

March 9, 2026

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

**RE: 640 Cam de la Luz, Santa Fe NM
Status Review**

Dear Board Members,

On behalf of the property owners, Debbie Utley, we are pleased to submit this request for Status Review of the existing residence at 640 Cam de la Luz currently listed as Non-Contributing in the Downtown and Eastside Historic Sub-District.

A 2025 HCPI recommended Non-Contributing status in the Downtown and Eastside Historic Sub-District. This HCPI was not adopted.

A previous owner received HPD Administrative approval and a building permit in 2006 for new cementitious stucco on the entire exterior. This work was completed.

A 2025 HPD Administrative approval for re-roofing has not been completed yet.

Thank you for your consideration of this proposal.

Sincerely,

A handwritten signature in black ink, appearing to be 'JJS', with a long horizontal line extending to the right.

Jeffrey J. Seres, A.I.A.
Seres Architecture

3/9/2026 3:10:20 PM

SERES architecture llc

122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyses@gmail.com

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CONSULTANTS

Architect	Engineer
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UTLEY RESIDENCE

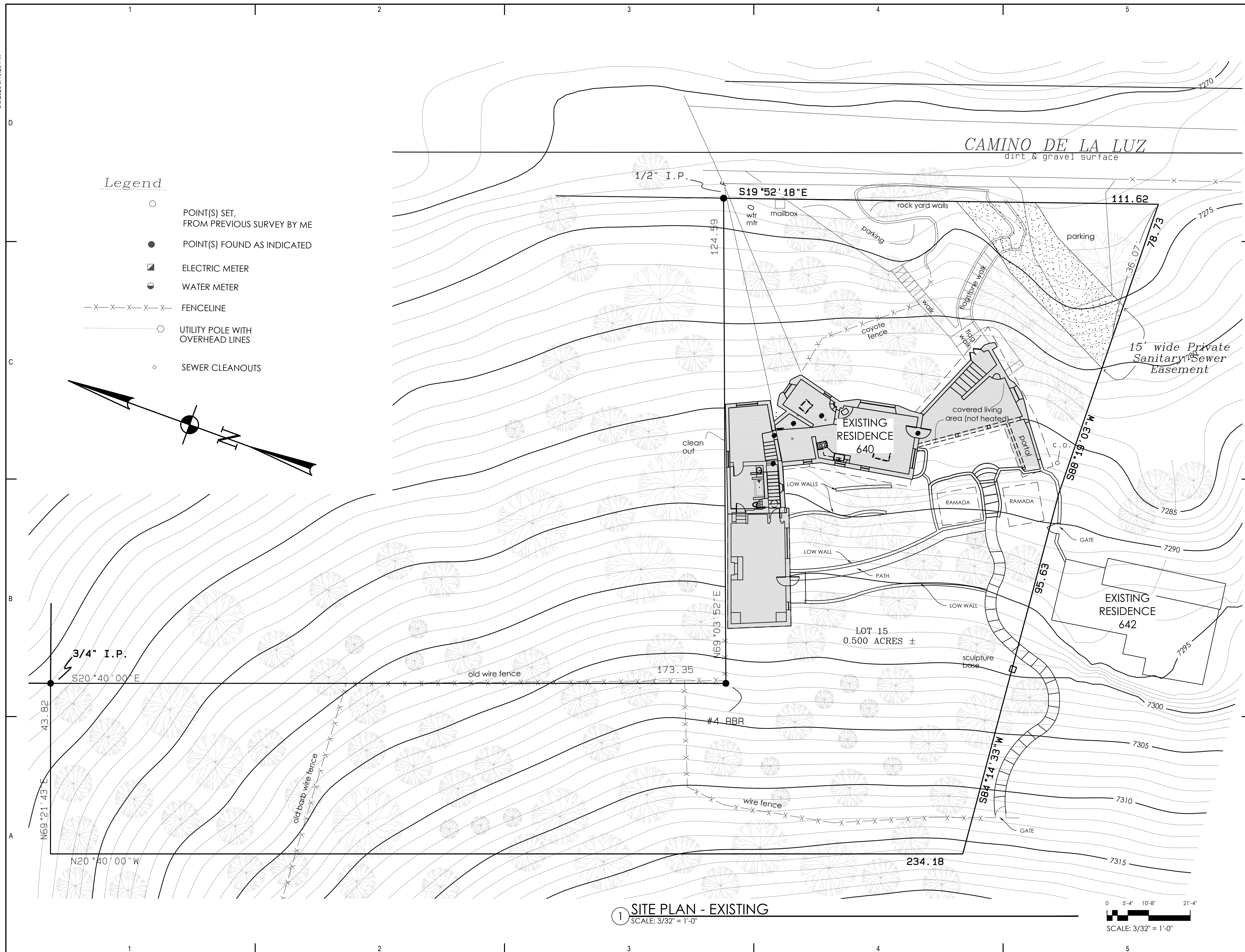
640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan
NTS

No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:		
FILE:		
DRAWN BY:	kwp	
CHECKED BY:	JJS	
DATE:	March 9, 2026	

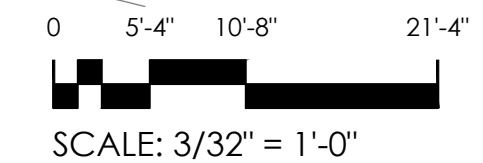
SHEET TITLE
A
SITE PLAN - EXISTING

AS-100



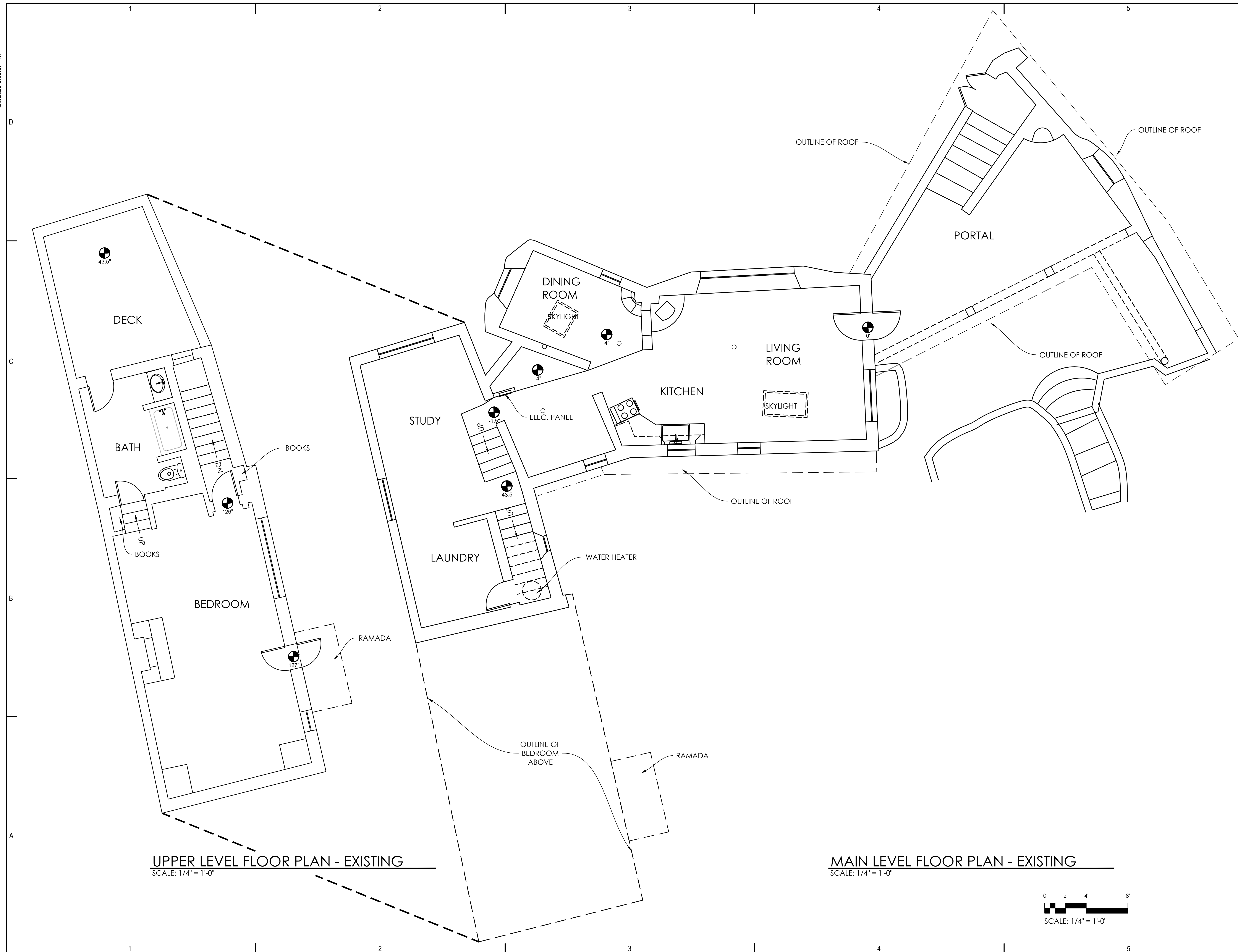
- Legend**
- POINT(S) SET, FROM PREVIOUS SURVEY BY ME
 - POINT(S) FOUND AS INDICATED
 - ELECTRIC METER
 - WATER METER
 - X-X-X-X-X- FENCELINE
 - UTILITY POLE WITH OVERHEAD LINES
 - SEWER CLEANOUTS

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



C:\Users\jw\OneDrive\Documents\My Projects\3026 640 Utley Residence - Site Plan.dwg - 3/9/2026 3:10:18 PM

3/9/2026 3:08:57 PM



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505-239-8577 C
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CONSULTANTS

Architect	Engineer
-----------	----------

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan

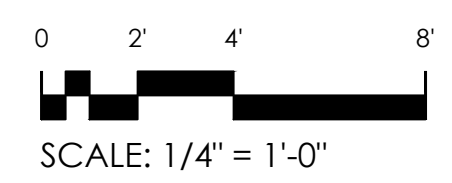
No	Date	Description
Revision Schedule		

ISSUE:	DESIGN DEVELOPMENT
PROJECT NUMBER:	
FILE:	
DRAWN BY:	kwp
CHECKED BY:	JJS
DATE:	March 9, 2026

SHEET TITLE

EXISTING FLOOR PLAN

A-101



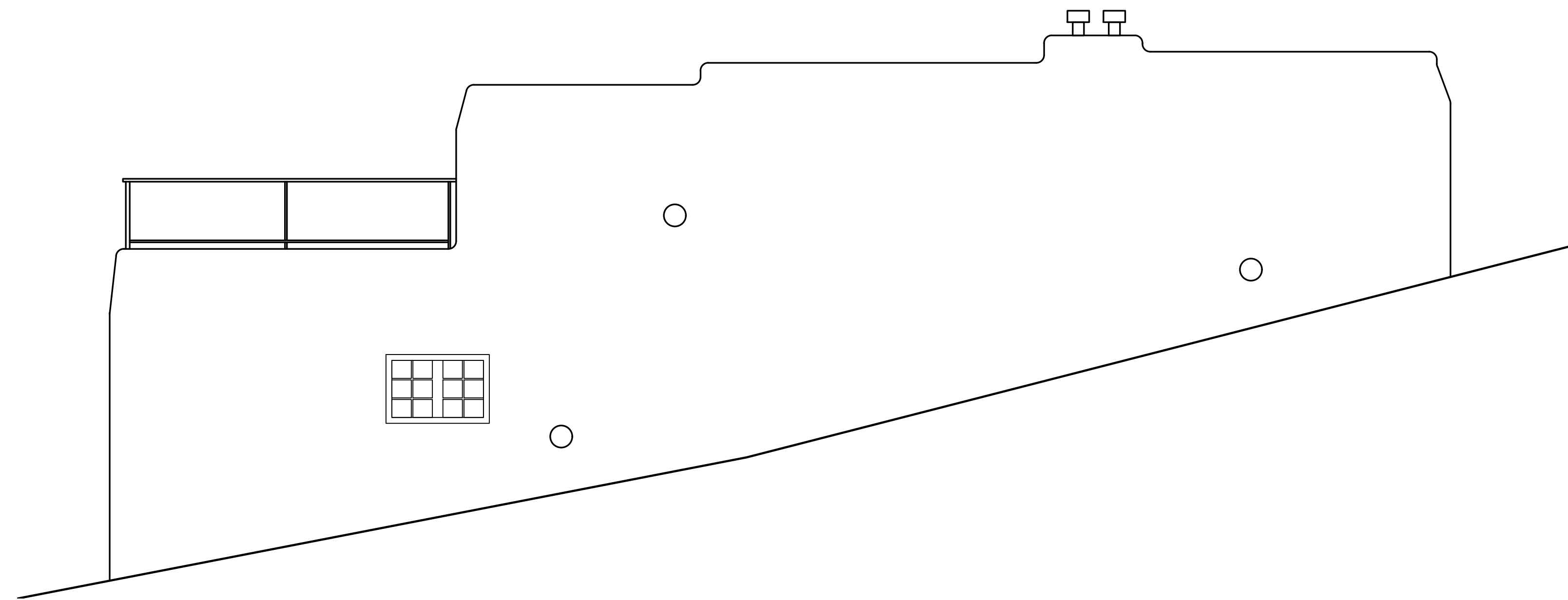
3/9/2026 3:08:58 PM

D

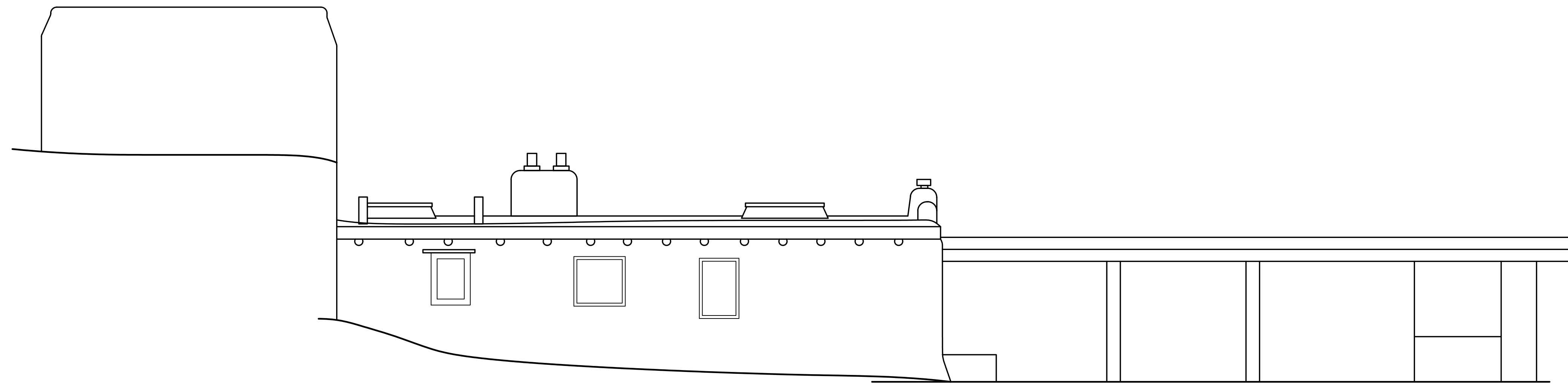
C

B

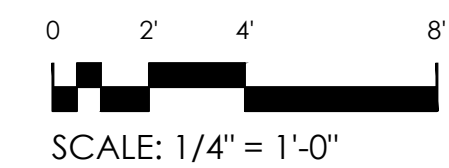
A



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



WEST ELEVATION
SCALE: 1/4" = 1'-0"



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CONSULTANTS

Architect Engineer

UTLEY RESIDENCE

640 CAMINO DE LA LUZ
SANTA FE, NM 87501

Key Plan

NTS

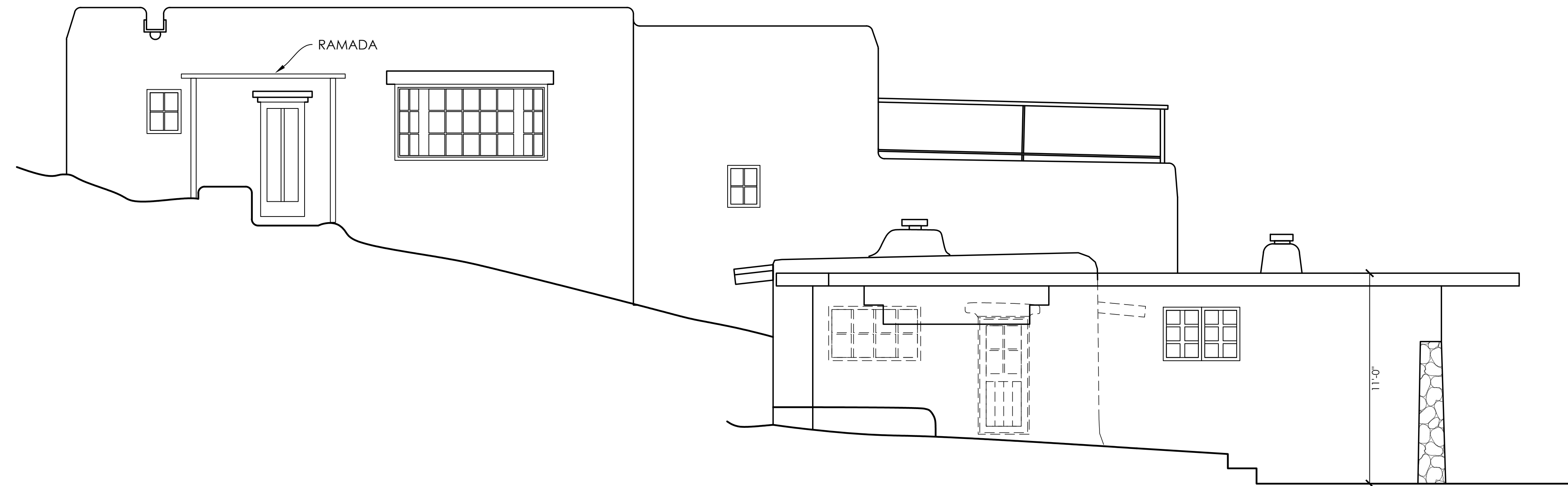
No	Date	Description
Revision Schedule		
ISSUE:	DESIGN DEVELOPMENT	
PROJECT NUMBER:		
FILE:		
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CHECKED BY:	JJS	
DATE:	March 9, 2026	

SHEET TITLE

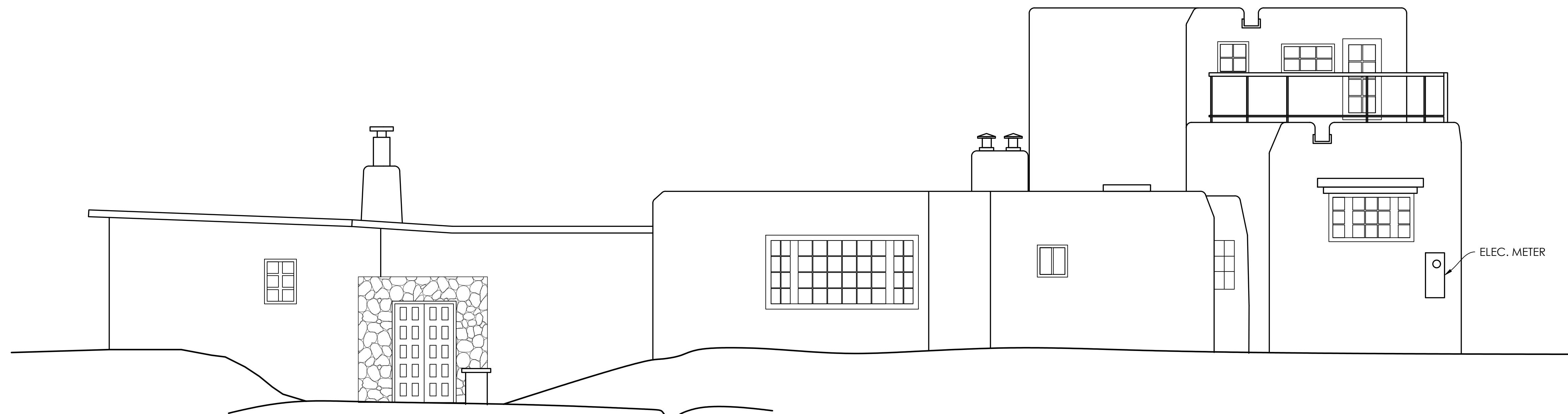
**NORTH AND WEST
BUILDING ELEVATIONS**

A-201

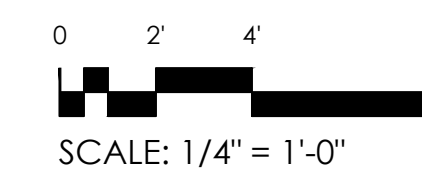
3/9/2026 3:08:59 PM



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



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



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CONSULTANTS

Architect Engineer

UTLEY RESIDENCE

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SANTA FE, NM 87501

Key Plan

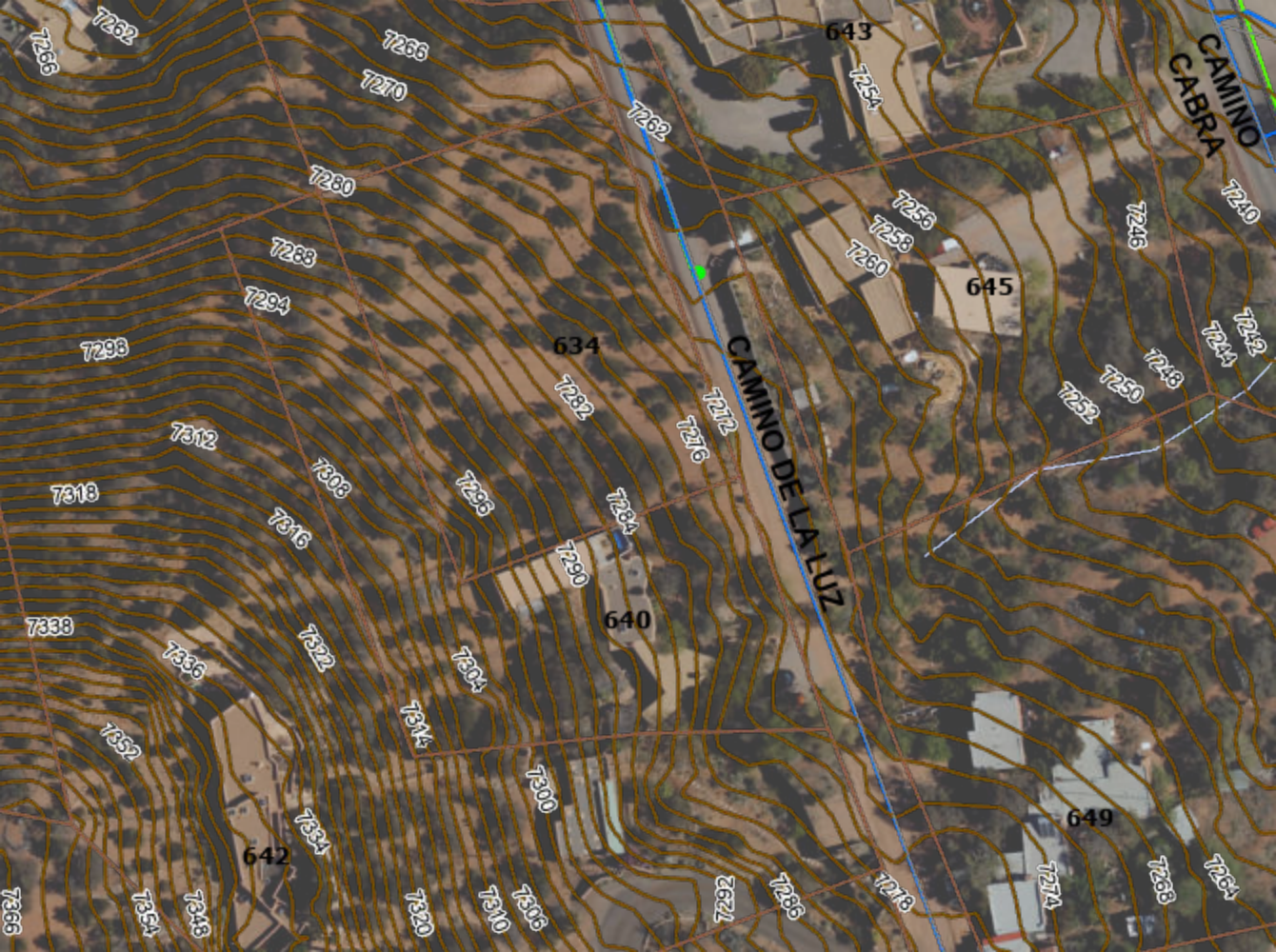
NTS

No	Date	Description
Revision Schedule		
ISSUE:		DESIGN DEVELOPMENT
PROJECT NUMBER:		
FILE:		
DRAWN BY:		kwp
CHECKED BY:		JJS
DATE:		March 9, 2026

SHEET TITLE

BUILDING ELEVATIONS

A-201



Owner's Consent

THE UNDERSIGNED HAVE HEREBY CONSENTED TO THE LOT LINE ADJUSTMENT OF LOT A AND LOT 15 OF THE SANTA FE GRANT, SECTION 32, T12N, R10E, S12E, COUNTY OF SANTA FE, NEW MEXICO, AS SHOWN ON THE ATTACHED SURVEY MAP, AND TO THE ADJUSTMENT OF THE BOUNDARIES OF SAID LOTS AS SHOWN ON SAID SURVEY MAP, AND TO THE ADJUSTMENT OF THE BOUNDARIES OF SAID LOTS AS SHOWN ON SAID SURVEY MAP, AND TO THE ADJUSTMENT OF THE BOUNDARIES OF SAID LOTS AS SHOWN ON SAID SURVEY MAP.

DAVID PADWA
DAVID PADWA
101 N. PUEBLO ST.
SANTA FE, N.M. 87505

STATE OF NEW MEXICO
COUNTY OF SANTA FE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DATE 9/22/00 BY
BY COMPLETION EXPIRES 9/22-2007



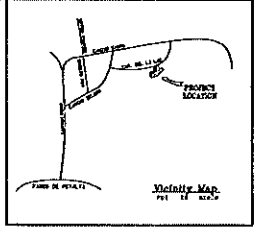
U.S. West Communications, Inc., Dickinson
has permission to use the survey data for the purpose of the survey shown on this map.

Utility Approvals

Arnell Thibault 9/22/00
John P. ... 9-22-00
... 9/22/00
... 9-22-00

Reviewed by City of Santa Fe

... 9/22/00
... 9/22/00



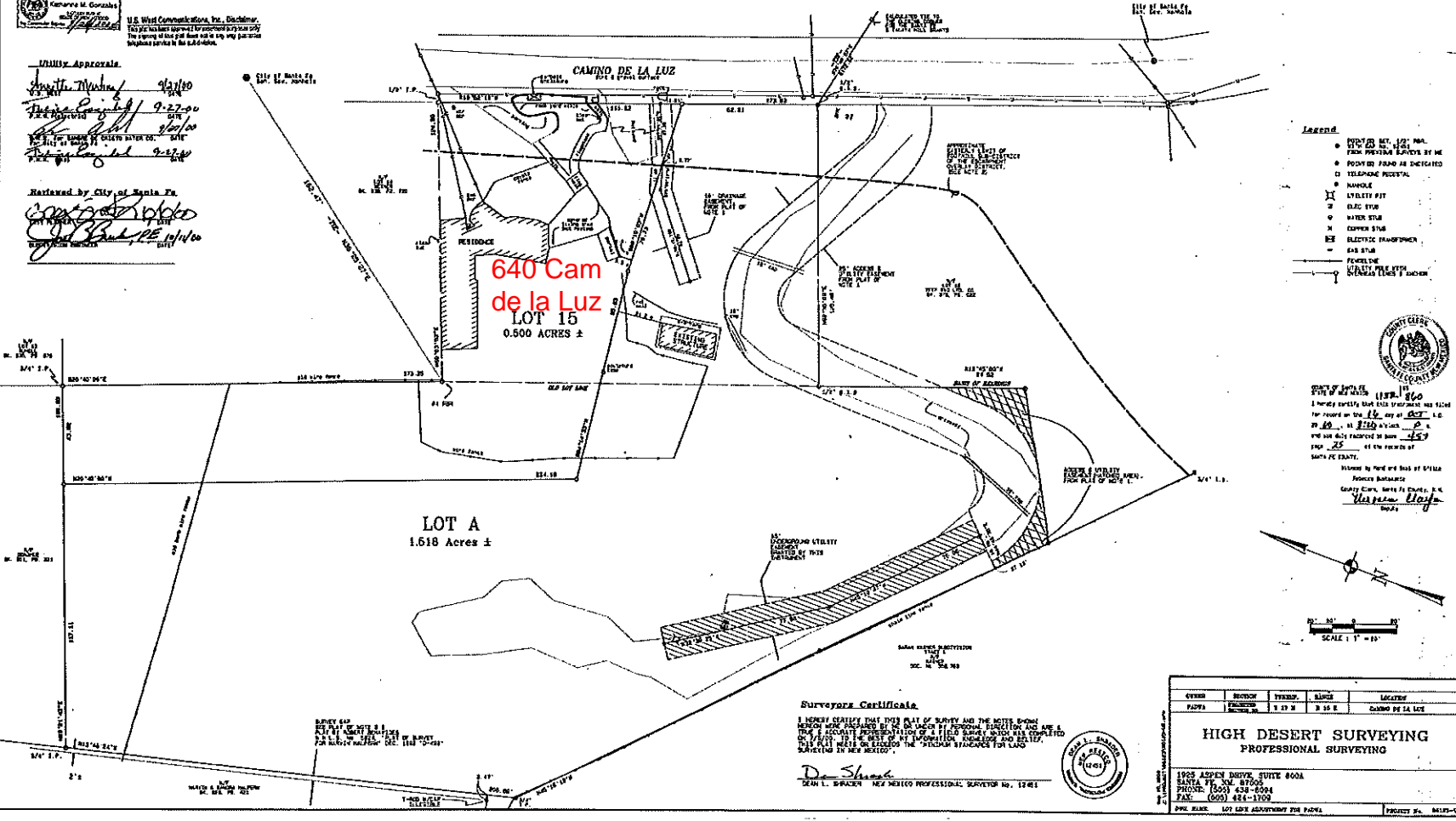
Notes

- 1. DATE OF MEASUREMENT IS FROM THE PLAT CONTAINED THE LINE ADJUSTMENT...
- 2. CITY OF SANTA FE HAS BEEN ADVISED BY THE OFFICIAL SURVEY...
- 3. THESE LOTS ARE ZONED R-1 AS SHOWN ON THE CITY OF SANTA FE OFFICIAL ZONING MAP...

Flood Note

LOT A & LOT 15 ARE NOT IN A FLOOD ZONE AS SHOWN ON THE FLOOD ZONE MAP...

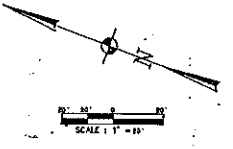
Lot Line Adjustment for DAVID PADWA
LOT A & LOT 15 LYING AND BEING SITUATE ON CAMINO DE LA LUZ, PRODUCTION SECTION 32, WITHIN THE SANTA FE GRANT T 12 N, R 10 E, S 12 E, CITY AND COUNTY OF SANTA FE, NEW MEXICO, CONTAINING 2.018 ACRES ±.



- Legend**
- 12" WATER MAIN
 - 6" WATER MAIN
 - TELEPHONE FACILITY
 - MANHOLE
 - SEWER PIT
 - ELECT. PIT
 - WATER STUB
 - GAS STUB
 - ELECTRIC TRANSFORMER
 - GAS STUB
 - FENCE LINE
 - UNDEVELOPED LOT
 - UNDEVELOPED LOT



STATE OF NEW MEXICO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 22nd day of SEPTEMBER, 2000, at the County Clerk's Office, Santa Fe County, New Mexico, and that the same is a true and correct copy of the original as shown to me by the person or persons named in the instrument.



Surveyors Certificate

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND ARE A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY WHICH WAS COMPLETED ON 9/22/00 AND IS ACCORDING TO THE INFORMATION, KNOWLEDGE AND BELIEF OF THE SURVEYOR IN NEW MEXICO.

Dean L. Spicker
DEAN L. SPICKER NEW MEXICO PROFESSIONAL SURVEYOR NO. 12461



OWNER	SECTION	TOWNSHIP	RANGE	COUNTY
PADWA	32	T 12 N	R 10 E	COUNTY OF SANTA FE


HIGH DESERT SURVEYING
PROFESSIONAL SURVEYING

1925 ASPEN DRIVE, SUITE 800A
SANTA FE, NM 87505
PHONE: (505) 438-6094
FAX: (505) 424-1702

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

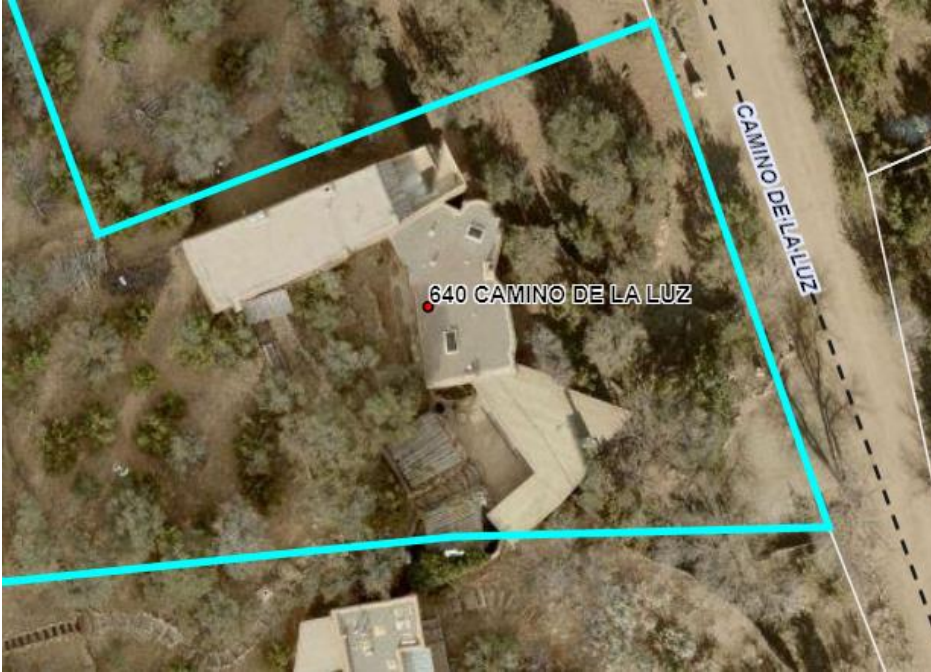
Date of Form: March 15, 2026

For HPD Office use only: HCPI No. _____ District No. _____ NRHP <input type="checkbox"/> SRCP <input type="checkbox"/> Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe Parcel # 12991360
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: March 10, 2026		
7. Previous Survey Date(s): <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No: September 15, 2005 HCPI, Roy Wroth; not accepted by HDRB		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6746426,-105.9183241		
10. Photo Information: Debbie Utley, photographer. Photo 1: View of west elevation of living and covered patio. Camera facing northeast.		
11. Brief Description of the Property: The residence is an irregular, multi-volume dwelling composed of interconnected flat-roofed masses arranged along a north–south axis. The volumes step with the slope of the site and converge at a central living area that may represent the earliest portion of the house. In the 1990s the residence underwent a substantial renovation that appears to have included replacement of most windows and doors and the application of a more deliberately “antique” interior and exterior treatment. The building is currently classified as Non-contributing to the Downtown and Eastside Historic District. <i>Continued on Page 5.</i>		
12. Who uses the property? Residence		
13. Construction Date: Date: c.1951 with additions <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

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



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



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

John W. Murphey
 Architectural Historian
 Architectural History Services

For: Current owner, via Jeffrey J. Seres, A.I.A.

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

Current owner: Deborah Utley

Gideon Padwa

19. Is Property Endangered? Unknown No Yes How?

20. Significance to Current Community: Unknown None Low Moderate High
 Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
 See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? Unknown No Yes
 If yes: State National

If 'no' or unknown, do you think this property is eligible for listing? No Yes
 Why? See Evaluation of Historical Status

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: N/A 4. County: Santa Fe 5. Date of Survey: March 10, 2026
---	---	---

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input checked="" type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other:	7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input checked="" type="checkbox"/> Raised: Materials: <input checked="" type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: Gravel
---	---

10. Window Types

Operation	Material	Glazing	Number
Awning	Wood	6	1
Casement	Wood	1	2
Casement	Aluminum	1	1
Casement	Wood	3-3	1
Casement	Wood	4	1
Casement	Clad Wood	6-6	2
Combination	Clad Wood	3C-9F-3C	1
Combination	Clad Wood	6C-15F-6C	1
Combination	Clad Wood	8C-24F-8C	1
Fixed	Wood	1	3
Fixed	Wood	8	1
Sliding	Aluminum	1-1	1
Sliding	Wood	1-1	1

Note: Based on visibility and access during survey

12. Chimneys four, three wall, one corner; several clad with rock

11. Door Types

Type	Style	Material	Number
Single-Leaf	8-light	Wood	1
Single-Leaf	1/2-light	Wood	1
Single-Leaf	Plank	Wood	1
Double	Panel (rustic)	Wood	1

13. Porches N/A
 Type: Entry Partial-Width Full-Width Wrap

14. Other Significant Features N/A

15. Modifications: ___ No known modifications

#1 Date: c.1970-79; addition to east elevation of Two-Story Block; aerial photographs and previous HCPI.
#2 Date: 1994; renovation of exterior and interior; former owner's record and visual and material evidence.

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

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

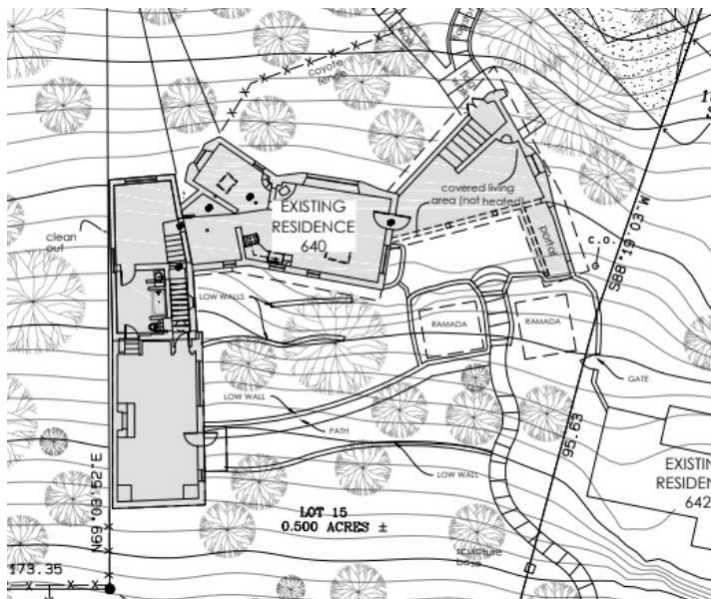
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2026 site plan. Courtesy of SERS Architecture LLC.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:		<i>Please complete HCPI FORM 1 before completing FORM 2</i>			
HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria A B C D	
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: March 10, 2026			

Architectural Description Continued

Setting

The house sits on the west side of Camino de la Luz, on the east flank of Talaya Hill. It occupies a rocky, wooded hillside site characterized by piñon and juniper vegetation and uneven natural terrain. The building is oriented so that its principal elevation faces east toward distant mountain views, while the remaining wings extend across the slope in a series of volumes that follow the natural grade. From above, the house reads as an irregular cluster of flat-roofed forms set among dense vegetation, with roof surfaces punctuated by skylights and parapet walls (Fig. 1). It is surrounded by natural landscaping, including rockwork, winding stone paths, and dense plantings that screen portions of the building.

Residence

In plan, the building forms a zig-zag footprint stretched along an 80-foot north–south axis (Fig. 1). At the north end, it rises to a two-story, tower-like element that forms the most visible façade and contains an upper-level terrace oriented toward views of Picacho Peak. The remainder of the dwelling is one story in height and organized as a sequence of interconnected rooms. At the south end, a fan-shaped structure creates a covered patio. As evidenced by aerial photography, the overall footprint of the building was in place by 1960 (Fig. 5).

1: Two-Story Block

Forming the north end of the residence is an east–west oriented rectangular block that adjusts to the slope, creating a two-story portion with a small roof terrace providing mountain views. Its construction and exterior presentation are comparatively rough and utilitarian in character. The exact chronology is unclear, but the eastern portion of the volume, including the upper deck and lower bedroom, appears to have been added after 1967 (Fig. 6). According to the recollection of a former owner, this addition took place sometime between 1970 and 1979.¹

¹ September 15, 2005, HCPI, 3.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: March 10, 2026			

East Elevation

The east elevation forms the principal façade and is defined by a rectangular, two-story tower-like mass that rises above the adjoining one-story portions of the building. The walls are finished in earth-toned stucco and terminate with flat roofs, but without parapets and are instead outlined with small stones set in a bed of mortar.

The lower story presents a largely unarticulated wall surface punctuated by a single centered, non-historic combination window with a simple projecting lintel (Photo 2). The window consists of casements flanking a fixed center panel composed of multiple panes. It is positioned slightly above grade due to the slope of the site. This façade is assumed to be of 1970s construction.

Above the lower level, the façade steps back to form an open terrace enclosed by a low rail (Photo 3). The upper story wall is set slightly behind this terrace and contains a glazed door and two windows associated with the primary bedroom bathroom. The full-height glazed door, located toward the right side, provides access to the terrace. Its flooring is the same roofing material used elsewhere on the building. This façade is also believed to date from the 1970s.

North Elevation

The north elevation reads as a two-story mass due to the slope of the site (Photo 4). The lower level presents a stuccoed wall with a single multi-light window serving a lower-level bedroom. The upper level is set back to form the terrace and contains no fenestration.

West Elevation

The short west elevation corresponds to the highest point of the slope and presents a blank stucco wall rising to a flat parapet (Photo 5).

South Elevation

The south elevation faces down slope toward a courtyard and reflects the stepped relationship between the building and the natural grade. The wall rises from the sloping

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: March 10, 2026			

terrain to a flat, stone trimmed roof (Photo 6). Fenestration on the upper level consists of a two-light wood casement at the west end, a faux plank door, a larger combination window near the center, and a smaller window at the east set at a slightly lower position. None of the windows appear to be historic. The lower portion of the elevation connects directly to the adjoining central living area.

2: Central Living Area

The central living area occupies an irregularly shaped volume whose roof plan suggests that it may have originated as a simpler rectangular structure (Fig. 4).

East Elevation

The east elevation presents a long, low stuccoed wall oriented toward the descending slope (Photo 7). At the north end is a small rectangular projection facing northeast, possibly intended to capture diffuse north light (Photo 8). The two existing aluminum sliding windows in this projection are noticeably smaller than their openings, suggesting that the original windows were replaced or reduced. The space contains a corner beehive fireplace.

The remainder of the façade is dominated by a large multi-light window positioned near the center of the elevation (Photo 9). This 40-light combination window provides the kitchen and living area with a broad view toward the mountains. Rising between the two principal window areas is a rustic, dual-flue, rock-clad chimney serving the beehive fireplace, and another structure resembling a shepherd’s-bed fireplace that is fitted with a wood-burning stove.

West Elevation

The west elevation is a simple stuccoed wall extending along the slope of the site. Fenestration consists of three nearly evenly spaced window openings arranged across the façade (Photo 1). None of the windows are original. The wall rises to a flat parapet roof edged with exposed vigas. Above the roofline are two skylights, a stuccoed chimney mass with twin flues, and a small roof vent near the north end.

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South Elevation

The south elevation of the central living area transitions into the covered patio. The wall contains a fixed eight-light sash arranged horizontally and a half-light wood entry door (Photo 1).

3: Covered Patio Area

Forming the south end of the composition is a fan-shaped covered patio that serves as an outdoor living area and transition space between the interior rooms and the surrounding landscape.

West Elevation

The west elevation is defined by an irregular wall sheltered by a viga-supported *portal*. The posts and plates are formed of rectangular wood beams joined with simple lap joints (Photos 10). The roof decking consists of rough-sawn boards painted white. Beneath the portal is a concrete floor, portions of which are edged by a low stone wall forming a partial enclosure. A large beehive fireplace is located along the interior wall, reinforcing the patio’s use as an outdoor gathering space (Photo 11). The portal turns west, sheltering a small bar area (Photo 12).

East Elevation

The east elevation is dominated by the exterior entry, marked by massive wooden double doors that serve as the principal entrance to the house (Photo 14). The doorway is set within a projecting wall constructed of irregularly coursed local stone ranging in color from reddish to brown and laid in thick mortar joints. Centered within this stone mass is a pair of heavy plank-panel doors. A substantial timber lintel spans the opening above the doors.

The roof projects outward to form a shallow overhang supported by exposed round vigas whose sawn ends are visible beneath the fascia. Behind the doors is a stairwell that ascends to the patio level. The entry does not appear to be original and may date from the landscaping and renovation campaign carried out in the 1990s.

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South Elevation

The south elevation terminates the structure and holds a single window at the south end of the covered patio (Photo 14).

Historical Overview

The Land of Beatriz Vigil

The land on which the subject property sits was historically part of the holdings of Beatriz Vigil, a Canyon Road resident whose acreage extended between Camino de las Cabras, as the road was then known, and the east slope of Talaya Hill. In the 1940s the property was surveyed by Walter Turley and Samuel Davalos to create large residential lots along a new road called Camino de la Luz. Beatriz Vigil and her descendants began selling these parcels in the 1950s. Two of them, identified as Lot 15 and Lot A (Fig. 2), were acquired by a couple who would later occupy the subject house.

Forgotten Artists

The first clear documentation of the property appears in the early 1950s with its purchase by Tom and Janice Oliver Dryce, both artists.² Born in Ohio in 1904, Thomas Harvey Dryce (originally Dreihls) was one of the numerous artists (mostly male) who arrived in Santa Fe after World War II and helped form a second, more commercial art colony that popularized Canyon Road as a linear gallery district.

Raised in Cincinnati, Dryce—known locally as “Tom”—was of German descent. His father, Jacob, worked as a bricklayer.³ He attended the Cincinnati Art School at the young age of eleven and later enrolled at the Ohio Mechanics Institute, an institution that had also been attended by other artists who later settled in New Mexico, including

² Warranty Deed, Beatriz Vigil to Janice Oliver, recorded May 19, 1950, Book 49, Page 261, Instrument # 98355, Santa Fe County, New Mexico and Warranty Deed, Juan L. Corrine Vigil to Thomas H. Janice Oliver Dryce, recorded October 6, 1950, Book 53, Page 346, Instrument # 100316, Santa Fe County, New Mexico.

³ U.S. Census Bureau, Year: 1920; Census Place: Cincinnati Ward 12, Hamilton, Ohio; Roll: T625_1391; Page: 7A; Enumeration District: 219.

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Joseph Henry Sharp, Walter Ufer, and Gerald Cassidy.⁴ He received a degree in architecture from the Massachusetts Institute of Technology in 1928.⁵ During the Great Depression and through World War II, Dryce worked for the U.S. Federal Works Agency as an architect and planner. He arrived in Santa Fe in 1948 with his first wife, Beatrice Irene Lufkin, after making a small splash as a muscular expressionist painter in New York.

In Santa Fe he worked variously as a jeweler and photographer, selling his jewelry at La Casita Encantada, the gallery at La Fonda, and other tourist-oriented spaces. He also had his more serious work exhibited at the Museum of Art.

In the early 1950s, Dryce took over the Borrego House on Canyon Road and opened the Artist’s Exchange Gallery, a meeting place and exhibition space for Santa Fe artists and craftspeople.⁶ In addition to displaying art, it hosted talks, musical performances, dances, and raffles overseen by Oliver La Farge. The enterprise later evolved into Casa Gonzo, a small emporium offering crafts, jewelry, neckties, and commercially produced books and records. (The term “Gonzo” predates Bill Cardoso’s 1970 coinage of the word to describe Hunter S. Thompson’s style of journalism.) Tom and Walter Dawley also created the Canyon Road art gallery map in 1947, which was reprinted for many years as a tourist guide.⁷

Tom and Beatrice divorced in 1950, and Dryce remarried that same year to the artist Janice Oliver.⁸ Oliver, born in 1915 in Montclair, New Jersey, attended Oberlin College. She relocated to Santa Fe in the 1940s and worked as a model builder, constructing physical scale models used for visualization or demonstration. Her artistic output is less known, and she, like her husband, has largely been lost in the telling of Santa Fe’s art history.

⁴ “Tom Dryce, SF Artist, Opens Corrales Show,” *Santa Fe New Mexican*, October 18, 1970, D-2.

⁵ Alumni Association of Massachusetts Institute of Technology, *M.I.T. Centennial Alumni Register* (Cambridge: MIT Alumni Association, 1961), 86.

⁶ “Artists Find Meeting Spot,” *Santa Fe New Mexican*, June 10, 1951, B-6. =

⁷ Sandra Koops, “Bill Tate: Where,” *Santa Fe New Mexican, First Canyon Road Arts & Crafts Street Fair* insert, July 1, 1975, 2.

⁸ “Marriage Licenses,” *Santa Fe New Mexican*, July 14, 1950, 8.

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Based on city directories, the couple moved from Camino Escondido to 640 Camino de la Luz in the mid-1950s. This followed the acquisition of the property in 1950 and the construction of a home. Dryce sold the house to seasonal visitors Webster Aitken and Dr. Lillian Gilbert Aitken in 1956.⁹ City directories, however, indicate that Dryce and Oliver lingered in the residence for a time after the sale.

The Pianist and the Physician

Born in British Columbia in 1908, Webster Aitken was the son of Hugh Aitken, a Canadian newspaperman who later moved to Los Angeles to work in the circulation department of the Los Angeles Times. Webster grew up in that city and emerged as a child prodigy at the piano, performing at various social events during his teens. In 1922 he opened a program at a free lecture on vitamins at the Venice Beach Moose Lodge.¹⁰ He received early piano training from composer Alfred Mirovitch. After graduating from high school, he sailed to Europe, where he received further instruction from Artur Schnabel in Berlin and Vienna, making his debut with the Vienna Symphony Orchestra in 1929.¹¹

He returned to the United States in 1935, making his American debut at Town Hall in New York. He later toured as a soloist, performing with the Boston Symphony, New York Philharmonic, Buffalo Philharmonic, and other regional orchestras. He gained particular notice in 1938 for performing the complete Schubert piano sonatas, a repertoire that was then rarely presented as a full cycle in concert. He later recorded the sonatas for EMS in the early 1950s.¹² Soon after he stopped performing and turned to teaching, holding instructional posts at the Carnegie Institute, the University of Illinois, and the University of Texas.¹³

⁹ Warranty Deed, Thomas H. Janice Oliver Dryce to Webster and Lillian Aitken, recorded March 23, 1956, Book 266, Page 346, Instrument # 214233, Santa Fe County, New Mexico and Corrected Warranty Deed, Thomas H. Janice Oliver Dryce to Webster and Lillian Aitken, recorded May 15, 1956, Book 118, Page 22, Instrument # 215115, Santa Fe County, New Mexico.

¹⁰ "Free Lecture on Vitamins," *Los Angeles Evening Express*, December 14, 1922, 11.

¹¹ "Famous Soloist to Perform with Philharmonic," *International Gazette*, October 19, 1940, 1.

¹² "Schubert: Sonatas in A, D. 664; A minor, D. 845; and B-flat, D. 960 (Webster Aitken, piano)," review of EMS LP recordings, *The American Record Guide* 18, no. 4 (April 1951): 278.

¹³ "Passings: Webster Aitken," *Los Angeles Times*, Obituaries, May 18, 1891, Part I, 16.

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Later in life, Aitken married Dr. Lillian Gilbert, a pediatric physician associated with the children’s division at Bellevue Hospital in New York. Born in Manhattan in 1896, Dr. Gilbert received her medical degree from Johns Hopkins University School of Medicine in 1930 and joined the staff at Bellevue four years later.¹⁴ She specialized in the treatment of childhood tuberculosis and went on to lead the hospital’s pediatric chest service, overseeing wards dedicated to infants and children suffering from tuberculosis.

It is unclear how much time Webster and Lillian spent in Santa Fe. Both had been seasonal visitors before the purchase of the Camino de la Luz property and appear to have maintained a residence in Manhattan during this period. It was during their ownership that the first clear image of the house emerges, with a photograph taken in 1960 (Fig. 5). The image shows the two-story core structure, the one-story living area, and the fan-shaped portal.

Both died in 1981; Webster passed away in Santa Fe, while Lillian died in Manhattan. The former prodigy pianist received only a brief obituary in the Los Angeles Times—barely a paragraph—and it did not even mention that he had grown up and begun his musical career in that city.

A Friend of Ram Dass

The property next came into the possession of David Padwa, an Eastern religion follower and associate of Ram Dass. Born in 1931, Padwa entered the University of Chicago at the age of fourteen and later earned a degree in international law, after which he worked for the United Nations as an adviser on economics and maritime issues.¹⁵ In the early 1960s he founded Basic Systems, a company specializing in computerized educational and training systems; the firm was acquired by Xerox in 1964, making Padwa financially independent while still in his thirties.

Padwa became part of the countercultural spiritual milieu of the late 1960s through his friendship with Ram Dass (then Richard Alpert). In 1966–67 he organized an overland expedition by Land Rover from Europe to India, a trip on which Alpert accompanied him

¹⁴ “Dr. Lillian Gilbert, 85, Bellevue Pediatrician,” *The New York Times*, September 12, 1989, n.

¹⁵ Most of the information on David Padwa derives from a blog apparently compiled from materials collected by his family and friends and should therefore be regarded as unverified. “David Padwa,” last updated May 15, 2022. <https://www.cuke.com/people/padwa.htm>

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shortly before encountering his guru Neem Karoli Baba. Padwa himself pursued a wide-ranging spiritual path that included Zen practice, Tibetan Buddhism, and contact with several Asian teachers, though he never positioned himself as a public guru.

In the 1970s Padwa and his family were living on Cerro Gordo Road. He turned his home into a gathering place for Buddhist teachers and spiritual travelers moving through Santa Fe. This included inviting the Tibetan master Dudjom Rinpoche to Santa Fe, who stayed at the house in the early 1970s. In 1973 he funded and built one of the earliest Tibetan Buddhist stupas in the United States on the property—the Cerro Gordo chorten.¹⁶ Consecrated in 1973 by the Venerable Drodrup Chen Rinpoche, the eight-foot-high stupa, now under the care of the Maha Bodhi Society, is located adjacent to the Upaya Zen Center.

Padwa left Santa Fe in 1975 and relocated to Boulder, Colorado, where he founded Agrigenetics Corporation, an early agricultural biotechnology company. He later taught at the University of Georgia and the Colorado School of Business.

Padwa returned to Santa Fe in the early 1990s. He acquired the subject property in 1994 from Nelson Rust Gilbert III, a New York City resident and the nephew of Dr. Lillian Gilbert Aitken.¹⁷

In early 1994 Padwa and his wife at the time, Melissa Savage, embarked on a project described by the family as an “extensive renovation.”¹⁸ The work was performed by Israel Serr, with landscaping created by Design with Nature. The extent of the building renovation is unknown, as no plans appear to survive and none appear to be recorded with the City of Santa Fe.¹⁹ Based on current conditions, the house likely received new

¹⁶ “History of Santa Fe Canyon and Cerro Gordo Stupa,” Upaya Zen Center, PDF report, accessed March 3, 2026, <https://www.upaya.org/wp-content/uploads/2025/08/History-of-Santa-Fe-Canyon-and-Cerro-Gordo-Stupa.pdf>.

¹⁷ Quitclaim Deed, Gilbert Nelson Rust III to David J. Padwa, recorded January 31, 1994, Book 1018, Page 315, Instrument # 848062, Santa Fe County, New Mexico.

¹⁸ “Vade Mecum: Reference House Book, 640 Camino de la Luz,” handwritten notebook compiled by David Padwa during renovations, February 16, 1994; private collection of current property owner.

¹⁹ The City of Santa Fe public permit portal does indicate other approved work in 1998 and 2006, including exterior renovations.

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windows and doors during this period and may have undergone “antiquing” of its interior. The rock veneer may also date from this period. David Padwa died in 2023, and the property was acquired by the current owner in early 2025.

Evaluation of Historical Status

Based on aerial photographs, the dwelling’s overall ground plan had been established by 1960, making its footprint historic. Documented and presumed changes have altered the northern block of the house. In addition, newer windows and the antique finishes likely date to the 1994 renovation or subsequent projects. While the overall footprint of the building can be established, the lack of documentation—including earlier historical surveys, building records, and clear aerial evidence—makes it difficult to determine the building’s original appearance and fenestration. For this reason, and because of the uncertainty surrounding its historic design and the extent of later alterations, the recommendation is to maintain its non-contributing status.

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Illustrations



Figure 1: Aerial drone capture of house. 1. Two-Story Block; 2. Central Living Area; 3. Covered Patio Area. Source: 2025 real estate listing.

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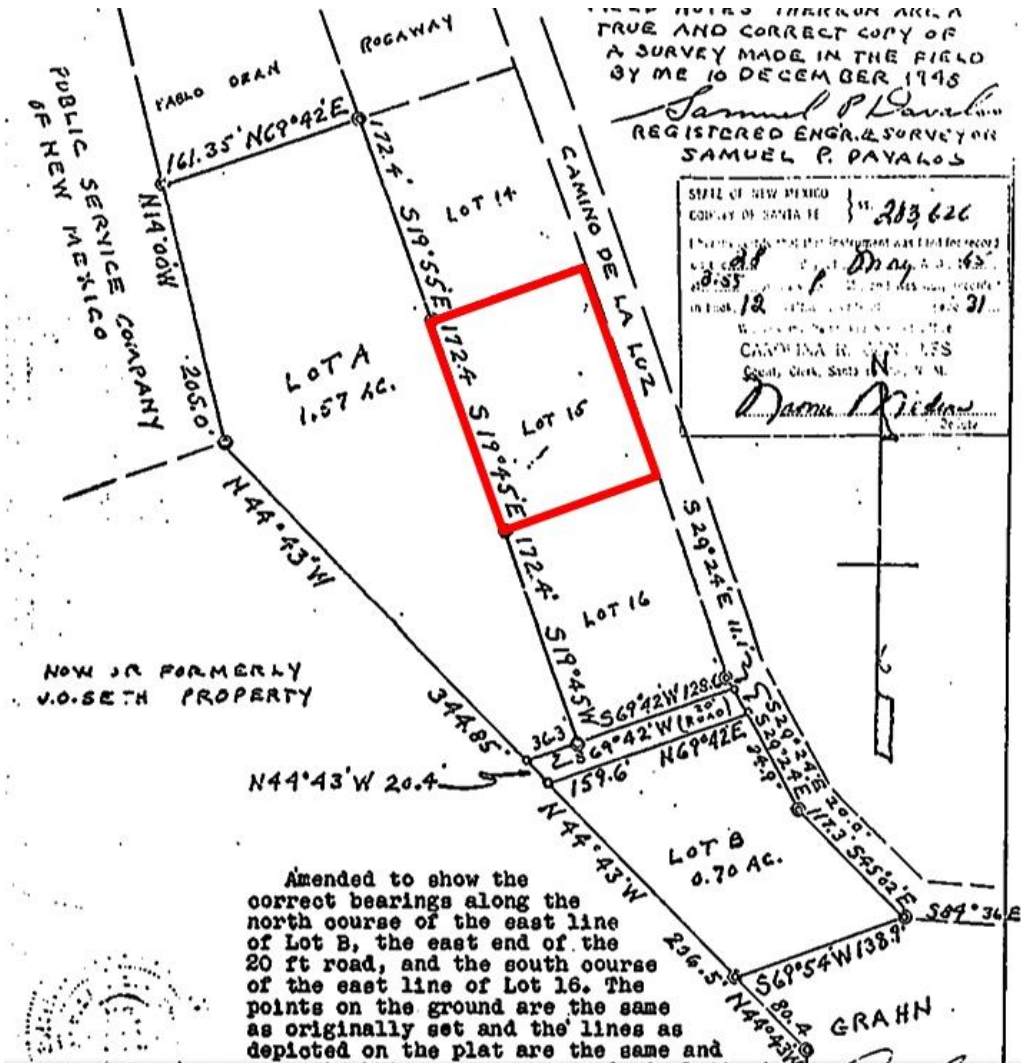


Figure 2: Portion of 1945 survey created for Beatriz Vigil. Original dimension of subject property outlined. Samuel P. Davalos. Santa Fe County Instrument # 283626.

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Figure 3: Clockwise from upper left: Richard Dryce in El Rito, New Mexico, 1958; Janice Oliver, 1937 Oberlin College yearbook; Webster Aitken, 1942 newspaper clipping; Richard Alpert (left) and David Padwa (right), 1966, Nepal.

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Figure 4: 1951 aerial photograph overlaid on a contemporary satellite image. The circled rectangular structure may correspond to the current home’s central living area.

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		5. Date of Survey: March 10, 2026			



Figure 5: September 25, 1960, aerial photograph.

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Figure 6: 1967, aerial photograph.

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Survey Photographs

(All images taken by Debbie Utley, March 10, 2026)

1: Two-Story Block



Photo 2: East elevation. Camera facing up.

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Photo 3: East elevation. Camera facing west.

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5. Date of Survey: March 10, 2026	



Photo 4: North elevation. Camera facing up.

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Photo 5: West elevation. Camera facing east.

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Photo 6: South elevation. Camera facing north.

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2: Central Living Area



Photo 7: East elevation. Camera facing northwest.

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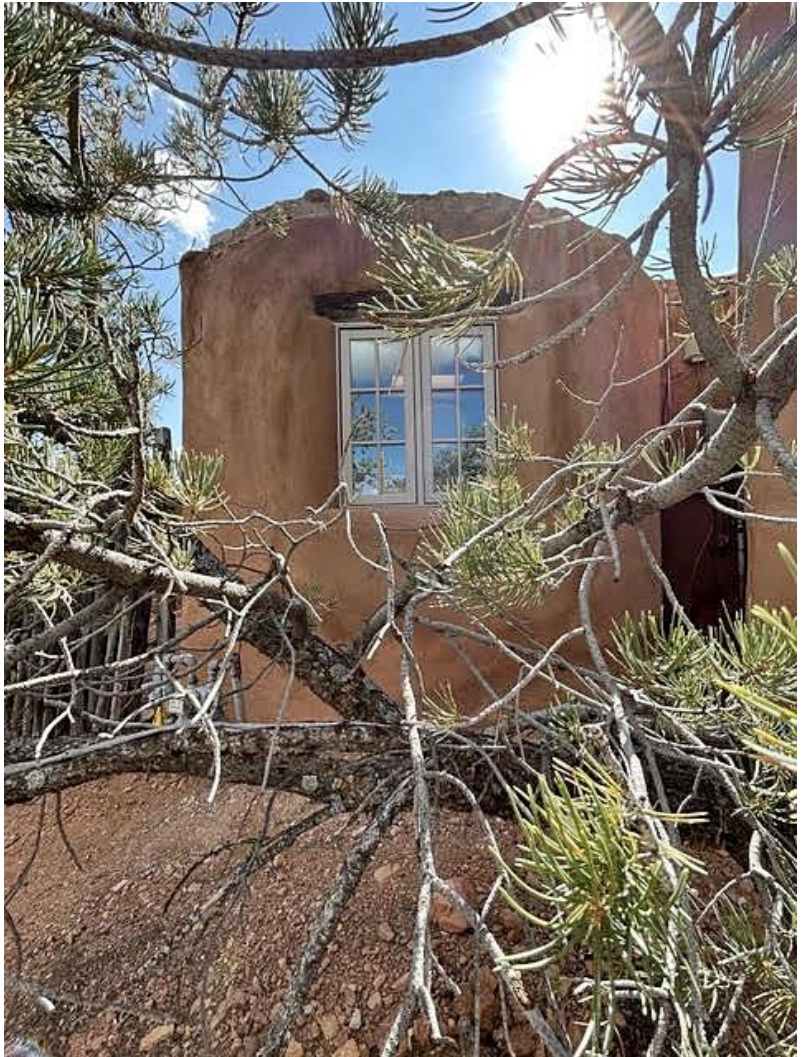


Photo 8: East elevation. Camera facing up.

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Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria	A B C D
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: March 10, 2026			



Photo 9: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A
		4. County: Santa Fe
		5. Date of Survey: March 10, 2026



Photo 10: West elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i>		NRHP _____ SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A	4. County: Santa Fe		
		5. Date of Survey: March 10, 2026			

3: Covered Patio Area



Photo 11: West elevation, southeast corner. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>		HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria A B C D	
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A	
		4. County: Santa Fe	
		5. Date of Survey: March 10, 2026	



Photo 12: Patio portal area. Camera facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: March 10, 2026			

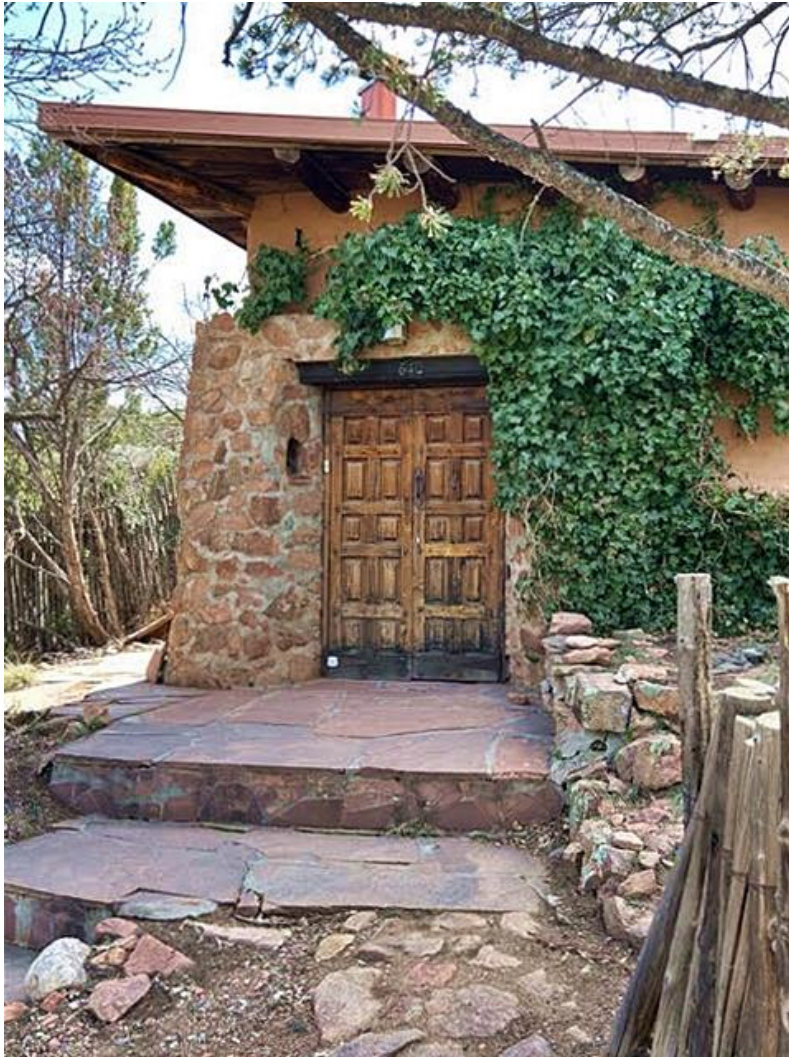


Photo 13: East elevation, southeast corner. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i>	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D
1. Name of property: Dryce/Aitken/Padwa Residence	2. Location: 640 Camino de la Luz Downtown and Eastside Historic District – Santa Fe
	3. Local Reference Number: Santa Fe ID: N/A
	4. County: Santa Fe
	5. Date of Survey: March 10, 2026



Photo 14: South elevation. Camera facing up.