

ITEM # 19-0694

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

**Case #H-19-019**

Address – 101, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

Agent's Name – Lloyd and Associates

Owner/Applicant's Name – Plaza del Monte

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 25, 2019.

**BACKGROUND**

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures (hereafter the "Relevant Properties"), which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. The historic status for all 27 structures in Plaza del Monte as of the date of this hearing is summarized in the table below:

<b>Address</b>	<b>Construction Date(s)</b>	<b>Current Historic Status</b>	<b>Recommended Historic Status In HRE Report</b>	<b>HDRB Status Review Case</b>
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019

115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. An extensive case history was provided as an attachment to the March 28, 2018 Plaza Del Monte Historic Resources Evaluation Report, prepared by John W. Murphey, architectural historian (hereafter, "HRE Report"). On March 26, 2019, the HDRB reviewed the status of seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago) and voted to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded its motion from the March 26, 2019, hearing regarding

the assignment of contributing historic status for the seven structures, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

The HRE report was included as an attachment to the staff report for this hearing. At this hearing, Staff presented all structures in Plaza del Monte for which status is not currently assigned for status review, including designation of primary façades as needed for those structures that receive contributing status.

### **HISTORICAL SUMMARY OF PLAZA DEL MONTE**

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

### **SUMMARIES OF INDIVIDUAL PROPERTIES**

**101 Camino Santiago:** Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a

recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

**102 Camino Santiago:** One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a roomblock-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register.

**103 Camino Santiago:** Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet; the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the roomblock bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register.

**105 Camino Santiago (Units 1-4):** Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canals. The frame structure is finished with cementitious

brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillippe Register.

**106 Camino Santiago:** Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design.

**109 Camino Santiago:** Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillippe Register. The house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte.

**110 Camino Santiago:** Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Phillippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations.

Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system.

**111 Camino Santiago:** Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is market y along portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillipe Register.

**113 Camino Santiago:** Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two roomblock-like volumes penetrated by horizontally oriented aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown.

**114 Camino Santiago:** The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales

penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects.

**115 Camino Santiago:** Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown.

**117 Camino Santiago:** Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

**118 Camino Santiago:** Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outlined with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnett Architects, and is one of the last houses to be completed in Plaza del Monte.

**119 Camino Santiago:** Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio.

**120 Camino Santiago:** The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects.

**121 Camino Santiago:** Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects.

**104 Camino Matias:** One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with

small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillippe Register template design for the development.

**105 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway.

**107 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

**109 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large

picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

**111 Camino Matias:** Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color.

**116/120 Camino Matias:** The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillippe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

### **FINDINGS OF FACT**

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff generally agreed with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but deferred to the Board for individual status assignments, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

3. Under Section 14-5.2(A)(1)(a), the general purpose of City's historic preservation ordinance is to preserve the qualities relating to the history of Santa Fe, and a harmonious outward appearance, s in order to preserve property values and attract tourist and residents alike. These purposes are effectuated through the continued existence and preservation of historical areas and buildings.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
  - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
  - Section 14-5.2(D), General Design Standards; and
  - Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
  - Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Section 14-5.2(C)(2)(a), the Board has the authority to designate status as "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Section 14-12.
7. Under Section 14-12.1, a "contributing" structure is defined as "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."
8. Under Section 14-12.1, a "noncontributing" structure is defined as "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."
9. Under Section 14-12.1, "significant" structure is defined as "a structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:
  - (A) for its association with events or persons that are important on a local, regional, national or global level; or
  - (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.
10. Under Section 14-12.1, a "primary façade" is defined as "[o]ne or more principal faces or elevations of a building with features that define the character of the building's architecture."
11. Under Section 14-5.2(C)(2)(b)(i), the Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
12. Under Section 14-5.2(C)(2)(b)(ii), a "change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of 'significant,' 'contributing,' or 'noncontributing.'"
13. On Tuesday June 25, 2019, the Property Owner through their representative, Karl Sommer, provided the City with a letter contesting the Board's proposed adjudication of status of the properties under this case number scheduled for that same day.

14. Under Section 14-5.2(C)(2)(c), the Board may review status designations upon the City's request, provided that Staff must notify the property owner.
15. Pursuant to Section 14-5.2(C)(2)(d), Staff provided notice by mailing a letter dated June 7, 2019, by certified mail return receipt requested, to the property owner and by securely and prominently posting notice posters on June 10, 2019 at the Bishops Lodge entrance and Old Taos Highway entrance, which are visible from a public street.
16. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
17. The Board discussed the fact that the HRE report applied the 50-year-rule as a bright-line rule.
18. In the Staff report, Staff provided guidance about how the "50-year Rule" set forth in the National Historic Preservation Act of 1966 has been interpreted and explained that exceptions to this standard have been applied to sites, structures, and places that are less than fifty years old but which have demonstrated "exceptional importance," independent of age.
19. At the hearing, the Board considered Section 14-1.9(G), which provides that "[w]ords and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to that meaning."
20. The "Summaries of Individual Properties" and the "Historical Summary of Plaza Del Monte" above were originally included in the hearing packet and are incorporated into the findings of fact by reference.
21. Section 14-5.2(K) requires the preservation of a historic compound listed on the City's historic compound register. "Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least fifty percent of the buildings in the compound shall be designated contributing, significant or landmark." Section 14-5.2(K)(2)(a).

## FINDINGS AS TO SPECIFIC PROPERTIES

### **101 Camino Santiago:**

1. This structure was built over 50 years ago between 1967-68. *The footprint has not changed since original build, and the windows appear to have their original opening dimensions. This property is an adaptation of mid-century modern, incorporating Santa Fe style into a more contemporary motion and as such, the property is very unique to Santa Fe. The heavy traditional posts and extension of the portal over the garage set this property as a good example of Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.*

### **102 Camino Santiago:**

1. This structure, built over 50 years ago in 1965, is representative of the original be Kenneth S. Clark and Phillippe Register design template for Plaza del Monte residences and is a good example of Mid-Century Santa Fe Style, with the combined portal and carport as a

character defining feature of that style. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

**103 Camino Santiago:**

1. This structure, built over 50 years ago in 1965, is representative of Mid-century Santa Fe Style due to its L-plan, portal, carport, and front door side lights, which are character defining features of that style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

**105 Camino Santiago (Units 1-4):**

1. This structure, constructed approximately 50 years ago in 1971, has large lot masses on the sides with the portal in the middle, which is representative of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. Further, this property was constructed after a design by significant architect Phillippe Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**106 Camino Santiago**

1. This structure, built over 50 years ago in 1965, is characterized in the HRE Report as a great use of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by architects significant Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

**109 Camino Santiago:**

1. This structure, built over 50 years ago in 1965, is a good example of Mid-Century Modern Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This property is a good example of significant architect Phillippe Register's work. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**110/112 Camino Santiago:**

1. These structures are greater than 50-years-old: 110 Camino Santiago was constructed circa 1962, and 112 Camino Santiago constructed circa 1966. Additionally, the structures are a good example of Mid-Century Modern Santa Fe Style, having each been designed by significant architects Clark and Register: 110 Camino Santiago having been designed by Kenneth S. Clark and 112 Camino Santiago having been designed by Phillippe Register. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**111 Camino Santiago:**

1. The HRE Report recommended designating this structure, constructed over 50 years ago in 1965, with contributing status. Additionally, the structure is a good example of Mid-

Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

**113/115 Camino Santiago:**

1. These properties were constructed very close in time, approximately 50 years ago, and were constructed circa 1970. In all likelihood, these properties were planned in early 1969 and construction begun in 1969. These structures are a good example of Mid-Century Modern Santa Fe Style due to the incorporation of defining characteristics of that style into the architecture, including the flagstone paving leading to the carport, vertical window pattern, and blocked massing on the ends. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**114 Camino Santiago:**

1. This structure, constructed circa 1972, is approximately 50 years old. This structure is a good example of Mid-Century Modern Santa Fe Style due to its character-defining characteristics, which include a carport and double posts and flagstone leading to the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**117 Camino Santiago:**

1. This structure, constructed between 1966-67, is over 50 years old and has a distinct "modified L" or "boomerang" shape. As such, the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards while exercising a modernist expression. Further, it is associated with Plaza del Monte and is a compelling example of Mid-Century Santa Fe Style due to how the structure conforms to the site and balances with the landscape, as noted above. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**118 Camino Santiago:**

1. This structure was the most recently built of the Plaza Del Monte properties reviewed in the HRE report, having been built in 1973. While this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register, the structure lacks character-defining features. This structure does not meet the definition of "contributing" set forth in Section 14-12.1.

**119 Camino Santiago:**

1. This structure, constructed in 1965, is over 50 years old and is a clear expression of Mid-Century Modern Santa Fe Style due to the long, low projecting roofline and south fin wall, which are character defining of that style. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**120 Camino Santiago:**

1. This structure, constructed in 1971, is approximately 50 years old, and is a clear expression of Mid-Century Modern Santa Fe Style due to its character-defining elements, which include the carport, outdoor storage rooms, and overall massing. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**121 Camino Santiago:**

1. This structure is approximately 50 years old, having been constructed circa 1971. This structure is a good example of Mid-Century Modern Santa Fe Style, utilizing steel casement windows with three divisions, storage cabinets in the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**104 Camino Matias:**

1. This structure is over 50 years old, having been constructed in 1965, and is one of the first constructed Plaza Del Monte structures reviewed in the HRE Report. The structure is a good example of Mid-Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

**105 Camino Matias:**

1. This structure is greater than 50 years old and is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and the presence of some original doors and windows. The structure exemplifies post-WWII construction. This structure, along with 107, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**107 Camino Matias:**

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, large picture windows, and other elements that are also reflected in the neighboring properties at 105 and 109 Camino Matias. These structures exemplify post-WWII construction. This structure, along with 105, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**109 Camino Matias:**

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and casement windows, and the structure exemplifies post-WWII construction. This structure, along with 105, 107 and 111 Camino Matias, anchor

the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**111 Camino Matias:**

1. This structure was moved to its current property location in 1966, and as such, was constructed over 50 years ago. This structure is associated with the Alison James School and includes Plaza del Monte-era additions that provide visual association with the planned development. This structure meets the definition of "contributing" set forth in Section 14-12.1.

**116/120 Camino Matias:**

1. This structure is over 50 years old, having been constructed in 1957. However, this structure has been extensively modified from its original construction, and those disharmonious additions result in a lack of defining characteristics. These structures do not meet the definition of "contributing" set forth in Section 14-12.1.

**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 directs Historic Preservation Division Staff to prepare and present an evaluation of Plaza del Monte for possible designation as a historic compound under Code Section 14-5.2(K).
2. The Board has the authority to initiate, review, and approve the status designation of the Relevant Properties.
3. The Board designates the following statuses and primary façades for the Relevant Properties:

Address	Historic Status	Primary Façade(s)
101 Camino Santiago	Contributing	South (1)
102 Camino Santiago	Contributing	West (1) & South (2)
103 Camino Santiago	Contributing	South (1)
105 Camino Santiago	Contributing	South (1)
106 Camino Santiago	Contributing	North (2) & East (1)
109 Camino Santiago	Contributing	South (1-5)
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)
111 Camino Santiago	Contributing	South (1)
113/115 Camino Santiago	Contributing	South (1, 2, 3)
114 Camino Santiago	Contributing	North (1) & East (2)
117 Camino Santiago	Contributing	East (1 & 2) and South (7)
118 Camino Santiago	Non-contributing	N/A
119 Camino Santiago	Contributing	East (1) & South (4)
120 Camino Santiago	Contributing	West (1 & 2)
121 Camino Santiago	Contributing	East (1) & South (4)
104 Camino Matias	Contributing	North (1 & 4)
105 Camino Matias	Contributing	North (3)
107 Camino Matias	Contributing	North (3)
109 Camino Matias	Contributing	North (3)
111 Camino Matias	Contributing	West (1) & South (2)
116/120 Camino Matias	Non-contributing	N/A

**IT IS SO ORDERED ON THIS 13<sup>th</sup> DAY OF AUGUST 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios  
Chairperson

13 August 2019  
Date:

FILED:  
Yolanda Y. Vigil  
Yolanda Y. Vigil  
City Clerk

8/16/19  
Date:

APPROVED AS TO FORM:

Gabriel A. Smith  
for Gabriel A. Smith  
Assistant City Attorney

08/14/2019  
Date:

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

Ms. Roach presented the Staff Report. She explained that there is no applicant. It was initiated at the request of the Board for these properties. We did get a letter at 5:00 indicating concerns that the City has denied due process and requesting to withdraw the application and stating the applicant has been preparing an application for development. There was no application for status review so there is no application to withdraw. It is the position of the City to proceed.

Chair Rios asked if the owner has to give consent.

Ms. Roach said no. The Board can initiate a status review and the only requirement is that the proper notification be made to the owner and that was done properly. Staff did follow all proper procedures and felt this was important.

Member Katz said it was ingenuous of owners to not have status of buildings before the plan.

Ms. Roach said she would not give the entire report but background and comments on the 50-year rule. And then as the Board considers status, suggested we go property-by-property and discuss and make a motion on each. She wondered about moving public comment earlier- perhaps after she reads the staff report.

Chair Rios suggested that also. Maybe the public will have general comments but could single out specific addresses.

Member Roybal asked where the status recommendations were taken.

Ms. Roach explained how Staff considered each individual property.

Member Roybal pointed out that eight months have passed since their first review.

Ms. Roach said the original application was submitted two years ago and we opened a new case in February.

Member Roybal asked if those recommendations were different.

Ms. Roach said they are.

**BACKGROUND:**

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

	Construction Date(s)	Current Historic Status	Recommended Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam.	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam.	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

<sup>1</sup>historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to

<sup>1</sup> Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the “50-year rule”; 2) that staff provide information regarding applicability of the provisions in the code for “Historic Compound” designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff’s response to directives included in the April 23<sup>rd</sup> rescission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

## **HISTORICAL SUMMARY OF PLAZA DEL MONTE<sup>2</sup>**

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the “South Area” would be developed first with a congregate building, and the “North Area” would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas,

---

<sup>2</sup> Historical Summary paraphrases research presented in the “Plaza del Monte Historic Resources Evaluation,” by John Murphey (2018).

posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

#### **RELEVANT CODE CITATIONS:**

##### **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 Significant Structure:**

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national or global level; or**
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.**

##### **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.

**"50-YEAR RULE" GUIDANCE:**

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old, but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. <sup>3</sup>

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance).

That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

**STAFF RECOMMENDATION:**

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

---

<sup>3</sup> "Of Exceptional Importance": The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History*.

Ms. Roach read the definitions of contributing and significant structures from the Code before reviewing each address. She consulted with City Attorney, LUD and State Historic Planner. She read from the 50 year rule.

She explained it was an approximate guideline and up to the Board to determine if they were significant enough to be designated Contributing and some are less than 50 years old but there is not a rule that the Board could not designate a 47 year old as Contributing.

Chair Rios said the homes are 47 to 69 years old. What is important in the review is the contribution the Presbyterian Church made to this community and those occupations of retired church individuals were an important group. So it was not only representative of time and place but also its association to the City.

Ms. Roach agreed and noted it was not an important theme by John Murphy.

Member Roybal said his concern was with the rule but also that they do not meet Santa Fe Style criteria.

Ms. Roach replied that we have many examples of buildings that don't meet Santa Fe Style like the Cathedral and Scottish Rite Temple. And whether the Board feels mid-century does fall into that category. It is also on impulse of the ordinance in 1957 to counter the introduction of mid-century and is why we don't have a lot of examples of that style. When Plaza del Monte was approved, the HDRB felt it did comply sufficiently with Santa Fe Style to allow its construction.

Member Roybal said he was just concerned in applying the 50 year rule without consideration of design.

Member Biedscheid wanted to consider them as a compound. The value is that they are part of a conceived compound and wondered what criteria they might use for that.

Ms. Roach referred to Section K of the Code. It has not been utilized frequently. There was an effort in 2005 and 2006 to follow through and a survey took place at that time, but we are having trouble finding if the register of compounds was ever created. She would talk in general terms about the criteria and the innovations of the property for any potential designation. She read that section of the code to identify compounds.

Ms. Roach said this compound would not have been considered at that time since it was not near old enough and the criteria said half of the buildings must be designated as contributing.

Member Biedscheid asked, if the Board designates 50% or more as contributing, whether a separate motion should be made to consider historic compound status.

Member Roybal asked, since we don't have an applicant here, if they have a right to appeal.

Ms. Roach said the owner does have that right.

Member Guida asked if there is anything about what we might call a compound that would exclude it from consideration.

Ms. Roach believed this development would qualify in its plan for development and location of the buildings and they are historically related. A compound is more about spatial relationship and intent. There are four different types mentioned in the code.

Member Katz pointed out that it is all owned by the same person and always has been and the people rent their units. He asked if the lots are separate lots of record.

Ms. Roach said there are separate lots of record, but all are owned by the same individual.

Mr. Gemora said regarding the 50-year mark, that the contributing definition says "is approximately fifty years old and has the design features..." So it doesn't have to be of the style but add to the qualities of that district so other different styles could be added.

Ms. Roach said she actually didn't know for sure that they were separate lots of record and would have to research that.

Member Larson said in moving forward, this has a very important part in the context of our City and environment.

Mr. Smith pointed out in Chapter 14-1.9, under construction, that all expressions shall be considered in the context. Approximately is not defined. In accordance with the General Plan, "approximate" would not have a definite number.

Member Katz looked at "approximate" to cover when you did not know when something was created. There are aerial photos that are dated. He thought it needs to be 50 years, but when you don't know it, is where approximately comes in... except if it has great importance.

### Public Hearing

Chair Rios asked for general comments at this point and would later ask for public comment at each one.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She read her testimony statement. She is 85 years old and has lived joyfully in Plaza del Monte for 20 years and in Santa Fe for 50 years. "I've spoken to you many times about the beauty and camaraderie of our Plaza del Monte community, so close to the center of our City. I understand the developers have the financial resources to destroy all of our community completely, probably to put up condos and you have the power to tell them to go away and develop some other town. What do you want in downtown Santa Fe? A cluttered city just like any other old city center. Or a beautiful special area with tall trees and old houses cherished in value by many who long for living in a town like ours? You know what is right and do it and do it as soon as possible. Thanks for listening to us."

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I've spoken here on numerous times and tonight, I ask you to find all of these to be of contributing status and halt the ongoing assault by the developer on this beloved community, by recognizing the historical value of the houses which belongs together as an integrated and unified whole. Please, remember also that this community has for many years provided affordable housing for the people of Santa Fe recently for senior living and now including young families. I ask you to save all of it in its entirety by designating all buildings to have contributing status."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She welcomed the new Board members who were appointed after her last testimony. She said, "I'm very interested because I lived there at Plaza del Monte for 11 years until required by the present owners to leave. The apartment I lived in was declared noncontributing because it was only 49 years old. I'm going to ask that you consider adding all the structures recommended as non-contributing due to age as contributing. They are all almost 50 years old. Philippe Register designed them and the seven on the list Mr. Murphy recommended noncontributing were all because of age - not quite 50 years of age and four as of contemporary design and no reason for 101 Camino Santiago. But Register designed all of them."

"On the five homes that were recommended as part of the Allison James School for teachers and not designed by Register, when it was transitioned from Allison James to Presbyterian retirement - they have features that are quite charming. They are on Camino Matias."

"I was surprised when reading the second amendment to the March 24, 2018 report, on page 4, that because of timing issues he (Murphy) did not have a chance to review the First Presbyterian Church Historic Library or the Menaul School Historic Library."

I don't know if that was important or not or whether he since reviewed it or not.

My basic request is that you accepted those who were recommended noncontributing just because of age because they are approximately fifty years old. And look at what he considered contemporary design because of the significance of this

community and of the architect Register, who did it.

“There is one inaccuracy in the review on the home at 121 Camino Santiago, because he got the bedrooms wrong. Thank you.”

Ms. Natasha Torres, Creston Colorado, was sworn. She said, “I lived at 116 Camino Santiago for 6 years. I loved that community and I loved all the architectural and history of the district. I loved the teachers’ homes by the same architect. It is not good to break up the whole area.”

Mr. John Eddy (previously sworn) was grateful that a decision was made to rescind a previous decision on this property because the due diligence undertaken is now very important. When it first came two years ago, I suggested at the first hearing that it needed to be considered as a whole - of a piece, because this neighborhood was a single concept by Clark and Register. They were very respected architects in Santa Fe. And it was on the wishes of the Presbyterian organization and most unique in Santa Fe. The most salient feature - many other developments came about through a vernacular approach with individuals designing their own home. This was conceived for a specific use for giving people a place to live that was affordable. It has gone through different changes - when mid-Century came along - influences coming in and will become a very accepted part of our conversation. A beautiful example for mid-century is the building across from old St. Vincent hospital. Modest homes that do not shout out we are experts of mid-century modern so the architectural historian might have called out they are not classic mid-century but in the direction Santa Fe was going. You had one up on Camino Santander. This property was built with a big concept in mind and that is most salient to take away in the process.

I think the idea of time and approximately close to 50 years, means you do have wiggle room here. I also think because they developed over time, that continuum has to be recognized as a whole not just houses plopped down. They were placed very deliberately.

The idea of classification as a historic compound is very important and I hope you find that is a classification that can be applied on this property and it will belie the fact that you understand that.”

Ms. Linda Payne, 414 Bishops Lodge Road, was sworn. She said, “I look down on Plaza del Monte and, for the last 48 years, have been a neighbor. I remember it in its heyday and hope as you go house-by-house that you will consider it historic. It is a cohesive neighborhood and ties in what Mr. Eddy just said. It is a peaceful community and we are losing a lot of neighborhoods with condos and Air BnB’s. New people are coming in and renting and older families leaving. And I hope you consider it a historic property.”

Ms. Stefanie Beninato (previously sworn) agreed with much of what has been said and everyone who speaks, talks about it as a community and a unified holistic design to be considered as a whole. I am happy that Member Biedscheid suggested considering it as a whole. And acknowledging the integrated design. I think you could consider it together. And the Presbyterian Church had no intent to divide it up to sell.

It is too bad several were already designated as noncontributing and sad you could not reconsider that. The ones to the north are more modern but this was approved when HDRB was in existence and thought it was an appropriate design to embody the traditional and contemporary and we need to acknowledge it. The approximately 50 year rule is helpful and when part of a whole, we need to preserve the whole and a 47 year old structure would contribute to that whole.

It is also important because it has a strong historic association with the Presbyterian Church, which, in New Mexico, has done a lot of positive things in the community to create a compound where ministers and missionaries could have a place to retire for people who contributed greatly. It is so beautiful on some level.

There were no other speakers from the public regarding this part of the case and the public hearing portion was closed.

#### Board Discussion

Member Guida asked if the Board could make general comments before going to each unit.

Chair Rios agreed.

Member Guida said Staff made recommendations in two broad categories on those for contributing and a distinction with those on Camino Santiago on the 50 year rule. It is a problematic distinction that classifies later Register designs as contemporary. That doesn't work for me and the later ones are a better interpretation of mid-century style. I'd like to know where the Board members are as an overall opinion. Should Significant be on the table for these, although they are humble structures?

Member Larson thought the beauty of the National Register is that it is up to the experts and we are looking at a master-planned community. We see a lot of highlights and the fact that it is master-planned. I would have to agree that it is the big picture we are looking at. I'm not sure I agree with the recommendations of the historic surveyor.

Member Katz looked at the GIS and it is a single lot that emphasizes that it is of a piece.

Member Biedscheid said her intent was to see this as a historic compound and she thought it was eligible and does contribute to the historic district. The streets were

conceived in the current situation and locations were all planned and still are intact today.

For consistency in making a decision, of the five already applied, should hold to the 50-year rule. We've already gone down that road. And she also disagreed with many of the results of the historic evaluation.

She pointed out that the Code does not address contemporary design and the influence on architects at that time does not affect historic status."

Member Roybal said his concern was with the evaluation of John Murphy. And he did not think the Board should go down each individual structure if it is considered as a compound. He thought the Board should designate it as a full compound.

Ms. Roach explained that the Board is required to designate each status before considering it as a compound. She added that the association with Presbyterians and Register are relevant.

Member Roybal asked if those built in 1973 or 1972 would not qualify.

Ms. Roach said they could, however the Board interprets the 50-year rule. And as Member Biedscheid mentioned, five already have had their status designated. Her intent was to stick with that designation.

Chair Rios asked how many members felt they must stick with the exact 50 years.

Three members raised their hands and three did not. Member Katz, Member Roybal and Member Biedscheid wanted to stick with exactly 50 years.

Member Katz thought all the Board accepted it as a planned community - all of a piece. And as a compound, it protects all structures through the compound designation. And several of them are 2-3 years away from the 50 year mark and we don't have to stretch to make those historic if 50% of them are historic. That would then allow us to proceed with the compound process.

Ms. Roach said regarding compound protections, that there are things to assist. If the compound continued to be owned by a single owner, that the owner would come forward with what the compound plan is for any proposed changes and if divided with multiple owners, the new owners would still have to comply with limits on height, total additions added, similar materials and style of the compound and any blockage of the spatial nature of the compound. So with the protections of the compound status, the Board would not be compelled to make every structure have a contributing status.

Chair Rios noted that if the whole was determined to be a compound, at least 13 would need to be contributing.

Ms. Roach said they would need 14 to be a majority.

Chair Rios observed that obviously harmony would play a huge role but not as strictly for noncontributing.

Ms. Roach, in interpreting Section K, said that there would be similar restrictions as with contributing buildings and limitations on new construction. Spatial relationships and form are considered part of the compound (harmony). So there are standards that would apply to modifications and a little more strict - height regulations, etc.

Member Lotz felt it was a complex issue for him and he might have to abstain.

Member Guida did not want to beat on the 50-year rule but he did not understand why the Board should be so strict about it. We are making an argument about the compound being of a piece - and of design integrity and consistency and challenged by the limitations of contributing. We could go about it with a focus on view. We are also designating façades as primary. Some of them are visible from different angles.

He said the piecemealing at a macro level concerned him. But all are individual structures, to be consistent with the ordinance. They are bringing it philosophically.

Chair Rios agreed on that interpretation because each building relates to one another to create the compound.

Chair Rios thanked those who came out for this case.

Member Larson said- the 50-year rule is so important. At the National Park Service, we are handling it as a specific movement, not restricted to the 50 year rule. Like Member Guida said, we are looking at a master plan very common in that area. With the National Register, there is flexibility in making evaluations and is why it is there. The 50-year rule was created to manage nominations for the National Register when it was coming of age.

Ms. Roach said as she looked at the evaluations and at the time, tended to agree with recommendations. But now, she has shifted. She would present John Murphy's recommendations, but the Board should have the privilege to decide. She said she would participate in the discussion but refrain from a specific recommendation. She also explained that the packet has two façades photographed for each individual property.

### **SUMMARIES OF INDIVIDUAL PROPERTIES**

**101 Camino Santiago:** Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332 square foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and

garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of the portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

The recommendation of John Murphy was Noncontributing because of contemporary design. If it is considered to be Contributing, the south façade is recommended as primary.

#### Board Discussion

Member Guida asked which façade is also shown.

Ms. Roach said it was the north elevation (rear).

Chair Rios asked Ms. Roach if she would agree all of them have had no footprint changes, but some window openings have changed.

Ms. Roach said this is the original footprint. The garage door is recent. She was unclear if windows were original, but it appears they are the original openings.

#### Public Comment

Ms. Beninato (previously sworn) asked for its age.

Ms. Roach said it was constructed in 1968.

Ms. Beninato felt this property is Contributing. The footprint is original. The Board should accept the garage door and should find it Contributing with the south façade as primary. That one is probably typical.

Ms. Roach, commenting on that issue, said if the intent is to consider this as a compound, there are sufficient protections relating to building form and stylistic elements that the Board could deny an application that would substantially change it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 101 Camino Santiago, that it be Contributing with the south façade as primary and in that photo you would not find a mid-century house like it anywhere else but in Santa Fe. It is a wonderful adaptation the way they incorporated it into this home.

Member Biedscheid added that the portal over the garage is a novel approach and use of timber posts. Member Katz agreed.

**VOTE:** The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

**102 Camino Santiago:** One of the earliest units to be constructed at Plaza del Monte, 102 Camino Santiago is a 2,064 square foot dwelling with one addition. The two bedroom, flat-roof house faces Camino Matias. It shows to the street (west) a façade-long portal, continuing at the south end as a single-space carport. The portal is supported by shiplap wood girders resting on round posts with double-ended corbels. Most of the portal façade is painted white. A line of vigas runs along the top of the wall. The elevation is penetrated by two doors and large windows, with the southernmost window not meeting the ordinance in regard to its distance from the corner. The north elevation facing Camino Santiago displays a variety of window openings holding tall metal casements. A shallow overhang supported by short vigas carries over most of the elevation. At the northeast corner is a room block-like projection holding the bedroom wing. The rear (east) elevation presents a number of alterations. The largest is a post-1969 addition, over what was a patio. The 380-square-foot addition is fenestrated with modern windows and is sheltered by a parapet-type portal. The house was constructed in c. 1965, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

#### Board Discussion

Member Guida said the carport seems very significant. His concern would be on the significant changes to that façade.

Ms. Roach commented on the rule that new construction shall not block. There is sufficient justification to deny contributing with that factor.

### Public Comment

Ms. Beninato (previously sworn) said she would like to see it designated Contributing but would want more than one façade designated primary. Garage doors are significant, and the design has setback. All three should be primary. Even though we have the rules about setbacks from primary façades, people come in and cry about getting an exception and get to crowd up on the primary façade.

Mr. John Eddy (previously sworn) asked if in the photo outlined in yellow, it is in a plane with the vigas and lintel above it - there appears to be no setback in that façade.

Ms. Roach thought that was correct.

Mr. Eddy thought that was infill of a substantial portal.

Chair Rios asked Ms. Roach to identify the elevations.

Ms. Roach said the front façade is facing northeast. The building faces Camino Matias and the rear faces east.

Chair Rios wanted to make sure.

Ms. Natasha Torres (previously sworn) said the layout shows it clearly.

### Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 102 Camino Santiago, to designate the structure as Contributing with west and south façades as primary.

**VOTE:** The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

**103 Camino Santiago:** Roughly 1,533 square feet, the one-story residence is designed as an L-plan form. The plan puts the bedrooms in a cube-like mass, with the remainder of the functions of the house strung along a linear spine. Its façade is defined by a long portal sheltering its entry and patio doors. The east end of the composition terminates as a one-bay carport. A line of vigas runs along the back (north) elevation supporting a short overhang. An exterior chimney breaks through the overhang, rising several feet above the roof. The house is fenestrated with an array of original and replacement aluminum windows. It is entered under the portal through a stylized wood panel door flanked by one set of sidelights. The dwelling's flat roof is outlined by a short parapet;

the roof is covered with gravel. The frame structure is finished with cementitious brocade stucco in the buckskin tone. While contemporary in form, vigas used across the portal and the room block bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

#### Public Comment

Ms. Beninato (previously sworn) said she was happy this is recommended as Contributing with the south façade as primary. She suggested the Board might consider the vigas side also. It does contribute to that house and has more Santa Fe character and the beginning prototype.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-019, at 103 Camino Santiago, to designate the structure Contributing with the south elevation as primary.**

Chair Rios asked mover to be specific why it should be Contributing.

Member Katz said it follows the Staff recommendation and follows the L-shaped form that is characteristic.

Member Larson asked for a friendly amendment to add that side elevation as primary.

Member Katz declined.

**VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

**105 Camino Santiago (Units 1-4):** Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-

dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting room blocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198 square foot apartment building was constructed in 1971, after a design by architect Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

#### Board Discussion

Member Guida pointed out that both photos are of the south façade.

Ms. Roach agreed. She said page 143 shows the HCPI photos. Photo 2 shows south and east. And also the north in Photo #1.

Member Katz noted it is a very interesting Santa Fe style with large block masses. It is classic Santa Fe style. He thought it was sufficiently Santa Fe style that he would want to make it Contributing, but it is not an exceptional building that we could make 47 years be 50 years. He recommended noncontributing due to its age.

Member Roybal agreed with Member Katz.

Member Guida countered that the Board is also making the point about the association with the architect. And it is the work of a significant architect. He recommended Contributing by association.

Member Flynn agreed with Member Guida that it is the work of a significant architect for an exception.

Public Comment

Mr. Eddy (previously sworn) asked if we could see the picture of the other façade.

He respectfully disagreed with Member Katz. This building makes a very strong impact on the streetscape. It really does exemplify what the architect is doing here with his design.

Ms. Roach showed the other façades.

Ms. Beninato (previously sworn) thanked the Staff for correcting that it is 48 years old. She understood the consistency with 50 years actual because the owner is likely to appeal.

This clearly embodies the Santa Fe style in vernacular design. It mimics one that was done by John Gaw Meem and she felt it was appropriate for it to be Contributing.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

**MOTION:** Member Guida moved, seconded by Member Flynn in Case #H-19-019 at 105 Camino Santiago, to designate the structure as Contributing with south façade primary because of association with Register and the quality of expression here that is clearly of Santa Fe Style.

**VOTE:** The motion resulted in a tie vote with Member Guida, Member Lotz and Member Flynn voting in favor and Member Katz, Member Biedscheid and Member Roybal voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

**106 Camino Santiago:** Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the home. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped

casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

Ms. Roach added that the reasons for Contributing are in the report and the Board can just refer to those, if desired.

#### Board Discussion

Member Katz agreed with the Staff recommendation, "but looking at the photos, to have the historian say some are contemporary style and then say this is real Santa Fe style makes my head spin."

Member Larson described this as a modernist building and not contemporary. Contemporary is not even a relevant term.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 106 Camino Santiago, to designate the property as Contributing with north and east façades as primary for reasons stated in the Staff report.

**VOTE:** The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

**109 Camino Santiago:** Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillippe Register. The

house presents to the street a tall and wide carport framed with a viga roof. The west end of the carport is sheltered by a double splayed wall. The angled wall composition is echoed across the east elevation. In plan, the residence is roughly an L with its form obscured by the carport. The approximately 1,220 square foot dwelling holds two bedrooms in a cube-like mass anchoring the east end. Between the bedroom mass and carport is a small enclosed patio and portal sheltering the main entry and a pair of oversized wood windows. The rear (north) elevation has a small viga canopy protecting a patio door. A tapered chimney breaks the wall plane on this elevation. Fenestration consists of mainly aluminum windows. The frame structure is finished with cementitious brocade stucco in the buckskin tone. The contemporary style home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillippe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

#### Public Comment

Mr. Eddy (previously sworn) thought the south façades should be primary. In the bottom photo, Staff referred to it as a viga roof.

Ms. Roach said it is a viga canopy.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach said there are multiple façades on the south and wanted to verify.

#### Action of the Board

**MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-019 at 109 Camino Santiago, to give the structure a Contributing status with south facing façades 1, 2, 3, 4, and 5 as primary.**

He did not agree with John Murphy recommendations and saw this as one of the best examples of his work.

Member Larson added that the original features are still featured such as carport and that adds to the reasons why it is contributing.

**VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

**110/112 Camino Santiago:** Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed as 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street facing façade (north) is defined by a small recessed entry. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864 square foot appendage is a rectangular box with overhanging eaves and a porch. The addition, most likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings, holding single-light metal casements. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054 square foot structure is supported by a viga and post system. Due to substantial changes to the massing and appearance of the structure when two residences were combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

Ms. Roach showed additional photos.

#### Board Discussion

Member Katz said, in looking at the two façades, the top was classic standard, but the bottom seems totally Santa Fe style.

Member Larson didn't see integrity but contemporary on the north façade, so she agreed with Mr. Murphy.

#### Public Comment

Mr. Eddy (previously sworn) thanked staff for the other photos. He agreed with

Member Larson that the north façade degrades the house. But all the others show interesting character strengthening a Contributing status. And the portal work is important. He would consider that Contributing, excluding the north elevation.

Mr. Ken Rawie, 112 Camino Matias, was sworn. He pointed out that most of the pictures are of 110 and not 112. There was no picture of 112 Camino Santiago - north and south. The bottom photo shows the background of the carport. The resident there moved out just recently.

Ms. Roach said 110 and 112 are joined physically, so there is only one status for both.

Chair Rios understood, but as Mr. Eddy pointed out, if it is made Contributing, The Board could identify non-historic façades.

Ms. Roach agreed - or designate primary excluding nonhistoric portions.

Member Biedscheid did not believe there were any nonhistoric portions.

Ms. Roach agreed but asked the Board to consider 110 and 112 as one structure though from two different architects and thinking about harmony that they would work.

#### Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 110/112 Camino Santiago, to designate 110/112 as Contributing because it has the original footprint and the alterations are historic, because it is associated with Register and recommended that the south and west façades be designated as primary.

**VOTE:** The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

**111 Camino Santiago:** Arranged at an east-west orientation, the house is a one-story, approximately 1,616 square foot, flat-roof dwelling erected in c.1965. The dwelling has an L-shaped plan with its two bedrooms confined to a rectangular wing at the west end. The remaining house holds the living room, kitchen and dining area. The front (south) façade is marked by a long portal which continues across to an attached one-bay carport. The portal shelters the front entry and a sliding patio door. The structure is supported by round poles holding a viga roof. The house is fenestrated with common windows, most of them appearing to be replacement units. It is entered through a raised

wood panel door flanked on one side by a sidelight. The rear (north) elevation contains a few windows and a door sheltered by a shallow viga-supported visor. A tapered chimney breaks through the visor, terminating with a terra cotta cap. The frame building is finished in a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to the bedroom wing. While contemporary in form, the vigas used across the portal give the residence a Spanish-Pueblo Revival feel. The placement and restrained size of the carport helps maintain the regional tradition. The building was constructed after a design by architect Phillippe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

Member Guida saw that this is virtually the same as 103.

Ms. Roach agreed.

#### Public Comment

Mr. Eddy (previously sworn) pointed out the sidelights on the entry door. He would like to see it contributing because that angled element contributes greatly to the whole development.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 111 Camino Santiago, to assign Contributing status for reasons in the Staff report and designating the south façade as primary.

**VOTE:** The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

**113 Camino Santiago:** Sitting on a slight rise, the house shares a party wall at the carport with its neighbor at 115 Camino Santiago. The roughly 1,281 square foot dwelling contains two bedrooms arranged at the front of the structure in a small L-shaped volume. The remainder of the footprint holds the living functions of the house. It presents to the street two room block-like volumes penetrated by horizontally oriented

aluminum casement windows. A viga-framed carport and short portal terminate the west end of the footprint. The house is entered through a raised wood panel door with a center view light. The rear (north) elevation has a few windows and a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

### Board Discussion

Member Larson disagreed with historian evaluation. She believed it is contributing for mid-century modern and, in comments, the flagstone is very characteristic.

Ms. Roach noted in looking at it and previous action on 110/112 - that 113 and 115 are actually joined, as well. Each footprint is quite distinct. Jointed by a party wall. So you might assign status to the structure as a whole.

Member Guida said, at 115, he would argue in favor of considering duplexes as one.

Ms. Roach said the description of 115 is almost identical and the rec was the same - slightly under 50 years as the primary reason for noncontributing status. Otherwise is almost identical.

**115 Camino Santiago:** Sharing a wall with the dwelling to the east (113 Camino Santiago), the small house contains two bedrooms. The dwelling portion of the building is composed of a rectangular bedroom wing. Attached to this are the living room, kitchen, and a one-space carport. Connecting these elements is a beam portal. Together, both areas hold about 1,290 square feet. The front (south) façade presents a simple canvas of a projecting mass balanced on one end with the void of the carport at the other. In between is the portal with its few window and door openings. The portal is supported by double round posts topped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence are tall, single-light aluminum casements. A raised panel-and-view-light door gives entry to the dwelling under the portal. Short parapets outline the perimeter of the bedroom wing. The roof's asphalt material carries over the east exposure of the parapet. The house was erected in c.1970, and the designer/architect is unknown. Noncontributing status is recommended for this structure

due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Member Biedscheid asked if they were constructed together.

Ms. Roach thought so.

Public Comment (on 115)

Mr. Eddy (previously sworn) considered 113 and 115 as one structure. He was pleased with term "party wall" which is really applicable here and he would like to see them considered as one.

Ms. Pryor (previously sworn) said, in looking at the construction date on the report, that "c" means around or circa. On the second amendment by Murphy, it looks like, and he states there that 113 is c 1970 and doesn't appear on the 1969 aerial. So he thought it was built in 1970 because it did not show up on the aerial, but it is pretty close.

Ms. Roach showed added photos - first of 113.

Mr. Eddy pointed out on the east elevation, that it showed a vertical fenestration on the windows which was a prominent element in the big Casa Grande that was demolished. That was a classic element in that building and replicated here.

Member Guida commented this as very interesting, with buildings very close and massing for four units with a slight variation.

Member Katz thought this was approximately 50 years old.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

**MOTION:** Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 113/115 Camino Santiago, to designate them Contributing with south facing façades as primary.

**VOTE:** The motion passed by majority (4-2) voice vote with Members Katz, Guida, Larson, and Lotz voting in favor, and Members Biedscheid

**and Roybal voting against.**

Ms. Roach asked for reasons to be included.

Member Guida said it is approximately 50 years old and represents mid-century Santa Fe style and is the work of Clark and Register.

Member Larson added that it exhibits character-defining features of the flagstone paving to the carport and the vertical divided windows.

Ms. Roach added that it has block massing on both sides.

Member Katz added that the aerial photograph was from February 1969, so it was probably being built in 1969.

**114 Camino Santiago:** The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered in rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson said, although under the 50-year rule, we see the same elements repeated and the picture window, which is one example of mid-century modern and she would recommend contributing.

### Public Comment

Mr. Eddy (previously sworn) pointed out an element that recurs in these buildings and Register's work. It is the use of double and triple posts under corbels and he assumed it was Mr. Register's innovation that probably was controversial.

He added, "When my father did a remodel of our house on Camino del Monte Sol, he did that too. So it really stuck as an innovation and adds to our vernacular style over time."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach showed photos of the north, street-facing and east side containing the portal feature.

Member Larson appreciated Mr. Eddy pointing that out.

### Action of the Board

**MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 114 Camino Santiago, to designate the structure as Contributing because of mid-century modern exhibited through picture window and carport and designate north and east as primary.**

### Discussion on the Motion

Ms. Roach said the south elevation contains the picture window and the east.

Mr. Rawie clarified, as the next-door neighbor, that the north façade is on Camino Santiago and the east façade is facing Camino Matias. So the bottom photo with picture window is on the east side and the top picture is the north side.

Member Roybal commented that we are really pushing the 50-year rule on this house.

Member Biedscheid thought the Board should have justification for the age.

Member Larson argued that this exception is in character-defining features such as picture window, car port and double posts.

**VOTE: The motion resulted in a tie vote with Member Larson, Member Guida, and Member Lotz voting in favor and with Member Roybal,**

**Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

**117 Camino Santiago:** Tucked into the northwest corner of the development, the house is a single-story, flat-roof dwelling characterized by its viga carport and continuous overhang. In form, its two box-like volumes are arranged in a modified L-plan. The house holds two bedrooms slung along the west wall. A large living room occupies the foot of the L. With its carport included, the house contains 1,422 square feet. The unarticulated flat front façade is penetrated by non-historic casement windows. A wood panel and view light door gives entry to the dwelling under the front portal. The rear (west) elevation is fenestrated with an asymmetrical pattern of tall aluminum casement windows. The frame building is finished with brocade-type stucco rendered in the buckskin color. It was constructed in 1966-67, after a design by architect Philippe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

Ms. Roach said this building has an interesting modified L plan on an angle, not 90 degrees.

#### Public Comment

Mr. Eddy (previously sworn) said it is not truly an L-shape but a deliberate statement of the architect whether to the landscape or the way it fits but makes for an interesting house. The viga canopy in the lower photo contributes to the neighborhood architecturally.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Board Discussion

Ms. Roach believed the lower photo was the rear elevation and the upper was of the east façades #1 and #2. The recommendation for primary is 1 and 2 on the east. The south is 7, if the Board wants more carport.

Member Guida thanked Mr. Eddy for pointing out the modified L. While it is not the most beautiful or compelling design, it is interesting to look at the development as kind of laboratory. As a consequence, we have a span of how the architect figured it out and particularly one who is exploring what is possible with the limitations in Santa Fe. So a really compelling example of Santa Fe style. Not the prettiest but important.

Member Larson said the new windows diminish the character. But thanks to Mr. Eddy for pointing out the boomerang shape. In the aerial view you can see it is quite specific and balancing with the landscape. That would necessitate Contributing status.

#### Action of the Board

**MOTION:** Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 117 Camino Santiago, to designate the structure as Contributing with the east façade as primary for the reasons in the Staff Report, that it is a significant expression of mid-century design and that it contributes to the plaza complex.

Member Biedscheid requested the south façade to be primary to capture the carport (#7). Member Guida accepted the amendment as friendly.

**VOTE:** The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

**118 Camino Santiago:** Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) façade. The roughly 1,245 square foot dwelling has its bedrooms segregated to a wing across the west elevation. This volume is taller than the rest of the house and is outline with parapets. The lower volume contains a living room, kitchen and dining area. The north (front) façade is divided between the carport and the north face of the bedroom wing. The single carport is erected over a wood structure supported by round posts. The outside beam continues across the façade, sheltering the front entry. As with the door under the carport, the entry holds a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south (rear) elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet. It was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian,

due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson asked if it is a planter in the bottom photo.

Ms. Roach believed so.

Member Larson thought since it is a last completion, it is an evolution and she had not seen a planter. That planter does harmonize with the landscape.

Member Katz did not think it is of exceptional importance. It should be part of the compound, but he did not see it as very special. It fits in but is not the Guggenheim Museum.

Mr. Gemora believed they had planters on Camino Matias.

#### Public Comments

There were no speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 118 Camino Santiago, to designate the structure Non-Contributing.

**VOTE:** The motion resulted in a tie vote with Member Roybal, Member Katz and Member Biedscheid voting in favor and Member Lotz, Member Larson and Member Guida voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote to designate 118 Camino Santiago as Non-contributing.

**119 Camino Santiago:** Arranged slightly above grade, the box-like house is characterized by its continuous portal and horizontal emphasis. In plan it is a compact rectangle framed by angled walls on its north and south exposures. Large windows, a wood panel door and a three-panel sliding glass door appear on the front (east) façade. The rear (west) elevation has double sets of sliding windows and a patio door arranged under an overhang. The house's windows appear to be mostly replacement units. The

south end of the dwelling is weighted with a large carport. A tall double splayed wall creates the south exposure. The portal is supported by vigas resting on a square beam. Round posts topped with double ended corbels carry the weight to the floor. The roughly 1,485 square foot structure contains two bedrooms placed along the west wall. The building was constructed in c.1965, after a design by architect Phillippe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Chair Rios noted this one is 54 years old.

Member Guida said this is an exceptional one in the community and echoed what we say with 109 in plan. And in particular, it is an expression of long and low with carport and it projects across the front of the house.

Member Larson pointed out that they used a lower wall along the front to shelter the entryway and that is characteristic of mid-century and also a shelter. So it is part of Santa Fe style and mid-century modern.

#### Public Comment

Mr. Eddy (previously sworn) mentioned for the record in previous testimony that the Presbyterian organization, in planning these structures for residents, gave input on what they wanted to see in the house. So it was a contributing element at the patio wall and might have been the case here.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION: Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 119 Camino Santiago, to designate it Contributing with east (#1) and south (#4) as primary elevations. It is more than 50 years old and represents a clear expression of mid-century modern architecture.**

Member Biedscheid added that the east façade has a low projecting viga element.

Member Larson said the wall in front of the entry is part of the façade and significant in design.

Member Guida accepted both statements as friendly.

**VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

**120 Camino Santiago:** The small two bedroom house presents a contemporary carport-dominant design. Located along the east side of Camino Santiago, it sits back from the street. In plan, it is a modified T form with an attached carport projecting from the front (west) façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

Chair Rios considered it nonconforming and noncontributing.

Member Guida highlighted the carport and outdoor storage rooms as period-defining elements.

#### Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-019 at 120 Camino Santiago, to designate the property Non-contributing, based on its age.

**VOTE:** The motion failed (3-4) with Members Larson, Guida, Biedscheid and Chair Rios voting no.

**MOTION:** Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 120 Camno Santiago, to designate the property as Contributing because it presents a clear expression of mid-century modern style with carport, storage rooms and overall massing and is approximately 50 years of age, and designating the west facing façades #1 and #2 as primary.

**VOTE:** The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

**121 Camino Santiago:** Reflecting a carport-dominant design, the small vernacular dwelling sits at grade on the west side of Camino Santiago. The roughly 1,309 square foot structure holds one bedroom. In plan, it is a compact square enclosed by an angled wall across its south exposure. Unlike most units in Plaza del Monte, it has a low pitched roof. The front (east) façade is dominated by the one-vehicle carport. The remainder of the façade is divided into windows and doors. The windows are uniformly multi-light steel casements in various standard sizes. The gabled north elevation has three identical windows. The rear (west) side of the house has more articulation, expressed through its beamed canopy over a pair of sliding doors. The frame house is finished with heavy brocade cementitious stucco in a peach like color. A shallow square-beam supported overhang runs along the east and west elevations. It was constructed in c.1971, after a design by Register, Ross & Brunet Architects.

Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Member Roybal was concerned with this recommendation. We are really pushing the 50-year rule.

Member Larson noted the casement windows with three divisions are really unique and she has only seen them twice - just to take note of that.

#### Public Comment

Ms. Pryor (previously sworn) said this house is not one big room. It has an extra room that might be a library, a den or a music room.

Ms. Roach showed the south elevation and the low angled pitched roof, and the west elevation.

Mr. Eddy (previously sworn) pointed out the storage cabinets within the car port we've seen before.

Member Larson noted the south elevation with the portal is a theme repeated throughout town and is an interesting feature to take into account.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 121 Camino Santiago, to designate the property Non-contributing because of its age.

**VOTE:** The motion failed (3-4) with Members Larson, Guida, Lotz and Chair Rios voting no.

Chair Rios asked for another motion.

**MOTION:** **Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 121 Camino Santiago, for Contributing status with east (#1) and south (#4) façades as primary. This is an exception to the 50 - year rule because of exceptional design as mid-century, use of casement windows, and storage features reflecting the era and its association Register.**

**VOTE:** **The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

**104 Camino Matias:** One of the first units to be constructed at Plaza del Monte, 104 Camino Matias is an L shaped dwelling with a combined carport and portal. The approximately 1,143 square foot, flat roof structures holds two bedrooms. The bedrooms are placed in a wing forming the north end of the residence. Its front (west) façade presents a Spanish-Pueblo Revival plan, with its cubic, battered mass and viga roofed portal. Unlike many houses in the development, the carport plays a secondary role on the façade. The single-bay structure, arranged behind the portal, is less exuberant in its display of wood elements. The bedroom mass is fenestrated with small, rectangular windows; the remaining elevations have windows arranged in a more traditional pattern. The windows are mostly aluminum casement units. The portal elevation is painted white. A line of vigas runs along the top of the wall. It is supported by shiplap wood girders resting on round posts with corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

#### Public Comment

Mr. Eddy (previously sworn) said, although it appears unremarkable, it is very important that it represents the original template from which the others grew.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach corrected that the front façade may be misrepresented. It is #1, for the front and façades on Camino Matias (Northwest). It is shown correctly on page 32 of the packet.

#### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 104 Camino Matias, to designate the property Contributing for reasons stated in the report and with façade #1 as primary.

Member Biedscheid asked for #4 to also be primary as unique to the property. Member Katz accepted #4 as primary.

**VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

**105 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The house is fenestrated with a mix of original and non-historic windows and doors. The windows are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,102 square foot house holds three bedrooms. A non-historic, 220-square foot carport has been erected over the driveway. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

Member Guida said this one and the next few properties are all associated with the school. He asked if that was correct.

Ms. Roach explained that 105, 107 and 109 Camino Matias are associated with the Allison James School, but 111 was moved to this site prior to 1960 and is not part of the same construction episode.

116 and 120 Camino Santiago were also associate with the school but later in 1957.

Member Katz considered this property a tough one. They have a similar history with the Presbyterian school and were incorporated. It maybe is not the same style but shows the history.

Member Larson appreciated seeing this in the neighborhood that showed the immediate style - much simpler and vernacular from the others. But she was not seeing character-defining elements here. So she recommended Non-contributing status.

Member Biedscheid observed there is a mix of original windows. It is an anchor for the compound around green space. And associated with the Presbyterian Church to provide living facilities and she thought it should be Contributing.

Member Guida said one strong argument is the stature of the architect and quality of design on Camino Santiago. On declining blocks and post war architecture. Its connection with Santa Fe Style is pretty weak and they don't read as connected with the rest of the development. It doesn't have all the points to make.

### Public Comment

Ms. Pryor (previously sworn) said, according to her notes, they were all associated with Allison James teachers. She asked that the Board consider that association. It is what these houses represent. When they were here, those other houses were not built and their front porch was on the north-facing side, not the street-facing side.

Mr. Eddy (previously sworn) had to agree with all that has been said. They are conflicting but the points of view are valid, and the historicity is what is important. They are associated with Allison James School and what detracts are the alterations. The footprint and pitched roofs are important. It is the pitched roofs here that are important and derivative of the pitched roof of the Allison James School. So he recommended Contributing with their historicity and association with the school and he stated for the record that these other photos show a lot more character to be explored.

The Presbyterian organization was important for Santa Fe and throughout northern New Mexico which has a very detailed history in Chimayo.

Ms. Carol Rawie was sworn and mentioned "As you can see from the map, the façades on the green area is what you see when you walk around from Bishop's Lodge Road and what most people see, which is different than along the alley in the back."

Chair Rios did not think those were meant to have Santa Fe style.

Member Larson agreed. "After seeing more images, I agree that this style - they were just trying to do it as part of the school."

### Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 105 Camino Matias, to designate it as Contributing, based on age of the structure and the defining character of concrete sills, pitched roofs, windows and orientation as reference points to streets and spaces and with the north façade as primary.

Member Katz added that it clearly is not Santa Fe style but an important historic style for this area and the history of it.

**Member Biedscheid mentioned association with Allison James School.**

**VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

**107 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The gabled roof extends over the walls on the north and south elevations to form small porches. The dwelling is fenestrated with a mix of original and non-historic windows, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. Two vertical [solar?] panels have been applied to the south façade. The garage door is recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The house originally had an exposed pedimented entry on the north elevation, which was reduced at some point in depth after 1969. The approximately 1,145 square foot house holds two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

#### Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION: Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 107 Camino Matias, to designate it Contributing, based on its association with Allison James School, pitched roof, concrete sills and large picture window similar to 105 and 109 Camino Matias, with the north façade as primary.**

**VOTE:** The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

**109 Camino Matias:** This small house is one of three units constructed in 1950 for married staff employed by the Allison James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form evident in its north exposure. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131 square foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141 square foot house contains two bedrooms. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

#### Public Comment

Mr. Eddy (previously sworn) suggested Contributing except for the addition on the south elevation.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Larson moved to designate the property as Contributing due to age of building, association with Allison James School and primary be the #4 - north front of the building, and on the south - 1 and 2.

The motion died for lack of a second.

**MOTION:** Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 109 Camino Matias, to designate the structure as Contributing, based on age, character of pitched roof, sills, association with Allison James and with the north façade as primary.

Member Larson added the casement windows as character-defining.

**VOTE:** The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

**111 Camino Matias:** Moved to the site prior to 1960, 111 Camino Matias is an altered three bedroom house. The house is arranged on a north-south axis, facing west, and in plan consists of two telescoping gabled sections. To this basic form was added an L-shaped porch and connected carport in c.1966. The medium pitch roofs are covered with asphalt shingles and extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls and terminated with concrete sills. The combined porch and carport are supported by a framework of wood girders resting on grouped square posts. The single carport includes double storage units. A short breezeway leads from the carport to a back door. The 1,712 square foot house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Member Larson commented that moved structures are always tricky with many different angles. I am not sure where I stand. It exhibits characteristics that are interesting but not sure it needs to be contributing. I'd like to hear from others on it.

#### Public Comment

Mr. Eddy (previously sworn) said what is interesting is that the portals were added after it was moved here. He asked if this was the first iteration of double posts. He wondered if it was before Register got his license.

He pointed out that the roof line is classic northern New Mexico style. The other thing is the little storage cabinets under the portal. Could it be Philippe Register before he got his license.

Ms. Roach said they are post-1966 so he had his license then.

Mr. Eddy (previously sworn) felt they were interesting details there.

Ms. Pryor (previously sworn) stated that this was the Principal's house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

#### Action of the Board

**MOTION:** Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 111 Camino Matias, to make it Contributing with the west elevation and south as primary (front entire portal).

**VOTE:** The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

**116/120 Camino Matias:** The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross-gable appended to its northeast corner. The north unit (120) holds about 1,256 square feet with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillippe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

### Board Discussion

Member Larson would be interested in knowing the further association with the school. It is in harmony with 1950s.

Member Katz felt it was modified too much in 1980's to qualify for contributing.

Member Roybal agreed with Member Katz. The whole house seems out of character.

### Public Comment

Ms. Pryor (previously sworn) said this was teacher housing and on the east side, there is a notice above the door that it was Auburn Cottage even though divided into two apartments.

Mr. Rawie clarified that it is two bedrooms, not three.

Mr. Eddy (previously sworn) was sorry we are at the end of this because it has been very enjoyable. He would encourage nonconforming or noncontributing because it does not have double posts.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

### Action of the Board

**MOTION:** Member Katz moved, seconded by Member Larson, in Case #H-2019-19 at 116/120 Camino Matias to designate the property as Noncontributing due to 1980's modifications.

**VOTE:** The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor, and Member Larson voting against.

### **Consideration of Compound Status:**

**MOTION:** Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias, to direct Staff to prepare an evaluation concerning compound status.

Ms. Roach proposed a subcommittee of the Board should create the recommendation.

Chair Rios said no to a subcommittee.

Member Guida asked if it would come back as a case.

Ms. Roach believed it could.

Member Katz asked if it would be a recommendation to the Governing Body.

Ms. Roach said Staff could bring back an evaluation as Case #H-2019-19B.

**VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

#### **H. MATTERS FROM THE BOARD**

Chair Rios thanked everyone for staying through this long meeting.

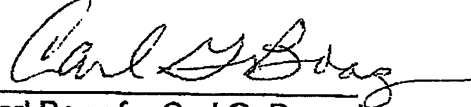
#### **I. ADJOURNMENT**

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:16 p.m.

Approved by:

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

Submitted by:

  
\_\_\_\_\_  
Carl Boaz for Carl G. Boaz, Inc.