



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

**PROJECT
DESC:**

CASE NUMBER: 2022-006142--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 346 HILLSIDE AVE
Santa Fe, NM 87501

CONTACTS: Property Owner

Martha E Davis

346 Hillside AVE
Santa Fe, NM 87501

Applicant

Martinez Architecture Studio
PC

P. O. Box 925
Santa Fe, NM 87504

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Dec 13, 2022. The decision of the Board was to retain main house's contributing status and assign the north elevation, west elevation, and the northernmost portion of the east elevation excluding the kitchen addition at the southeast corner (with flat roof) as the primary facades, and designate the garage/studio as a non-contributing structure.

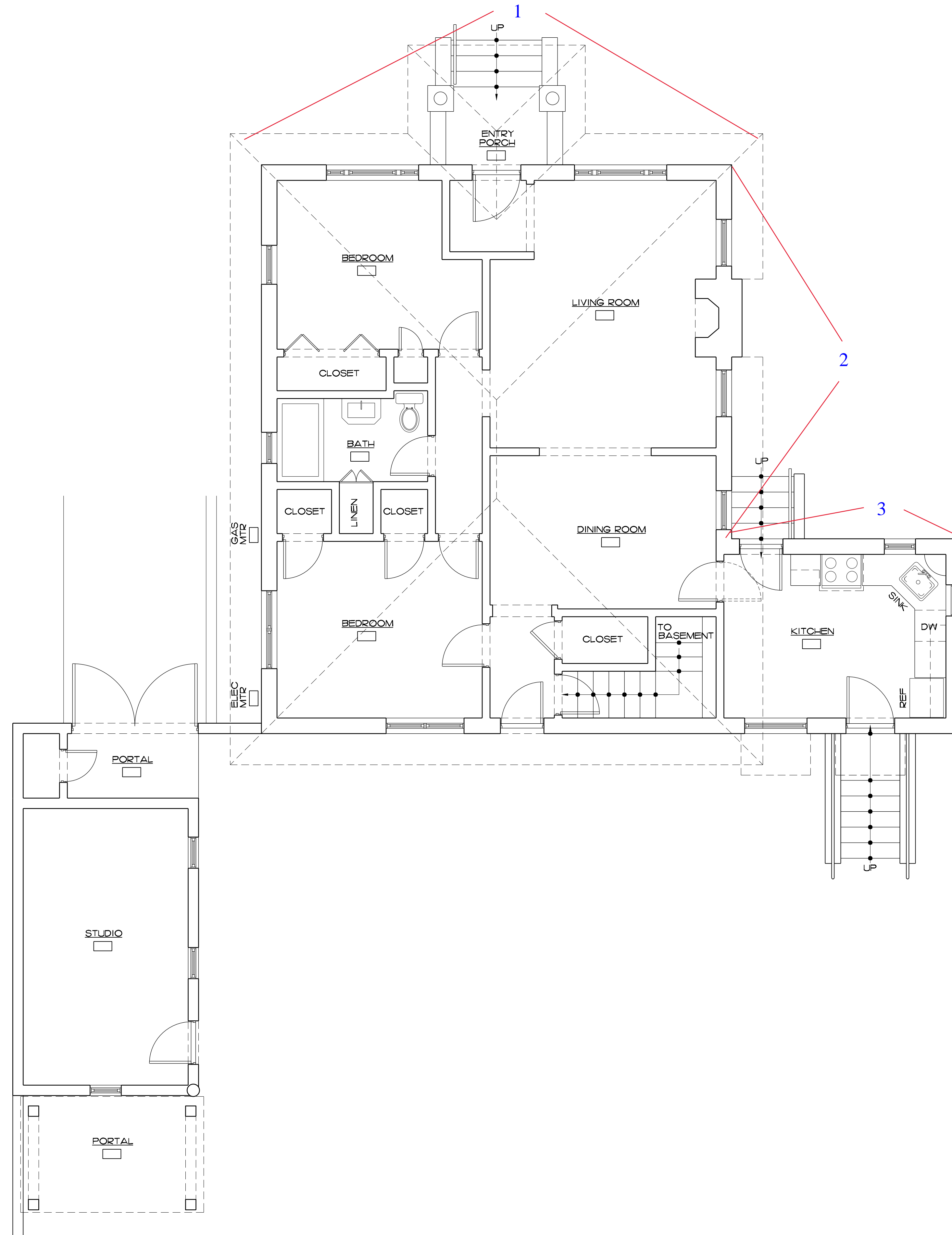
For further information please call 505-955-6605.

Sincerely,

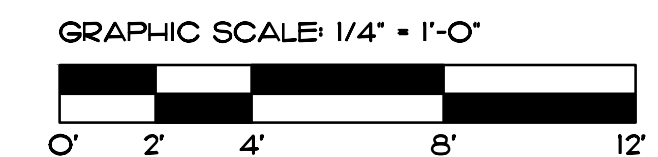
Heather Lamboy

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.**

Primary Facade Diagram



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



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

DAVIS RESIDENCE
346 HILLSIDE AVE
SANTA FE, NEW MEXICO

NOVEMBER 9, 2022

EXISTING
FLOOR
PLAN

A
2.0

SET #

2208 - DAVIS

Z:\2208 - Davis Addition\Current Drawings\2208 - Davis_221108.dwg, 11/9/2022 10:01:18 AM, DWG to PDF.pc3

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>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.</p> <p><i>Continued on Page 5.</i></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
 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

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 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:
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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&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	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
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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>

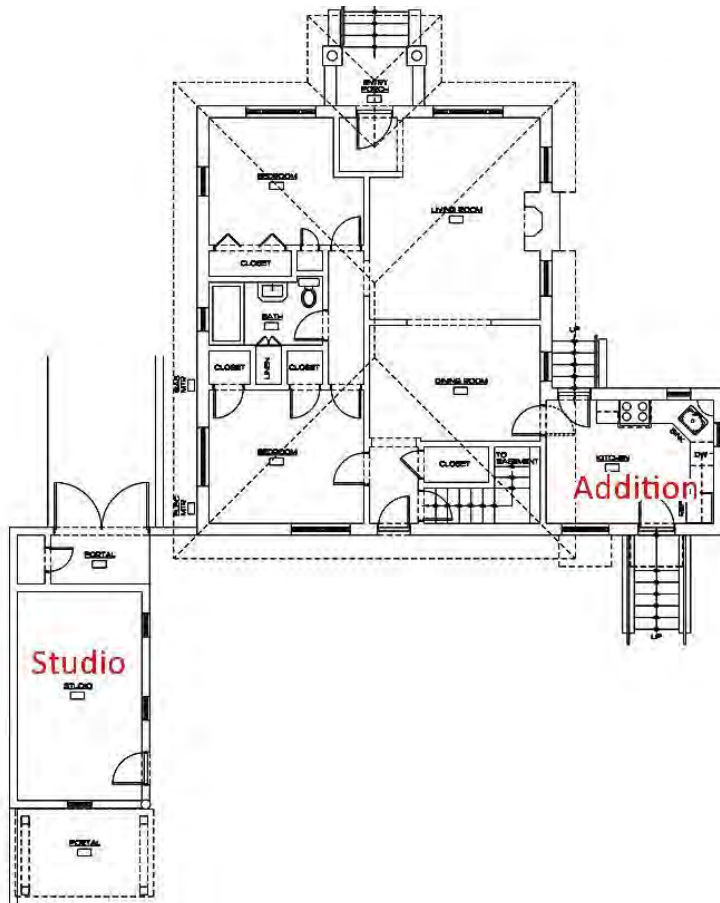
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19. Site Plan: Existing floor pan, 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

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District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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Architectural Description Continued

House

With a roughly 1,830-square-foot footprint¹, 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.

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

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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.

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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.

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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.²

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 1881.³ 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.⁴ 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).⁵ Two years later, De Etta married Frank P. Woods, a rancher, at the Hillside home.⁶ De Etta would move out, leaving her mother alone.

From a newspaper advertisement, Fidella attempted to sell the house in May 1940.⁷ A month before, federal census takers found her at home, and recorded her information.

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

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

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

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

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

⁷ “Sale,” *Santa Fe New Mexican*, May 20, 1940, 6.

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She lived alone at 80 and did her own housework.⁸ 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 87.⁹

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.¹⁰ 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.¹¹

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.¹²

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, 14.¹³ The Fegans lived in the home for nearly 20 years. Newspaper notices from the period

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

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

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

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

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

¹³ 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.

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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).¹⁴

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, 1974.¹⁵

Around 1995, Joel and Lisa Kantor purchased the property, and used it for 25 years as a second home.¹⁶ 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.

¹⁴ “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.

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

¹⁶ Cathy Griffith, Telephone conversation with John Murphey, November 7, 2022.

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Illustrations

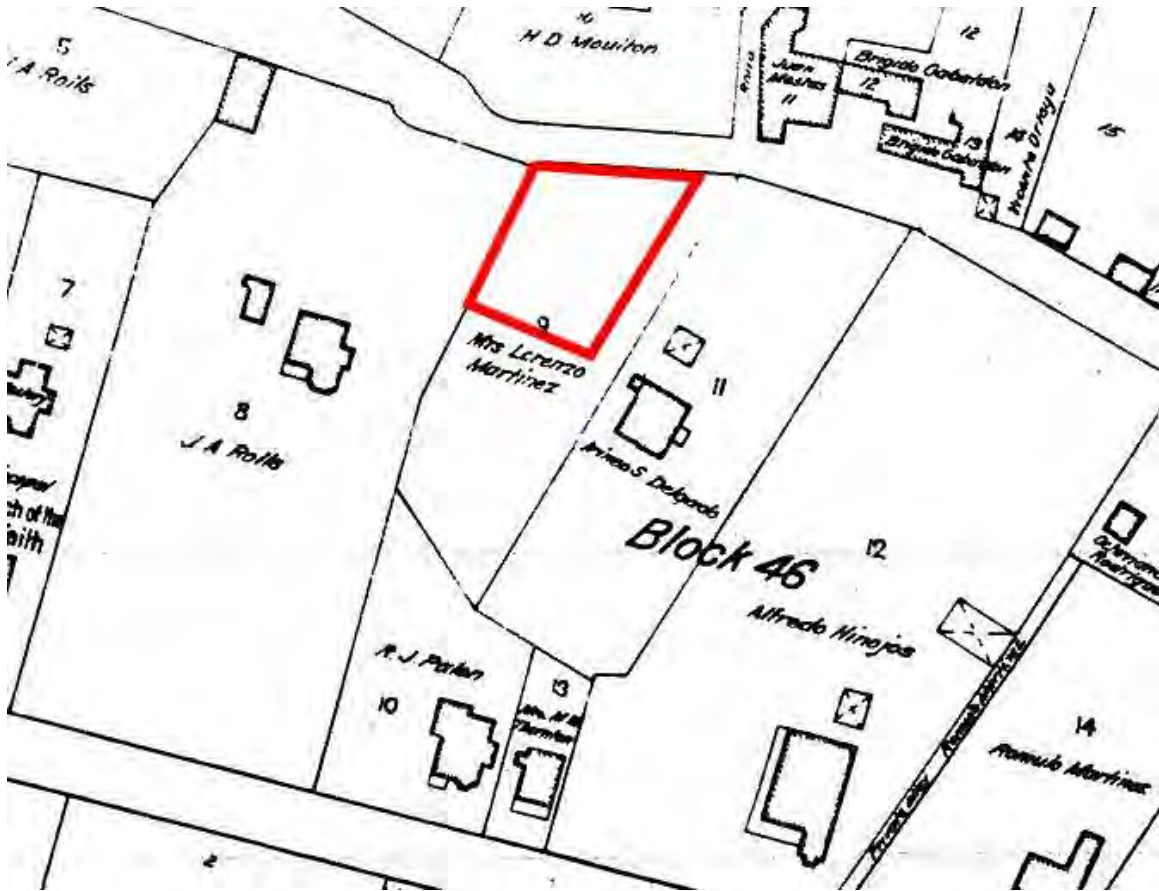


Figure 1: 1912 King's map. Red outline indicates roughly the parcel lines for the current property.

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

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		

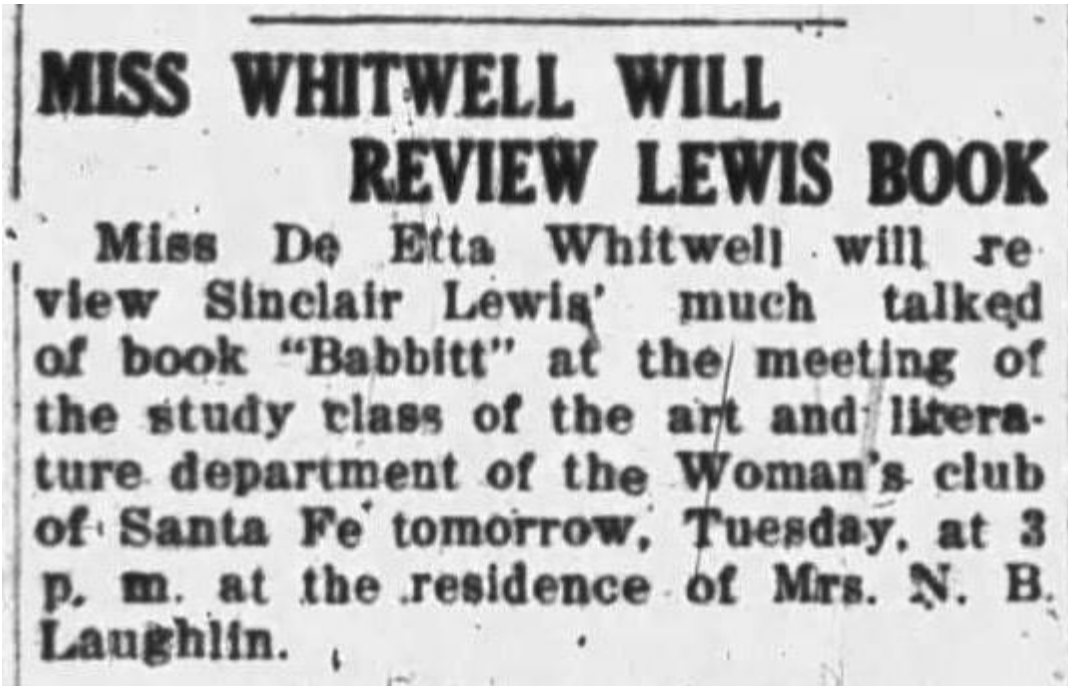


Figure 2: 1923 announcement of De Etta Whitwell’s reading of *Babbitt*.
 Courtesy Santa Fe New Mexican.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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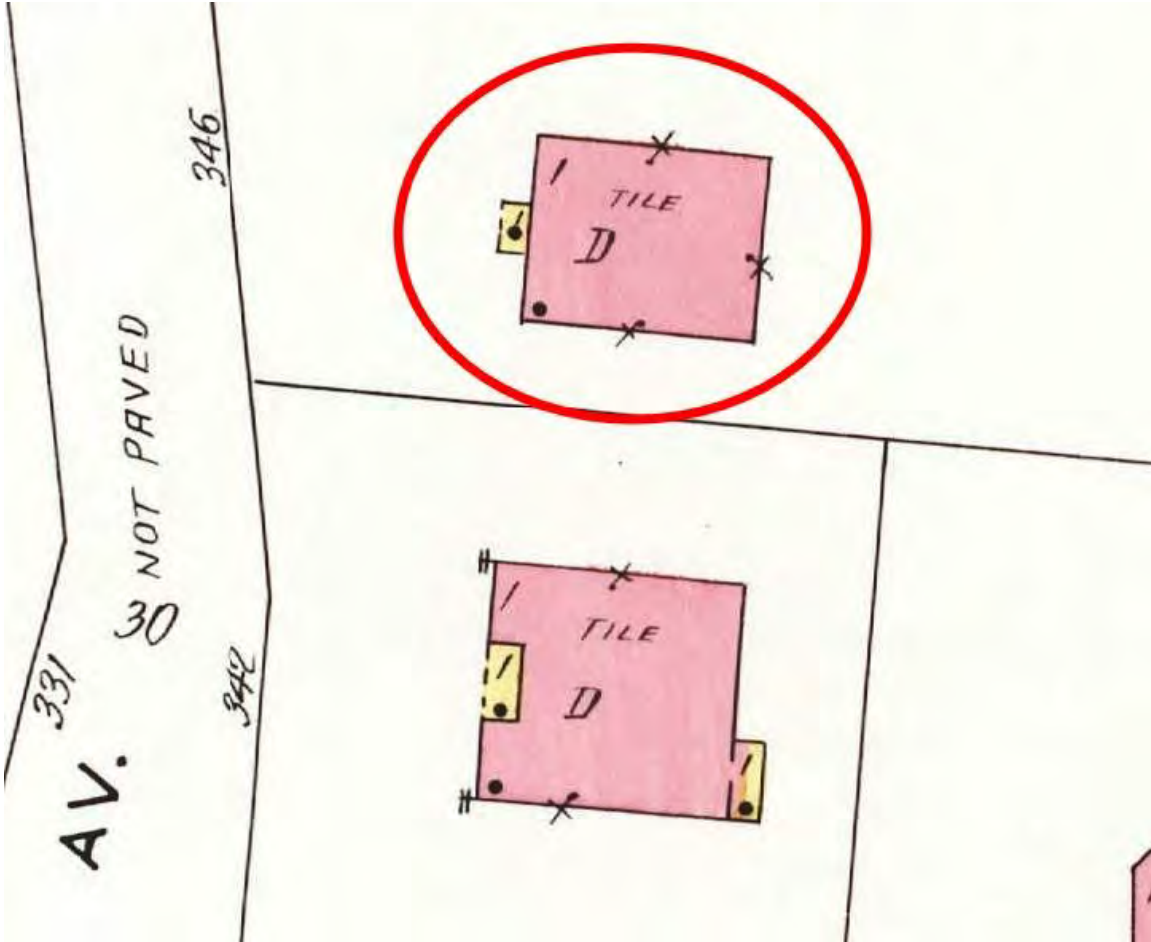


Figure 3: 1930 Sanborn Fire Insurance Map, Sheet 9.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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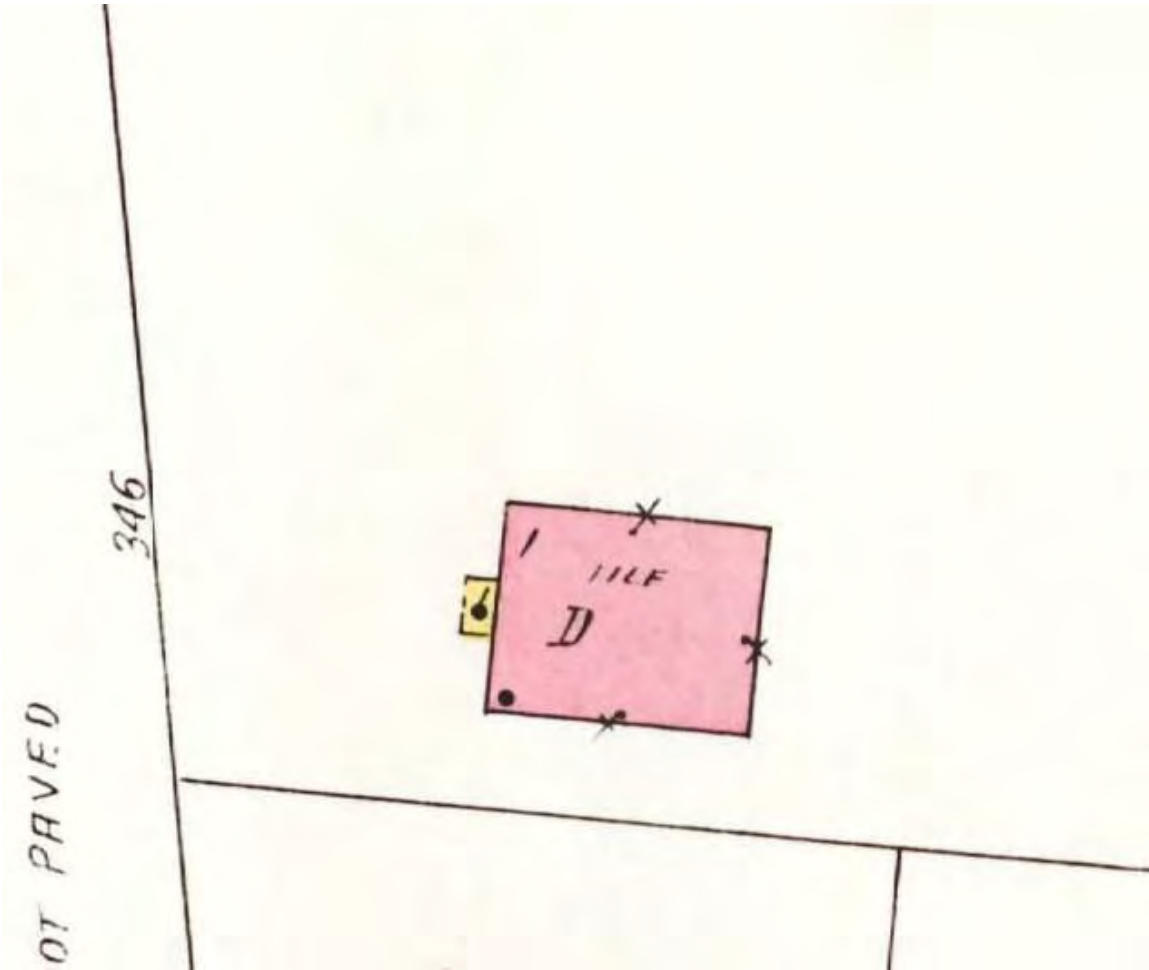


Figure 4: 1930/1948 Sanborn Fire Insurance Map, Sheet 9.
Note no presence of garage or addition.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: October 17, 2022		

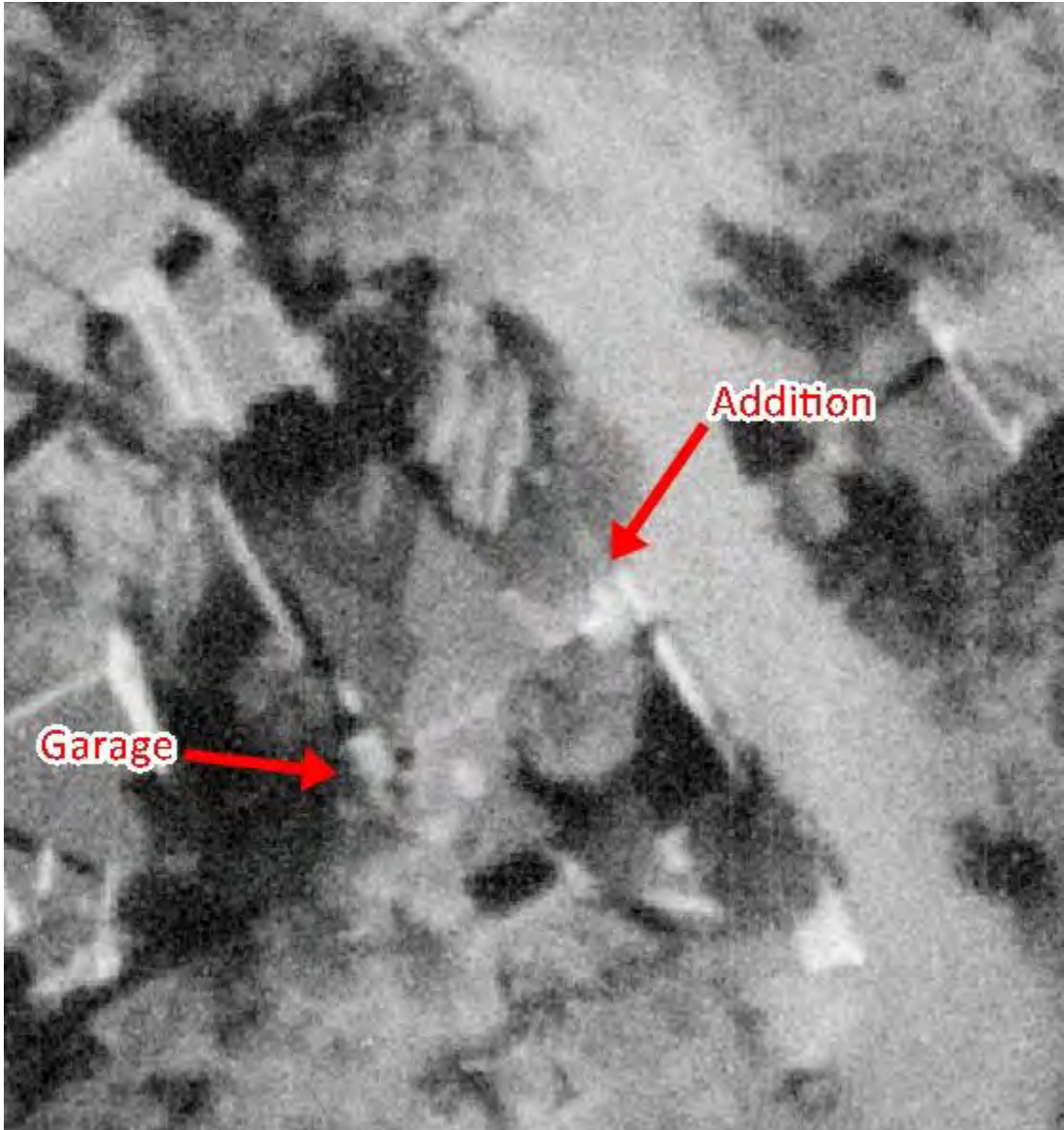


Figure 5: November 10, 1958, Aerial Photograph, Image 1.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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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

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		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		
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		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

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HCPI No.	District No.	NRHP	SRCP	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
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Figure 9: May 11, 1973, Aerial Photograph, Image 6.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		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

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District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
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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

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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)

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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

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

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

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Photo 7: Northwest corner. Camera facing southeast.

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

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Photo 8: Partial west elevation. Camera facing east.

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

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Photo 9: South elevation. Camera facing northeast.

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

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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		
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Photo 10: Addition, south elevation. Camera facing north.

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

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

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

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Photo 12: Addition, north elevation. Camera facing south.

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

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Photo 13: East elevation. Camera facing southwest.

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

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Photo 14: Former garage, north elevation. Camera facing south.

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Photo 15: House and Studio. Camera facing north.

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

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Photo 16: Studio, east elevation. Camera facing west.

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

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		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

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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

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DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

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



MARTINEZ
ARCHITECTURE
STUDIO PC

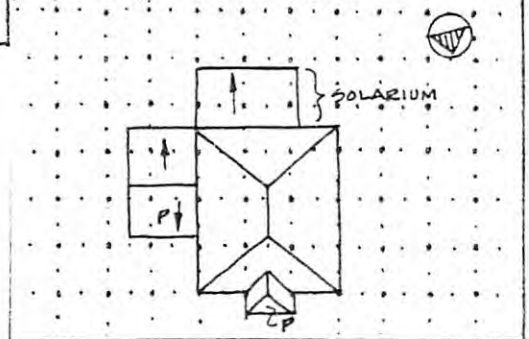
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

DAVIS RESIDENCE
346 HILLSIDE AVENUE
SANTA FE, NEW MEXICO

EXISTING
NEIGHBORS ROOF
OCTOBER 15, 2024

building threatened? yes	surveyed date 9/19/84 by SL	county SANTA FE	ID no. 051612012
field map SFHD #2	number 2012	UTM reference zone 12 13	easting northing
location description 346 HILLSIDE AVE.		city/town SANTA FE	
land grant/reservation			

building name	legal description tnsp ___ N S range ___ E W sec ___ 1/4 1/4
film roll by SL no. 37	negative nos. 35
loc. of neg. HPB	plan shape



date of construction Pre 1930 estimate ___ actual ___
source SANBORN (1920's?)
use present <input checked="" type="checkbox"/> residential other ___
historic <input checked="" type="checkbox"/> residential other ___

style HIP'D Cottage	foundation STONE
	wall material/surface PEN. TILE/STUCCO

condition ___ excellent <input checked="" type="checkbox"/> good ___ fair ___ deteriorating
degree of remodeling ___ minor <input checked="" type="checkbox"/> moderate ___ major
describe: ADDED MASSING ON E & S

architectural features
Hip'd rf. (asp. shngl.) w/ cross gable rf. over porch, extended eave with expos'd rf joists, flat parapeted E. addition w/ exposed shed on S.; windows 3/1 dbh w/ 2/1 flanking sides on front elev., 3/1 in rear; solar 7' tall panes on S w/ alum sliding; doors: front 3 paned Bung., sliding glass in rear; round columns support front porch roof + rest on conc. supports

surroundings OFFICE/RESIDENTIAL
relationship to surroundings <input checked="" type="checkbox"/> similar ___ not similar
district potential <input checked="" type="checkbox"/> yes ___ no
significance ___ eligible <input checked="" type="checkbox"/> of ___ none
if eligible, interest why? Contrib.

comments

associated buildings? ___ yes what type?
if inventoried, list ID nos.

JIM GREA 983-2227 past owner w/ info

see back? ___ yes



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address:
Date Submitted: 11/12/2024	Property Owner of Record: Martha Davis	346 Hillside Avenue
Applicant/Agent Name: Martinez Architecture Studio PC	Contact Person Phone Number: (505)989 - 4958	Proposed Construction Description: Addition & renovation to an existing single family residence
Zoning District: RC-8	Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: Downtown & Eastside	TOTAL ROOF AREA: 2,402 SF
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	Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Lot Coverage : 26.9 % <input type="checkbox"/> Open Space Required: _____
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Setbacks: Proposed Front: 53.6' Minimum: 7' 2 nd Front? _____ Proposed Rear: 15' Minimum: 15' Proposed Sides: L6.5'R 5' Minimum: 5'
Terrain: <input type="checkbox"/> 30% slopes N/A		Height: Proposed 14' Maximum Height: 16' existing or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
		Parking Spaces: Proposed 3 Accessible _____ Minimum: 3
		Bicycle Parking**: Proposed: _____ Minimum: _____ ** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

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

Martinez Architecture Studio PC

PRINT NAME

[OWNER APPLICANT AGENT]

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

11/12/2024

SIGNATURE

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: Legal lot of record is provided. lot coverage at 26.9% Existing encroachment on northwest property line is not increased or altered. Visibility triangle added & deck is no longer within rear setback.

REVIEWER: Carly Venditti DATE: 11/26/2024

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

355 Hillside Ave. Wall Height Calculation

Total: 2247

Count: 38

Maximum Allowable Height
59'



