



# Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>	Site Address:
Date Submitted: <b>12/31/2025</b>	120 Camino Santiago, Santa Fe, NM 87501
Property Owner of Record: <b>Sergio &amp; Veronica Garcia</b>	Proposed Construction Description:
Applicant/Agent Name: <b>Fernando Garcia - Garcia Home Design</b>	Replace windows, complete re-roof, complete re-stucco, rear portal extension, add metal coping at stucco parapet. & new yard wall
Contact Person Phone Number: <b>(505) 690-5235 (owner)</b>	TOTAL ROOF AREA: <b>2,006 sq.ft.</b>
Zoning District: <b>PUD, R-29</b>	Lot Coverage : <b>22</b> %
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <b>Historic - Downtown &amp; Eastside</b>	<input type="checkbox"/> Open Space Required: <b>NA</b>
Submittals Reviewed with PZR: <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations	Setbacks: Proposed Front: <b>NA</b> Minimum: <b>7'</b> 2 <sup>nd</sup> Front? _____ Proposed Rear: <b>NA</b> Minimum: <b>15'</b> Proposed Sides: L <b>NA</b> R <b>NA</b> Minimum: <b>5'</b>
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit	Height: Proposed <b>NA</b> Maximum Height: <b>24'</b> or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required	Parking Spaces: Proposed <b>NA</b> Accessible <b>NA</b> Minimum: <b>2</b>
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____	Bicycle Parking**: Proposed: <b>NA</b> Minimum: <b>NA</b> ** Commercial Requirement
Terrain: <input type="checkbox"/> 30% slopes _____	

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

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

**Fernando Garcia**

PRINT NAME

[ OWNER  APPLICANT  AGENT]

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

  
SIGNATURE

12/31/2025

DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**

Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_

Notes: \_\_\_\_\_

**Zoning Approval:**

Preliminary Approval  with conditions  Rejected


Comments/Conditions: Yardwall cannot exceed six feet and all fencing and posts must be within the property

REVIEWER: Rebekah Clouser DATE: 1 / 26 / 2026

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

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

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

For HPD Office use only:		
CPI No.	District No.	
NRHP	SRCP	
Criteria <u>  </u> A <u>  </u> B <u>  </u> C <u>  </u> D		
<b>1. Name of property:</b>  Plaza del Monte Residence 25	<b>2. Location:</b>  120 Camino Santiago <i>Downtown and Eastside Historic District</i>	<b>3. Local Reference Number:</b> Santa Fe ID #: N/A Plaza del Monte Inventory  <b>4. County:</b> Santa Fe
<b>5. Property Type:</b> <input checked="" type="checkbox"/> Buildings: <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
<b>6. Date of Survey:</b>  January 18, 2018		
<b>7. Previous Survey Date(s):</b> <input type="checkbox"/> Yes: <input checked="" type="checkbox"/> No:		
<b>8. Name of Project:</b> HDRB status review Plaza del Monte		
<b>9. Lat/Long:</b>  35.693597, -105.936785		
<b>10. Photo Information</b> Negative: John Murphey      View of: Front, west elevation, facing southeast.		
<b>11. Brief Description of the Property:</b>  The small two bedroom house presents a contemporary carport-dominant design. Located along the south 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 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. <i>Continued on Page 5</i>		
<b>12. Who uses the property?</b> Residence		
<b>13. Construction Date:</b> c.1971 <input checked="" type="checkbox"/> Known <input checked="" type="checkbox"/> Source: drawings, aerial photographs, city directory entries		
<b>14. Setting:</b> <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		
<b>15. Relationship to Surroundings:</b> <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar		
Comments: N/A		

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



North 

Source:  
Google Imagery, 2018

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

John W. Murphey  
Architectural Historian  
FirstLight Consulting  
505-577-7593  
[John@archhistoryservices.com](mailto:John@archhistoryservices.com)

For: Wayne S. Lloyd, A.I.A., Lloyd and Associates, Architects

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

Plaza del Monte, LLC

19. Is Property Endangered?  Unknown  No  Yes How?

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

Describe: Unknown

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

The house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Ovid Sellers, who is listed as a tenant in the 1972 Santa Fe city directory.

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 Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district?  Unknown  No  Yes

If yes:  Contributing  Non-contributing  No Status

If 'yes', what is the name of the district?  State  National  City of Santa:

Downtown and Eastside Historic District

**Recommended  
Noncontributing Structure  
to the Downtown and  
Eastside Historic District,  
March 28, 2018**

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

<b>1. Name of property:</b>  Plaza del Monte Residence 25	<b>2. Location:</b>  120 Camino Santiago Downtown and Eastside Historic District	<b>3. Local Reference Number:</b> Santa Fe ID #: Plaza del Monte Inventory
		<b>4. County:</b> Santa Fe
		<b>5. Date of Survey:</b> January 18, 2018

**ARCHITECTURAL AND CONSTRUCTION DETAILS:**

<b>6. Visible Construction Material:</b>  <input type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input type="checkbox"/> Concrete: Block  <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated  <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar  <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular  <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten  <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle  <input type="checkbox"/> Wood: Tongue and Groove <input type="checkbox"/> Other: Frame	<b>7. Number of Stories:</b> <u>  </u> 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: _____  <b>8. Foundation:</b> <u>  </u> N/A <input type="checkbox"/> Not visible <input type="checkbox"/> None <input checked="" type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone Other: _____ Notes: _____  <b>9. Roof:</b> <u>  </u> N/A  Shape: <input checked="" type="checkbox"/> Flat <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 checked="" type="checkbox"/> Parapets Materials: <input type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input checked="" type="checkbox"/> Gravel <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other: _____
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<b>10. Windows*</b> <u>  </u> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number**</th> </tr> </thead> <tbody> <tr> <td>Casement</td> <td>Aluminum</td> <td>2-2F-2</td> <td>1</td> </tr> <tr> <td>Casement</td> <td>Aluminum</td> <td>3-3F-3</td> <td>4</td> </tr> <tr> <td>Fixed</td> <td>Aluminum</td> <td>21</td> <td>1</td> </tr> </tbody> </table> <p>*Because of storm covers, the operation and material is not definite.                  **Includes single and grouped units</p>	Operation	Material	Glazing	Number**	Casement	Aluminum	2-2F-2	1	Casement	Aluminum	3-3F-3	4	Fixed	Aluminum	21	1	<b>11. Doors</b> <u>  </u> N/A <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>Raised Square Panel w/ View Light</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>Raised Panel</td> <td>Metal</td> <td>1</td> </tr> <tr> <td>Double</td> <td>French</td> <td>Aluminum</td> <td>1</td> </tr> <tr> <td>Double</td> <td>Carport</td> <td>Wood</td> <td>3</td> </tr> </tbody> </table>	Type	Style	Material	Number	Single-Leaf	Raised Square Panel w/ View Light	Wood	1	Single-Leaf	Raised Panel	Metal	1	Double	French	Aluminum	1	Double	Carport	Wood	3
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<b>12. Chimneys</b> One, stucco-clad, north exposure	<b>13. Porches</b> <u>  </u> N/A Type: <input checked="" type="checkbox"/> Entry-portal <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap
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**14. Other Significant Features** N/A

**15. Modifications:**   No known modifications

**#1 Date:** Unknown; replaced windows and doors; drawings and material and visual evidence.

# HCPI Detail Form (FORM 2)

(Continued from other side)

## 16. Primary Architectural Style Not Applicable

- |  |   |  |   |  |
|--|---|--|---|--|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo           | <input checked="" type="checkbox"/> Spanish-Pueblo Revival |
| <input 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:

## 17. Documents Available and Their Locations

New Mexico Historic Preservation Division  
407 Galisteo Street, Suite 236  
Santa Fe, NM 87501  
(505) 827-6320

Historic Preservation Division  
Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87504  
(505) 955-6605

## SITE:

## 18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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				4. County: Santa Fe	
				5. Date of Survey: January 18, 2018	

## Continuation of Architectural Description:

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 entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

## Evaluation of Historical Status

Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 120 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

## Definition – “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.

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		<b>5. Date of Survey:</b> January 18, 2018			

## Illustrations



**Figure 1: May 2, 1966 aerial photograph.**  
**Building not present.**  
**Courtesy NMDOT.**

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		4. County: Santa Fe			
		5. Date of Survey: January 18, 2018			

## Survey Photographs

(All images taken by John Murphey on January 18, 2018, except where indicated)



Photo 1: East elevation, facing north.

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

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		<b>4. County:</b> Santa Fe		
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**Photo 2: South elevation, facing northeast**  
 (Sharon Joyce, February 23, 2018).

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

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

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**Photo 3: North elevation, facing southwest**  
 (Sharon Joyce, February 23, 2018).