

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

**Case # 2022-6237-HDRB**

**Address** – 346 Hillside Ave.

**Agent’s Name** – Richard Martinez, Martinez Architecture Studio, P.C.

**Owner/Applicant’s Name** – Martha Davis

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 10, 2023.

**BACKGROUND**

The property located at 346 Hillside Ave. contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District. The Board confirmed the historic status of the main house as contributing, and the studio as non-contributing, in a hearing December 13, 2022. (See Case # 2022-6142-HDRB.) The Board also designated as primary façades the north and west elevations, and the east elevation, excluding the flat-roofed kitchen addition.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (see Case # 04-35). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door “floats” and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard. A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

The Applicant now proposes the following exterior alterations to the main residence:

- 1) An expansion of the kitchen on the east elevation by 182 square feet;
- 2) A bathroom addition on the south elevation of 101 square feet;
- 3) A 494-square-foot portal addition on the south elevation; and
- 4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

- 1) Removal of the existing 78-square-foot freestanding portal south of the studio;
- 2) A 230-square-foot addition on the south elevation; and
- 3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express what is described in the Downtown and Eastside design standards as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a). The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architecture of the proposal is very modern in nature and is not of “Old Santa Fe Style” or “Recent Santa Fe Style.” The cantilevered portal element and large glass doors on the south elevation are inconsistent with the design standards set forth for buildings in the Downtown & Eastside District.

It is the opinion of Staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

### **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. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the Application.
3. Historic Preservation Division Staff Recommendation: Staff found that the application complies with Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff did not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.
4. The main residence is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. The property is located in the Downtown & Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.

8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The Board finds that the proposed alterations will not cause the main residence to lose its contributing status. The project does not involve the removal of historic materials or alteration of architectural features and spaces that embody the structure's contributing status. The additions to the main residence attach to non-primary façades, are not within 10 feet of a primary façade, and do not exceed 50 percent of the square footage of the existing, historic footprint.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves project Items 1 through 4 of the alterations to the main residence, as recommended by Staff.
3. The Board approves project Items 1 through 3 of the alterations to the studio, as recommended by Staff.

**IT IS SO ORDERED ON THIS 28th DAY of FEBRUARY, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Kristine Bustos-Mihelcic  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:



\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

Apr 20, 2023

\_\_\_\_\_  
Date

5. **2022-006237-HDRB. 346 Hillside Ave.** Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house. (Heather Lamboy)

### **STAFF REPORT**

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows.

The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached to staff report). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door “floats” and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

Now, the applicant proposes the following exterior alterations to the main residence:

- 1) An expansion of the kitchen on the east elevation by 182 square feet;
- 2) A bathroom addition on the south elevation of 101 square feet;
- 3) A 494 square-foot portal addition on the south elevation; and,
- 4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

- 1) Removal of the existing 78-square foot freestanding portal south of the studio;
- 2) A 230 square-foot addition on the south elevation; and,
- 3) A portal on the south elevation attached to the new addition.

The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the

standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architectural vocabulary is very modern in nature and is not of "Old Santa Fe Style" or "Recent Santa Fe Style." The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

### **STAFF RECOMMENDATION**

Staff finds that the application complies with Section 14-5.2(D) General Design standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Staff does not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.

Member Guida asked for more explanation of why an exception was needed.

Ms. Lamboy explained there is no exception. The addition is less than 50% of the footprint and meets this District's standards. Regarding its relating to the house, staff finds that it does, but the Board may find differently.

Member Guida asked if this district has a provision that generally additions should be of this time or differentiate themselves from historic construction.

Ms. Lamboy said they do have that provision.

### **APPLICANT PRESENTATION**

Richard Martinez, PO Box 925, Santa Fe was sworn in. He said a status review on the project determined that the two façades are primary. This proposal is not for the front façade. They had a HCPI report done which shows there is a lot of history on the house. Their addition is to the rear of the house and is not visible publicly at all and they will ensure the view from the street remains unchanged. They have proposed that the walls enclosing the casita and the kitchen will remain in place and unchanged. All the additions will be behind those walls and are not visible from the street. The Code states that additions should have similar materials and details as the existing structure but not duplicate making the addition indistinguishable from the

original structure. He plans to use the stone bases, walls, stucco color and white trim in ways that are compatible. He said he believes Recent Santa Fe style takes into account the existing elements of the house. They are not publicly visible and have nothing in the style that precludes what they want to do. He said there is nothing in their proposal that needs an exception. The addition proposed will bring the house down to the ground in the back, which currently drops off. The casita cannot be free standing because 10 feet between structures is required, or it must be attached to the house.

Chair Rios asked Mr. Martinez how the addition is characterized to the house in terms of architectural style.

Mr. Martinez said Recent Santa Fe style. He would have the same question of how to characterize the style of the existing house. It is an amalgamation of a Bungalow style and Santa Fe style. The HCPI mentions that the addition of the kitchen shows there were additions over time.

Member Aguilar Medrano asked for a description of the existing roof and material for the new portion.

Mr. Martinez said the existing house has a hip roof and the casita has a flat roof. He noted the white on the drawing indicates the additions and part is the existing kitchen and it doesn't mean it is a white roof, it's just indicating a roof. He said the roof materials are not shown because the roof is not visible.

Member Aguilar Medrano asked if the material of the flat portions is stucco.

Mr. Martinez said no, it is a roof.

Member Aguilar Medrano said they discussed at the last meeting what a special property this is. She said she is surprised and disappointed to see the changes proposed to the back. She agrees with staff's summary of the issues, and everyone agrees it should not mimic the original house. She thought this feels like a completely different house and the portal in the addition pushes the limits. She said although not technically cantilevered it gives that impression. She thanked staff for a good job summarizing the issues and she agreed.

Member Guida said he found what is presented an exemplary addition and remodel to a house noted as contributing. The Board was clear about its intent to preserve the character of the original house because it is a style they do not see often. The applicant has maintained the entire presence of the house and the features the Board deemed necessary to keep. The proposed addition is subordinate to the house. And the style beyond being allowed by Code, does not attempt mimic or cover

up the existing structure the Board finds important. Recent Santa Fe style is allowed in this district and shouldn't be excused because it is not publicly visible. This is a great example of how to do an addition that is of a time and place and meets the needs of a contemporary owner. It integrates not only with the existing structure but keeps clear what is new and what is old and integrates artfully with the project site by stepping down gradually with the backyard. He didn't see any conflict with the design and the districts standards and what is allowed under Recent Santa Fe style. He said he was pleased to see this and thought it exceptionally well done.

Member Guida said a member of the public made the point earlier about the obligation of the Board to only enforce the letter of the Code. He said that is not true and he would shudder to think what we would have in the district if all design decisions were made by attorneys or the Code. This shows an application of the Code done in a subjective way and one that incorporates good professional design sense and an understanding of what we are attempting to do in the historic district and values that are expressed in the Code. He said he strongly supports this application.

Chair Rios said she could see a wall with one window that appeared to be dominant to the elevation of the house. She asked the height of the wall to the height of the home.

Mr. Martinez said half the wall with the window is the wall of the kitchen and they are extending the existing wall 13 feet. They will mix the wall only as tall as the kitchen wall which is much lower than the hipped roof of the main house. He explained from the perspective she was looking from it appeared taller but is much shorter than the hip of the house.

Chair Rios confirmed that what is proposed was absolutely not publicly visible.

Mr. Martinez said yes because it is behind the wall of the kitchen and the casita.

Member Aguilar Medrano said she has no issues with the siting and the proportions to the existing house. Her issues mostly pertain to the architectural treatments and style. She asked Ms. Lamboy to give her opinion on a recent case in which the Board had a lot of discussion about window patterning and if Ms. Lamboy thought that applies to this case.

Ms. Lamboy said the interpretation of Recent Santa Fe style is the question. The Board has to determine if dissimilar enough that it does not meet the criteria they have been referencing. Or if some of the components of the historic house can be picked up, without being the same. She said typically, that is the overall intent of that

section of Code. It needs to be distinguished and show the evolution of the house. The Board has to make that value judgment.

Member Aguilar Medrano asked if she had ideas of changes that could bring it closer to what she hoped to see in terms of accepting it as is.

Ms. Lamboy said the changes to the portal and the studio, are very modern. She likes the architecture, but her role is to review the Code. She said this is a great idea in a different place. If she were the applicant, she would use elements from the Bungalow style, such as sleeping porches, which is what she looks for as staff.

Member Berkley said she agrees with both sides. The work of the architect and complying completely with the style regulations. At the same time, she thought it striking how different it looks; like two different houses. She said she was torn between the two. Also, most of all the windows are so different from the rest of the style of the house. She asked the architect to address to that.

Mr. Martinez said they took off the narrow windows on either side of the front façade and will do a variation of those. The narrow windows were used to emphasize the new fireplace in the back, which is where the design came from. Recent Santa Fe style requires a 30-inch maximum for the pieces of glass which they made sure to maintain.

Chair Rios asked Mr. Martinez to review the elevation.

Mr. Martinez referred to the windows on the sides of the fireplace and the one at the end of the inside bathroom. He said the pattern is replicated on the doors, under the portals that come out of the kitchen and the casita.

## **PUBLIC HEARING**

Shawn Evans, 1121 North Luna Circle, was sworn. He supported the project. He said he agreed this is one of the most exemplary cases in the historic district. It doesn't comply with the original historic house, which is not of Santa Fe style. He thought one of the odd things about design in Santa Fe that is peculiar is to require an addition to be done in Santa Fe style, or something the house does not purport to have. He said he is particularly concerned about overregulating private backyards that are not visible to the public. He thought this a very reasonable approach and attractive.

Martha Davis, 346 Hillside Ave., was sworn. She is the owner of the home. She thanked everyone for their time and efforts. She said she supports making sure the architecture and character of Santa Fe remains unique and is committed to in this

property. She has worked with Mr. Martinez to ensure materials and treatments are maintained with the evolving of the house, and ensure it is not publicly visible. They did pick up on the windows, the narrow elements on the front. The south elevation is the only one that gets light. They wanted that as much as possible but to be discreet.

Chair Rios asked the square footage of the existing home and of the proposal.

Mr. Martinez said the home is 1,285 square feet and the casita is 230 square feet with portals about 208 square feet. The additions will be 449 square feet for the main house and 230 square feet for the casita addition.

Sybil Mueller, 130 Candelario St. was sworn. She said she is in favor of the applicant's additions. She really likes that the character of the contributing facades still remain and the addition is different from the original. She thought it beautiful that the material is contemporary but also matches and adds to the existing house.

Stefanie Beninato, previously sworn, agreed with Member Aguilar Medrano that some elements in the addition are not harmonious. She said contemporary does not mean modern Santa Fe Style. She noted that the roof materials were unknown and the column by the casita is free standing, not round or square. She said the design is nice if someplace else but is too contemporary. She addressed Attorney Ruybalid's opinion on the resolution. She said the voting majority requires a majority of the member's present, not the voting members. That means three of the four members have to vote.

### **BOARD DISCUSSION**

**MOTION:** In 2022-006237-HDRB, 346 Hillside Ave., Member Guida moved to approve the application as submitted. Member Berkley seconded the motion.

**VOTE:** The motion passed by (2-1) roll call vote with Members Berkley and Guida voting in favor and Members Aguilar Medrano voting against.

**This following three cases are postponed to January 24, 2023.**

6. **2022-006110-HDRB. 50 Mt. Carmel Rd.** Santa Maria Building. Historic Review District. Lisa Gavioli, JenkinsGavin Design, agent for the Modern Elder Academy, proposes to remodel the Santa Maria building including non-historic window replacement, window restoration, restore the historic portal on the south elevation, re-stucco, construct a 4' high yard wall and wrought-iron fence. (Heather Lamboy)



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

**PROJECT DESC:** 2022-006237-HDRB. 346 Hillside Ave. Downtown & Eastside Historic District. Richard Martinez, agent for Martha Davis, proposes additions on the south elevations of the main house and the studio and the construction of an attached deck on the main house.

**CASE NUMBER:** 2022-006237--HDRB

**PROJECT TYPE:** Remodel

**LOCATION:** 346 HILLSIDE AVE  
Santa Fe, NM 87501

<b>CONTACTS:</b> Applicant	Martinez	Architecture	P. O. Box 925
	Studio PC		Santa Fe, NM 87504
Property Owner	Martha E Davis		346 Hillside AVE
			Santa Fe, NM 87501

## BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Jan 10, 2023. The decision of the Board was to approve the project.

For further information please call 505-955-6605.

Sincerely,

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Heather Lamboy

**NOTE:** Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

# City of Santa Fe, New Mexico

# memo

**DATE:** January 10, 2023  
**TO:** Historic Districts Review Board Members  
**FROM:** Heather Lamboy, Assistant Director, Planning & Land Use

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**Case # 2022-006237-HDRB**

**Address: 346 Hillside Ave**  
**Historic Status: Contributing**  
**Historic District: Downtown & Eastside**

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Renderings

**STAFF RECOMMENDATION:**

Staff finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Staff does not find that all the criteria have been met regarding additions to contributing buildings, but the Board may find that they have upon further testimony.

**BACKGROUND & SUMMARY:**

The property located at 346 Hillside contains both a single-family residence and a studio. The main residence is listed as contributing to the Downtown and Eastside Historic District, and the detached studio is listed as non-contributing to the Downtown and Eastside Historic District.

The home was constructed around 1920 in a simplified craftsman bungalow style. The fenestration is symmetrical on the north façade, with a front door flanked by large windows. The roof is a hipped roof with asphalt shingles. The kitchen addition on the east elevation, constructed between 1948-1958, has a flat roof.

A sunroom on the south elevation existed prior to its removal in 2004 (please see case 04-35, attached). This addition was removed, but the addition which was approved in 2004 was never built. At that time a non-historic portal on the north elevation which connected to the kitchen was removed. The rear door “floats” and it is likely that there were concrete stairs similar to the ones further east on the south elevation that led to the backyard (see aerials). A tall wall on the west elevation connects the residence with the studio, which was likely a garage.

Now, the applicant proposes the following exterior alterations to the main residence:

- 1) An expansion of the kitchen on the east elevation by 182 square feet;
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- 4) A deck and stone planters on the south elevation.

The following exterior renovations are proposed to the studio:

- 1) Removal of the existing 78-square foot freestanding portal south of the studio;
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The character of the proposed renovation treatments is divergent from the historic character of the main residence. Unique architectural features on the historic building speaks to the place and time it was built as in the 1920s the bungalow was a very popular building type. This structure does not express that which is described in the Downtown and Eastside design standards; as a contributing building and the standards associated with additions set forth in Section 14-5.2(D)(2)(a) having similar materials and architectural treatments. The proposed windows and doors do not illustrate compatibility with the historic windows and doors on the residence.

Relative to the studio, the architectural vocabulary is very modern in nature and is not of “Old Santa Fe Style” or “Recent Santa Fe Style.” The cantilevered portal element and large glass doors on the south elevation is inconsistent with the design standards that are set forth for non-contributing buildings in the Downtown & Eastside District.

It is the opinion of staff that, as designed, the proposed additions will impact the overall architectural integrity of the building and could threaten the contributing status of the residence.

## **RELEVANT CODE CITATIONS:**

### 14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

### Additions, Section 14-5.2(D)(2):

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

### Windows & Doors:

#### 14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be

approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

#### 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

##### (1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

#### 14-12 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.

#### 14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

#### 14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

#### 14-5.2(E) Downtown and Eastside Design Standards

##### (1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the

walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

## (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Number: Santa Fe ID #: H-2319  4. County: Santa Fe Parcel # 10191360
5. Property Type: <input checked="" type="checkbox"/> Buildings: 2 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: October 17, 2022 Form: November 11, 2022		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: Sept. 19, 1984 <input type="checkbox"/> No:		
8. Name of Project:  HDRB Status Review		
9. Lat/Long:  35.6872826,-105.9322813		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of north (front) elevation, facing south.		
11. Brief Description of the Property:  <p><b>Mostly obscured by a tall coyote fence, a small hipped-roof cottage erected in the early 1920s stands back from the street. It is surrounded by larger homes, primarily constructed in the 1910s and '20s when the 300-block of Hillside took form. These include the Cockins House (317), built for California health seeker Anna Lee Cockins; the Seligman House (321), a sprawling home with a manicured front lawn, commissioned by James L. Seligman; and — directly across the street — the Dunn House, a sizeable Pueblo-style home built for banker Carlos P. Dunn.</b></p> <p><b><i>Continued on Page 5.</i></b></p>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1921 <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: Sanborn Fire Insurance Maps, newspaper accounts, city directories, property records		
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		

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



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



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

John W. Murphey  
 Architectural Historian  
 Architectural History Services  
 505-577-7593/707-583-7819  
[John@archhistoryservices.com](mailto:John@archhistoryservices.com)  
 w/ Giulia Caporuscio

For: Current owner: 346 Hillside LLC/Martinez  
 Architecture Studio PC

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

Current owner: 346 Hillside 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.)  
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register?  Unknown  No  Yes  
 If yes:  State  National  
 If 'no' or unknown, do you think this property is eligible for listing?  No  Yes  
 Why? See Evaluation of Historical Status

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

Is this property in a historic district?  Unknown  No  Yes  
 If yes:  Significant  Contributing: House  Non-contributing  No Status? - Studio  
 Per City of Santa Fe official designation map

If 'yes', what is the name of the district?  State  National  City of Santa Fe:  
 Downtown and Eastside Historic District

24. Supplemental Forms:

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

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2  
 HCPI No. \_\_\_\_\_ District No. \_\_\_\_\_ NRHP \_\_\_\_\_ SRCP \_\_\_\_\_ Criteria   A     B     C     D  

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		4. County: Santa Fe
		5. Date of Survey: October 17, 2022

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

6. Visible Construction Material:  <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2    Other: _____  8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised Materials: <input type="checkbox"/> Concrete: <input checked="" type="checkbox"/> Stone Other: Notes  9. Roof: <input type="checkbox"/> 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 <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 <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:
---	--

10. Window Types House and Studio <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Hung</td> <td>Wood</td> <td>3/1</td> <td>10</td> </tr> <tr> <td>Double-Hung</td> <td>Clad</td> <td>1/1 paired</td> <td>2</td> </tr> <tr> <td>Fixed</td> <td>Wood</td> <td>1</td> <td>1</td> </tr> <tr> <td>Casements</td> <td>Wood</td> <td>1</td> <td>3</td> </tr> </tbody> </table> <p>Note: Based on visibility and access during survey</p>	Operation	Material	Glazing	Number	Single-Hung	Wood	3/1	10	Double-Hung	Clad	1/1 paired	2	Fixed	Wood	1	1	Casements	Wood	1	3	11. Door Types House and Studio <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>T&amp;G</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>10-light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>2-Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Full-Glass</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table> <p>Note: Based on visibility and access during survey</p>	Type	Style	Material	Number	Single-Leaf	T&G	Wood	1	Single-Leaf	10-light	Wood	1	Single-Leaf	2-Light	Wood	1	Single-Leaf	Full-Glass	Wood	1
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Single-Leaf	2-Light	Wood	1																																						
Single-Leaf	Full-Glass	Wood	1																																						

12. Chimneys <input type="checkbox"/> one, exterior, stone, east elevation	13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input checked="" 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: 1948-1958; addition to southeast corner; Sanborn maps and aerial photographs
- #2 Date: Unclear; alteration to south elevation; visual observation
- #3 Date: late 1960s; alteration of garage and construction of Studio; aerial photographs

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

Notes:  Other: Vernacular

17. Documents Available and Their Locations

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

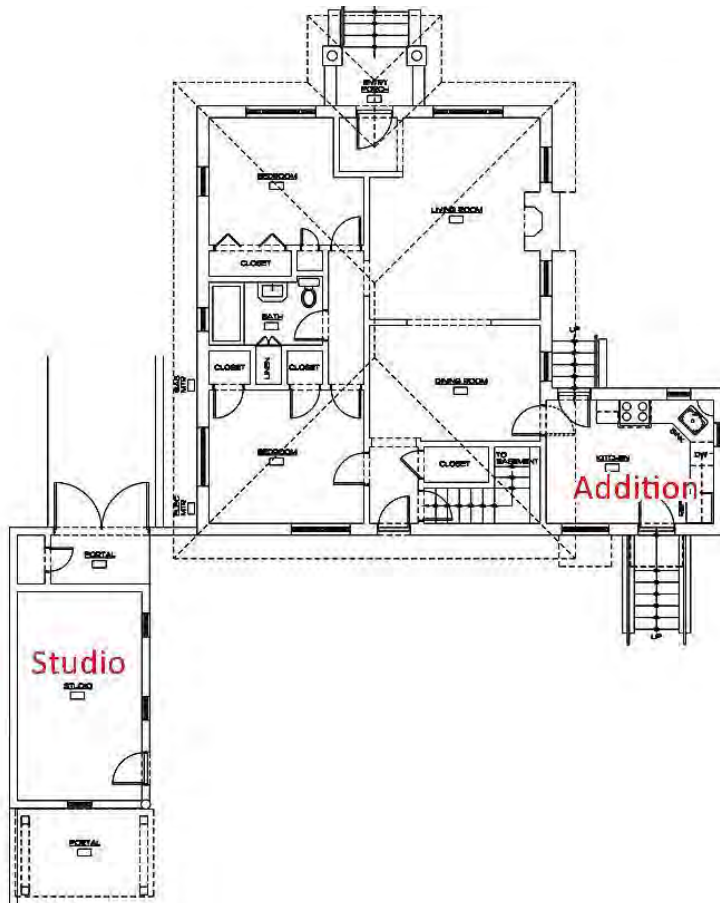
Archaeological Records Management Section  
 Laboratory of Anthropology  
 708 Camino Lejo  
 Santa Fe, NM 87501  
 (505) 476-1320  
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Existing floor plan, Courtesy Martinez Architecture Studio PC, November 9, 2022.



# 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> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319			
		4. County: Santa Fe			
		5. Date of Survey: October 17, 2022			

## Architectural Description Continued

### House

With a roughly 1,830-square-foot footprint<sup>1</sup>, the house is a one-story, tile-constructed dwelling with an addition at the southeast corner (Field 19, Photo 2). It rests on a raised stone foundation enclosing a partial basement. A hipped roof with a pronounced overhang caps the original section; the addition is flat-roofed. Lightly textured stucco, painted in the mocha tone, covers its walls. The building is a cottage with a modest Craftsman influence confined to its basic form and front windows.

### North – Façade

Its façade is divided symmetrically, with a central door flanked by large windows (Photos 1 & 3). Three concrete steps lead from the front walk to the entry. The bull-nosed opening holds a narrow tongue-and-groove door that appears original (Photo 4). The flanking windows are large openings — roughly 62” x 66” — containing a 3/1 wood sash bracketed by small three-light fixed units (Photo 5). While larger than usual, the combination window’s configuration resembles windows found on Craftsman bungalows.

A 60-square-foot porch shelters the entry. Large round posts with Colonial Revival-like capitals hold up the hipped roof structure. Supporting the posts is a low stone wall capped with concrete coping. The decking is older and made of tongue-and-groove siding (Photo 6).

### West

Aside from the front façade, the west elevation shows the least change (Photos 7 & 8). This functional side of the building is plain and penetrated with rectangular openings fitted with 3/1 wood sash. They are positioned high along the wall, a few inches below the top plate.

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<sup>1</sup> Measurements represent Santa Fe County Assessor field sketch calculations, and may not be accurate.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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**South**

Opening onto the backyard, the south side of the home shows alteration (Photo 9). It begins with the removal of a wood deck. While this feature was not original, the position of the back door, situated awkwardly several feet above grade, suggests stairs once existed below. Aerial photographs, starting with the clearest in 1968, show a short run of enclosed stairs leading to the back door (Figure 8). To the west is a set of newer sashes looking onto a bedroom. Overall, the south elevation’s fenestration seems altered. The limestone foundation runs roughly 41” to 45” above grade along this side.

**Addition**

Attaching at the southeast is the aforementioned addition. The 180-square-foot space holding the kitchen was erected at some point in the 1950s (Figures 4 & 5). It rises above the eaves of the hipped section and is crowned with a rounded parapet. The addition is entered from the yard by concrete steps leading to a glass door (Photo 10). A picture window is west of the door; below it is an exterior entrance to the basement.

The addition continues along the east elevation as a short façade with one wood sash window. It wraps to the north with another 3/1 wood window and a door painted with a scene featuring a century plant (Photo 11). Aerial photographs and a previous survey indicate this side of the building had a roof covering a patio (Figures 7-9).

**East**

North of the addition, the east elevation returns to its original presentation. Most striking about the façade is a rustic stone chimney cutting through the overhang (Photo 13). Unworked fieldstones, consisting of pink gneissoid granite, schist, quartzite, and other native material, are arranged in irregular courses. The rest of the façade is flat, containing three 3/1 wood sash windows.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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## Interior

While not subject to HDRB review, the interior shows a mix of original and altered finishes. As is sometimes the case for this period in Santa Fe, the windows are reversed, with their casings and trim facing inward. Doors are standard wood panel units of the time. Passages between larger spaces are crowned with segmental arches.

## Studio

The Studio, a small, box-like building, stands along the west property wall (Photos 15-17). The structure, enclosing roughly 312 square feet, appears to incorporate an older, and possibly partially disassembled garage (Photo 14).

The building is simple in its block and frame construction and has two windows and a door facing east onto the yard (Photo 16). All of these are modern, undivided-light units. Another window looks south onto a patio. A non-historic porch shelters this area (Photo 17).

A building of this size and shape appears on the 1968 aerial photograph (Figure 8).

## Historical Overview

Second only to Palace, Hillside Avenue — with a name suggesting a broad, tree-lined street — is where Santa Fe’s wealthy and middle class clustered, starting around statehood. The straighter part of Hillside, between Paseo de Peralta and Harkins Lane, is populated by homes (some designed by architects) sitting on large lots. By the 1920s, the 300-block was solidly middle class, with all homes along the block owned by their occupants.

Here lived Charles Proebestel, manager of the Santa Fe Building & Supply Company; T. Harmon Parkhurst, the town photographer; Robert C. Ten Eyck, supervisor of the Denver & Colorado Railroad; James L. Seligman, retired merchant and antique dealer; Manuel B. Salazar, a justice of the peace; Anna L. Cockins, a Santa Monica health seeker, and others of a similar demographic.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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In some instances, live-in servants and renters were tucked into the larger household. Seligman’s household in 1920 included James and his wife Ruth, daughter Beatrice, and two servants: Reita Gonzales, 16, a cook, and Frances Martinez, 17, a maid. Both were Native American.<sup>2</sup>

### **Whitwell Home**

Into this milieu arrived Fidella May Powers-Whitwell, the first known owner of the subject house. Born in Ohio in 1859, Fidella May Powers married Pleasant A. Whitwell, a Missouri native, in 1881.<sup>3</sup> They took up residence in Jasper, Missouri, but divorced around 1920. Fidella, who used her former husband’s name, came to Santa Fe in the early 1920s. It is unknown what brought her to Santa Fe, but her daughter, De Etta, joined her, both taking up residence at 346 Hillside.

This originally five-room house was likely erected around 1920 over land historically owned by the Martinez family and, according to the King’s map, undeveloped until that time (Figure 1).

Like their neighbors, the Ten Eycks, mother and daughter became members of the Presbyterian Church on Grant Avenue.<sup>4</sup> Fidella stayed home while De Etta worked at the city library, becoming the assistant librarian. She likely made waves in 1923 when she presented Sinclair Lewis’ then-controversial novel, *Babbitt* (1922), to the Santa Fe Women’s Club (Figure 2).<sup>5</sup> Two years later, De Etta married Frank P. Woods, a rancher, at the Hillside home.<sup>6</sup> De Etta would move out, leaving her mother alone.

From a newspaper advertisement, Fidella attempted to sell the house in May 1940.<sup>7</sup> A month before, federal census takers found her at home, and recorded her information.

<sup>2</sup> U.S. Census Bureau, 1930, Census Place: Santa Fe, Santa Fe, New Mexico; Page: 12B; Enumeration District: 0014; FHL microfilm: 2341134.

<sup>3</sup> Background information on Whitwell was gathered from various sources, including census enumerations, newspaper accounts, and public records.

<sup>4</sup> “Presbyterians Plan to Spend \$17,500 on Church,” *Santa Fe New Mexican*, April 7, 1921, 3.

<sup>5</sup> “Miss Whitwell Will Review Lewis Book,” *Santa Fe New Mexican*, March 12, 1923, 8.

<sup>6</sup> “Miss De Etta Whitwell Weds Frank P. Woods,” *Santa Fe New Mexican*, October 20, 1925, 2.

<sup>7</sup> “Sale,” *Santa Fe New Mexican*, May 20, 1940, 6.

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

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She lived alone at 80 and did her own housework.<sup>8</sup> She owned the home outright, and it was valued at \$4,000.

Fidella lived in the house for another five years and, after deteriorating health, moved in with her daughter on Agua Fria Street. Fidella May Powers-Whitwell died on the evening of April 4, 1948, at age 87.<sup>9</sup>

### **The Fegans**

The house was sold to Oscar and Margaret Fegan, who would be the second-longest owners of the property. Born in 1897 in Durango, Mexico, Oscar George Fegan was a trained engineer who arrived in Santa Fe after the war. He graduated from the College of Mines and Metallurgy in El Paso and had served 30 years in the army, rising to the rank of colonel.<sup>10</sup> He entered the Quartermaster’s Corps in World War I and became a commanding officer in the following war, overseeing ordnance depots in Arizona and Illinois.<sup>11</sup>

After retiring as a full colonel and moving to Santa Fe, he worked as an appraiser in the State Highway Department’s right-of-way division. Margaret, 20 years younger, had grown up in Illinois, where the two met when Oscar was stationed at the Rock Island Arsenal.<sup>12</sup>

The 1950 census recorded the family soon after moving into the Hillside home. The household included Oscar, 52, Margaret, 32, and two sons, Frank, 16, and George, 14.<sup>13</sup> The Fegans lived in the home for nearly 20 years. Newspaper notices from the period

<sup>8</sup> U.S. Census Bureau, 1940, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61A; Enumeration District: 25-20A.

<sup>9</sup> “Whitwell, Mrs., Fidella, 87” *Santa Fe New Mexican*, April 5, 1948, 3.

<sup>10</sup> Background information on Fegan was gathered from various sources, including census enumerations, newspaper accounts, and public records.

<sup>11</sup> “Col. Fegan Dies Here,” *Santa Fe New Mexican*, July 17, 1969, 2.

<sup>12</sup> “Margaret Toppel. Col. Oscar Fegan, United in Marriage,” *Quad-City Times*, May 2, 1946, 5.

<sup>13</sup> United States of America, Bureau of the Census; Washington, D.C.; Seventeenth Census of the United States, 1950; Record Group: Records of the Bureau of the Census, 1790-2007; Record Group Number: 29; Residence Date: 1950; Home in 1950: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Sheet Number: 12; Enumeration District: 26-14.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
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show Margaret involved in various charity work. This included hosting events at the home tied to her work with the St. Mary’s Guild and the St. Nicolas Bazaar organizations of the Episcopal Church (Figure 6).<sup>14</sup>

Oscar retired from the highway department in 1966 and died three years later at age 71. Margaret moved to Hawaii, later remarrying, and the Hillside house appears to have turned into a rental. The names of individuals tied to the house during this period are obscure. They include George Gallatin Gordon, who died in the home of an apparent suicide by drug overdose on July 8, 1974.<sup>15</sup>

Around 1995, Joel and Lisa Kantor purchased the property, and used it for 25 years as a second home.<sup>16</sup> It was again on the market in 2021, with the current owner acquiring it.

### Evaluation of Historical Status

The recommendation is to maintain Contributing status for the House, with the north elevation recommended as the primary façade, as it represents the best-preserved and most architecturally significant aspect of the building, communicating its original design and period of association. Recommend Noncontributing status for the Studio, reflecting its late construction, modest architecture, and alteration.

<sup>14</sup> “St. Mary’s Guild to Meet at Fegan Home,” *Santa Fe New Mexican*, February 9, 1958, 17; “Zozobra Cookies are Newest Feature for Fiesta Decoration or For Munching,” *Santa Fe New Mexican*, August 18, 1963, 19.

<sup>15</sup> “Man Found Dead at Hillside Home,” *Santa Fe New Mexican*, July 9, 1974, A-2.

<sup>16</sup> Cathy Griffith, Telephone conversation with John Murphey, November 7, 2022.

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

*Historic Preservation Division, New Mexico Department of Cultural Affairs*

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		5. Date of Survey: October 17, 2022		

## Illustrations



**Figure 1: 1912 King's map. Red outline indicates roughly the parcel lines for the current property.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		

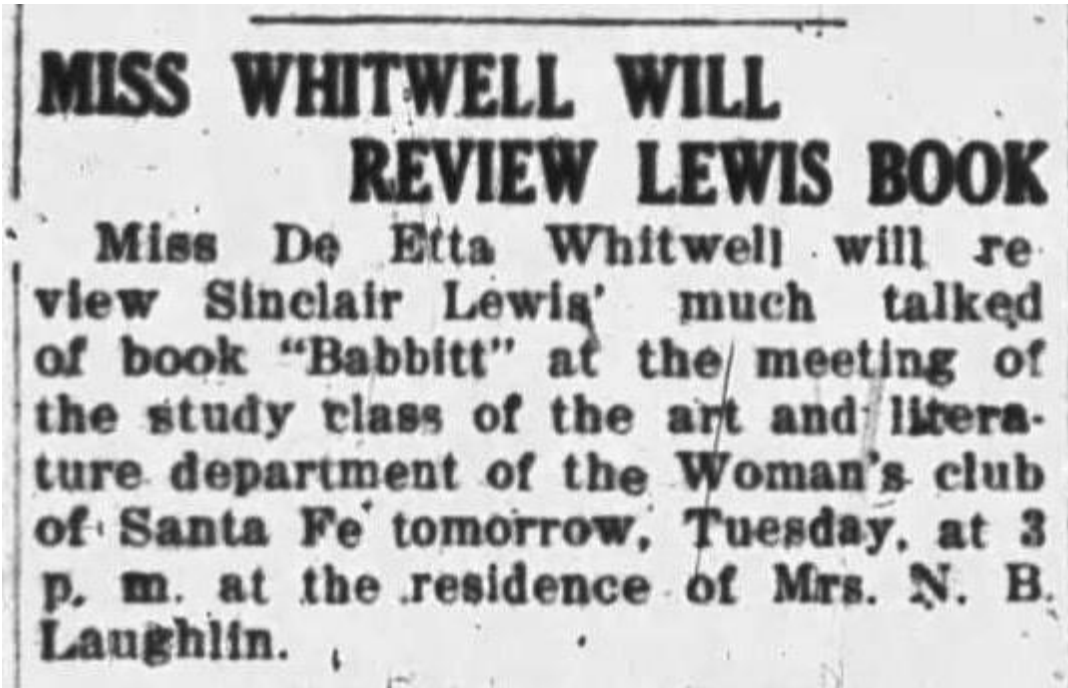
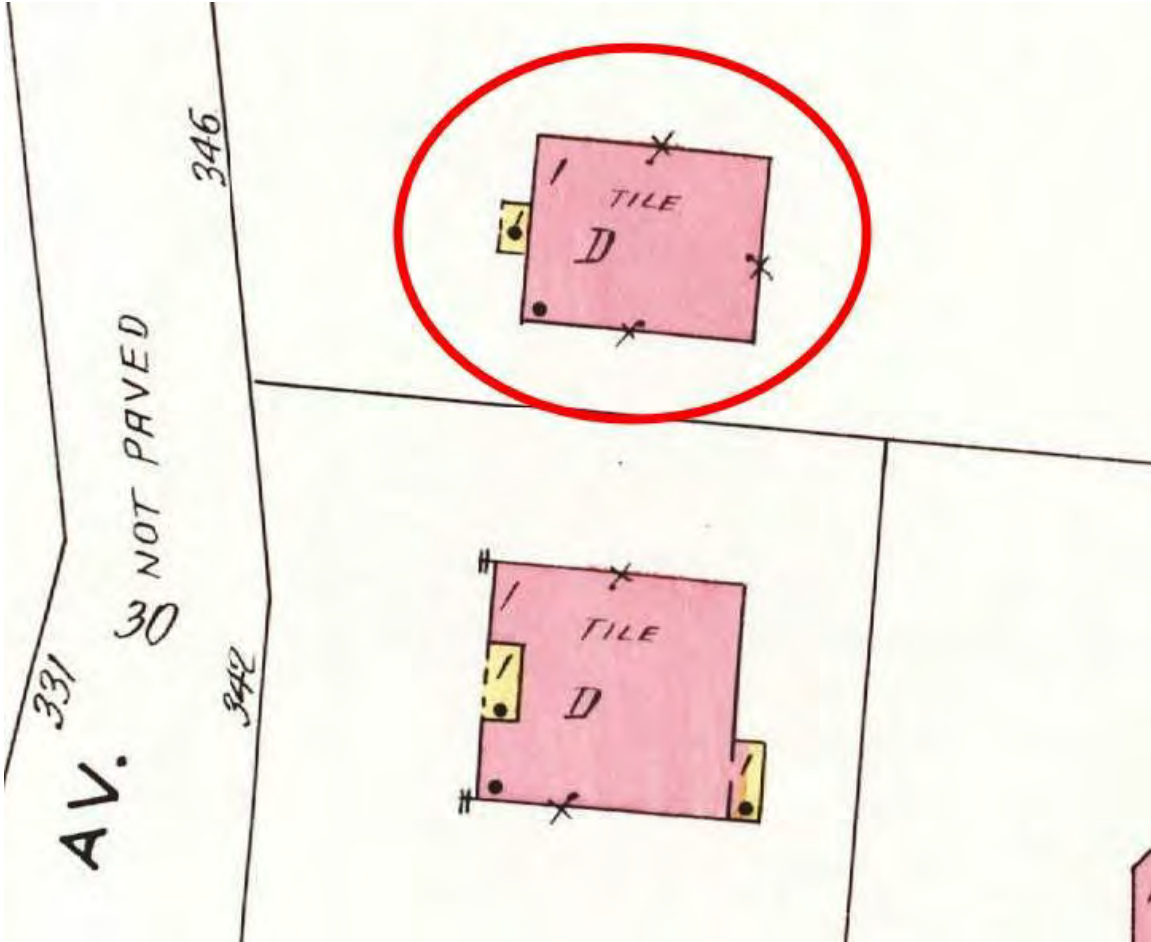


Figure 2: 1923 announcement of De Etta Whitwell's reading of *Babbitt*.  
 Courtesy Santa Fe New Mexican.

# 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> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u> <u>  </u>	
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319	
		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022	

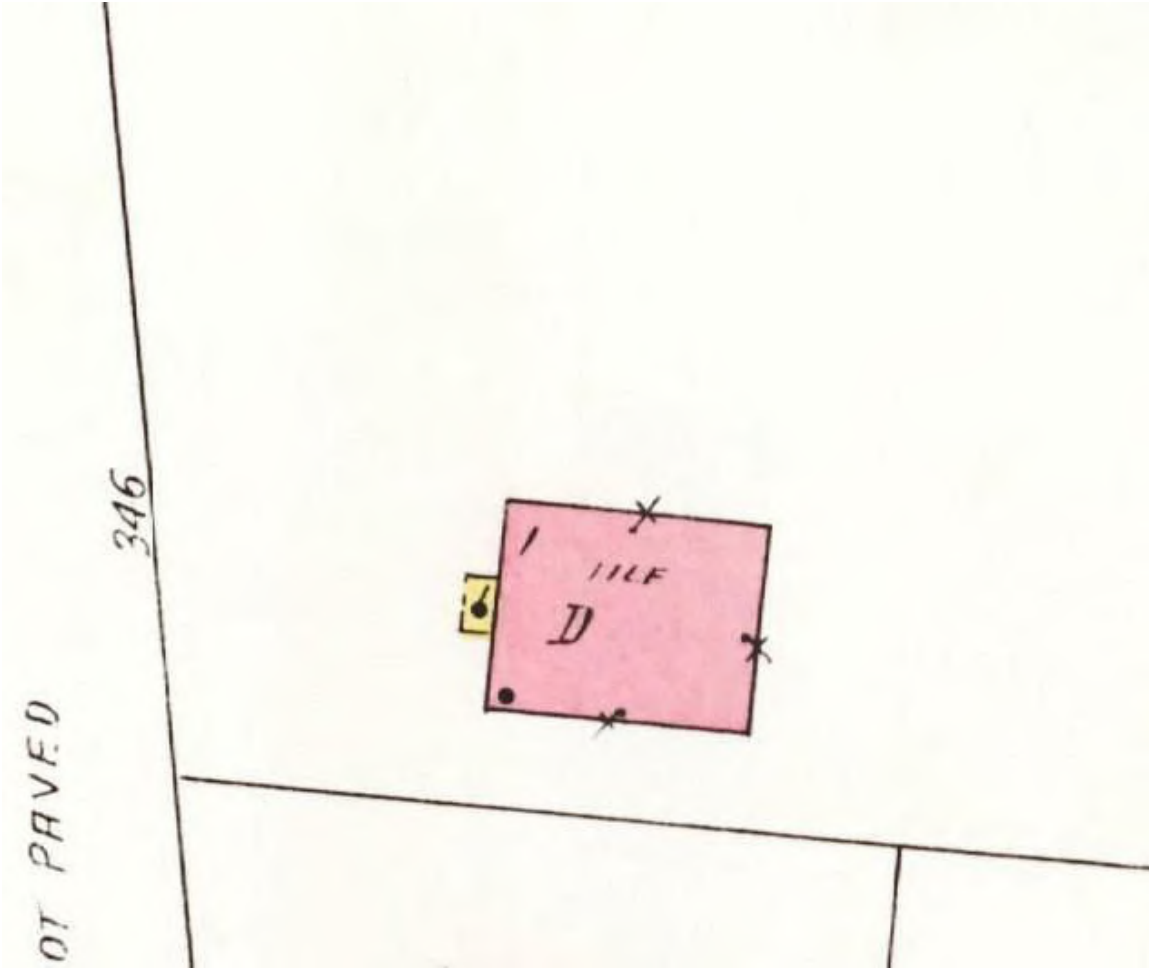


**Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 9.**

# 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> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		

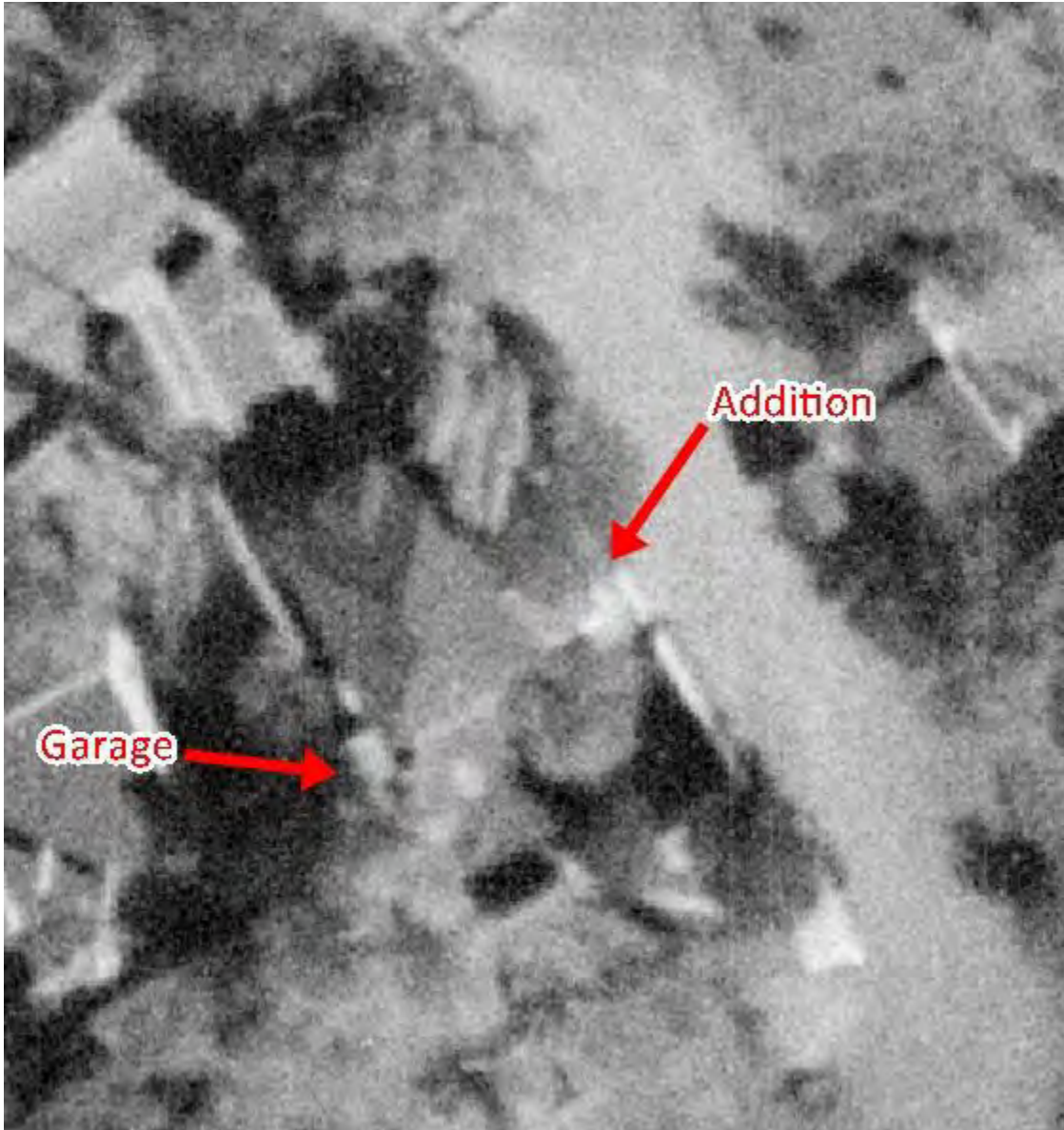


**Figure 4: 1930/1948 Sanborn Fire Insurance Map, Sheet 9.**  
**Note no presence of garage or addition.**

# 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> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Figure 5: November 10, 1958, Aerial Photograph, Image 1.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319	
		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022	



**Figure 6: 1963, Margaret T. Fegan preparing Zozobra cookies.  
Courtesy Santa Fe New Mexican.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Figure 7: May 2, 1966, Aerial Photograph, Image 16.**

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)  
 Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		Please complete HCPI FORM 1 before completing FORM 2		
HCPI No.	District No.	NRHP	SRCP	Criteria A B C D
1. Name of property: Whitwell/Fegan House		2. Location: 346 Hillside Avenue Downtown and Eastside Historic District Santa Fe		3. Local Reference Santa Fe ID #: H-2319
				4. County: Santa Fe
				5. Date of Survey: October 17, 2022



Figure 8: February 2, 1968, Aerial Photograph, Image 2.

# 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> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Figure 9: May 11, 1973, Aerial Photograph, Image 6.**

# 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 <u>  </u>		
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		

## Survey Photographs

(All images taken by Giulia Caporuscio, October 17, 2022, unless otherwise noted)



**Photo 1: Front (north) façade. 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022			



**Photo 2: Partial north façade with addition at rear. 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319	
		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022	



**Photo 3: North façade entry. 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319			
		4. County: Santa Fe			
		5. Date of Survey: October 17, 2022			



**Photo 4: North façade, detail of front door. 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319	
		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022	



**Photo 5: North façade, detail of combination window. Camera facing southeast.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 6: North façade, detail of porch decking. Camera facing east.**

# 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>		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022			



**Photo 7: Northwest corner. Camera facing southeast.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 8: Partial west elevation. Camera facing east.**

# 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>		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:	2. Location:	3. Local Reference			
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	Santa Fe ID #: H-2319			
		4. County: Santa Fe			
		5. Date of Survey: October 17, 2022			



**Photo 9: South elevation. 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> A <u>  </u> B <u>  </u> C <u>  </u> D
1. Name of property:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 10: Addition, south elevation. 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>		Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
1. Name of property:	2. Location:	3. Local Reference			
Whitwell/Fegan House	346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	Santa Fe ID #: H-2319			
		4. County: Santa Fe			
		5. Date of Survey: October 17, 2022			



**Photo 11: Addition, east elevation. Camera facing west.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 12: Addition, 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 13: East elevation. Camera facing southwest.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		
		4. County: Santa Fe		
		5. Date of Survey: October 17, 2022		



**Photo 14: Former 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: 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022			



**Photo 15: House and Studio. 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. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		
District No. _____	NRHP _____	SRCP _____	Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D	
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**Photo 16: Studio, east elevation. Camera facing west.**

# 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:  Whitwell/Fegan House	2. Location:  346 Hillside Avenue Downtown and Eastside Historic District Santa Fe	3. Local Reference Santa Fe ID #: H-2319		4. County: Santa Fe	
		5. Date of Survey: October 17, 2022			



**Photo 17: Studio, south elevation. Camera facing north.**



NORTH



NORTH & EAST

MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

NORTH & EAST  
ELEVATION  
NOVEMBER 14, 2022



EAST



EAST

MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST  
ELEVATION  
NOVEMBER 14, 2022



SOUTH



SOUTH

MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

SOUTH & SOUTHWEST  
ELEVATION  
NOVEMBER 14, 2022



STUDIO - SOUTH



SOUTH & EAST

MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

STUDIO  
SOUTH & EAST  
ELEVATION  
NOVEMBER 14, 2022



STUDIO - NORTH



WEST

MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

STUDIO  
NORTH & MAIN HOUSE  
WEST ELEVATION  
NOVEMBER 14, 2022



MARTINEZ  
ARCHITECTURE  
STUDIO PC

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

DAVIS RESIDENCE  
346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO

MAIN HOUSE & STUDIO  
SOUTH & EAST FACADE  
REAL ESTATE PHOTO  
NOVEMBER 14, 2022



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	Site Address: 346 Hillside Avenue
Date Submitted: 11/9/2022	Proposed Construction Description: Addition & renovation to an existing single family residence
Property Owner of Record: Martha Davis	
Applicant/Agent Name: Martinez Architecture Studio PC	<b>TOTAL ROOF AREA:</b> 2,402 SF
Contact Person Phone Number: (505) 989 - 4958	
Zoning District: <u>RC-8</u>	Lot Coverage : <u>26.9</u> % <input type="checkbox"/> Open Space Required: _____
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>Downtown &amp; Eastside</u>	<b>Setbacks:</b> Proposed Front: <u>53.6'</u> Minimum: <u>7'</u> 2 <sup>nd</sup> Front? _____ Proposed Rear: <u>15'</u> Minimum: <u>15'</u> Proposed Sides: <u>L6.5'R 5'</u> Minimum: <u>5'</u>
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	<b>Height:</b> Proposed <u>14'</u> Maximum Height: <u>16' existing</u> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	<b>Parking Spaces:</b> Proposed <u>3</u> Accessible _____ Minimum: <u>3</u>
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	<b>Bicycle Parking**:</b> Proposed: _____ Minimum: _____ <small>** Commercial Requirement</small>
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	
Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>	

\* 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.

[Signature]  
SIGNATURE

11/9/2022  
DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**  
 Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Notes: \_\_\_\_\_

**Zoning Approval:**  
 Preliminary Approval  with conditions  Rejected  
 Comments/Conditions: \_\_\_\_\_  
 \_\_\_\_\_

REVIEWER: \_\_\_\_\_ DATE: \_\_\_/\_\_\_/\_\_\_

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

# DAVIS RENOVATION & ADDITION

346 HILLSIDE AVENUE  
SANTA FE, NEW MEXICO 87501

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA

MARTINEZ  
ARCHITECTURE  
STUDIO P.C.  
1524 PASEO DE PERALTA SANTA FE  
505-989-4958 studio@martinezarch.com

DAVIS RESIDENCE  
346 HILLSIDE AVE  
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

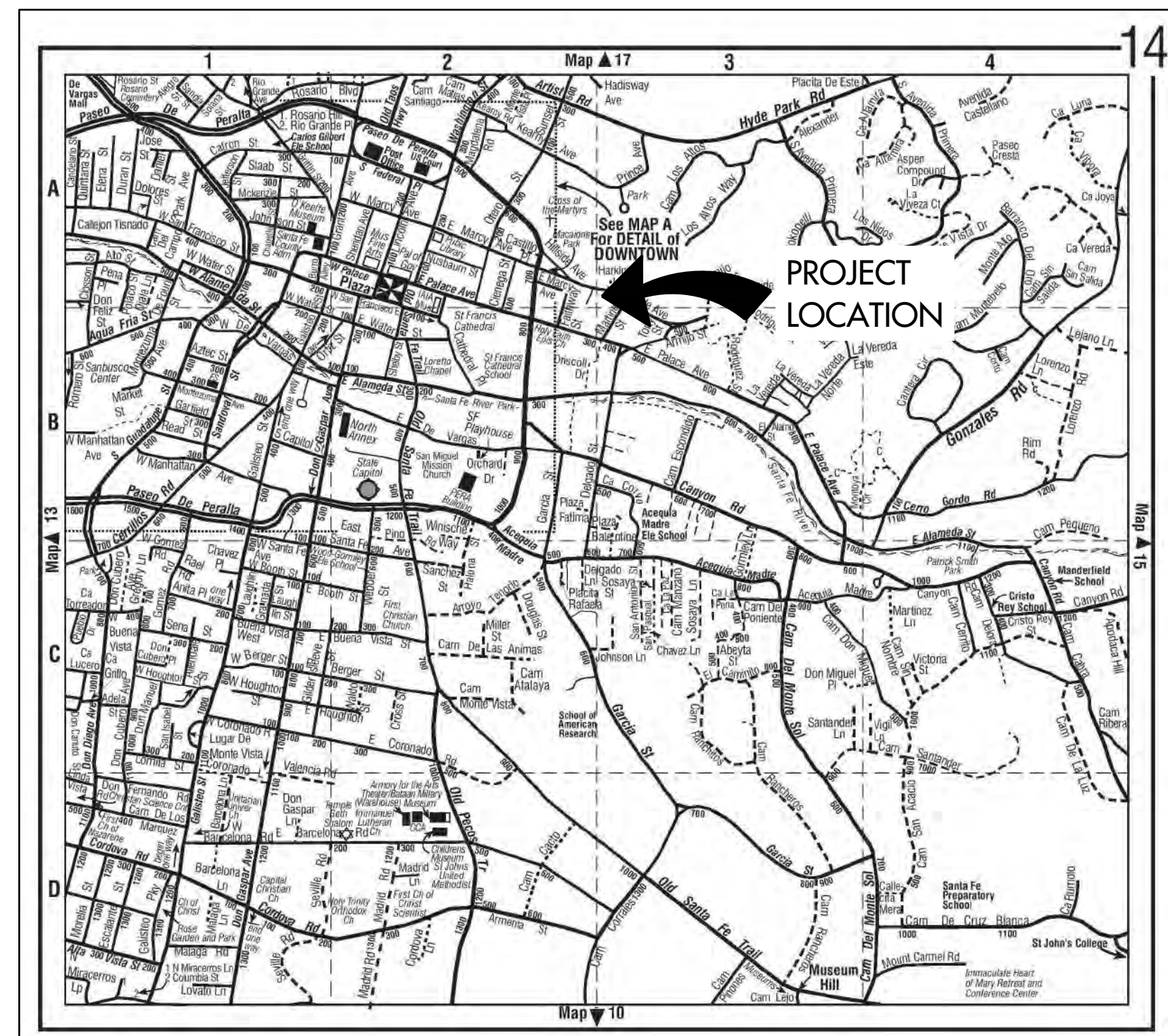
COVER  
SHEET &  
PROJECT  
DATA

A  
0.1

SET #

2208 - DAVIS

## VICINITY MAP



### DIRECTIONS TO SITE:

HEAD SOUTH ON LINCOLN AVE. TOWARD W. MARCY ST. TURN LEFT AT THE 1ST CROSS STREET ONTO W. MARCY ST. CONTINUE ONTO HILLSIDE AVE. DESTINATION WILL BE ON THE RIGHT AT 346 HILLSIDE AVENUE.

## GENERAL NOTES

- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2015 NM COMMERCIAL BUILDING CODE (2015 IBC AS AMENDED), 2015 NM RESIDENTIAL CODE (2015 IRC AS AMENDED), 2015 NM EXISTING BUILDING CODE (2015 IEBC AS AMENDED), 2015 NM PLUMBING CODE (2015 UPC AS AMENDED), 2015 NM MECHANICAL CODE (2015 UMC AS AMENDED), 2017 NM ELECTRICAL CODE (2017 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2015 NM HISTORIC EARTHEN BUILDINGS CODE, 2015 NM EARTHEN BUILDING MATERIALS CODE, 2009 NM NON-LOAD BEARING BALD STRAW CONSTRUCTION BUILDING CODE, 2018 NM ENERGY CONSERVATION CODE (2018 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 LSPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (USEC AS AMENDED), 2015 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC. FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

## PROJECT DATA

SCOPE OF WORK: ADDITION & RENOVATION TO A SINGLE FAMILY RESIDENCE & CASITA

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B  
(IBC SECTION 602)

FIRE RATED WALLS: N/A  
(IBC TABLE 601)

MAX BUILDING HEIGHT: EXISTING

NET AREAS: EXISTING MAIN HOUSE

HEATED - UPPER LEVEL	1,285 S.F.
HEATED - BASEMENT	205 S.F.
PORTALS	70 S.F.
TOTAL ROOFED AREA:	1,355 S.F.

NET AREAS: EXISTING STUDIO

HEATED	230 S.F.
PORTALS	138 S.F.
TOTAL ROOFED AREA:	368 S.F.

NET AREAS: PROPOSED MAIN HOUSE

HEATED (KITCHEN & BATH ADDITION)	283 S.F.
PORTALS	166 S.F.
TOTAL ROOFED AREA:	449 S.F.

NET AREAS: PROPOSED CASITA

HEATED	230 S.F.
PORTALS	78-78 = 0 S.F.
TOTAL ROOFED AREA:	230 S.F.

ROOFED AREA EXISTING = 1,723 S.F.  
ROOFED AREA PROPOSED = 679 S.F. = 39.4%

LOT AREA: - 8,925.6 S.F.

LOT COVERAGE: - EXISTING = 1,723/8,925.6=19.3%  
PROPOSED = 2,402/8,925.6=26.9%

UTILITY DATA:

GAS : NATURAL GAS  
ELECTRIC : OVER-HEAD  
SEWER : MUNICIPAL SEWER  
WATER : MUNICIPAL WATER

ZONING: RCB

SPECIAL DISTRICTS: DOWNTOWN AND EASTSIDE  
HISTORIC STATUS - CONTRIBUTING

PARKING REQUIREMENTS: 2 SPACES IN DRIVEWAY

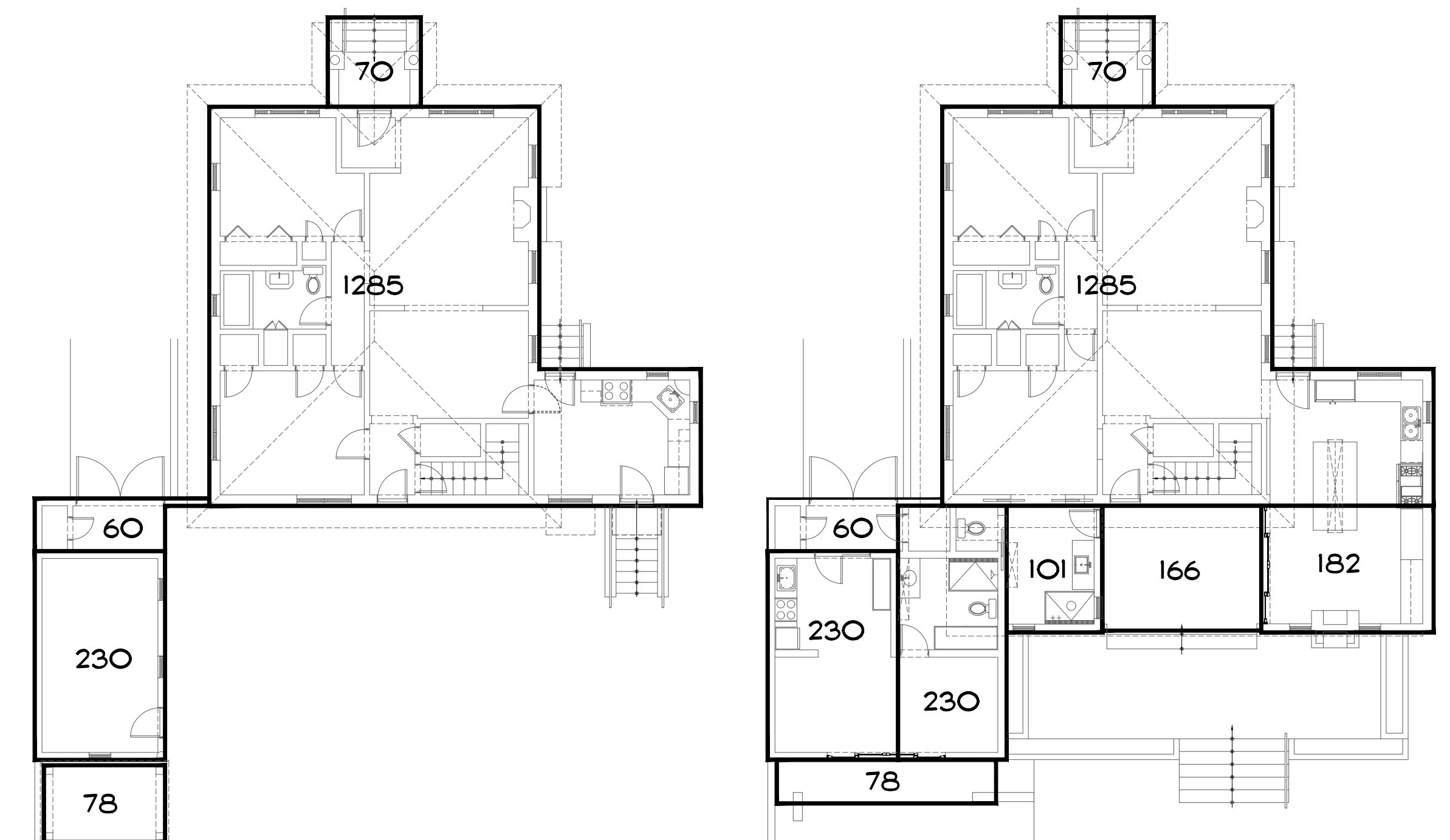
## DESIGN PROFESSIONALS

ARCHITECT  
RICHARD MARTINEZ  
MARTINEZ ARCHITECTURE STUDIO P.C.  
P.O. BOX 925 SANTA FE, NM 87504  
(505) 989-4958, FAX (505) 989-8933

## DRAWING INDEX

A-0.1 COVER SHEET & PROJECT DATA  
A-1.0 EXISTING & PROPOSED SITE PLAN  
A-2.0 EXISTING FLOOR PLAN  
A-2.1 PROPOSED FLOOR PLAN  
A-3.0 EXISTING & PROPOSED ELEVATIONS  
A-3.1 EXISTING & PROPOSED ELEVATIONS  
A-3.2 EXISTING & PROPOSED ELEVATIONS

## AREA DIAGRAM



EXISTING SCALE: 3/32"=1'-0"

PROPOSED SCALE: 3/32"=1'-0"

A R C H I T E C T U R E  
M A R T I N E Z  
S T U D I O P C

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**DAVIS RESIDENCE, 346 HILLSIDE AVENUE**

November 14, 2022

Downtown/Eastside Historic District, Contributing

**EXISTING CONDITIONS:**


An existing house and studio occupy the lot. The main house was constructed in the 1920's and is Contributing. An addition was added to the main house in 1950's. The studio was constructed around the same time as the addition to the main house. A full HCPI produced by John Murphey is attached to this letter.

**PROPOSED CONSTRUCTION:**

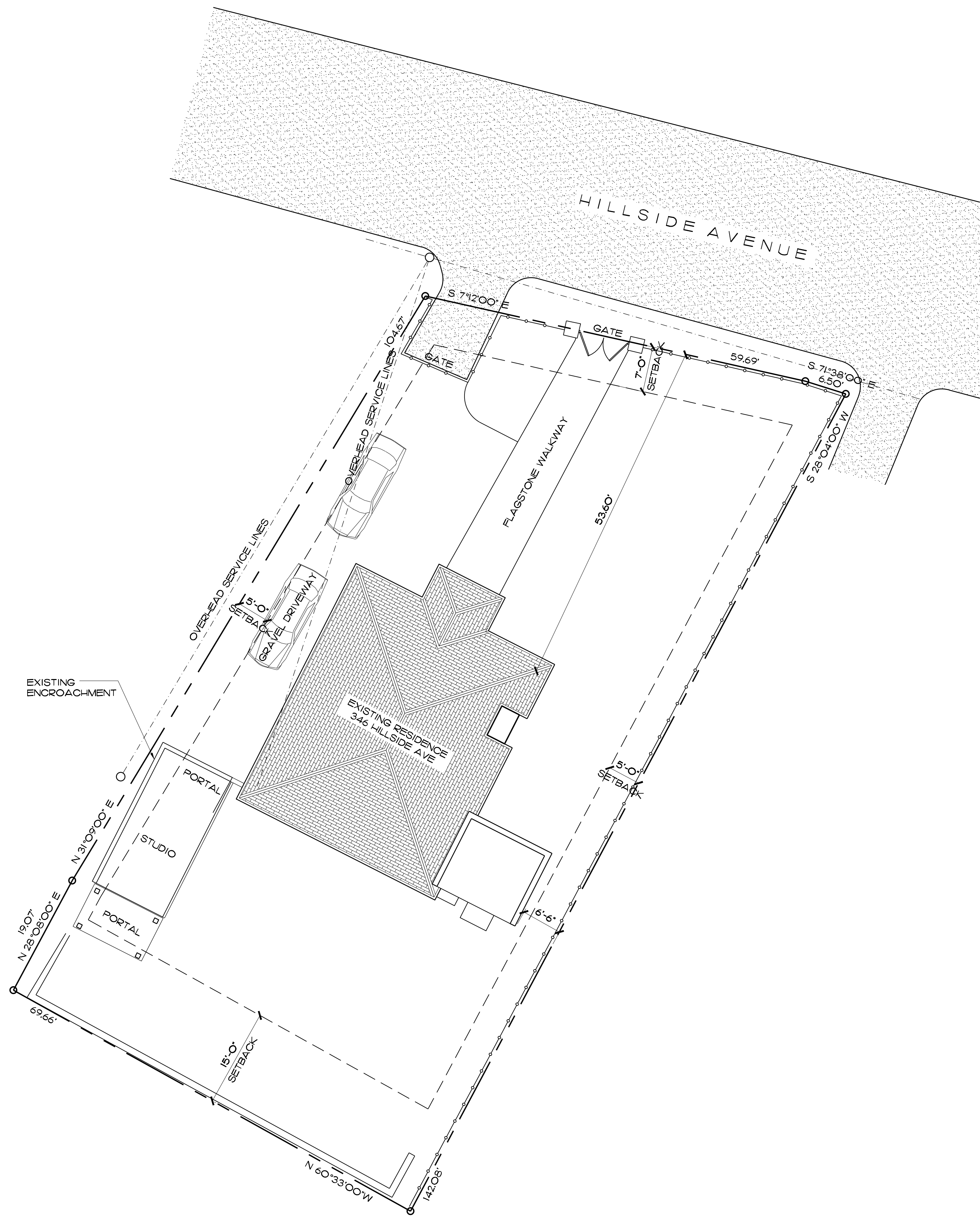
To the main house, we propose a kitchen expansion of 182 heated square feet, a bath addition of 101 square feet and a portal addition of 166 square feet, for a total of 449 square feet roofed. The addition will have no public visibility from the street with the exception of the top of the stone chimney. We also propose a deck and stone planters. To the studio, we proposed to add 230 square feet, including a bathroom and small kitchenette, and converting it into a guest house, again, with no public visibility. We also propose to demolish the existing 78 square foot freestanding portal and add an attached portal in its place.

The main house and guest house addition is a total of 679 square feet, to an existing 1,723 square feet (861 square feet allowed). The addition will have white clad wood windows and doors that will be divided horizontally as shown on the drawings. The exterior stucco of both the main house addition and guest house addition will be 'Buckskin' stucco to match the existing house (see attached exterior finishes). All additions will be well below the existing height of the house.

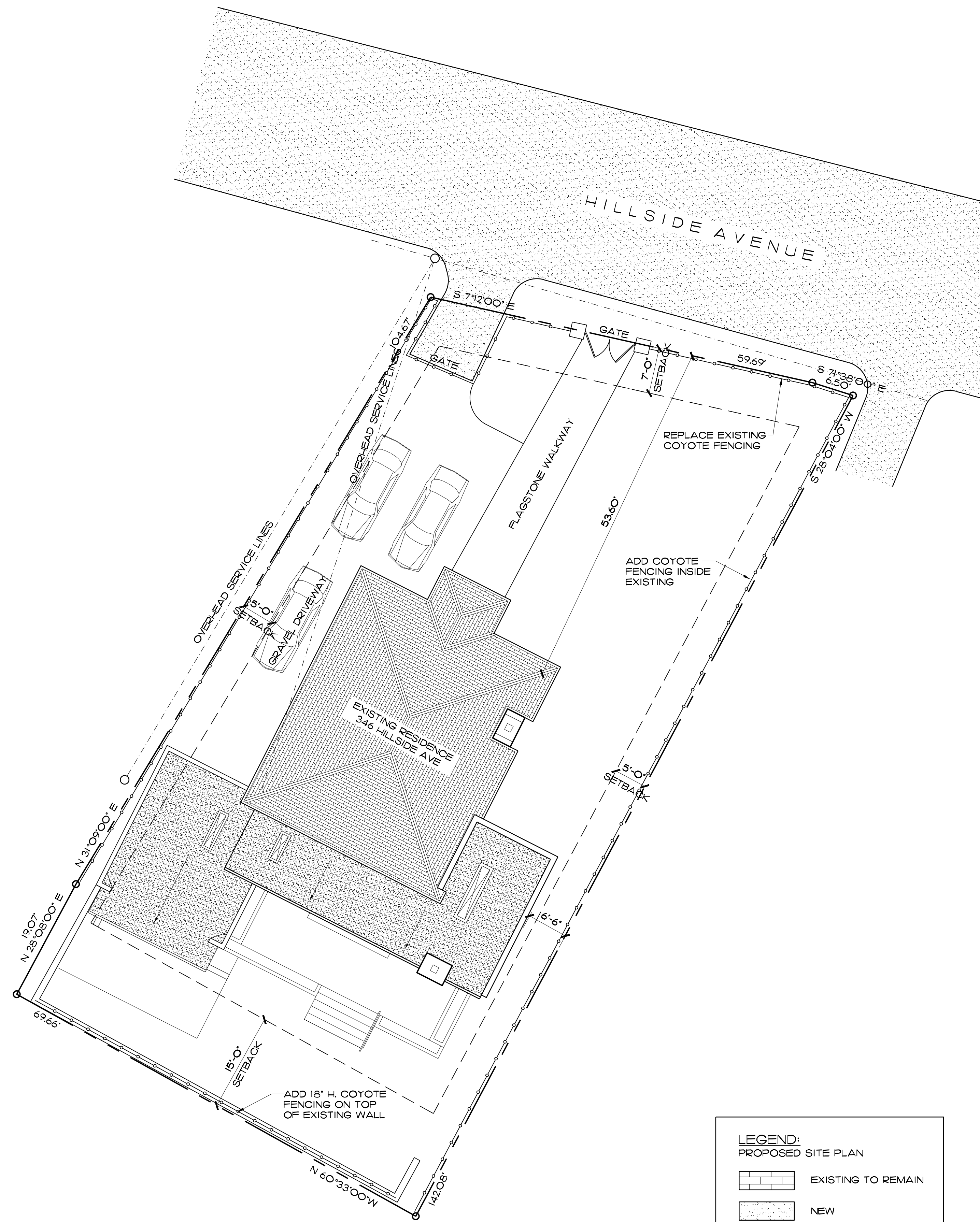
All City of Santa Fe building codes and zoning regulations will be met.



Richard Martinez  
Martinez Architecture Studio PC



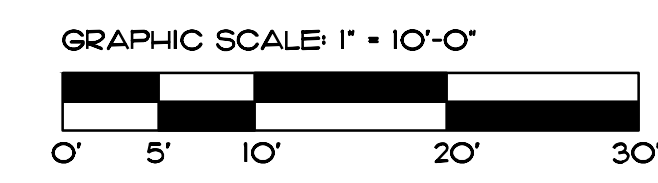
1 EXISTING SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"



2 PROPOSED SITE PLAN  
A-1.0 SCALE: 1" = 10'-0"

LEGEND:  
PROPOSED SITE PLAN

	EXISTING TO REMAIN
	NEW



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NOVEMBER 9, 2022

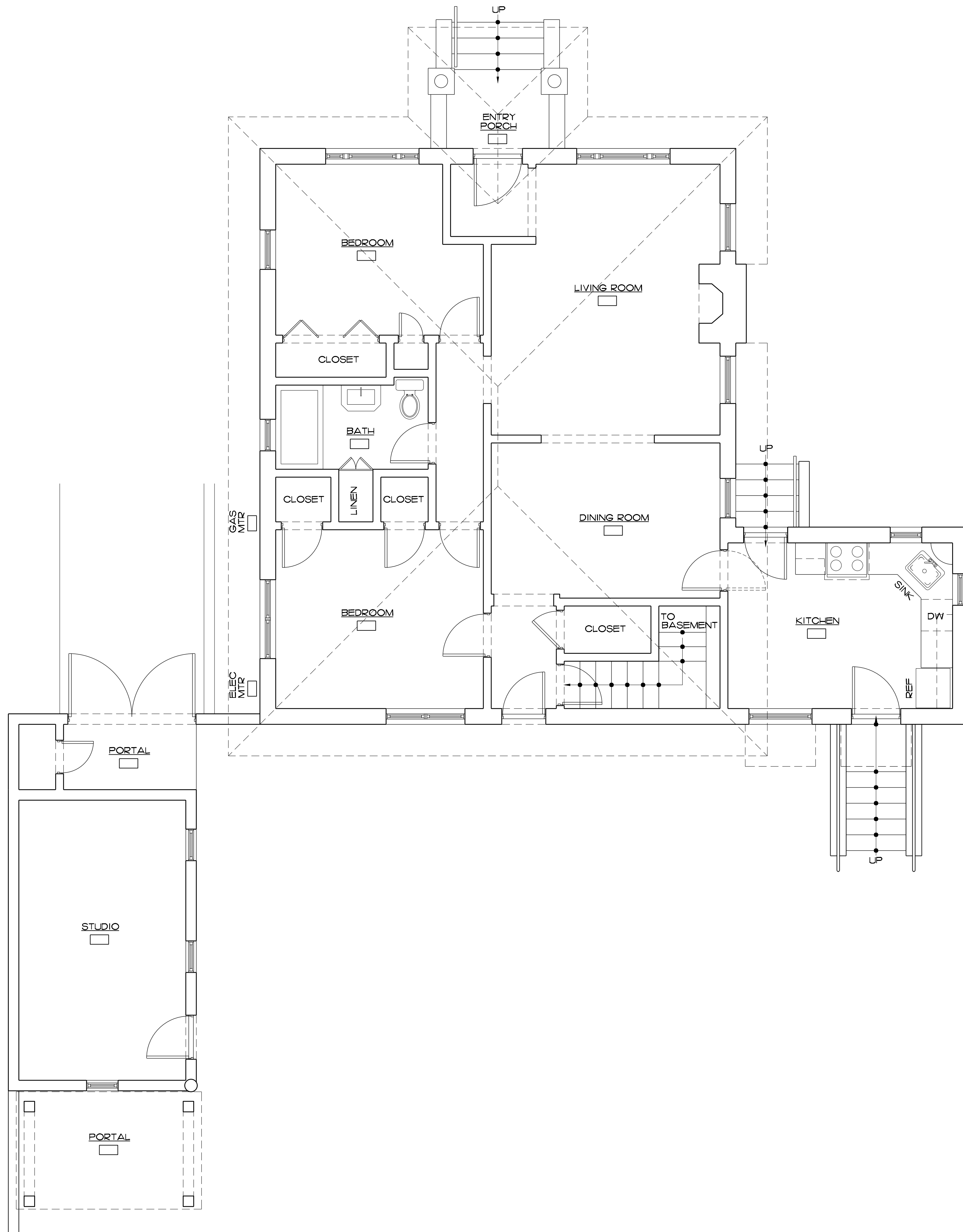
EXISTING &  
PROPOSED  
SITE PLAN

A  
1.0

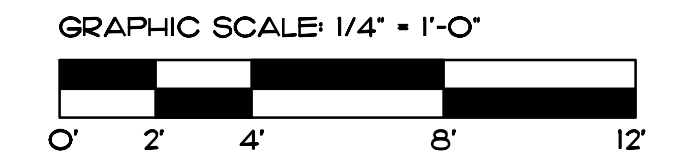
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1 EXISTING FLOOR PLAN  
 A-20 SCALE: 1/4" = 1'-0" NORTH



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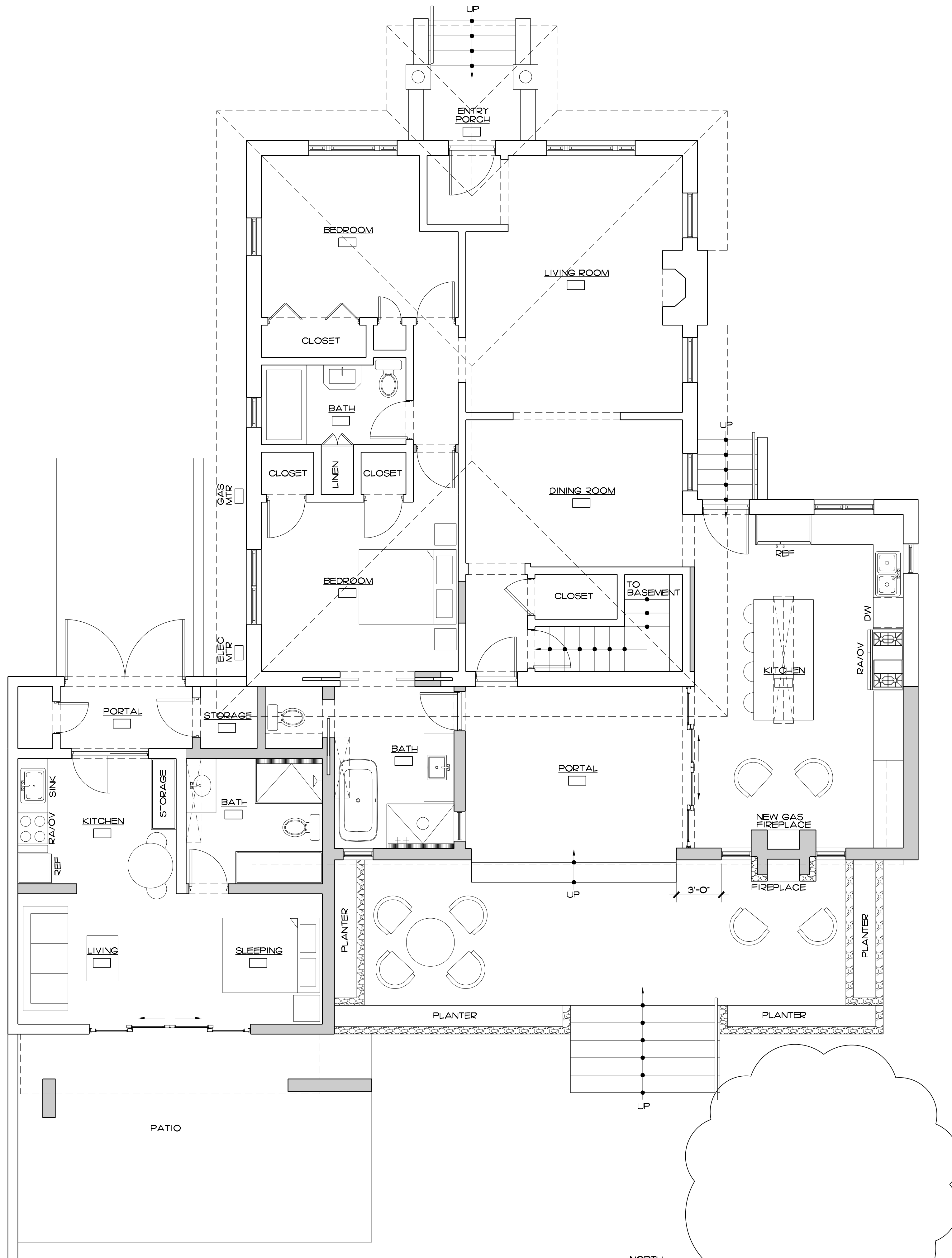
NOVEMBER 9, 2022

EXISTING  
 FLOOR  
 PLAN

A  
 2.0

SET #  
 2208 - DAVIS

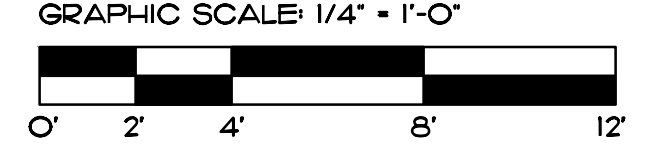
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1 PROPOSED FLOOR PLAN  
 A-21 SCALE: 1/4" = 1'-0"

**LEGEND:**  
 PROPOSED FLOOR PLAN

- EXISTING WALLS TO REMAIN
- NEW WALLS



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PROPOSED  
 FLOOR  
 PLAN

A  
 2.1

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



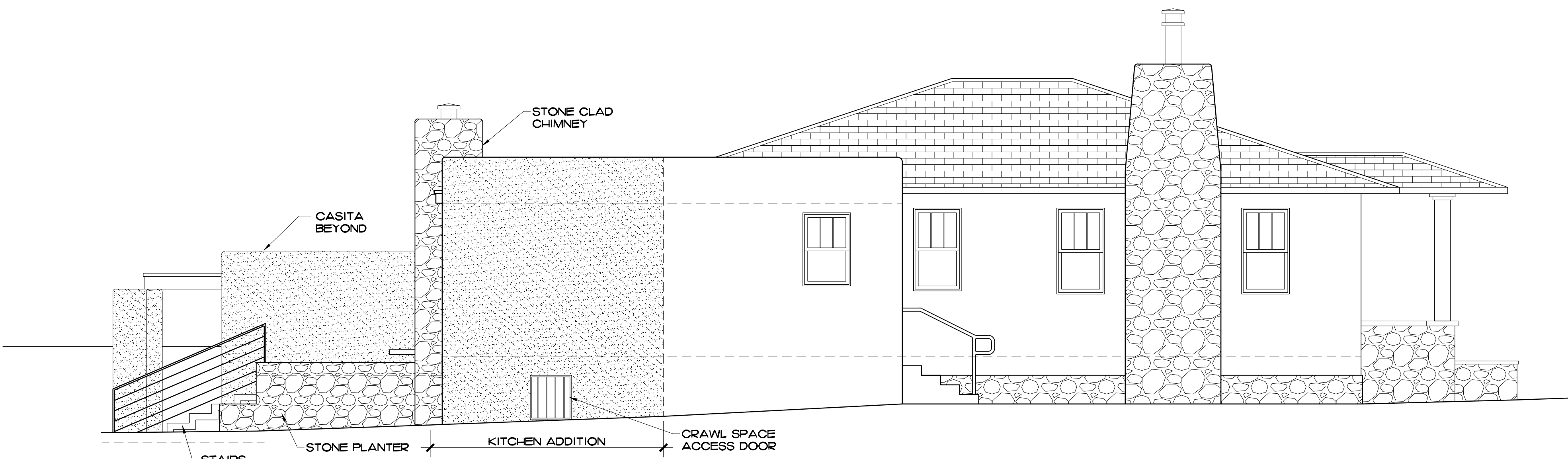
2 PROPOSED NORTH ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"

LEGEND:  
EXTERIOR ELEVATIONS

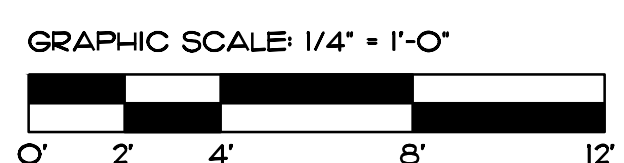
	EXISTING TO REMAIN
	NEW



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



4 PROPOSED EAST ELEVATION  
A-3.0 SCALE: 1/4" = 1'-0"



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NOVEMBER 9, 2022

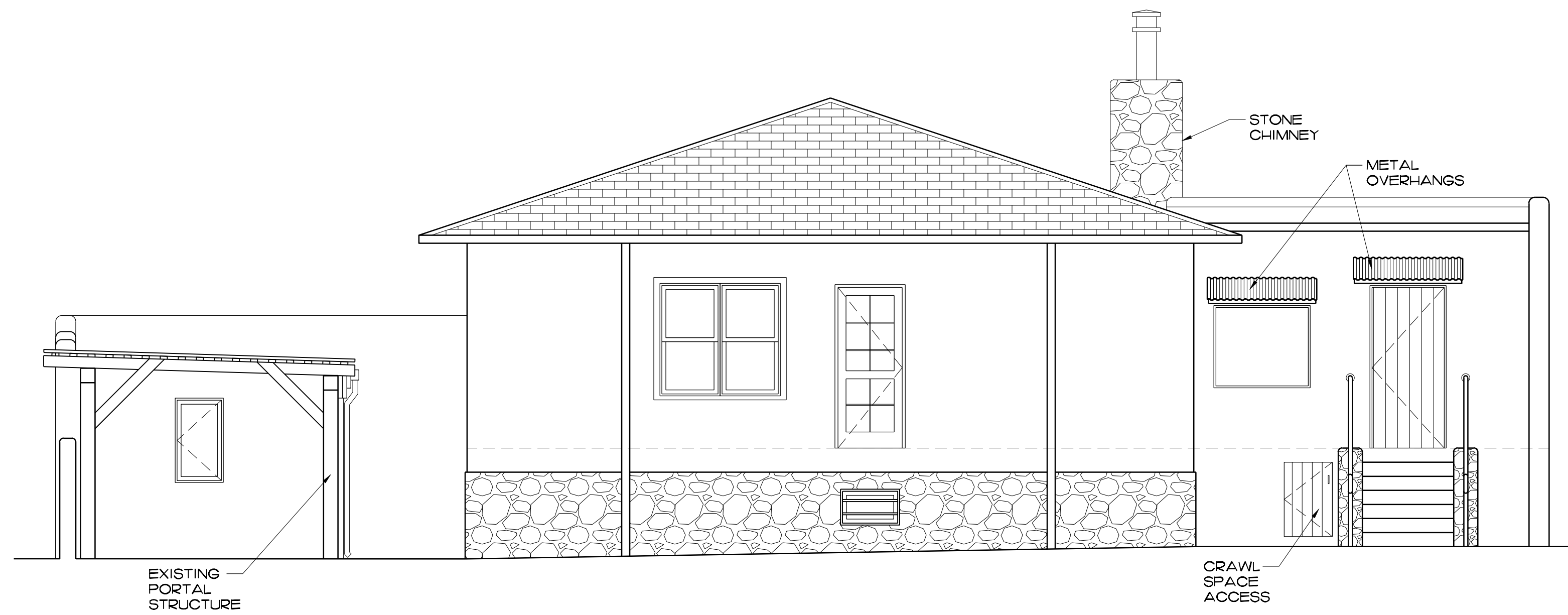
EXISTING &  
PROPOSED  
EXTERIOR  
ELEVATIONS

A  
3.0

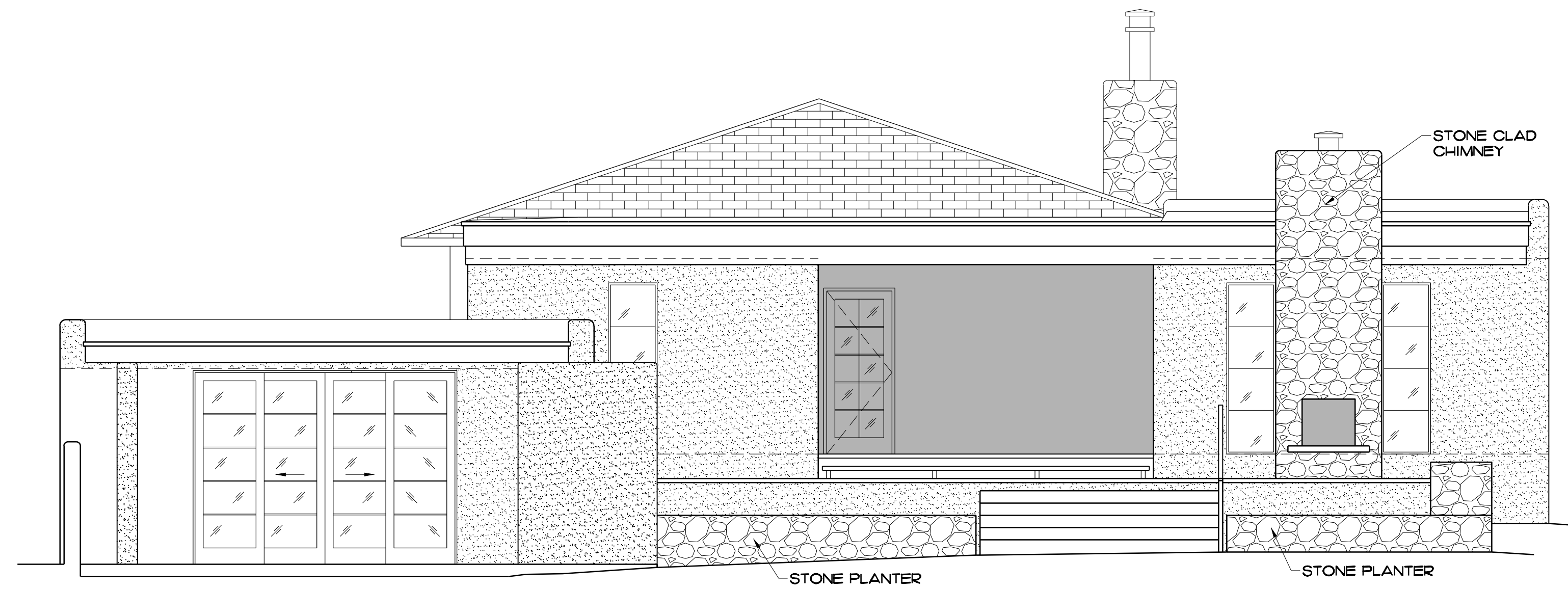
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1 EXISTING SOUTH ELEVATION  
A-3.1 SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
A-3.1 SCALE: 1/4" = 1'-0"

LEGEND:  
EXTERIOR ELEVATIONS

EXISTING TO REMAIN

NEW



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SANTA FE, NEW MEXICO

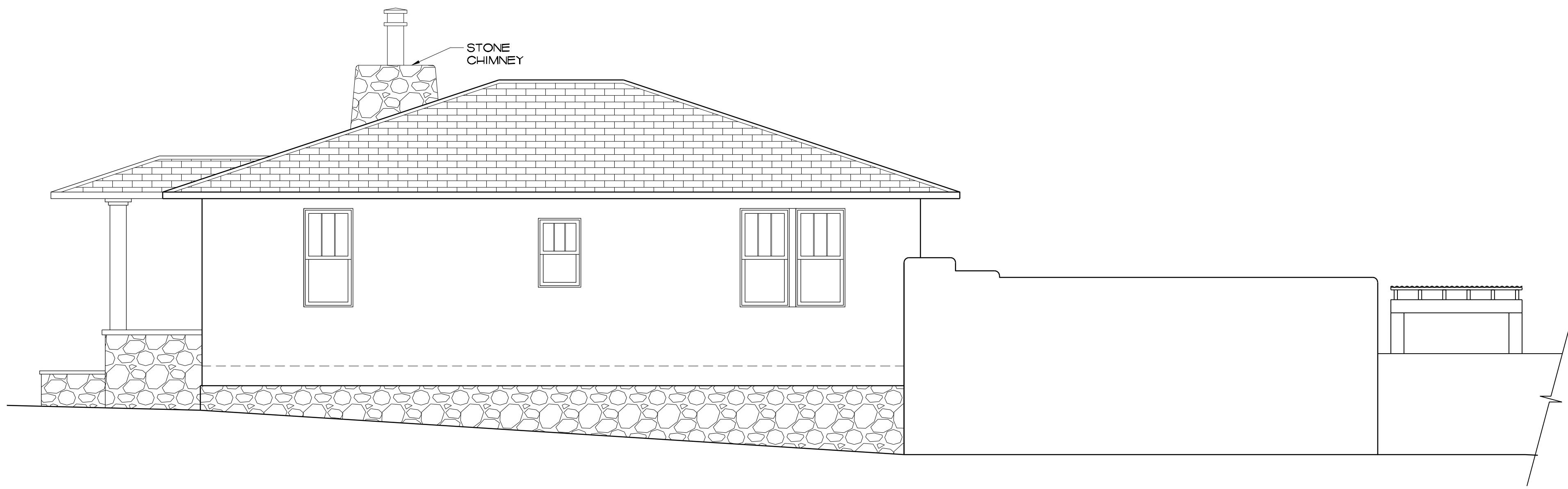
NOVEMBER 9, 2022

EXISTING &  
PROPOSED  
EXTERIOR  
ELEVATIONS

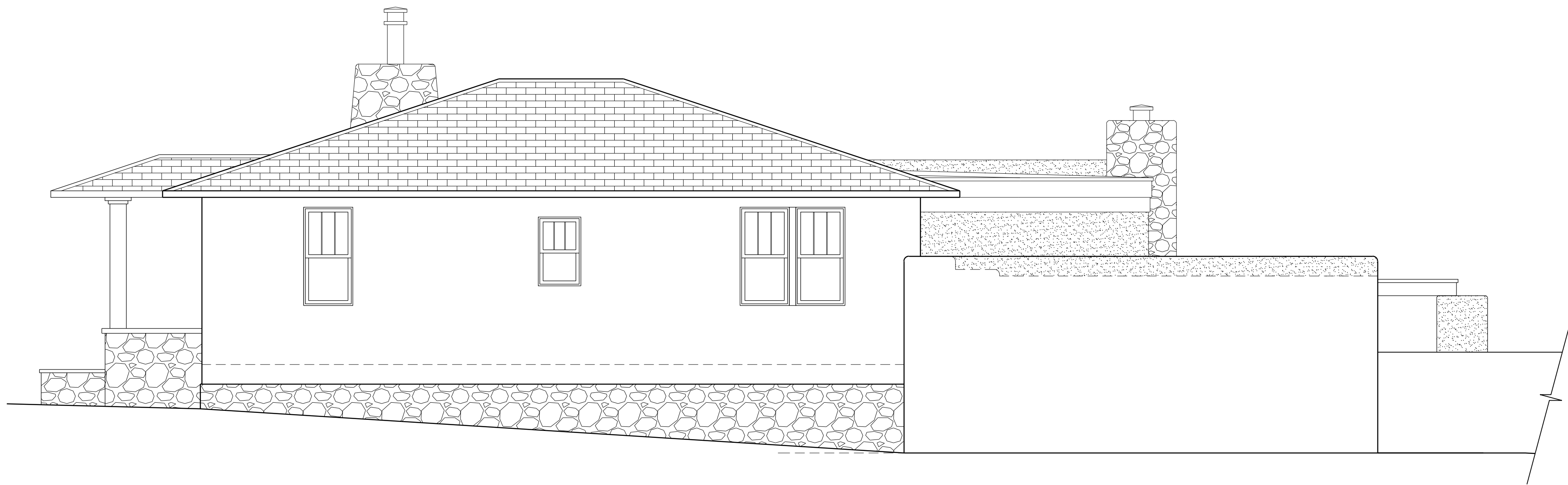
A  
3.1

SET #

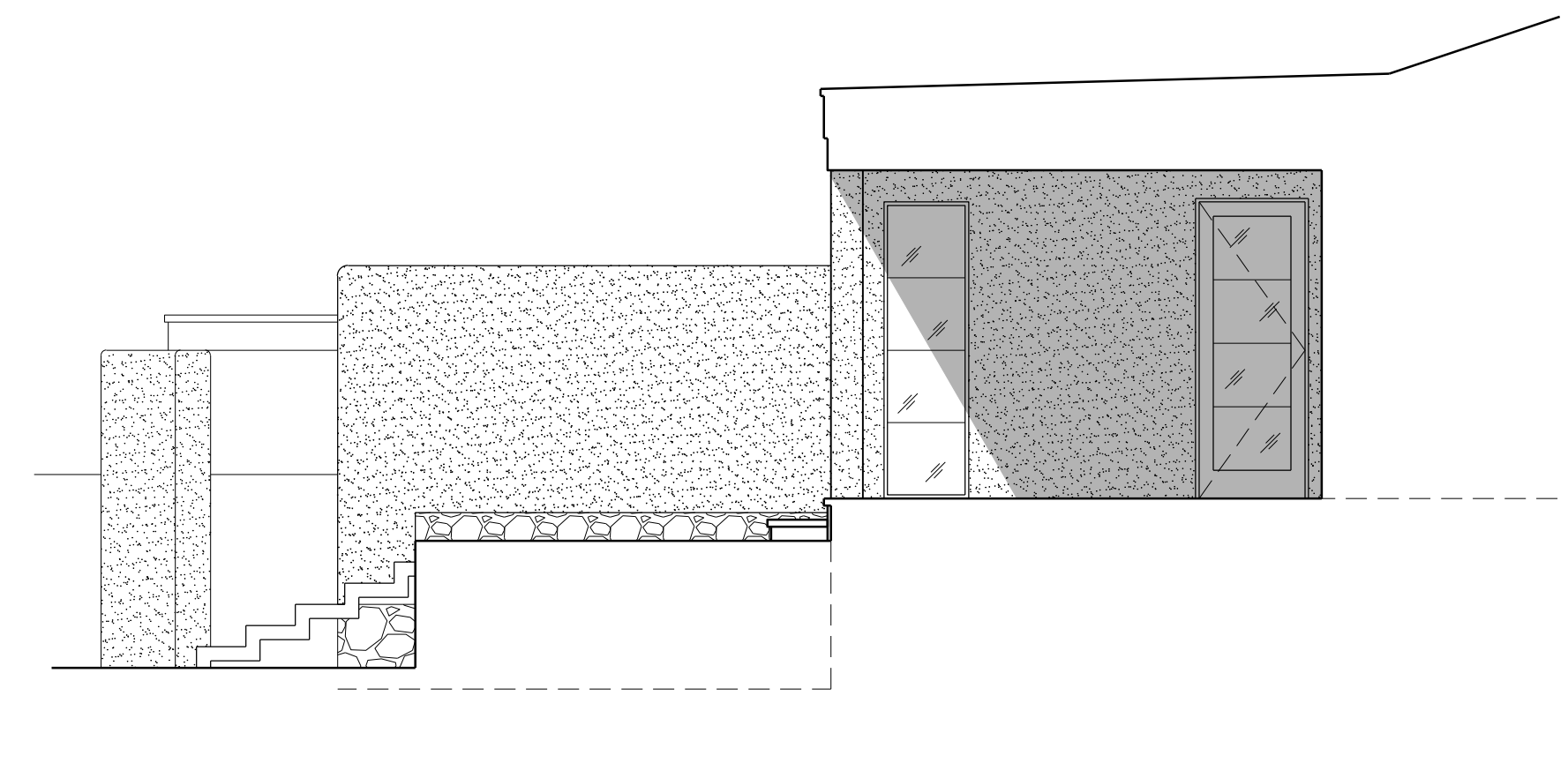
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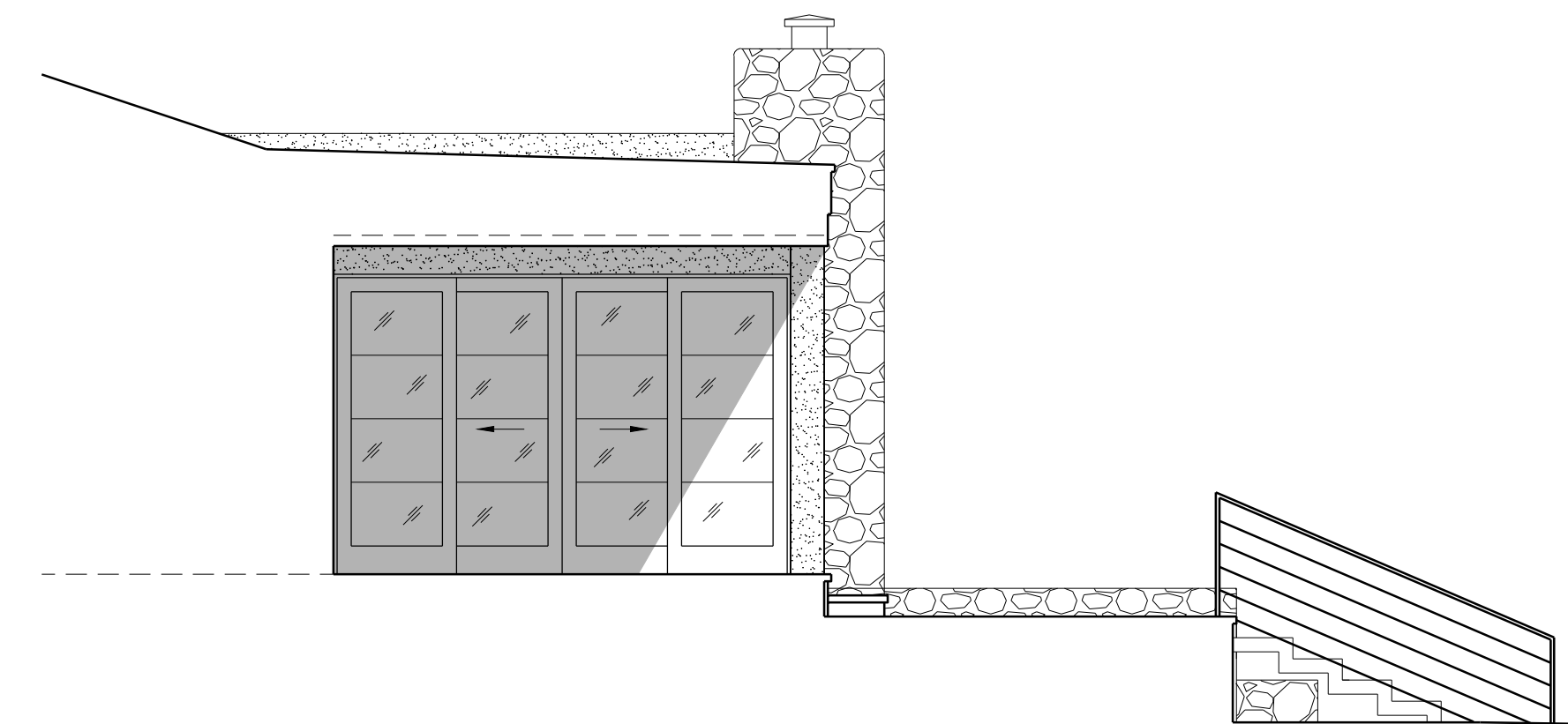
1 EXISTING WEST ELEVATION  
A-3.2 SCALE 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
A-3.2 SCALE 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION  
A-3.2 SCALE 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
A-3.2 SCALE 1/4" = 1'-0"

LEGEND:  
EXTERIOR ELEVATIONS

	EXISTING TO REMAIN
	NEW



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EXISTING &  
PROPOSED  
EXTERIOR  
ELEVATIONS

A  
3.2

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**346 Hillside Avenue  
November 14, 2022**

**Exterior Finishes**

**Stucco – El Rey “Buckskin”**



**Windows, Doors & Trim – “White”**



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**Stone Planters & Chimney**



**Medium Brown Wood Decking**





① North Elevation - Proposed

Davis Residence  
346 Hillside Avenue  
Santa Fe, New Mexico

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① East Elevation - Proposed

Davis Residence  
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① South Elevation - Proposed

**Davis Residence**  
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