



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: January 15, 2023 – Final

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591 4. County: Santa Fe Parcel # 10618496
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house and apartment <input checked="" type="checkbox"/> Structures: 2 wall sections <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: January 9, 2024		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: April 21, 1992 <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6776552,-105.9293902		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View north elevation, facing northwest.		
11. Brief Description of the Property: <p>The house that naturalist Natt Dodge built in the late 1940s was a two-story block containing a large living room on the ground floor and bedrooms upstairs and a lower area holding a kitchen and others rooms. It had an unusual upper-story porch overlooking an old orchard. Attached to the main house, via a portal, was a one-story rectangular structure, containing his mother’s apartment. Connected to this apartment at a right angle was a smaller, lower rectangle holding a one-car garage. After the sale of the property in 1974, a two-car garage was added to the front, a small kitchen extension and bathroom addition across the rear, and other changes were made, bringing it to its present appearance. Collectively, it holds 3,270 square feet of heated space.</p> <p><i>Continued on Page 5.</i></p>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1947 <input checked="" type="checkbox"/> Known <input type="checkbox"/> Estimated Source: newspaper county and city directories		
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		

<p>16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)</p> <div style="text-align: center;">  </div> <p>Source: Office of the Santa Fe County Assessor <i>parcel lines are not accurate</i></p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com w/ Giulia Caporuscio</p> <p>For: Craig A. Smith and Carolyn M. Kenny</p>
<p>18. Owner (if known) and other knowledgeable people:</p> <p>N/A</p>	
<p>19. Is Property Endangered? <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes How?</p>	
<p>20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> High Describe: Unknown</p>	
<p>21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.) See Historical Overview.</p>	
<p>22. National or State Register:</p> <p>Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status</p>	
<p>23. National or State Historic District: City of Santa Fe</p> <p>Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Significant <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing: house and apartment <input type="checkbox"/> No Status: walls Per City of Santa Fe official designation map</p> <p>If 'yes', what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms:</p> <p><input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____</p>	

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

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																											
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:		7. Number of Stories: <u> </u> N/A Number: <u> </u> x_1 <u> </u> 11/2 x_2 <u> </u> 21/2 Other: _____ 8. Foundation: <u> </u> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <u> </u> Stone Other: Notes 9. Roof: <u> </u> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input checked="" type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed 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 checked="" type="checkbox"/> Asphalt: brai and rock <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																									
10. Window Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <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>Wood</td> <td>4-Light</td> <td>4</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>6-Light</td> <td>2</td> </tr> <tr> <td>Casement</td> <td>Wood</td> <td>8-Light</td> <td>21</td> </tr> <tr> <td>Double-Hung</td> <td>Wood</td> <td>6/6</td> <td>18</td> </tr> </tbody> </table>		Operation	Material	Glazing	Number	Casement	Wood	4-Light	4	Casement	Wood	6-Light	2	Casement	Wood	8-Light	21	Double-Hung	Wood	6/6	18	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <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>Panel</td> <td>Wood</td> <td>3</td> </tr> <tr> <td>Single-Leaf</td> <td>15-light</td> <td>Wood</td> <td>3</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Garage</td> <td>Pieced</td> <td>Wood</td> <td>2</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	Panel	Wood	3	Single-Leaf	15-light	Wood	3	Double	French	Wood	1	Garage	Pieced	Wood	2
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12. Chimneys <input checked="" type="checkbox"/> low, stuccoed stacks at corners		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input checked="" type="checkbox"/> Full-Width: Double porch <input type="checkbox"/> Wrap																																									
14. Other Significant Features N/A																																											
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications <u>#1 Date: Post-1958: creation of dining addition; aerial photographs</u> <u>#2 Date: Post-1958: alteration of south elevation and north portal; aerial photographs</u> <u>#3 Date: Post-1978: construction of two-car garage, bathroom addition and front yard wall; 1978 aerial photographer and 1992 HBI</u>																																											

16. Primary Architectural Style Not Applicable

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

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

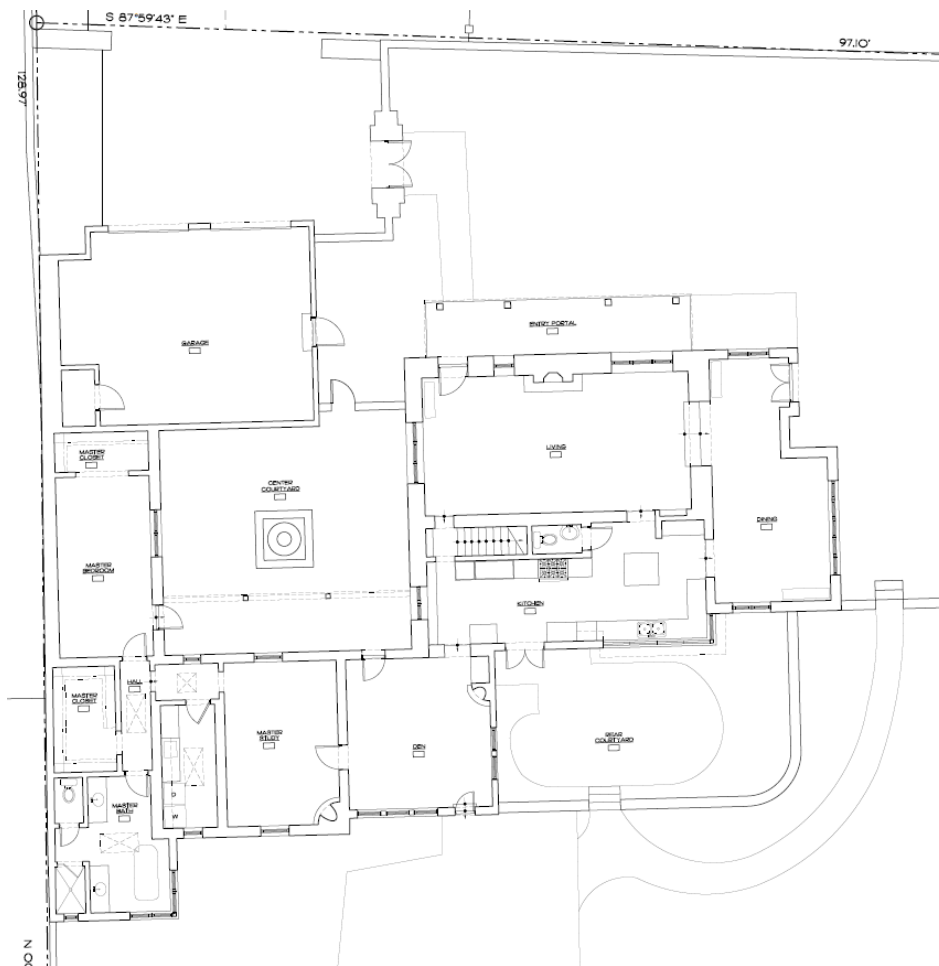
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19. Site Plan: 2023 site plan. Courtesy Martinez Architecture Studio PC.



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Architectural Description Continued

Setting

The former Dodge House is located approximately 890’ south of Acequia Madre, on a private lane where Camino Manzano officially ends. Turning into the driveway, the first thing that comes to view is the two-car garage (Photo 2). The house occupies a 0.5-acre rectangular lot. It is situated roughly in the middle of the lot, with another parcel under the same ownership at the front. The course of the old Acequia de Loma forms its south edge. The lot is graced with old and newer garden walls. It historically boasted a showcase garden.

Core Block – Main House

The main house looks over two fir trees and a patch of lawn with a two-story façade. Unusual for Santa Fe is its double porch design (Photo 3). Perhaps better described as a portal with a balcony above, the structure is a nod to territorial-era architecture. It is supported by square posts which continue to the second story porch roof (Photo 4). Underneath the balcony are large wood beams that appear to be old (Photo 5). On closer inspection, they are stock pieces that have been rusticated on their sides. The detailing of the beams, with their shaped corbels and close spacing, give the feeling of a Colonial-era mission church. The portal floor is paved with flagstone; the balcony deck is made of different sized boards. Based on a photograph in an earlier survey, its railing has been replaced.

The double or two-tiered porch was a common sight during the territorial era, applied to numerous buildings on the Plaza and its intersecting streets. Anglo and Hispano merchants erected two-story porches to increase useable space.¹ Photographs show them at various sizes and setbacks from the street (Fig. 2, L). Each was made up of a *portal* — or, more accurately, a portico — appended to the front of the building. The porticos were all different heights and supported by square wood posts terminating with a simple, classically rendered base and capital. Sitting above the portico was a balcony of the same dimension, lined with wood railing and capped with a roof.

¹ John W. Murphey, “Santa Fe Historic Context Study: 1610-1986,” document prepared for the City of Santa Fe (Revised June 4, 2021), 6.

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These ad hoc structures began coming down as the town modernized. Starting in the 1930s, Santa Fe’s cultural elite — led by architect John Gaw Meem — sought to return them to the Plaza, but as one-story, adobe-looking *portales* in a romanticized view of Santa Fe’s colonial architecture.²

Before the return of *portales in the 1960s*, José M. Baca, owner of the New Mexican Building on West Palace Avenue, redesigned his two-story brick structure with a territorial-style double veranda. Completed in 1937 and renovated in 1942³, the Bishop Building (now Manitou Galleries) still reflects his inspiration. Many years later, Armand Ortega redesigned his commercial building in the double porch mode. Assisted by architect Bill Lumpkins, the Ore House (now Thunderbird Bar & Grill) at the Plaza’s southwest corner and Manitou Galleries are the only structures in downtown Santa Fe reflecting this once common — and authentic — design.⁴

The ground floor has a grouping of wood casements at the east end, providing light and ventilation to the living room. The three, eight-light casements are a mulled set, e.g., individual windows joined together with mull strips and framed in a single casing with a continuous sill. At the other end is a custom, non-historic door. Adjacent to the door is a solo casement window. The wood inswing casements on this façade are likely original to the home’s construction. Though they vary in muntin style, and some have wood headers while others don’t, they look to be of the same era. The upper story has two symmetrically placed doors, each a 15-light unit protected by a wood-frame screen. Their design and hardware suggest that they are older.

West

The west side faces a non-historic courtyard. Both floors have openings with grouped eight-light wood casements (Photo 7). These, like the front windows, are a mulled set. They differ, however, as they have copper-sheeted sills and rustic wood headers. Two six-light wood casements south of the block at the kitchen are also older. This lower

² Ibid., 97.

³ Ibid., 68, and John W. Murphey, “123 West Palace Avenue, Santa Fe Press Building/Bishop Building, Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2 (Draft, January 2024)*.

⁴ John Gaw Meem’s 1937 design for the Santa Fe Municipal Building (Santa Fe Main Library) could be considered a revival of this style.

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portion joins oddly with the two-story block and the primary bedroom wing, indicating an extension of the portal.

East

Attaching to the block on its east elevation is a one-story dining room (Photo 8). The space, with its play of cubic massing and lintel-crowned openings, has a strong Pueblo Revival feeling. The main fenestration is a band of five eight-light casements. Similar to other windows around the house they are a mulled set, though of a different design. It is entered from the yard through French doors.

The addition does not appear on a 1958 aerial (Fig. 6). Subsequent aerials show something in this area, but it's unclear what is being observed because of heavy tree cover. While a window report identifies the mulled windows as "historic," they do not match the other sets on the block.⁵ Those are arranged in a molded frame and have mullions made of several pieces of wood. These have a simpler casing and one piece of wood used at the mullion (Photo 9).

The origin of the addition is inconclusive.

South

Like the east elevation, the south-facing façade is also altered (Fig. 1). It begins at the east end with older casement windows at the dining room addition (Photo 10). At the middle of the elevation is a hipped roof section creating the southeast corner of the kitchen (Photo 11). A line of modern double-hung windows brings light into this room (Photo 12). An aerial from 1966 suggests that some of this area was originally part of the yard (Fig. 7). A modern set of ten-light doors terminates west end of the one-story section. The upper story represents the original two-story block. It has a few small multi-light wood casements that appear to be older.

Historically, the lower portion of the south elevation appears to have had a portal of the same width and axis as the portal across the apartment (Fig. 6). Eventually, the south portal was enclosed or demolished to build new heated space. The kitchen's southwest

⁵ PA & Associates, Historic Assessment No. 301123-HA [465 Camino Manzano], November 30, 2023.

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wall and ceiling construction differs from the rest of the ground floor, supporting this assumption.

Primary Bedroom Wing and Former Garage

Most of the one-story primary bedroom wing, located west of the main house, is original. From aerial photographs and archival sources, the L-shaped structure was a small dwelling with an attached one-car garage. It took on a courtyard form with the addition of the two-bay garage in the 1980s.

South

Facing the backyard, the south elevation has numerous openings containing a mix of historic and newer windows (Photo 13). The older windows are confined to the east end, which begins with a four-panel wood door. West of the entry are grouped and individual 6/6 double-hung wood windows. Bumping out at the west end is a post-1978 addition enclosing a bathroom. This volume’s east and south elevations have recent double-hung windows forming a corner (Photo 14, Fig. 1). Aside from this bathroom bump-out, this piece shows on the 1958 aerial. A slight wall offset and change in ceiling height may indicate incremental construction.

North

The north elevation of the primary bedroom wing looks onto the courtyard and is protected by a portal (Photo 15). It has a few openings, including a glass-panel wood door, a double-hung wood window, and a wood casement. The placement of the door and windows is not particularly harmonious. It has a brick floor and wood decking that does not seem historic.

On the 1958 aerial, the portal was shorter, with an open space at the east end (Fig. 6). This may have represented an open passage between the main house and the apartment.

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West and East

The west side has no openings, as it bumps into a wall shared by the neighboring property. The east elevation has double-hung wood windows which seem to align in position with an opening appearing on older aerials.

Former Garage

Creating the west arm of the courtyard and holding the primary bedroom is a rectangular volume that once worked as a garage (Photo 16). Fenestration is found only on the east side with a glazed door and a set of 6/6 double-hung wood windows. All of the fenestration is modern.

Two-Car Garage

Probably the youngest part of the house but playing a big role in its presentation is the two-bay garage (Fig. 1). Likely constructed in the 1980s, it pushes out beyond the footprint of the older house (Photo 17). It has two custom doors made of pieced wood (Photo 18). A wood panel entry is found on its east elevation.

Connecting to the original garage, the new structure changed the space from an L-plan to a courtyard. Before its construction, grass and trees grew in front of the apartment. After its construction, a flagstone courtyard and fountain were installed.

Interior

The interior of the older core reveals a rustic aesthetic. Principal rooms have exposed vigas (rusticated square beams), tongue-and-groove decking, and strip oak flooring. The living room has the most interest with wall *nichos* and an adobe-sculpted fireplace (Photo 19). Other rooms show a medium level of finish, with painted plastered walls, simple floor molding, and wood headers over doors. Changes in floor level in the dining room and the kitchen may indicate additions and/or alterations.

Walls

The property has two major walls. The north section enclosing the front yard is recent. The rear, radial section is older, appearing on the 1958 aerial.

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Historical Overview

Nineteen-Forty-Six was Natt Dodge’s fortunate year. That year, he was named regional naturalist for the Southwestern National Monuments, a National Park Service administrative area covering Arizona, New Mexico, Colorado, and Utah. It was a plum job. The same year, the 46-year-old, along with his wife and mother, acquired a farm lot off Acequia Madre where they would build a two-story home. There, Natt and his wife, Mildred Johnson Dodge, would live into their retirement. At their home on Camino Manzano, Natt penned several Southwest nature guides. In 1974, Natt and Mildred sold the property, and changes occurred to the home. Sometime after 1973, as evidenced by aerials, the house received a two-car garage across its façade, altering its plan.

A Long Fruit Orchard

The future Natt and Mildred Dodge House sits at the bottom of a strip once covered with fruit trees (Fig. 3). At statehood, the orchard was owned by Jacob W. Waffensmith, a Cincinnati native and trained physician. In 1906, Waffensmith and his wife Lillian moved to New Mexico, and he established a medical office.⁶ Based on advertisements in the *New Mexican*, Waffensmith maintained an office on future Camino Manzano. He planted fruit trees there, including pears, peaches, apricots, and apples, which were harvested for sale.⁷

Waffensmith and his family left the property around 1920, relocating to New Haven, Connecticut, where he established a new practice. He continued, however, to own property in Santa Fe. John Q. Adams, a cattleman, acquired Waffensmith’s orchard off Acequia Madre and created Los Arboles Subdivision in 1927, dividing it into residential lots (Fig. 4). The name probably reflected the many fruit trees in the area. Adams joined other investors and builders (including prominent real estate speculator Harry Dorman),

⁶ John W. Murphey, “415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2* (Revised September 13, 2017), 10.

⁷ *Ibid.*; Warranty Deed, J.W. and Lillian Waffensmith, to John Q. Adams, recorded May 24, 1920, Book M3/Page 411, 1920000220.

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purchasing former Hispanic agricultural long lots along the mother ditch to convert them into residential developments.⁸

Adams died in 1928, with his subdivision passing on to his wife, Mary Beatrice Adams. The title to the subdivision was settled in court in 1930, with houses along the lane being slowly being erected after that.⁹

Based on a 1935 aerial, the property may have included a structure but not a house (Fig. 5). The north-south oriented structure observed on the aerial is much smaller than houses visible on nearby Camino la Paz and San Antonio streets. There is a slight chance that this structure is incorporated into the current house, but its location is not evident.

Natt and Mildred Dodge

Natt Dodge was not born a Westerner, though he would adopt that persona once he reached the Southwest. He was born, instead, in Boston. He came into the world on August 23, 1900, as Nathan Noyes Dodge.¹⁰ His parents, Robert Parker Dodge and Florence Griffin Dodge, were teachers. Natt’s first years were spent in Roxbury, a former colonial town absorbed into Boston. The family then moved to Boulder, Colorado, where his father died in 1907. Florence relocated, with Natt — her only son — to a ranch on Maxwell Mesa north of town.¹¹ It is likely in this setting that the young boy gained an interest in nature and botany.

He attended Boulder Preparatory School and served briefly in the Army in 1918 as a private. He later enrolled in Colorado Agriculture College, graduating with a B.S. in 1924.¹² He was a member of the college’s debate team and the Pad and Pencil Club, a group associated with Pi Delta Epsilon, the national collegiate journalism fraternity.¹³

⁸ *Ibid.*, 11.

⁹ Final Decree, Mary Beatrice Adams, recorded November 13, 1930, Book X/Page 139, 1930040792.

¹⁰ *Massachusetts, U.S., Town and Vital Records, 1620-1988* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

¹¹ “Death Claims Florence Dodge,” *Santa Fe New Mexican*, March 4, 1958, 7.

¹² Texas Tech University Southwest Collection/Special Collections Library, “Natt Noyes Dodge: An Inventory of His Papers, 1926-1971, at the Southwest Collection/Special Collections Library,” https://txarchives.org/ttusw/finding_aids/00753.xml, accessed January 11, 2023.

¹³ “National Journalistic Fraternity Grants Chapter to Aggies,” *Fort Collins Express*, May 2, 1922, 1.

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After graduating, he married Mildred Johnson, an Illinois native whom he had met at prep school. She graduated two years earlier from the University of Colorado with a degree in education.¹⁴ Mildred went on to become a teacher.

The couple moved to Seattle, where Natt worked for several honey-making companies over the next decade.¹⁵ He would maintain an interest in apiculture throughout his career, writing years later about honey production in the Santa Fe *New Mexican*. During this period, he also began writing, working as a columnist for *Bees and Honey*, *American Bee Journal*, *Gleanings in Bee Culture*, and other trade magazines.¹⁶ As a freelancer, he wrote articles for *Sunset* magazine and contributed pieces over the years to *Arizona Highways*, *Desert*, and other Southwest-oriented magazines.¹⁷

Amid the Great Depression, Dodge joined the National Park Service as a ranger-naturalist assigned to Mount Rainer National Park.¹⁸ While not formally trained as a photographer, Dodge took captivating photographs of mountaineers ascending the park's icy slopes. His pioneering work was recently recognized with the NPS "Eminent Photographer" designation.¹⁹ Dodge would keep at photography after his move to Santa Fe, photographing Fiesta and Spanish and Indian markets. These photos frequently appear in the *New Mexican*.

After passing a civil service test in 1935, Dodge was offered an assignment at Mount McKinley, but with two young children he chose a less challenging climate, opting to work for the Southwestern National Monuments office headquartered at Casa Grande, Arizona.²⁰ The Monuments program covered a wide area, encompassing 27 units, from

¹⁴ "Mildred J. 'Hap' Dodge [obituary]," *Santa Fe New Mexican*, January 21, 1991, 6.

¹⁵ National Park Service, "50 Nifty Finds #28: Shuttering in the Cold," June 22, 2023, <https://www.nps.gov/articles/000/50-nifty-finds-28-shuttering-in-the-cold.htm>. This blog entry presents the only biographical on Natt N. Dodge and is, therefore, referenced multiple times.

¹⁶ In the late 1920s, working for the Pacific Coast Slope Honey Company, Dodge suggested that polar explorer Richard E. Byrd pack honey for his First Antarctic Expedition, resulting in a quarter ton of the natural sweetener being packed to the South Pole; *Ibid*.

¹⁷ Texas Tech University Southwest Collection/Special Collections Library, "Natt Noyes Dodge: An Inventory of His Papers, 1926-1971.

¹⁸ National Park Service, "50 Nifty Finds #28: Shuttering in the Cold."

¹⁹ *Ibid*.

²⁰ *Ibid*.

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Arches in Utah to the Yucca House in Colorado.²¹ During his time in Arizona, Dodge developed an interest in desert environments, a topic he would write about later in guidebooks.

Responding to the war, in October 1942, the Southwestern National Monuments moved all of its staff and operations from Casa Grande to Santa Fe, joining the regional office on Old Santa Fe Trail. The *New Mexican* welcomed the arrival of the young professionals (“the people that matter”) to Santa Fe.²²

The Dodges first lived in a rental on West Berger Street. With his promotion, the family looked around for property.²³ Harry Percival Mera, the head of the Laboratory of Anthropology, was a Southwestern National Monuments board member and may have helped newcomers find homes. Harry Boatright, who would head the Southwest Monuments Association — a non-profit organization assisting the Southwest parks — acquired a house nearby on Calle la Paz around the same time.²⁴

Natt, Mildred, and his mother, Florence, received a deed for the property at the end of Camino Manzano in 1946 from Keith and Letta Wofford.²⁵ Wofford, an Oklahoma-born rancher, does not appear to have lived on the site and may have acquired it for investment.²⁶

A Social House

Natt and Mildred hosted a tea in honor of Florence on February 23, 1947, which also served, as described by the *New Mexican* as an “open house . . . to the new Dodge

²¹ Southwestern Monuments Association, *The Guide to the Southwestern Monuments* (Coolidge, Ariz.: Southwestern Monuments Association, 1938).

²² “Seven Families,” *Santa Fe New Mexican*, October 9, 1942, 15.

²³ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1944 (El Paso: Hudspeth Directory Company, 1944), 114.

²⁴ John W. Murphey, “435 Calle la Paz, Lawson Property/Guadalupe and Frances Moya House,” Santa Fe, Santa Fe County, New Mexico,” *New Mexico Historic Cultural Properties Inventory 1 & 2*, November 2, 2023, 10.

²⁵ Warranty Deed (Joint Tenants), Keith J. and Letta C. Wofford, to Natt N. and Mildred J. Dodge, and Florence H. Dodge, recorded January 20, 1947, Book 30/Page 491, 1947083982.

²⁶ Deeds show that Wofford and his wife were substantial landowners and had purchased other property from Waffensmith.

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home on Acequia Madre.”²⁷ The house included a separate area for Florence, who moved in after the party. This dwelling would later be identified as 465½ Camino Manzano. The 1950 census documented the small household as including Natt, then 49, Mildred 50, their youngest child, Judith, 10, and Natt’s mother, Florence, 83.²⁸

From newspaper accounts — many appearing in the society column — the Dodges used the home frequently to host parties and events. This included the couple’s different roles at the Presbyterian church and Natt’s work with the Kiwanis. Mildred additionally hosted events for the Santa Fe Women’s Club, the American Association of University Women, and the National Park Service Wives, so the house was well used. After his mother’s death in 1958, Natt and Mildred rented her apartment to single women. In the early 1960s, it was leased to Vernice Johnson who operated a children’s clothing store on College Street (now Old Santa Fe Trail).²⁹

Natt Dodge wrote or co-wrote more than a dozen books, many of which were guidebooks (Fig. 10).³⁰ His output started with NPS printed booklets and monographs, but by the late 1940s it included more popular publications published by the Southwest Monuments Association. His 1947 *Poisonous Dwellers of the Desert* was a book that remained in print through the 1970s. In the 1950s, he worked with the Western Publishing Company to prepare two guidebooks printed under their popular Golden Guides imprint. Working with the publication’s editor, naturalist Howard Spencer Zim, Dodge published guidebooks on the Northwest and Southwest regions. Following his retirement in 1963, Dodge wrote several Southwest flower identification guides.

²⁷ “Mrs. Florence Dodge Honored at Tea,” *Santa Fe New Mexican*, February 27, 1947, 6.

²⁸ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 77; Enumeration District: 26-5.

²⁹ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1960 (El Paso: Hudspeth Directory Company, 1960), 169.

³⁰ National Park Service, “50 Nifty Finds #28: Shuttering in the Cold.”

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After the Dodges

In 1974, the Dodges sold their home to Martha McCleskey Mayfield.³¹ Mayfield, a native of Floydada, Texas and an employee of First National Bank, lived on the property for only a short time, dying in the home on August 20, 1976.³² Her estate sold it in 1977 to B. Daniel and Susan S. Summers. They owned the property through 1994. It is assumed the garage was constructed during their ownership. This is affirmed by viewing a 1978 aerial and photographs taken of the house for the 1992 Historic Building Inventory. Nathan Noyes Dodge died in Santa Fe in 1982, at age 82; his wife, Mildred J. Dodge would pass nine years, at 91.

Evaluation of Historical Status

As a college student, Natt Dodge sketched a house plan for the college’s experiment station publication on beautifying home landscapes (Fig. 2, R). His design was a two-bedroom house with a full-width front porch and a semi-attached garage to the side. Some 20 years later, as the regional NPS naturalist in Santa Fe, he built a larger version of this home, increasing it to two stories and including a separate apartment for his mother.

Given its age and nostalgic design, upgrading the building to Contributing status is recommended. The front (north) façade of the two-story block best communicates the design intention and the Dodge period. This elevation also appears to have the most preserved integrity, with the other sides altered by additions or other changes. For this reason, this elevation is recommended as the only primary façade.

³¹ Warranty Deed, Natt N. and Mildred J. Dodge, to Martha McCleskey Mayfield, recorded March 9, 1974, Book 310/Page 471, 363617.

³² “Martha Mayfield,” *Lubbock Avalanche-Journal*, August 21, 1976, A-15.

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Illustrations



Figure 1: Footprint Evolution.

Tan = footprint in 1958, based on an aerial photograph of that year
 Green = alterations and/or additions made after 1958, based on an aerial photograph of that year.
 Red = alterations and/or additions made after 1978, based on an aerial photograph of that year.

A clear understanding of the changes in the Green areas is complicated by the use of adobe wall construction and older-looking windows.

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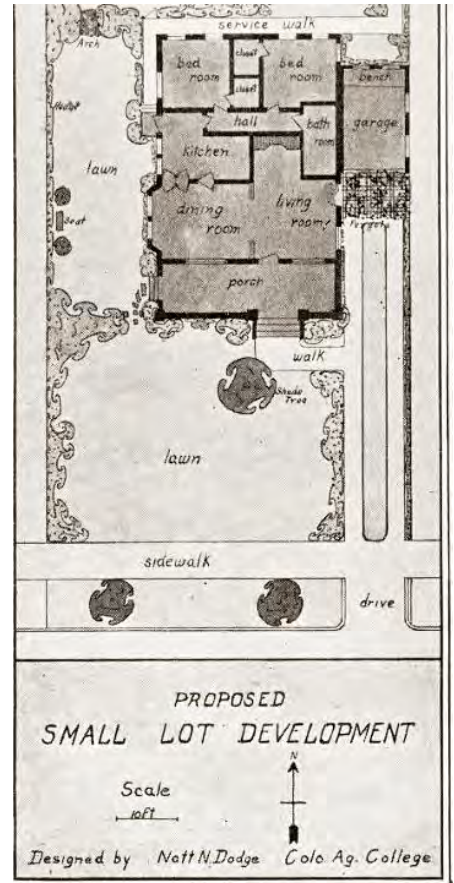


Figure 2: Left, c. 1880-90 view of West San Francisco Street. Courtesy Palace of the Governors Photo Archives, 011328. Right, c.1924 Natt N. Dodge student drawing. Courtesy Colorado State College.

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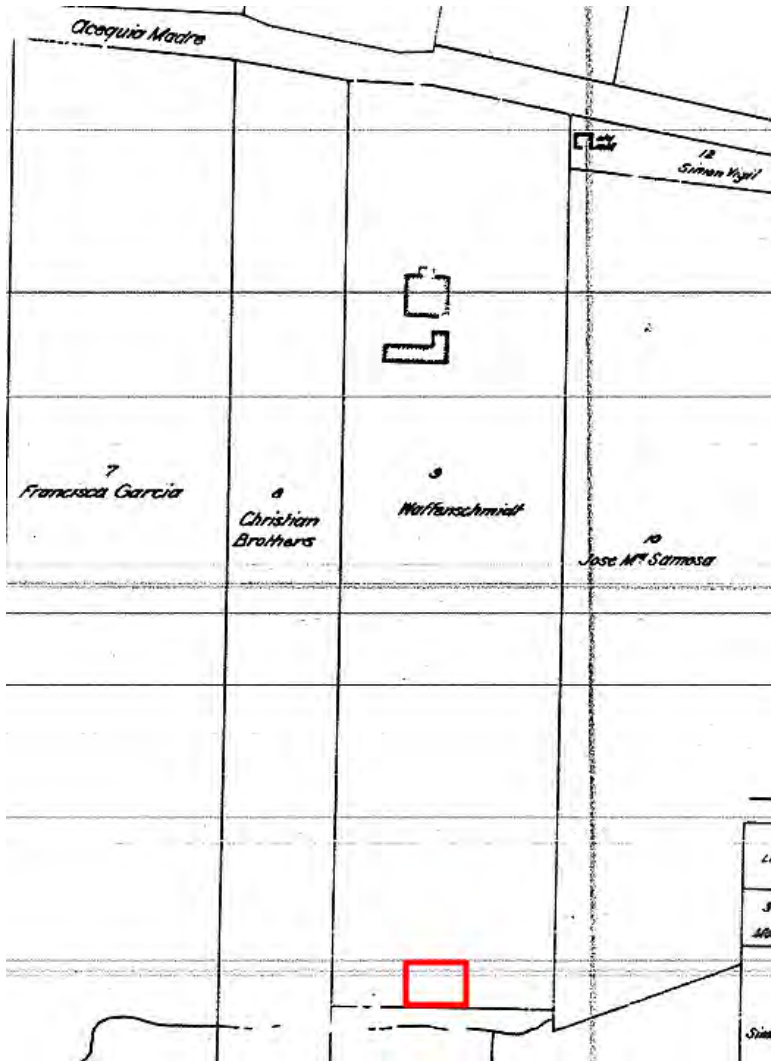


Figure 3: N. L. King, "Map of the City of Santa Fe," 1912. Approximate location of subject parcel is highlighted.

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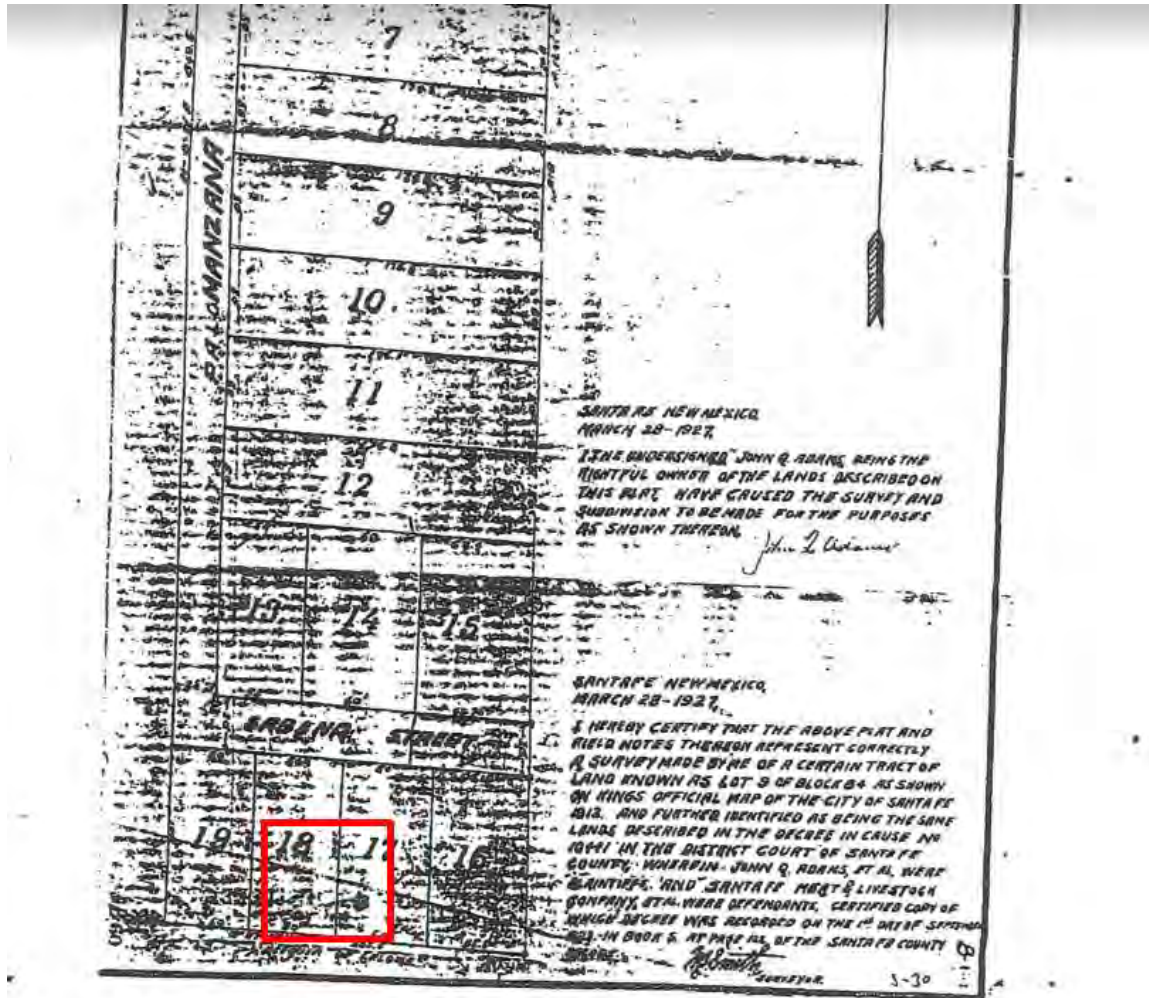


Figure 4: Portion of 1927 Los Arboles subdivision map. Approximate location of subject parcel is highlighted.

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Figure 5: 1935 aerial photograph.
Approximate location of subject parcel and possible small structure are highlighted.

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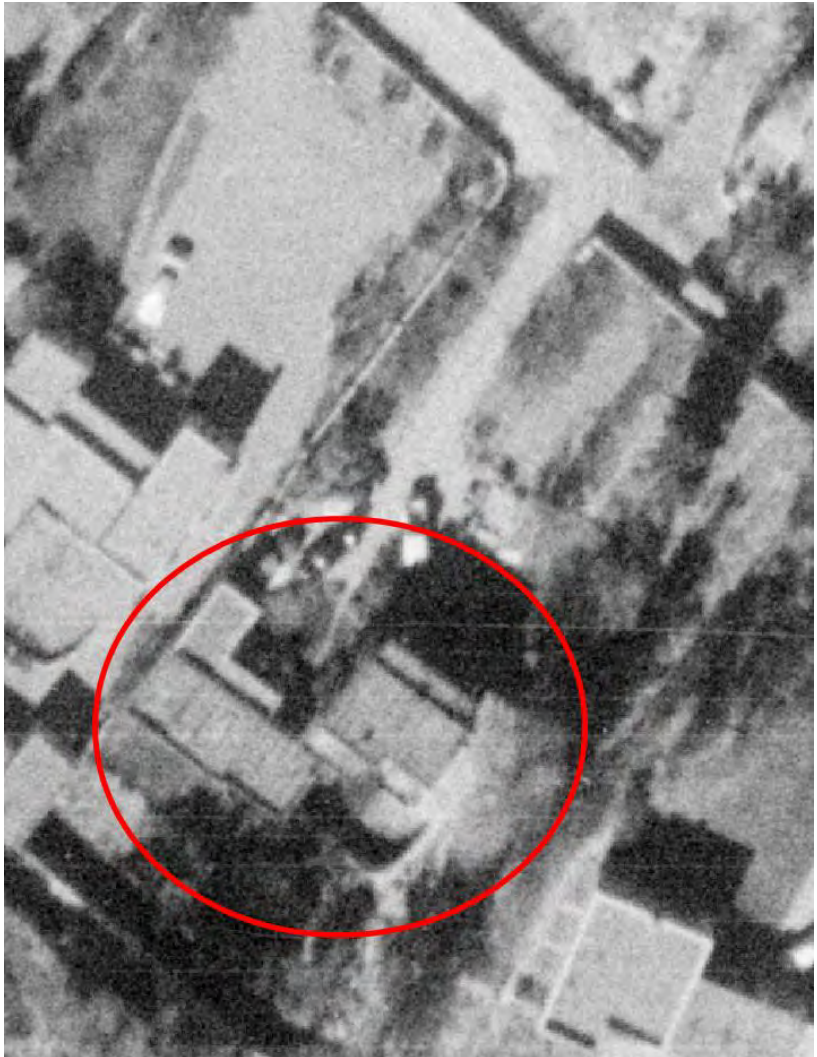


Figure 6: November 10, 1958, aerial photograph.
House is highlighted. Note shorter north portal and absence of dining room addition.

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**Figure 7: May 2, 1966, aerial photograph.
House is highlighted.**

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**Figure 8: May 11, 1973, aerial photograph.
House is highlighted.**

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**Figure 9: September 11, 1978, aerial photograph.
House is highlighted. Note absence of two-car garage and bathroom addition.**

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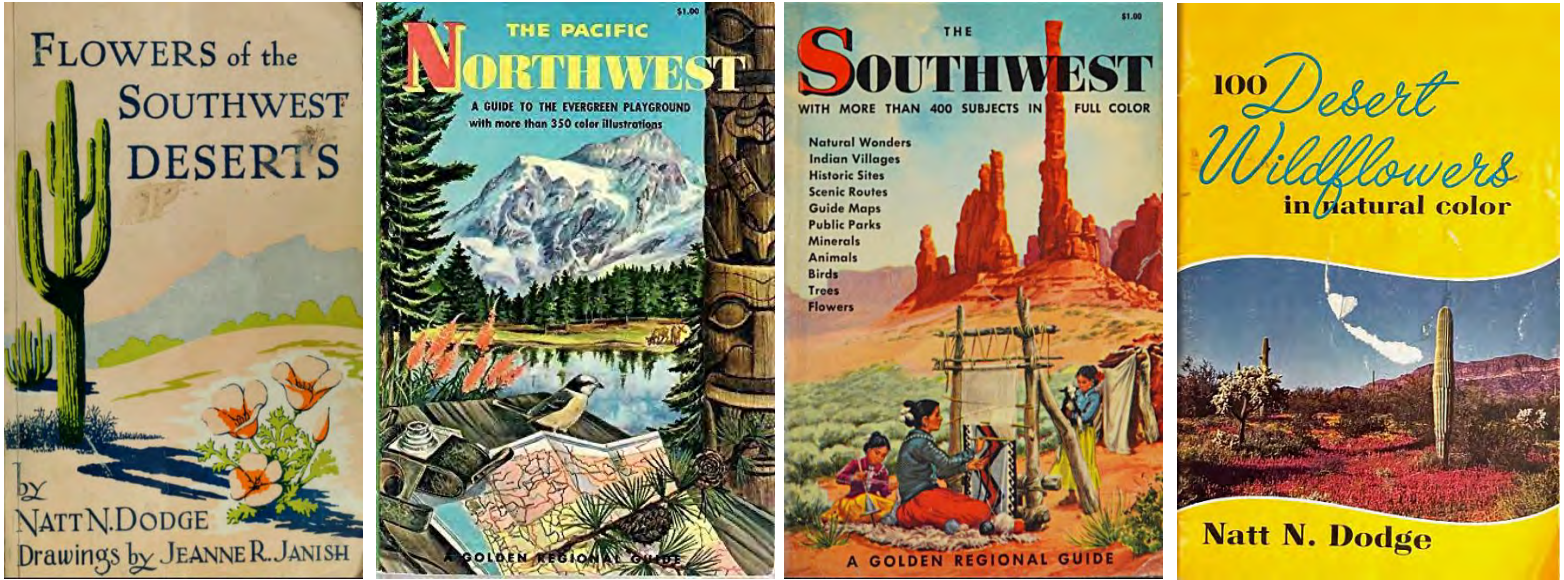


Figure 10: Sample of guidebooks authored or co-authored by Natt N. Dodge.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 9, 2024, unless otherwise noted)



Photo 2: North elevation of house from entry drive. Historic two-story core block, left; non-historic two-car garage, right. Camera facing southeast.

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Photo 3: North elevation. Dining room addition, left; historic two-story core block, center; non-historic two-car garage and gate, right.

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Photo 4: North façade of historic two-story core block. Camera facing south.

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Photo 5: Supporting structure of two-tiered porch. Camera facing up.

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Photo 6: Beams and decking of second-story porch. Camera facing up.

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Photo 7: West elevation of historic two-story core block, center. Camera facing east. January 14, 2024.

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Photo 8: East elevation, dining room addition. Camera facing southwest.

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Photo 9: Closeup of dining room window. Camera facing west.

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Photo 10: Full south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing northwest.

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		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 11: Partial south elevation. Primary bedroom wing (former apartment), left; infilled portal and kitchen extension, center; dining room addition, right; historic two-story core block, background. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591	
		4. County: Santa Fe	
		5. Date of Survey: January 9, 2024	



Photo 12: South elevation, kitchen extension. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> <u> </u> <u> </u> <u> </u>		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 13: Full South elevation. Non-historic bump-put bathroom addition, left; primary bedroom wing, center; infilled portal and kitchen extension, right; dining room addition, extreme right. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> <u> </u> <u> </u> <u> </u>		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 14: Non-historic bump-put bathroom addition. Note wall juncture, right. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		4. County: Santa Fe	
		5. Date of Survey: January 9, 2024			



Photo 15: North elevation, primary bedroom wing. Camera facing south. January 14, 2024. Note odd juncture of portal and kitchen, left.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 16: East elevation, former one-car garage. Camera facing west. January 14, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 17: Non-historic two-car garage, center. Camera facing north. January 15, 2024.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		
		4. County: Santa Fe		
		5. Date of Survey: January 9, 2024		



Photo 18: Non-historic two-car garage, north elevation. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> <u> </u> <u> </u> <u> </u>	
1. Name of property: Natt and Mildred Dodge House/ Florence H. Dodge Apartment	2. Location: 465 Camino Manzano Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3591		4. County: Santa Fe	
		5. Date of Survey: January 9, 2024			



Photo 19: Living room. Camera facing west. Yusuf Coffman, September 15, 2023.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:	
Date Submitted: <u>7/8/2024</u>		465 Camino Manzano	
Property Owner of Record:		Proposed Construction Description: Front portal remodel; expand main bedroom; raise main bedroom ceiling; add interior fireplace; add exterior fireplace at main courtyard; create recess for garage; raise courtyard wall to 8'; replace gate with 6'8" board gate; interior remodel; document existing coyote fence.	
Applicant/Agent Name: <u>Martinez Architecture Studio PC</u>		TOTAL ROOF AREA: <u>3,375 SF</u>	
Contact Person Phone Number: (505) 989-4958			
Zoning District: <u>R-5</u>		Lot Coverage: <u>29.5</u> %	
Overlay: <input type="checkbox"/> Escarpment		<input type="checkbox"/> Open Space Required: <u>N/A</u>	
<input type="checkbox"/> Flood Zone*		(sf provided)	
<input checked="" type="checkbox"/> Other: <u>Downtown & Eastside</u>		Setbacks:	
Submittals Reviewed with PZR:		Proposed Front: <u>15'-8"</u> Minimum: <u>7'-0"</u>	
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans		2 nd Front? <u>N/A</u>	
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Proposed Rear: <u>43'-2"</u> Minimum: <u>15'-0"</u>	
Supplemental Zoning Submittals Required for Building Permit:		Proposed Sides: <u>L18' R 0'</u> Minimum: <u>5'-0"</u>	
<input type="checkbox"/> Zero Lot Line Affidavit		Height: Proposed: <u>Existing</u>	
Access and Visibility: <input type="checkbox"/> Arterial or Collector**		Maximum Height: _____ or	
<input type="checkbox"/> Visibility Triangle Required		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance	
Use of Structure: <input checked="" type="checkbox"/> Residential		<input type="checkbox"/> Regulated by Escarpment District	
<input type="checkbox"/> Commercial Type of Use: _____		Parking Spaces:	
Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>		Proposed <u>2</u> Accessible <u>N/A</u>	
		Minimum: <u>2</u>	
		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.

Martinez Architecture Studio PC

[OWNER APPLICANT AGENT]

PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Ric Martinez

7/8/2024

SIGNATURE

DATE

To Be Completed By City Staff:		<u>2024-008768-PAR</u>	
Additional Agency Review if Applicable:			
<input type="checkbox"/> Escarpment Approval by _____	Date: <u> / /</u>		
<input type="checkbox"/> Flood Plain Approval by _____	Date: <u> / /</u>		
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: <u> / /</u>		
Notes: _____			
Zoning Approval:			
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected			
Comments/Conditions: _____			
REVIEWER: <u>Stephanie Perera</u>			
DATE: <u>7/26/24</u>			

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

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

Case # 2024-7828-HDRB

Address – 465 Camino Manzano

Agent’s Name – Richard Martinez, Martinez Architecture Studio PC

Owner/Applicant’s Name – Craig Smith and Carolyn Kenney

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 27, 2024.

BACKGROUND

465 Camino Manzano is a single-family residence in the Spanish Pueblo Revival / Territorial architectural styles, with an attached supplemental living unit, listed as non-contributing to the Downtown and Eastside Historic District. The core house was built in the late 1940s as a two-story block containing a large living room, kitchen and other rooms on the ground floor, and bedrooms upstairs. It had an upper-story porch overlooking an old orchard. Adjacent to the main house, to the south, was a one-story rectangular structure containing a mother-in-law’s apartment. Connected to this apartment at a right angle was a smaller rectangle holding a one-car garage.

After the sale of the property in 1974, a two-car garage was added on the western end, in front of the old garage, substantially changing the front elevation. Other changes to the core were made, although their extent is unknown. According to a 2024 Historic Cultural Property Inventory, the second-story balcony has a mix of historic and non-historic elements. Large wood beams under the balcony appear historic, but are actually stock pieces that have been rusticated, and the railing has been replaced, judging from photos in an earlier survey. The west-side portal has been extended, creating a walkway from the original kitchen to the old garage, although the date of that alteration is unknown. The east façade received a dining-room addition sometime after 1958; the historian was unable to determine more specifically the date of this extension. There have been substantial modifications on the south elevations: A kitchen addition has been placed in an in-filled portal, connecting the original core to the apartment, and a dining room and bathroom added. See Figure 1, depicting the original core of the house in tan:



Additions shown in green took place after 1958, and those in red after 1978, as shown in aerial photographs from those years. Collectively, the structure now holds 3,270 square feet of heated space. The Applicant requests a status review with primary façades designation.

FINDINGS OF FACT

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

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings, which evaluates the factors relevant to the Application.
2. Historic Preservation Division Staff Recommendation: The Staff recommended the historic status of the structure be upgraded to contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures, and the front (north) façade of the historic core be designated as primary.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “noncontributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a contributing structure, as recommended by the Staff.
11. The Board finds that the north façade of the original, pre-1958 core structure, including the two-story portal, to be an elevation with features that define the character of the structure’s architecture. The Board finds that some elements of this front portal/balcony

may not be historic, and that in future project applications the Applicant may present additional evidence demonstrating which materials are non-historic.

12. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review the historic status of this property.
3. The Board upgrades the status of the structure to contributing.
4. The Board designates the following elevation of the original core structure as the primary façade: the north façade (excluding the east-end dining room addition and the two-car garage on the western end).

IT IS SO ORDERED ON THIS 9th DAY of APRIL, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date

City of Santa Fe 0656
P.O. Box 909, Santa Fe, New Mexico 87504-0909

HISTORIC PRESERVATION DIVISION / NOTICE OF VIOLATION

City Initiated Citizen Complaint

NAME: _____ PHONE: _____

ADDRESS: _____

DESCRIPTION

Unapproved Captive Sign at place of Residence

NEEDS approval From Historic Preservation + Construction Permit

MARKER IN FENCE and COURT APPEARANCE

1st violation

NAME OF VIOLATOR: _____ PHONE: _____

ADDRESS: *465 Camino Manzano*

<input checked="" type="checkbox"/> 14-3.10 Building Permits	<input type="checkbox"/> 14-8.10 (H) (19) Permits Required (Signs)
<input checked="" type="checkbox"/> 14-8.5 Walls and Fences	<input type="checkbox"/> 14-8.10 (H) (23) Sandwich Signs; Prohibition
<input type="checkbox"/> 14-8.10 Signs	<input type="checkbox"/> 14-8.10 (H) (29) Price Reduction Signs
<input type="checkbox"/> 14-8.10 (A) Applicability (Signs)	
<input type="checkbox"/> 14-8.10 (H) Special Sign Regulations in the Historic Districts	
<input type="checkbox"/> 14-8.10 (H) (4) Prohibited Locations	
<input type="checkbox"/> 14-8.10 (H) (12) Signs; Awnings, Flags, Banners	
<input type="checkbox"/> OTHER You are in violation of the following City Ordinance:	

Historic preservation @ Santa Fe NM.gov

NOTICE OF VIOLATION HPED1.indd 06/09

Should compliance not be adhered to, you will be subject to the penalties of Section 1-3.1. "Any violation of the Santa Fe City Code of 1987, not specifically provided for in any ordinance, resolution, rule, regulation or order to the contrary, is punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment in the county jail for a term of not more than (90) days, or by both such fine and imprisonment. Every day that any such violation continues constitutes a separate offense, except where otherwise provided."

DATE: <i>2/28/24</i>	TIME: <i>8:00</i> <input checked="" type="checkbox"/> AM <input type="checkbox"/> PM
REINSPECTION DATE: <i>5/14/24</i>	INSPECTOR: <i>Della Mestas</i>
	PHONE NO: <i>505.955.2977</i>

465 Camino Manzano Notice of Violation regarding Fence