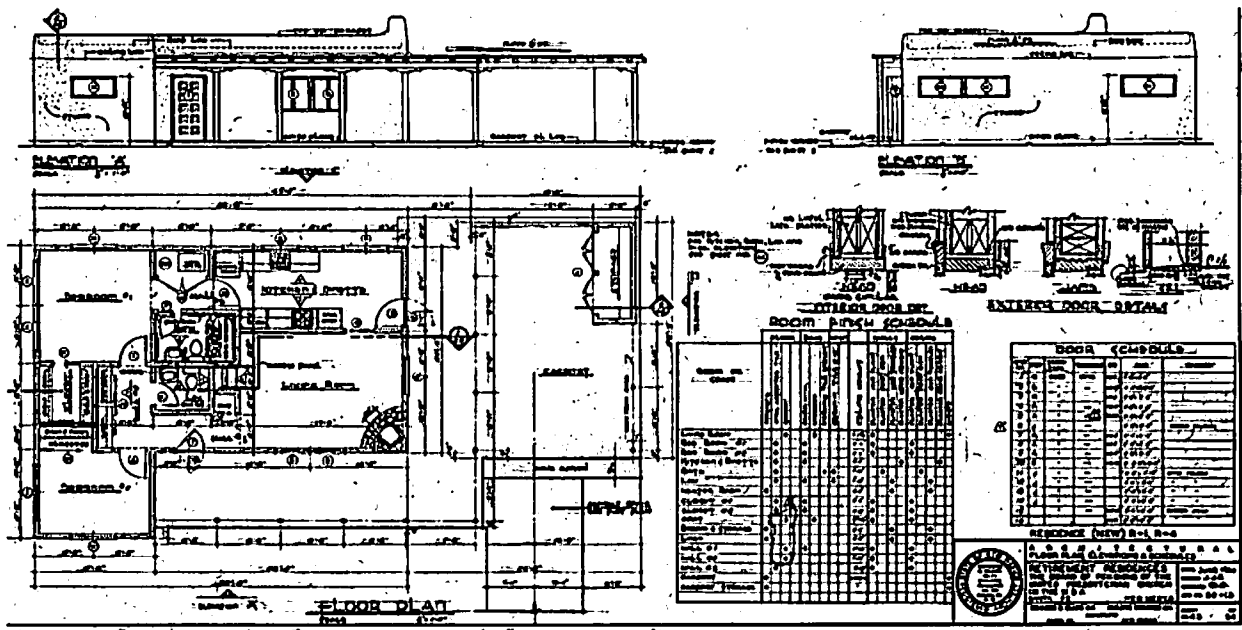


Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.



Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-popular horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.



Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.



Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodworking included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.⁸ Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.



Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

⁸ Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.



Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.⁹

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.¹⁰ Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

⁹ Ibid., October 29, 1972, C-3.

¹⁰ Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at \$1.5 million. Fear of its sale led residents to leave.¹¹ Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.¹²

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

¹¹ Ibid., January 3, 1988, 9; March 23, 1988, 3.

¹² Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillippe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
123	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
125 R-21	c.1970	Register, Ross & Burnet 1969	No Status	Non Contributing	1971 John M. Currie, Violet Sherratt, Merrill Henry, Warren Blodgett
126 R-24	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
126 Garage	c.1968/ 1977	Unknown		Non Contributing	N/A
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	Non Contributing	Contributing	1966 Frederick Dawson
105 R-10	1950	Unknown	Contributing	Non Contributing	N/A Pre-existing Building

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
107 R-9	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
109 R-8	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
111 R-6	Pre-1960, moved to site	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	Non Contributing	Non Contributing	N/A Pre-existing Building

** The date of construction is derived from a number of sources, including original drawings, aerial photographs, USGS quadrangle maps, city directory entries and newspaper accounts. The identified construction date is considered for more accurate than dates provided by the Santa Fe County Assessor records, which are often inaccurate.*

IX. Bibliography

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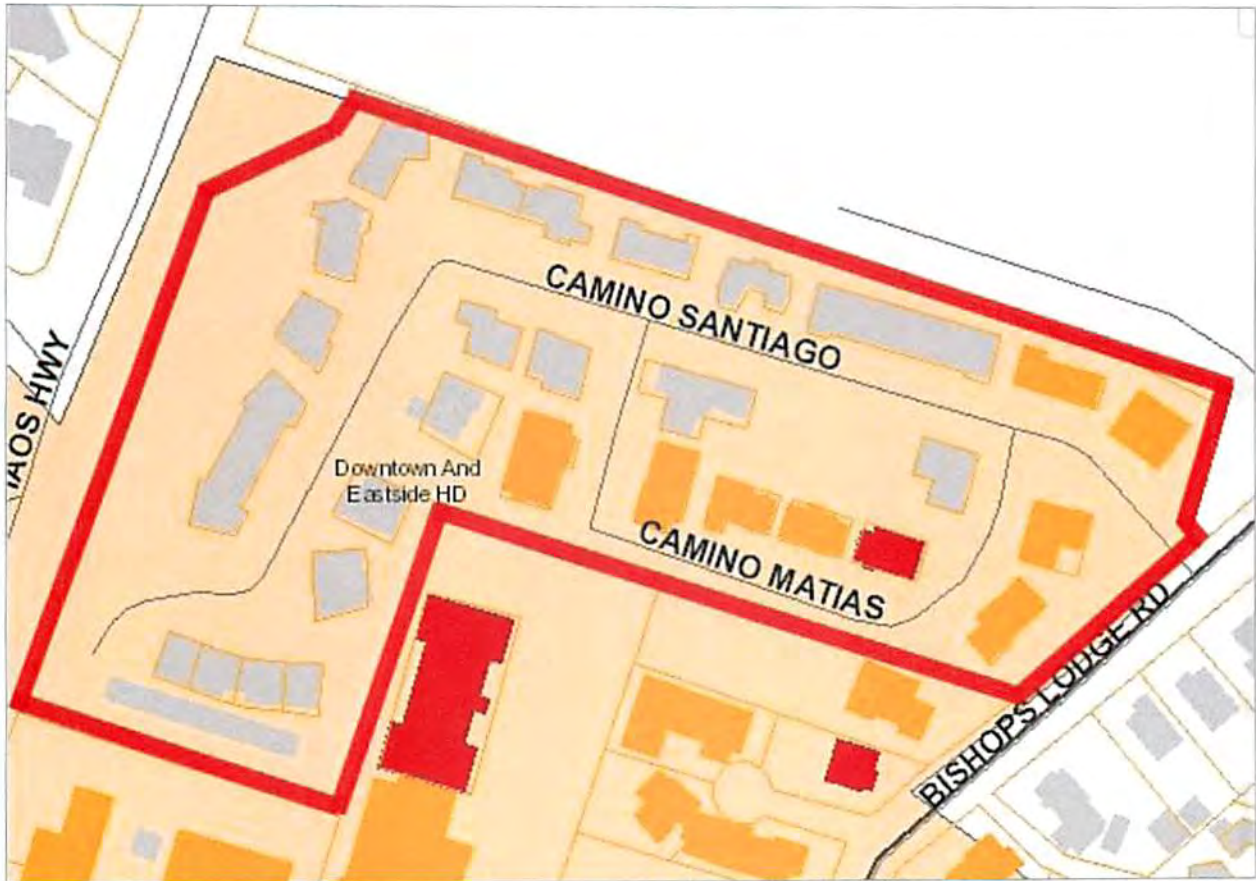
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Works Progress Administration. "History of the Allison-James School." No date. Typed manuscript. "Presbyterian Church" vertical file, Fray Angélico Chávez Library, Santa Fe.

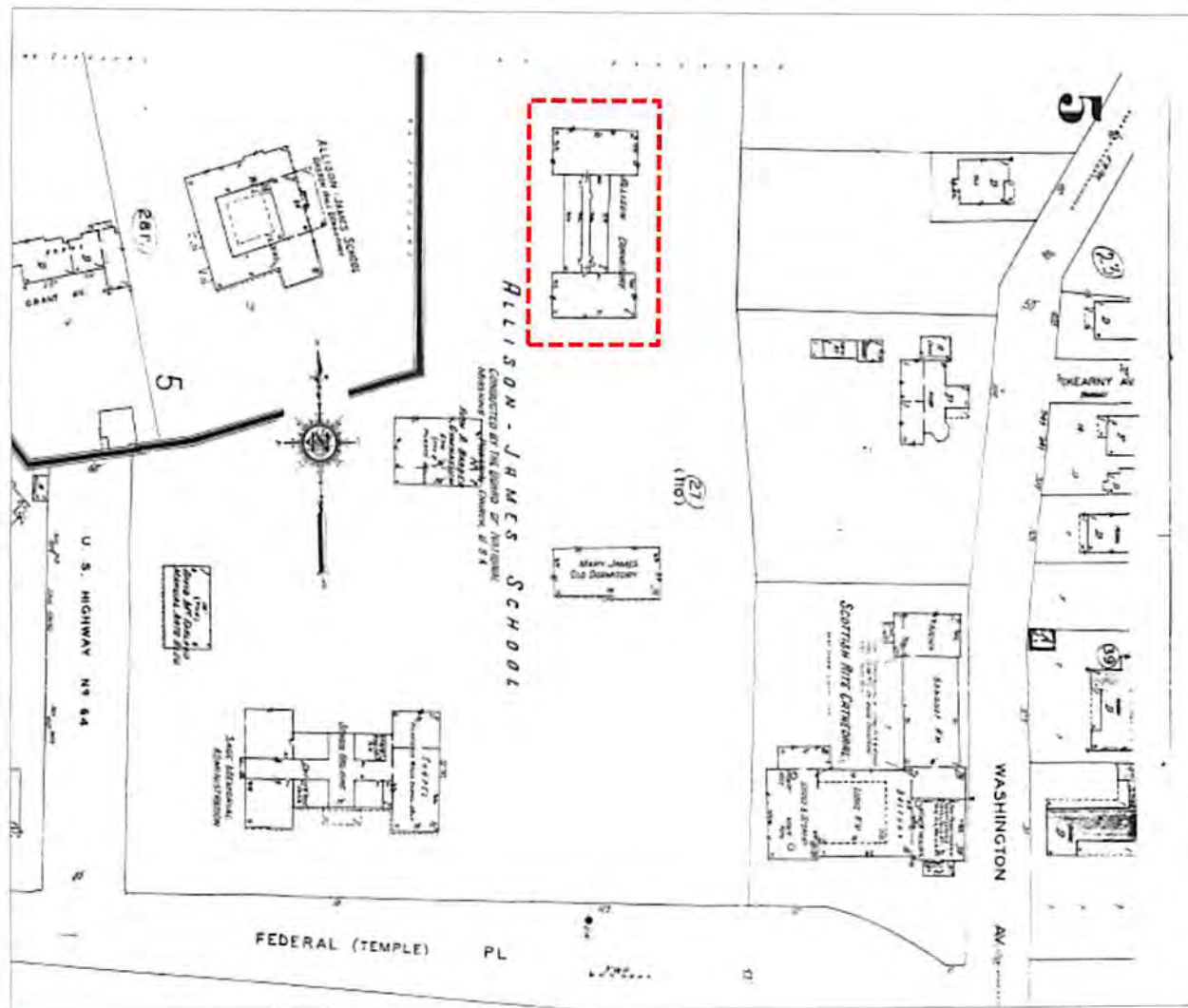
X. Maps and Aerial Photographs



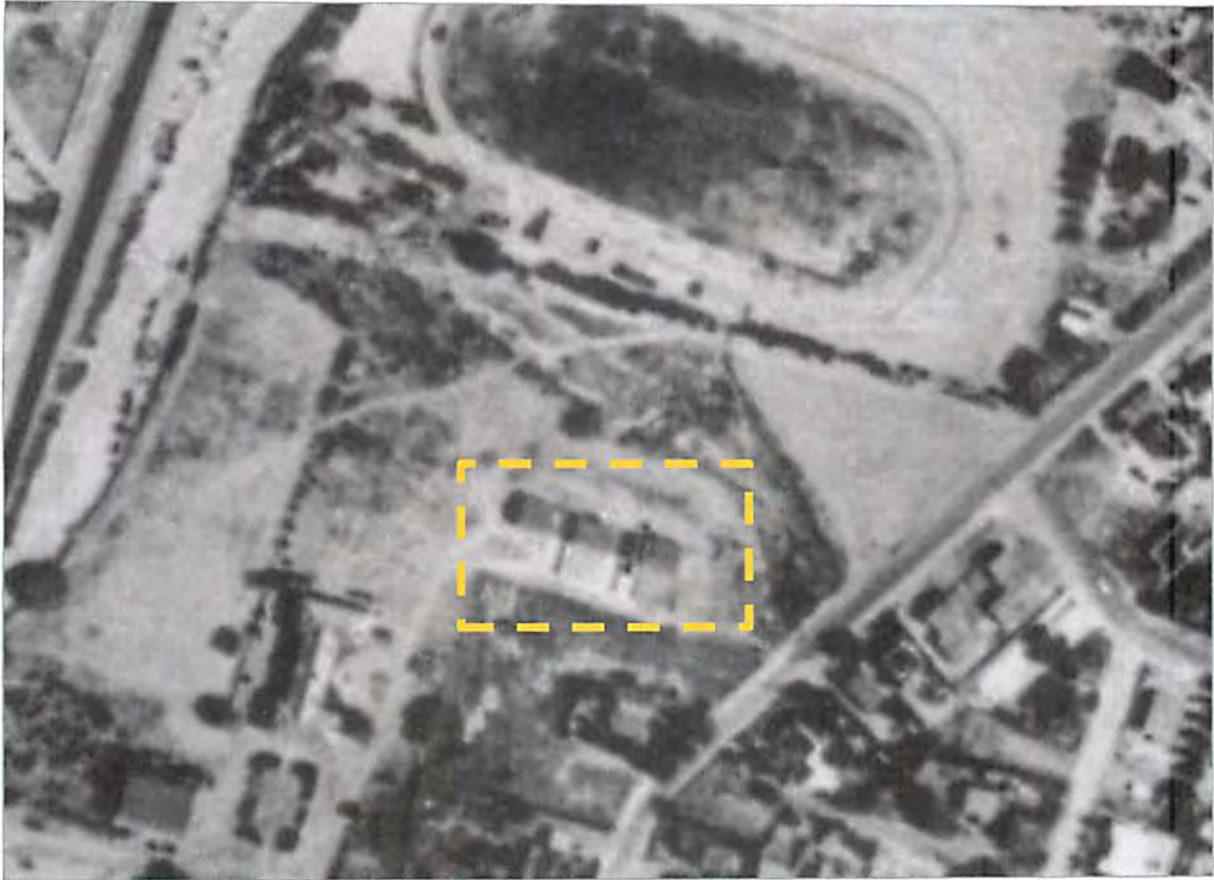
Map 1: Current Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



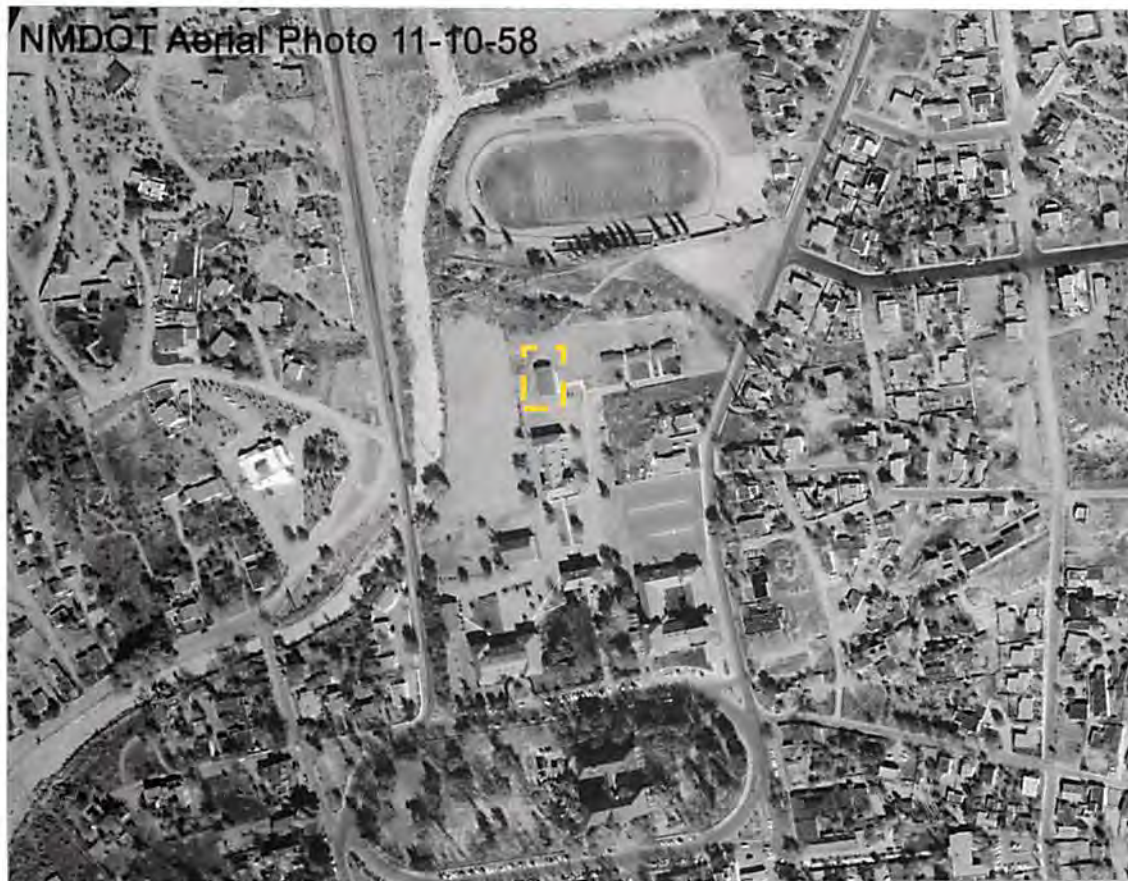
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



**Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.**



**Aerial 2: November 10, 1958 Aerial Photograph.
Dashed box indicates presence of combined unit,
currently addressed as 116/120 Camino Matias.
Courtesy NMDOT.**



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



**Aerial 4: February 27, 1969 Aerial Photograph.
Image shows residences constructed to date.
Courtesy NMDOT.**

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."¹

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.² These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

¹ Alane Wainwright, email communication to John Murphey, January 17, 2018.

² Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	c.1967-68	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 <i>Appraiser assigns address to Camino Matias</i>	Before 1966	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	Before 1966	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	1971	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 <i>Appraiser assigns address to Camino Matias</i>	Before 1966	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.1962 112: c.1968	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	Before 1966	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 <i>Appraiser assigns address as 115 a</i>	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	c.1972	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	c.1970	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	1966-67	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	1973	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	c. 1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	c.1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	c.1971	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	c.1968	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	c.1968	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	c.1968/ 1977	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	Before 1966	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	Pre-1960, moved to site	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	Pre-1957, with c.1984 additions	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018, Plaza del Monte, Santa Fe, Historic Resources Evaluation report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs



Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



**Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago,
January 18, 2018.**

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As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

11/5/90

I.D.	Street Address	Type of Dwelling	Area (Sq. Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	1962
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1963
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

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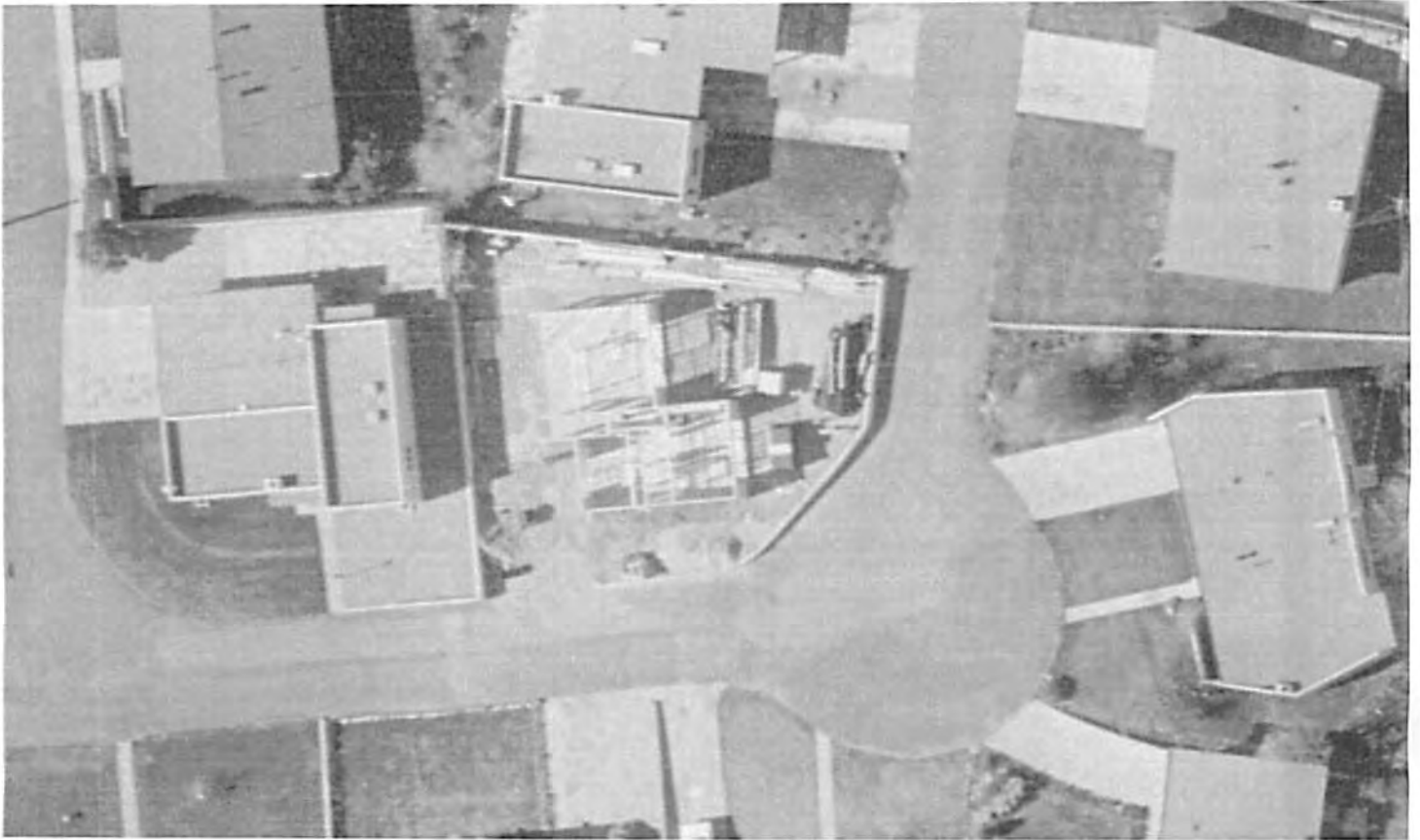
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

**Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501**

**Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507**

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."¹

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.² These

¹ Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.

² Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	c.1967-68	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 <i>Appraiser assigns address to Camino Matias</i>	Before 1966	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	Before 1966	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	1971	<u>Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs</u> Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 <i>Appraiser assigns address to Camino Matias</i>	Before 1966	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: c.1962 112: c.1968	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	Before 1966	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 <i>Appraiser assigns address as 115 a</i>	c.1970	<u>Does not appear on February 27, 1969 aerial photograph</u> Drawings and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	c.1972	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	c.1970	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	1966-67	May 2, 1966 aerial photograph and first city directory entry
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	1973	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	Before 1966	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	c. 1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	c.1971	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	c.1971	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	c.1967	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	c.1970	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	c.1967	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/1977	Unknown	No covered	c.1968/1977	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	Before 1966	May 2, 1966 aerial photograph

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
105 R-10	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	1950	Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i> , (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	Pre-1960, moved to site	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	Pre-1957, with c.1984 additions	Drawings and aerial photographs

Key:

*The year the consultant originally estimated, as presented in March 28, 2018, Plaza del Monte, Santa Fe, Historic Resources Evaluation report.

** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 5).

*** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.

Table 2: Santa Fe County Assessor Dates

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
CAMINO SANTIAGO			
101	c.1967-68	1964	<u>Does not appear on May 2, 1966 aerial photograph</u>
102 R-2	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
103 R-12	Before 1966	1964	<u>Does not appear on May 2, 1966 aerial photograph</u>
105 R-14	1971	1964	<u>Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs</u>
106 R-3	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
109 R-15	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
110 (112) R-5	110: c.1962 112: c.1968	1969	<u>Appears on May 2, 1966 aerial photograph</u>
111	Before 1966	No Date Provided	
113	c.1970	1964	<u>Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs</u>
114 R-26	c.1972	No Date Provided	
115	c.1970	1964	<u>Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs</u>
117	1966-67	1964	Only May 2, 1966 aerial photograph available for the period
118	1973		<u>Does not appear on February 27, 1969 aerial photograph; still under construction on May 3, 1973 aerial photograph</u>
119	Before 1966	1969	<u>Appears on May 2, 1966 aerial photograph</u>
120 R-25	c. 1971	1968	<u>Does not appear on February 27, 1969 aerial photograph</u>

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
121 R-20	c.1971	1969	<u>Does not appear on February 27, 1969 aerial photograph</u>
122	c.1971	1968	<u>Does not appear on February 27, 1969 aerial photograph</u>
124 R-23	c.1967	1968	
125 R-21	c.1970	No Date Provided	
126 R-24	c.1967	No Date Provided	
126 Garage	c.1968/ 1977	No Date Provided	
CAMINO MATIAS			
104	Before 1966	1968	<u>Appears on May 2, 1966 aerial photograph</u>
105 R-10	1950	1964	<u>Documented as constructed in 1950 in Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i>, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph</u>
107 R-9	1950	1964	<u>Documented as constructed in 1950 in Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i>, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph</u>
109 R-8	1950	1964	<u>Documented as constructed in 1950 in Carolyn Atkins, <i>The Allison-James Picture Book, 1866-1959</i>, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph</u>
111 R-6	Pre-1960, moved to site	1969	<u>Appears on May 2, 1966 aerial photograph</u>
116/120 R-7	Pre-1957, with c.1984 additions	No Date Provided	

Key:

*The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018, and additional review of images after May 15 hearing.

** Dates as taken from Santa Fe County Assessor parcel map (<http://assessor.santafecountynm.gov/map.php>) on May 17, 2018. Webpage states the information was accurate as of April 3, 2018.

Figures and Aerial Photographs



Figure 1: 126 A Camino Santiago, Garage/Carpport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



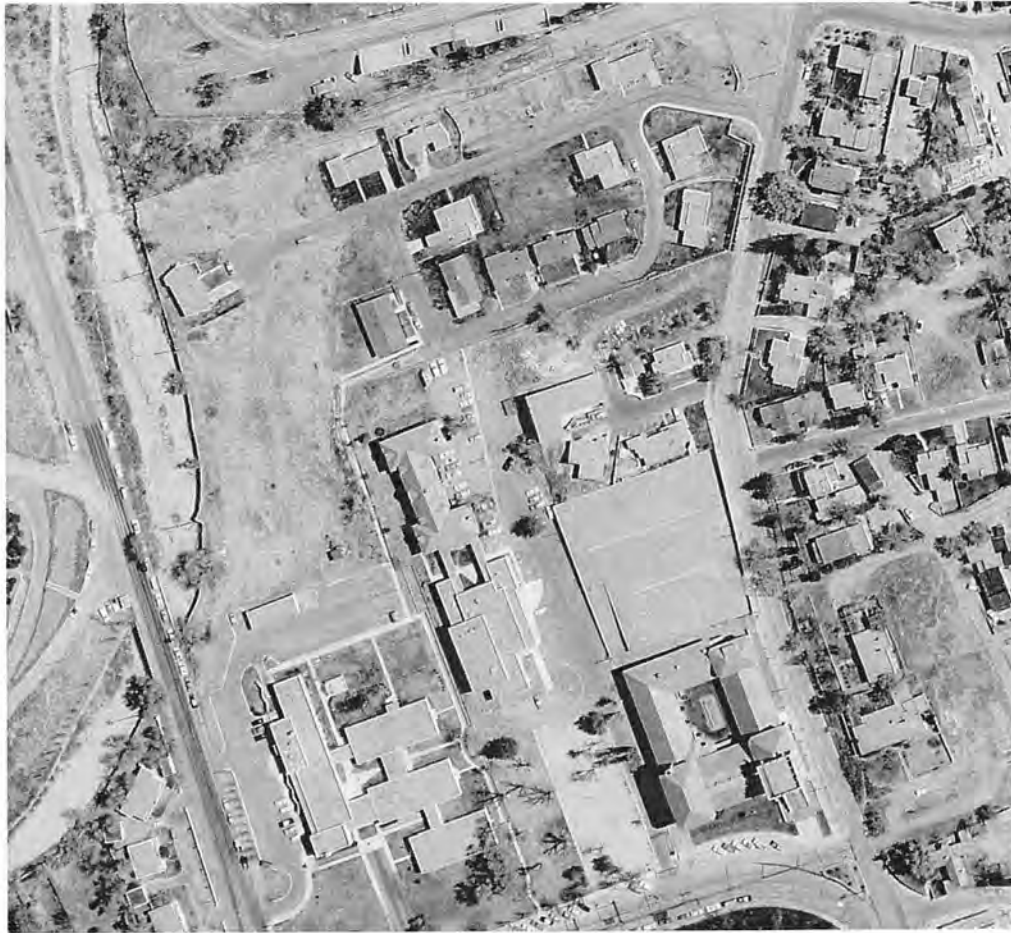
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	9-2
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,098	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	78	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	18	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



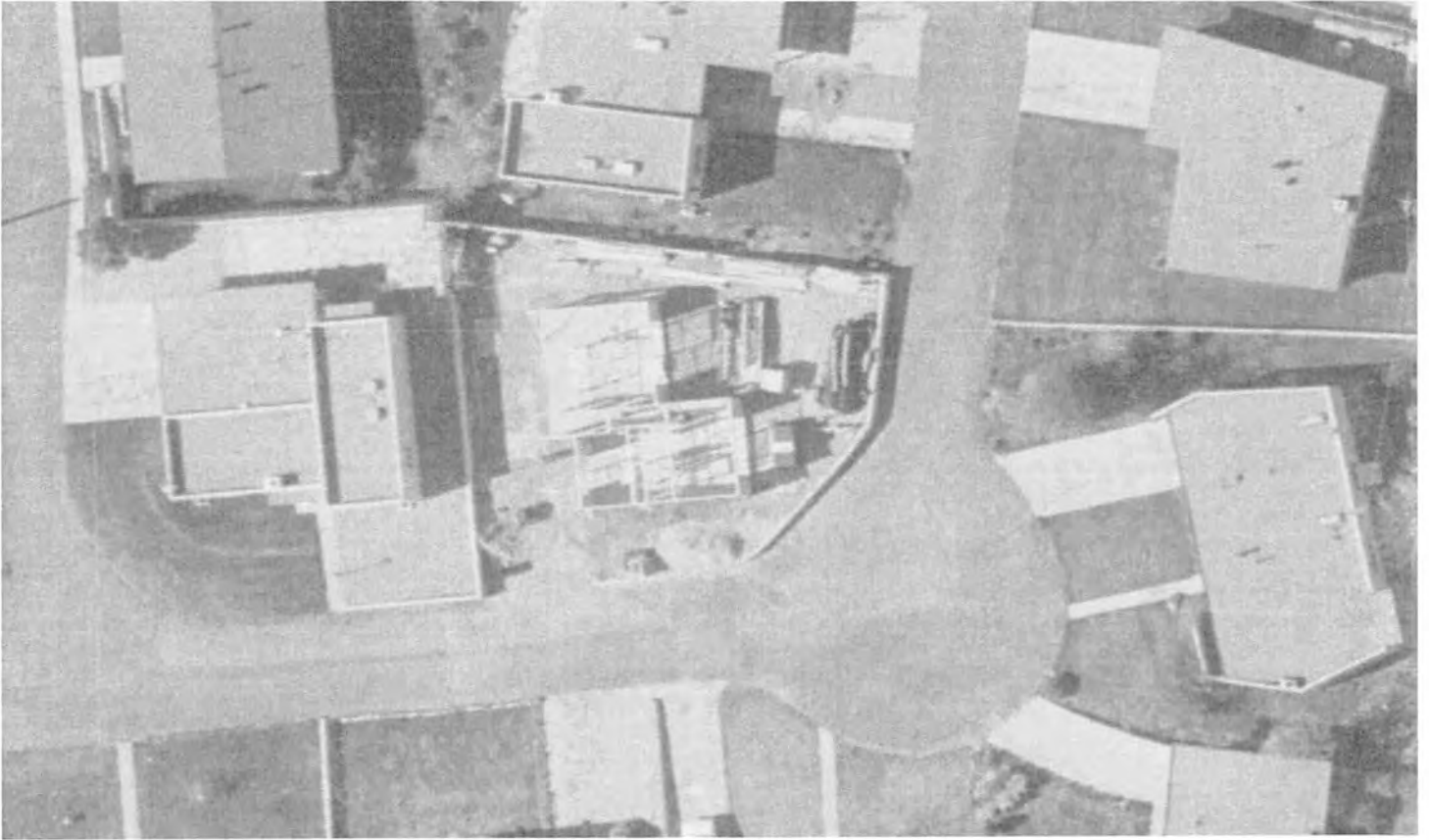
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

DONNELL DONNELL AND ASSOCIATES

April 29, 1988

Board of Pensions
 Presbyterian Church (USA)
 c/o Gaylan and Leona Friesenborg
 417 Paseo de Peralta
 P.O. Box 1888
 Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
 Plaza del Monte Retirement Community
 417 Paseo de Peralta
 Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	<u>Market Value</u>	<u>Present Value, Two Years</u>	<u>Future Sale, Four Years</u>
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	\$1,350,000	\$1,100,000	\$ 850,000
<i>G.Ranch</i> 2. Casa Grande Tract, as a congregate care retirement facility Non-Profit	\$ 400,000	\$ 325,000	\$ 250,000
	\$ 350,000	\$ 275,000	\$ 225,000
<i>Pld Monte</i> 3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	\$1,275,000	\$1,000,000	\$ 800,000

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	\$1,350,000
Las Placitas Tract	\$1,275,000
Total Property (Plaza del Monte)	\$2,625,000

Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small amphitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697+ acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608+ sq.ft., leaving a net usable area of 8.627+ acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735+ sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning is to provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:

Pueblo style, stuccoed masonry construction.

Building Area:

Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.

Floor Plan:

The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.

Foundation:

Reinforced concrete.

Floors:

Concrete slab on steel joists. There is a crawl space under the majority of the building.

Walls:

All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.

Roof:

Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:

Reinforced concrete.

Floors:

Concrete slab on steel joists. There is a crawl space under the majority of the building.

Walls:

All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.

Roof:

Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:

Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.

Electrical:

Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.

Plumbing:

The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.

Mechanical Systems:

Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.

Site Improvements:

Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378+ sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:

The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

- * Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
- * Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
- * Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
- * The greenhouse, six-car carport and two-car garage have been added.
- * A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

- * The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
- * Storm windows were installed in 1986.
- * A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249+ sq.ft. and the two-room apartments contain 498+ sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
CP R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
CP R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
DA - R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
HS R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
MP - R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
ML R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

13

J/S/9 Pt

CP

CP

HS
DA -
R-19
MP -

ML

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:

All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillippe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

- * Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
- * The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end (\$300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

<u>ID</u>	<u>Address</u>	<u>Monthly Rent</u>
R-1	104 Camino Matias	\$600
R-2	102 Camino Matias	\$600
R-3	106 Camino Matias	\$600
R-4	118 Camino Santiago	\$650
R-5a	110 Camino Matias	\$550
R-5b	112 Camino Matias	\$525
R-6	111 Camino Matias	\$700
R-7a	116 Camino Matias	\$625
R-7b	120 Camino Matias	\$625
R-8	109 Camino Matias	\$600
R-9	107 Camino Matias	\$550
R-10	105 Camino Matias	\$550
R-11	101 Camino Santiago	\$600
R-12	103 Camino Santiago	\$625
R-14a	105a Camino Santiago	\$550
R-14b	105b Camino Santiago	\$450
R-14c	105c Camino Santiago	\$450
R-14d	105d Camino Santiago	\$550
R-15	109 Camino Santiago	\$625
R-16	111 Camino Santiago	\$625
R-17a	115a Camino Santiago	\$600
R-17b	115b Camino Santiago	\$600
R-18	117 Camino Santiago	\$650
R-19	119 Camino Santiago	\$600
R-20	121 Camino Santiago	\$625
R-21a	125a Camino Santiago	\$550
R-21b	125b Camino Santiago	\$450
R-21c	125c Camino Santiago	\$450
R-21d	125d Camino Santiago	\$550
R-22	122 Camino Santiago	\$650
R-23	124 Camino Santiago	\$600
R-24a	126a Camino Santiago	\$450
R-24b	126b Camino Santiago	\$450
R-24c	126c Camino Santiago	\$450
R-24d	126d Camino Santiago	\$450
R-25	120 Camino Santiago	\$650
R-26	114 Camino Santiago	\$650
Total Monthly Rent		<u>\$21,075</u>
Total Annual Rent (PGI)		\$252,900

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

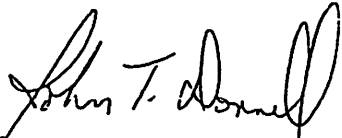
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

- * The property has been inspected by the undersigned.
- * Facts cited or used are deemed accurate.
- * We have no present or anticipated interest, neither do we have any other personal bias.
- * Our compensation in no way depends on the reported conclusions.
- * All limiting conditions are presented within.
- * We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
- * The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
- * No one provided significant professional assistance to the person signing this report.
- * The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES



John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values of the subject of this report are:

	<u>Market Value</u>	<u>Present Value, Two Years</u>	<u>Future Sale, Four Years</u>
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	\$1,350,000	\$1,100,000	\$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	\$ 400,000	\$ 325,000	\$ 250,000
For-Profit	\$ 350,000	\$ 275,000	\$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	\$1,275,000	\$1,000,000	\$ 800,000
4. Las Placitas Tract, as a residential rental compound	\$1,200,000	\$ 950,000	\$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	\$2,625,000	\$2,100,000	\$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	\$1,500,000	\$1,200,000	\$ 950,000
For-Profit	\$1,300,000	\$1,050,000	\$ 825,000