

EXHIBIT A

Case #2024-8309-APPL



LUD Use Only
 Date Filed: 5/6/24
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[Signature]

**VERIFIED APPEAL
 PETITION**

****Two originals of this form must be filed. The Land Use Department Director or his/her designee will enter the date and time of receipt and initial both originals. See Section 14-3.17(D) SFCC 2001 for the procedure.****

Appellant Information

Name: RIVERA EMILY C.
Last First M.I.
 Address: 4709 15TH AVE. NE
Street Address Suite/Unit #
RIO RANCHO NM 87144
City State ZIP Code
 Phone: (505) 440-8842 E-mail Address: EMILYRIVERA@AOL.COM
 Additional Appellant Names: _____

Correspondence Directed to: Appellant Agent Both

Agent Authorization (if applicable)

I/We: EMILY C. RIVERA
 authorize LISA D. MARTINEZ, B CONSTRUCTIV LLC to act as my/our agent to execute this application.
 Signed: *[Signature]* Date: 5.2.2024
 Signed: _____ Date: _____

Subject of Appeal

Project Name: 718 OLD SANTA FE TRAIL
 Applicant or Owner Name: EMILY C. RIVERA
 Location of Subject Site: 718 OLD SANTA FE TRAIL
 Case Number: 2024-007892-HDRB Permit Number (if applicable): _____

Final Action Appealed:

Issuance of Building Permit Other Final Determination of LUD Director

Final Action of Board or Commission (specify): Planning Commission Board of Adjustment BCD-DRC HDRB

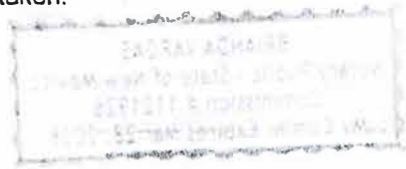
Basis of Standing (see Section 14-3.17(B) SFCC 2001):

EMILY RIVERA, PROPERTY OWNER

Basis for Appeal: The facts were incorrectly determined Ordinances/laws were violated and/or misrepresented

Description of the final action appealed from, and date on which final action was taken:

SEE ATTACHED LETTER



Check here if you have attached a copy of the final action that is being appealed.



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

PROJECT 2024-007892-HDRB. 718 Old Santa Fe Trail. Downtown and Eastside Historic District.

DESC: Significant. Emily Rivera, owner, requests a status review of all structures and primary façade(s) designation.

CASE NUMBER: 2024-007892--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 718 OLD SANTA FE TRL
 Santa Fe, NM 87505

CONTACTS: Applicant	EMILY RIVERA	718 OLD SANTA FE TRL A Santa Fe, NM 87505
Property Owner	EMILY RIVERA	718 OLD SANTA FE TRL A Santa Fe, NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 12, 2024. The decision of the Board was to Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the Main Structure meets the definition of a “significant structure,” Casita 1 meets the definition of a “contributing structure, with the north façade as primary,” Casita 2 meets the definition of a “contributing structure, with the north façade as primary,” and the Tool Shed as non-contributing.

For further information please call 505-955-6605.

Sincerely,



 Paul Duran

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



**B CONSTRUCTIV
LLC**

May 2, 2024 – Updated May 6, 2024

**718 OLD SANTA FE TRAIL
SANTA FE, NM**

City of Santa Fe Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 718 Old Santa Fe Trail – Appeal to HDRB Decision(s)

Dear Land Use Staff and Members of the Historic Districts Review Board,

The following appeal is submitted in response to the action (determinations) of the Historic Districts Review Board (HDRB) listed below for certification of the **Historic Status Review** of four structures at 718 Old Santa Fe Trail. Per Procedures for Appeals, Resolution 2011-24, II(B)(1)(c), the relief requested is reversal of the Final Action or remand for rehearing by the Historic Districts Review Board for the Main Residential Structure, and Casitas 1 & 2. The action taken by the HDRB for Status Review and Primary Façade Designation(s) is as follows:

- The Main Residential Structure as **SIGNIFICANT** with all facades designated as primary and requiring preservation;
- Casita 1 as **CONTRIBUTING** with the north façade as primary;
- Casita 2 as **CONTRIBUTING** with the north façade as primary; and
- The Tool Shed as **NON-CONTRIBUTING**. The applicant accepts the historic status designation for the shed.

Hardship

The Applicant/Owner (Ms. Emily Rivera) does not have the financial means to undertake the necessary restoration and repairs to the two Casitas that are needed to make them structurally stable and in compliance with current building codes. The designations of **SIGNIFICANT** and **CONTRIBUTING** historic status place additional requirements on the structures for restoration and preservation of all historic materials. The degraded adobe walls, the caved-in roof members, and the rotten and cracked wooden doors and windows are in a very poor state of repair and will add significant cost for the Owner.

The Applicant/Owner does not currently live on the property and is burdened by the need for continuous monitoring of the property, especially with the two casitas that are not inhabited and in a poor state of repair. The rental tenants in the main residential structure are not responsible for property management.

Basis for Appeal

There are six items that inform the basis for this appeal and they are individually specified below with Land Development Code (LDC) citations where applicable.

1. The HDRB application, in terms of full analysis was not in conformity with LDC 14-3.1(G) Review and Approval Procedures, General Provisions, Application Completeness.

The Board did not have floorplans or elevations that would have illustrated the essential information needed for a complete and informed Historic Status Review. The application may have been prematurely placed on the Board agenda and public hearing which limited the Board's ability to thoroughly understand the property.

Indeed, a member of the public testified at the HDRB hearing that all facades of the main structure were not provided to enable a determination as to the correct historic status. Without this information, it could not be determined if the main structure should be listed as significant, with all facades designated as primary, or contributing with designation of some facades as primary.

2. The HPD staff and the HDRB members did not define or discuss the number of facades that are present for each of the four structures in the application.

The application record and the public hearing did not include any discussion of the public visibility of any facades and how they do or do not comply with LDC 14-5.2(A)(1) Historic Districts, General Provisions, General Purpose to support the public good and the outward harmonious appearance of the historic districts.

3. The HPD staff and the HDRB members did not define or discuss the character-defining features of the facades for each of the four structures in the application, per LDC 14-5.2(C)(2)(b)(ii).

An assessment of the historic and non-historic doors and windows and other character-defining architectural features, such as building massing, brick parapet coping, and deep window reveals, was not provided by staff in their recommendation for Board action on primary facades. When staff was questioned by the Board regarding the recommended historic statuses, the response was that the recommendations were considered from the poor physical state of repair only.

4. The HDRB did not follow the advice and recommendations of their professional staff, the professional consultant who completed the Historic Cultural Properties Inventory (HCPI) Form, nor information in HPD files for this property when discussing and voting on the historic statuses for the structures.

HPD staff recommended the following:

- **Maintain SIGNIFICANT STATUS (NO CHANGE) for Main Residential Structure.**
- **NON-CONTRIBUTING** historic status for the two casitas (not contributing)

The Current Professional Consultant recommended the following:

- The Main Residential Structure should be designated as **CONTRIBUTING** with the south elevation as primary;
- Casita 1 should be designated as **NON-CONTRIBUTING** with recognition of the very poor state of repair;
- Casita 2 should be designated as **CONTRIBUTING** with a primary façade difficult to identify, but possibly as the north elevation; and
- The shed should be designated as **NON-CONTRIBUTING**.

The HPD files includes prior public hearing information regarding the historic statuses of the structures on the property and all of this information was not brought forward in this application. These files include the following:

- The earliest historic cultural property inventory (HCPI) form for this property is from 1982. It only describes the main residential structure and the historic status recommendation of **CONTRIBUTING** was initially checked, then scribbled out and **SIGNIFICANT** was checked.
- The 1996 HCPI form identifies the adjacent “apartments” (Casitas 1 & 2) on a map but only describes the main residential structure with the historic status recommendation of **SIGNIFICANT**.
- The 2007 HCPI form was part of a public hearing for historic status review at the HDRB, perhaps for the main residential structure only, but that case with hearing minutes was not provided. The professional consultant recommended **NON-CONTRIBUTING** historic status due to alterations.
- The 2024 HCPI form that was acquired for the present application thoroughly described all four structures on the property and recommended the following:
 - The Main Residential Structure should be designated as **CONTRIBUTING** - south elevation as primary;
 - Casita 1 should be designated as **NON-CONTRIBUTING** with recognition of the very poor state of repair;
 - Casita 2 should be designated as **CONTRIBUTING** with a primary façade difficult to identify, but possibly as the north elevation; and
 - The shed should be designated as **NON-CONTRIBUTING**.

5. In making its determination about the historic status of the structures at 718 Old Santa Fe Trail, the HDRB relied on an assumption that the three residential structures in the application comprise a historic compound which is not in conformity with LDC 14-5.2(K) Historic Districts, Historic Compounds.

In order to conform with the LDC 14-5.2(K), the property would need to have been recommended by the HDRB or designated by the Governing Body as a historic compound. The HDRB considered that this property as a historic compound and used this information to assign historic statuses to the structures inappropriately.

Indeed, two members of the public testified to the importance of this property as a compound. The ability of the public to testify at a hearing ensures that the HDRB can gather additional information from Santa Fe citizens other than the owner/applicant to gain a better understanding of the issues. Public testimony in a hearing process can be used by the Board to confirm or disqualify their own deliberations and they can have a substantial effect upon the HDRB final decisions. In this case, public testimony inappropriately strengthened the idea that a historic compound should be preserved.

6. The HDRB has seven members and on the hearing date of March 12, 2024, there were only three voting members and the chair present to form a minimum quorum of four members.

During deliberations, one voting member requested that the Board not “go overboard” and recommended:

- **CONTRIBUTING** status to the Main Residential Structure (not significant),
- **CONTRIBUTING** status to Casita 1, and Casita 2; and
- **NON-CONTRIBUTING** status to the Shed.

When the Board ultimately voted on the historic status for the Main Residential Structure, there were only two votes out of four members present of a seven-member Board to maintain the **SIGNIFICANT** status. When considering the historic status of the structures on this property, the differing recommendations of staff and consultants, and the potential burden that historic status can impose upon a property, a more complete Board presence could have provided the applicant with greater opportunity for a more desirable outcome.

We thank you in advance for your consideration and ask that you contact me with any questions.

Warm Regards,

Lisa D. Martínez

Lisa D. Martinez, Consultant to Ms. Emily Rivera

B Constructiv LLC, lmartinez@bconstructiv.com (505) 470-7888

From: noreply@mygovpay.com
Date: May 10, 2024 at 7:28:44 AM MDT
To: lisadmartinezdesign@gmail.com
Subject: Payment Confirmation - Santa Fe, NM



Santa Fe, NM

Payment Confirmation

Payment Date		Friday, May 10, 2024		
Order Number		56069		
Line Items				
Invoice #	Item Description	Quantity	Unit Price	Total Price
INV-00081214	718 OLD SANTA FE TRAIL H-BOARD APPEAL CASE# 2024-007892	1	\$200.00	\$200.00
Item Total		\$200.00		
Order Total		\$200.00		

Thank you for your payment,

Santa Fe, NM

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

Case # 2024-7892-HDRB**Address** – 718 Old Santa Fe Trail**Agent's Name** – Emily Rivera**Owner/Applicant's Name** – Emily Rivera

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 12, 2024.

BACKGROUND

718 Old Santa Fe Trail is a single-family residence with two accessory dwelling units, or “casitas,” and a tool shed in the Downtown and Eastside Historic District. Parts of the main residence were built in the 1880s, it has been expanded by at least four room additions and three porch additions, and it now holds about 5,170 square feet of living space, divided into three apartments. Built by Benigno Muñiz, the editor of the Spanish-language *El Nuevo Mexicano* for almost 20 years, it has a historic status of significance due to its age, historic integrity and its association with Muñiz and his family. At the March 12, 2024, hearing, the Applicant asked the Board to review the historic status of the four structures and to designate primary façades, if applicable.

The architectural design of the main residence is quintessential Santa Fe vernacular as seen by the adobe block construction material, rectangular shape construction, red brick coping, flat roof, and irregular windows and doors on the southern façade. It has undergone an evolution of construction and additions, at one time holding as many as five apartments. The structure was given significant status in 1982, and the Staff recommends it maintain this status.

Casita 1, about 778 square feet, sits about 40 feet south of the main residence. A 2023 Historic Cultural Properties Inventory describes this as a modest vernacular home, made of adobe block and wooden vigas, with recessed windows. The initial date of construction is unknown, but it most likely was around 1928. Casita 1 has been unoccupied, has fallen into disrepair, has extensive roof damage and most likely is uninhabitable. The City’s Building Historic Status map depicts this structure as unstatused, and its status is not addressed either in a HCPI written in 2007, or in New Mexico Historic Building Inventories issued in 1982 and 1996. Staff recommends Casita 1 to be designated as non-contributing.

Casita 2, a smaller unit which sits just five feet south of Casita 1, is built in the same modest vernacular style. The north elevation, facing the other casita, has a wood door and two small barn sash windows; the east, street-facing side has no fenestration. The exact year of construction is uncertain, but most likely it was around 1928. It is apparent on an aerial map from 1935, and on a 1939 survey plat map. In comparing its condition today to aerial imagery from the late 1950s, the footprint of the building has not changed for about 70 years. On the Building Historic Status map, this structure is shown as having significant status, but it is not

clear how it acquired this status. There is no reference to this building in the 2007 HCPI, or in the 1982 or 1996 Historic Building Inventories. The structure is now in a state of disrepair and uninhabitable, and the Staff recommends Casita 2 be downgraded to non-contributing status.

The tool shed, situated immediately west of Casita 1, was constructed opportunistically with material, apparently recycled boards, from around the property. The exact date of construction is unknown, however the owners think it was built in the 1980s. It is a rectangular, low-gabled room with a small, shed-roof extension at the west. It has no significant architectural features and serves the residence as a storage space. No historic status has ever been assigned to this shed. Given the approximate date of construction and the general design, the Staff recommends non-contributing status for it.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application, related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements, and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the main structure be maintained as significant, Casita 1 as non-contributing, Casita 2 downgraded to non-contributing, and the tool shed as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 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 SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in an H district, that is less than 50 years old or that does not exhibit

- sufficient historic integrity to establish and maintain the character of the H District.”
10. Under SFCC Section 14-12.1, the definition of a “significant structure” is a “structure located in a historic district that is approximately 50 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.”
 11. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the Main Structure meets the definition of a “significant structure,” since the evidence is that no plainly visible alterations have been done to it since the 1940s, it maintains a high level of historic integrity, and it was built by the long-standing editor of an influential Spanish-language newspaper.
 12. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that Casita 1 meets the definition of a “contributing structure,” for its high level of historic integrity. The Board finds that the north façade of Casita 1 is the principal elevation of the building with features that define the character of the building’s architecture.
 13. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that Casita 2 meets the definition of a “contributing structure,” for its high level of historic integrity. The Board finds that the north façade of Casita 2 is the principal elevation of the building with features that define the character of the building’s architecture.
 14. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the tool shed adjacent to Casita 1 meets the definition of a “non-contributing structure,” for there is no evidence that it is approximately 50 years old or older or that it helps to establish and maintain the character of the Historic District.
 15. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the historic status of the main house and apartments as significant.
4. The Board designates the historic status of Casita 1 as contributing, and designates the north façade as primary.

5. The Board downgrades the historic status of Casita 2 from significant to contributing, and designates the north façade as primary.
6. The Board designates the historic status of the tool shed as a non-contributing.

IT IS SO ORDERED ON THIS 14th DAY of MAY, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Cecilia Rios
Chair

0/11/2024
Date

FILED:

xxxx
Geralyn Cardenas XIV
Interim City Clerk

Oct 29, 2024
Date

APPROVED AS TO FORM:

Frank Ruybalid
Frank Ruybalid
Assistant City Attorney

5-15-2024
Date

Signature: Franco E. Krugbalid

Email: feruybalid@santafenm.gov

24-0632 Emily Rivera Case #2024-7892-HDRB

Final Audit Report

2024-10-29

Created:	2024-10-28
By:	XAVIER VIGIL (xivigil@santafenm.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWmV29x229Z_hYOIOqMA8ETwqz1_P1VKH

"24-0632 Emily Rivera Case #2024-7892-HDRB" History




-  Document created by XAVIER VIGIL (xivigil@santafenm.gov)
2024-10-28 - 10:25:45 PM GMT- IP address: 63.232.20.2
-  Document emailed to GERALYN CARDENAS (gfcardenas@santafenm.gov) for signature
2024-10-28 - 10:26:58 PM GMT
-  Email viewed by GERALYN CARDENAS (gfcardenas@santafenm.gov)
2024-10-29 - 4:34:44 PM GMT- IP address: 104.47.64.254
-  Document e-signed by GERALYN CARDENAS (gfcardenas@santafenm.gov)
Signature Date: 2024-10-29 - 4:34:55 PM GMT - Time Source: server- IP address: 63.232.20.2
-  Agreement completed.
2024-10-29 - 4:34:55 PM GMT

EXHIBIT C

5. MATTERS FROM THE PUBLIC

Stefanie Beninato said she didn't see anything that would prevent the Board from reviewing the status of St. John's College. She also pointed out that she tried going on YouTube to view the live meeting but was unable to, so others may be having issues viewing on YouTube.

6. STAFF COMMUNICATIONS

Ms. Lamboy said staff is finalizing the list of nominations for the Historic Preservation Awards. She reminded the Board members that if they had any nominations to get those to staff by the end of the week.

7. OLD BUSINESS

None

8. NEW BUSINESS

Chair Rios asked that public comments be limited to two minutes. She also explained the appeal process.

- a. **2024-007892-HDRB. 718 Old Santa Fe Trl.** Downtown and Eastside Historic District. Significant. Emily Rivera, owner, requests a status review of all structures and primary façade(s) designation. (Paul Duran)

BACKGROUND & SUMMARY:

718 Old Santa Fe Trail is a single-family residence listed as significant to the Downtown and Eastside Historic District. The main residence on the property was built around 1880 on a 0.23-acre lot and comprised of a two bedroom 944-square foot home. The architectural design style is quint essential Santa Fe vernacular as seen by the adobe block construction material, rectangular shape construction, red brick coping, flat-roof, and irregular windows and doors on the southern façade. The main house has undergone an evolution of construction and additions with maintenance and repair. The structure was given significant status in 1982 and staff recommends it maintain the significant status as it is a direct reflection of the architectural design of its time and place.

Casita 1, identified by Mr. Murphey in his Historic Cultural Properties Inventory (HCPI 2023) survey of the property describes this home as a modest vernacular style home constructed out of adobe block, wooden vigas, and recessed windows. It is unknown of the initial date of construction but most likely around 1928. Casita 1 has been unkept and most likely uninhabitable for some time and has fallen into disrepair. Staff recommends Casita 1 as noncontributing status.

Casita 2 is built in the same modest vernacular style as Casita 1. It is uncertain the exact date of construction but most likely around 1928. The structure has been given significant status in 1982.

The structure has now become in a state of disrepair and uninhabitable. Staff recommends Casita 2 to be downgraded to non-contributing status.

The tool shed structure was constructed opportunistically with material from around the property. The exact date of construction is unknown, however the owners stated it being built around the 1980s. The shed has no significant architectural features and serves the residence as a storage space. Given the approximate date of construction and the general design, staff recommends the tool shed as non-contributing status.

STAFF RECOMMENDATION:

Staff recommends the historic status of the main structure be maintained as significant, Casita 1 as non-contributing, Casita 2 downgraded to non-contributing, and the tool shed as noncontributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Chair Rios confirmed that Casita 1 was never given a historic status and Casita 2 was given a significant status. On the field trip, in looking at the two buildings, it appears that Casita 1 has more character defining features and Casita 2 is plainer.

Chair Rios confirmed with Mr. Duran that there was a mistake when the survey was done.

Member Bienvenu confirmed with Mr. Duran that his recommendation to downgrade Casita 2 to non-contributing is solely because of its state of disrepair. He also confirmed with Mr. Duran that the issue about the condition is set aside, there'd be no question that this should be maintained as a contributing structure given its age, its historic integrity and in particular the way it interacts with the main building, which is significant.

Member Bienvenu said he disagreed with the interpretation of the Code because he doesn't see anything in the Code definitions of "contributing", "non-contributing", "significant" or "status" generally that refers to the physical condition of the property. It refers to historic integrity. The clear intent of the Code is whether it's been altered such that it no longer appears as it did in historic times, not its physical condition, which is addressed elsewhere, specifically in the demolition requirements.

Member Bienvenu said he would have a difficult time agreeing to a downgrade of a property that seems highly significant, not in the term of art sense used in the Ordinance,

although it may even qualify for that given the association with the family as well, but certainly its significance as to the streetscape and the historic fabric of Santa Fe,

APPLICANT PRESENTATION:

Emily Rivera, 4791 15th Avenue Northeast Rio Rancho, and another gentleman (name was inaudible) were sworn. Ms. Rivera provided a history of the ownership of the property and how it came to be in the condition it is currently in. She said the main house is the one that was always intended for her family. Her great-grandfather wanted to have this for his daughters, and then to pass on to us, his descendants.

Chair Rios commended Ms. Rivera for wanting to keep these family homes. She confirmed that Ms. Rivera agrees with Mr. Duran's recommendation.

Chair Rios asked Ms. Lamboy if there are any grants available to financially help owners with improvements to their properties.

Ms. Lamboy confirmed that there are grant funds available.

Member Biedscheid asked Ms. Rivera what she envisions for the property, in terms of protections. Her concern is in making those sorts of designations it restricts the family to what can be done with the property. There are exception processes. In terms of the status designations, she asked Ms. Rivera if she understood what those designations mean.

Ms. Rivera said she knows a little bit about what the designations mean. In terms of changing the main house, she has no desire to change the look or feel of it other than just to improve the things she can and bring it back to what it should be. Her goal is to continue to maintain it but not to create such a mansion or palace that people cannot afford to live there.

Member Biedscheid said staff has recommended that both casitas be non-contributing but there is discussion by the Board that one or both casitas be contributing. She asked if Ms. Rivera agreed with that.

Ms. Rivera said she understood Mr. Duran's recommendation of non-contributing is because of the state of disrepair. She has considerations that concern her; she can't save the facade and the structural elements of it within her lifetime or within her means to make that viable and didn't that could be decided at the meeting.

Member Bienvenu said the Code specifically speaks to the fact that property owners in the historic district have an obligation to maintain their properties and prevent them from falling into disrepair and should be ordered to do so. He recognized this was not Ms. Rivera's fault, but the predecessor owner was in contravention of that aspect of

the Code. He said cost is another matter and he is hopeful that if Ms. Rivera decides to renovate and not come back for a demolition request, she could acquire some funds to help you with this project because this is a very significant part of Santa Fe history.

PUBLIC HEARING

Christopher Purvis, 818 Atalya, Santa Fe was sworn. He said there is more money from the Cultural Properties Review Committee, \$25,000 tax credit each year.

Richard Martinez, PO Box 925, Santa Fe, was sworn. He confirmed what Mr. Purvis stated. He also referred to the significant status of the main house which means that all four elevations would be protected. Only two elevations were shown. He wouldn't consider it to be significant, maybe contributing and those two elevations would be primary.

Raymond Herrera, 379 Hillside Avenue, Santa Fe was sworn. He said he is familiar with the Muniz family which has been part of Santa for his lifetime. He said this house is a gem and merits the historic designation that it's getting. He thinks the casitas should also be designated contributing because they are part of the fabric of this property. Unfortunately, it's expensive, but with tax credits and everything, it might be possible to achieve a beautiful compound.

John Eddy, 14 Avenida Campo Verde, Santa Fe, was sworn. He agrees with everything that has been said. I think that status should be maintained. The casitas should be contributing because they are part of the historic footprint. He thanked the applicants for having John Murphy do the incredible report on this property, it contains so much family history.

Stefanie Beninato, PO Box 1601, Santa Fe, was sworn. She appreciated the history and significance of this property. She would appreciate if the Board would find the main house to be significant. To help the applicant get funding it would be important to designate one or both casitas as contributing because otherwise they will not be eligible for the kind of funding that could be needed.

BOARD DISCUSSION/ACTION:

Member Biedscheid referred to the HCPI report which recommended contributing for the main house due to its alteration along the north elevation which changed the shape of the building from a one room width all the way back. Then he recommended non-contributing for Casita 1, based on the condition; contributing for Casita 2; and non-contributing for the shed. She agreed with those recommendations, aside from Casita 1, that all properties, minus the shed, should be contributing.

MOTION: In Case 2024-007892-HDRB. 718 Old Santa Fe Trl., Member Bienvenu moved that the main structure be maintained as significant for the reasons

set forth in the staff report and on the record of this hearing. The motion was seconded by Member Valdo.

VOTE: The motion passed by (2-1) roll call vote with Members Bienvenu and Valdo voting in favor and Member Biedscheid voting against.

MOTION: In Case 2024-007892-HDRB. 718 Old Santa Fe Trl., Member Bienvenu moved, based on the record that was provided prior to this hearing and this hearing, that Casita 1 be designated as contributing with the primary facade being the north facade. The motion was seconded by Member Valdo.

VOTE: The motion passed by (3-0) roll call vote with Members Bienvenu, Valdo and Biedscheid voting in favor and none voting against.

MOTION: In Case 2024-007892-HDRB. 718 Old Santa Fe Trl., Member Bienvenu moved, based on the record as presented, that Casita 2 be redesignated as contributing with the primary facade being the north facade. The motion was seconded by Member Valdo.

VOTE: The motion passed by (3-0) roll call vote with Members Bienvenu, Valdo and Biedscheid voting in favor and none voting against.

MOTION: In Case 2024-007892-HDRB. 718 Old Santa Fe Trl., Member Bienvenu moved that the tool shed be designated as non-contributing based on the record that indicates that it is not historic. The motion was seconded by Member Valdo.

VOTE: The motion passed by (3-0) roll call vote with Members Bienvenu, Valdo and Biedscheid voting in favor and none voting against.

Member Biedscheid said regarding the designation of significant for the main house, the non-historic doors and windows should be excluded.

Chair Rios asked the applicant if the doors and windows have been replaced in the last 50 years.

Ms. Rivera confirmed that some have been replaced.

Chair Rios asked Member Bienvenu if he wanted to amend his motion.

Member Bienvenu said he did not because the existing status is being maintained, it's not being upgraded.

To view the entire recording of this hearing, **see** the YouTube video at: <https://www.youtube.com/watch?v=GwUEH6hYEhw> (7:56 – 59:27)

- b. **2024-007918-HDRB. 125 Duran St. Westside** Guadalupe Historic District. Contributing. Ezequiel Tena, agent for Amelia Robinson, owner, requests primary façade designations. (Ramon Sarason)

BACKGROUND & SUMMARY:

125 Duran Street is a single-family residence listed contributing to the Westside-Guadalupe Historic District. It is a simple house: an adobe rectangle, topped with a hipped roof, with one corner cut out to serve as a porch. It holds about 945 square feet and includes two bedrooms, a bath, a living room, and a kitchen. Its stucco and roof are recent, but the windows are older, probably dating to the original approximately 1936 construction. It is purely vernacular without a hint of Santa Fe style.

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff further recommends the west elevation (F1 on the façade diagram) be designated as primary.

APPLICANT PRESENTATION:

Amelia Robinson, 125 Duran Street, Santa Fe, was sworn. Ms. Duran said she agreed with staff's recommendation.

Member Bienvenu commented that Mr. Sarason had added F4, the south facade, as a recommended primary because of the roof line. He asked if it would make sense to have that facade only go to the eastern corner as a primary and not include that little pony wall where that encloses the patio because that's outside of the roof line.

Mr. Sarason said the reason he included that was because it dates to before 1958. He thought it was a significant enough feature that it added historical time context to its evolution over time. He said originally, he was following John Murphy's recommendation on the primary facades, however, upon further consideration he thought that façade, including the pony wall off the porch area does have structural integrity and/or historical integrity. Of the four facades the west facade and F4, the south façade, have the most visibility.

PUBLIC HEARING

John Eddy, previously sworn, said he supported staff's recommendation.

Stefanie Beninato, previously sworn, said she agrees with staff's recommendation.

EXHIBIT D



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: 2024-007892-HDRB. 718 Old Santa Fe Trail. Downtown and Eastside Historic District. Significant. Emily Rivera, owner, requests a status review of all structures and primary façade(s) designation.

Case number: 2024-007892-HDRB
Project Type: Status review with primary façade(s) designation.

PROJECT LOCATION (S): 718 Old Santa Fe Trail

PROJECT NAMES:

OW – Emily Rivera, 718 Old Santa Fe Trail, Santa Fe, New Mexico, 87505

AP – Emily Rivera, 718 Old Santa Fe Trail, Santa Fe, New Mexico, 87505

PROJECT DATA:

HISTORIC DISTRICT

Don Gaspar Area Downtown and Eastside Historic Review Transition Westside-Guadalupe

HISTORIC BUILDING STATUS

Non-Statused Non-Contributing Contributing Significant Landmark N/A

PRIMARY ELEVATIONS: North South West East N/A

PUBLICLY VISIBLE FACADE-EAST Yes No

PUBLICLY VISIBLE FACADE-NORTH Yes No

PUBLICLY VISIBLE FACADE-SOUTH Yes No

PUBLICLY VISIBLE FACADE-WEST Yes No

HISTORIC DISTRICT INVENTORY NUMBER _____ H-27950 _____

YEAR OF CONSTRUCTION _____ 1880 _____

PROJECT TYPE

Status Primary Elevations Remodel Demolition New Other _____

USE, EXISTING Residential Non-Residential Vacant

USE, PROPOSED Residential Non-Residential

HISTORIC BUILDING NAME: Benigno and Ines Muniz Home/Property

City of Santa Fe, New Mexico

memo

DATE: March 12, 2024
TO: Historic Districts Review Board Members
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-007892-HDRB, 718 Old Santa Fe Trail. Downtown and Eastside Historic District. Significant. Emily Rivera, owner, requests a status review of all structures and primary façade(s) designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main structure be maintained as significant, Casita 1 as non-contributing, Casita 2 downgraded to non-contributing, and the tool shed as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

718 Old Santa Fe Trail is a single-family residence listed as significant to the Downtown and Eastside Historic District. The main residence on the property was built around 1880 on a 0.23-acre lot and comprised of a two bedroom 944-square foot home. The architectural design style is quint essential Santa Fe vernacular as seen by the adobe block construction material, rectangular shape construction, red brick coping, flat-roof, and irregular windows and doors on the southern

façade. The main house has undergone an evolution of construction and additions with maintenance and repair. The structure was given significant status in 1982 and staff recommends it maintain the significant status as it is a direct reflection of the architectural design of its time and place.

Casita 1, identified by Mr. Murphey in his Historic Cultural Properties Inventory (HCPI 2023) survey of the property describes this home as a modest vernacular style home constructed out of adobe block, wooden vigas, and recessed windows. It is unknown of the initial date of construction but most likely around 1928. Casita 1 has been unkept and most likely uninhabitable for some time and has fallen into disrepair. Staff recommends Casita 1 as non-contributing status.

Casita 2 is built in the same modest vernacular style as Casita 1. It is uncertain the exact date of construction but most likely around 1928. The structure has been given significant status in 1982. The structure has now become in a state of disrepair and uninhabitable. Staff recommends Casita 2 to be downgraded to non-contributing status.

The tool shed structure was constructed opportunistically with material from around the property. The exact date of construction is unknown, however the owners stated it being built around the 1980s. The shed has no significant architectural features and serves the residence as a storage space. Given the approximate date of construction and the general design, staff recommends the tool shed as non-contributing status.



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.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked

out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

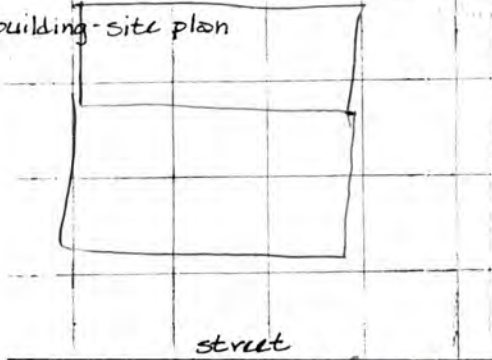

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel.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

(2) Recent Santa Fe Style

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

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

NEW MEXICO HISTORIC BUILDING INVENTORY FORM


building threatened? yes	surveyed date <u>8-82</u> by <u>E.T.</u>	county <u>Santa Fe</u>	ID no. <u>051600</u>
field map <u>Don Gaspar Neighborhood</u>	number <u>3</u> <u>228</u>	UTM reference zone 12 <u>13</u>	easting <u>415230</u>
location description <u>718 Old Santa Fe Trail</u>		northing <u>3948380</u>	
		city/town <u>Santa Fe</u>	
		land grant/reservation	
building name		legal description tensp N S range E W sec <u>1/4</u> <u>1/4</u>	
film roll by E.T. no. <u>8</u>	negative nos. <u>11A</u> <u>11</u>	loc. of neg. <u>City of Santa Fe</u>	building-site plan 
		date of construction <u>1920</u> estimate <u>1912-28</u> actual	
		source <u>City Directory</u>	
		use present <u>residential</u> other	
		historic <u>residential</u> other	
		condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input checked="" type="checkbox"/> fair <input type="checkbox"/> deteriorating	
style <u>Territorial</u> <u>Revival</u>		degree of remodeling <input type="checkbox"/> minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major	
foundation material <u>NTV</u>		describe: <u>add'n</u>	
wall material/surface <u>stucco</u>		surroundings <u>Mes</u>	
architectural features <u>wid d/p</u> <u>porch across front</u> <u>rear add'n</u> <u>brick coping</u>		relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar	
		district potential <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
		significance <input checked="" type="checkbox"/> significant <input checked="" type="checkbox"/> contributing <u>pre 1912</u> <u>date</u> <input type="checkbox"/> supporting <input type="checkbox"/> intrusive	
comments <u>see old photo</u> <u>Archives under</u> <u>Santa Fe Trail</u>		associated buildings? <input type="checkbox"/> yes what type?	
<u>718 1/2 - Jackson David</u>		if inventoried, list ID nos.	
<u>1936 cd - Maria Benigno</u>			
<u>1928 cd - Maria Benigno - El Nuevo Mexicano</u>		see back? <input type="checkbox"/> yes	





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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		NRHP	SRCP	Criteria	A	B	C	D	
1. Name of property: <p style="text-align: center;">None</p>	2. Location: 718 Old Santa Fe Trail Santa Fe, NM 87501	3. Local Reference Number: H27950 (051600[223], H2798)							
		4. County Santa Fe County, NM.							
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object	Photo: 								
6. Date of Survey: June 5, 2007									
7. Previous Survey Date(s): July, 1982 May, 1996									
8. Name of Project: City of Santa Fe Account 12085.510300									
9. UTM NAD 27 Zone: 13S Easting: 415237m E Northing: 3948310m N	1. View West of 718 Old Santa Fe Trail (OSFT), East (front) elevation (ArcCom June 5, 2007).								
10. Photo Information Digital 06-02-2007		CD Submitted to City Planning by ArcCom PO Box 89 Santa Fe, NM 87504.							
11. Brief Description of the Property: 718 Old Santa Fe Trail (OSFT) is a approximately 5,170 square feet as it stands today, and includes three porch additions (E, W, and N), at least four room additions (E, W, N), and associated roof and wall alterations. The oldest part of the building reportedly dates to the 1890s, as recorded by personal communication on a 1996 HCPI of this property. The earliest portion of the building (approximately 600 square feet on the South elevation of the present building) represents Spanish-Pueblo style, the East elevation (approximately 800 square feet), believed to have been added in the 1930s (NM HCPI 1996), represents Territorial style, and three porch additions are vernacular in style. The building is utilized as multiple residences. A separate two-room adobe located approximately 40 feet south (718.5 OSFT: H27981) is associated with 718 OSFT by shared driveway, and is not considered on this survey.									
12. Who uses the property? Resident Owner and Tenants.									

<p>21. Other Significance or Information of Interest: Legal Description: LOT 20 BLK 109 BUENA VISTA S/D DEED BOOK and PAGE: 311/398 MAP CODE: 1-054-098-292-350.</p> <p>City Directories (Hudspeth): 1947 Hutchinson, DL, Chavez, Higinio, Garcia, Frank, Rivera JE, Fine, Eug. 1944 Muniz, Benigno (his granddaughter, Paula Jones, reports that he purchased the property in the 1890s with an existing building. 1934-1935 Muniz, Benigno</p>	
<p>22. National or State Register: Is this property individually listed on a historic register? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National</p> <p>If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes The building lacks integrity of architectural style as a result of multiple additions and alterations.</p>	
<p>23. National or State Historic District: Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-contributing <input type="checkbox"/> Unknown If 'yes', what is the name of the district? Santa Fe Downtown and Eastside Historic District</p>	
<p>24. Supplemental Forms: <input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input checked="" type="checkbox"/> Continuation Sheets, # pages:</p>	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

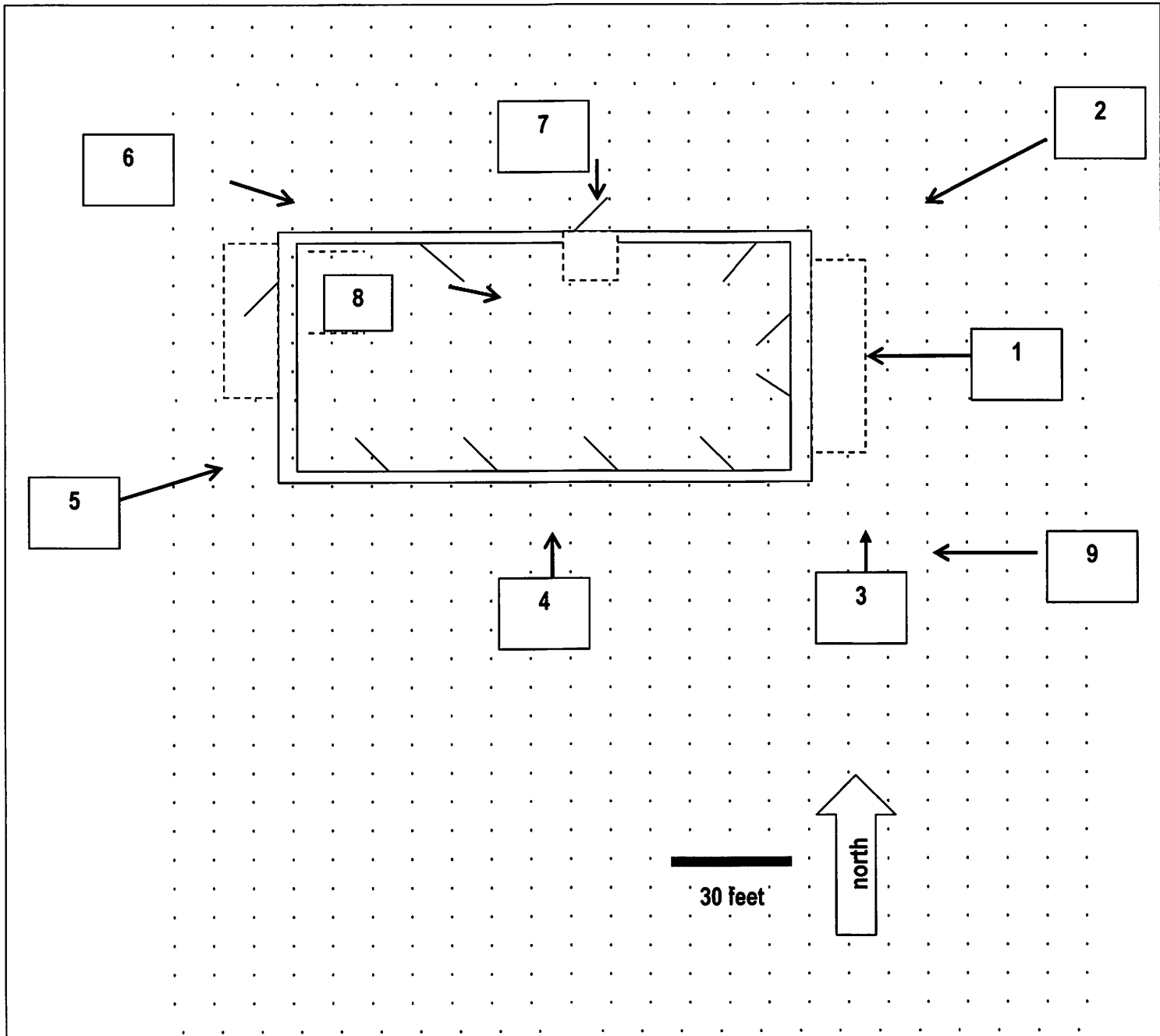
For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria A B C D																																					
1. Name of property: none	2. Location: 718 Old Santa Fe Trail Santa Fe, NM 87501	3. Local Reference Number: H27950 (051600[223], H2798)	4. County Santa Fe County, NM.																																				
		5. Date of Survey: June 5, 2007																																					
ARCHITECTURAL AND CONSTRUCTION DETAILS:																																							
6. Visible Construction Material: <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"><input checked="" type="checkbox"/> Adobe</td> <td style="width: 25%;"><input checked="" type="checkbox"/> Brick</td> <td style="width: 25%;"><input type="checkbox"/> Composition</td> <td style="width: 25%;"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Concrete: Block</td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Concrete: Cast Stone</td> <td><input type="checkbox"/> Concrete: Poured</td> <td><input type="checkbox"/> Earth Plaster</td> <td><input type="checkbox"/> Masonry: Simulated</td> </tr> <tr> <td><input type="checkbox"/> Metal: Corrugated</td> <td><input type="checkbox"/> Metal: Structural Siding</td> <td><input type="checkbox"/> Metal: V-Crimp</td> <td><input type="checkbox"/> Stone: Random Ashlar</td> </tr> <tr> <td><input type="checkbox"/> Stone: Random Tabular</td> <td><input type="checkbox"/> Stone: River Rock</td> <td><input type="checkbox"/> Stone: Rusticated</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Stucco Board</td> <td><input type="checkbox"/> Tile: Clay</td> <td><input type="checkbox"/> Vinyl Siding</td> <td><input type="checkbox"/> Wood: and</td> </tr> <tr> <td>Batten Wood:</td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Horizontal Shingle Siding</td> <td><input type="checkbox"/> Wood: Jacal</td> <td>Wood: Log</td> <td><input type="checkbox"/> Wood:</td> </tr> <tr> <td><input checked="" type="checkbox"/> Wood:</td> <td></td> <td>Other:</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Adobe	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Composition	<input checked="" type="checkbox"/>	Concrete: Block				<input type="checkbox"/> Concrete: Cast Stone	<input type="checkbox"/> Concrete: Poured	<input type="checkbox"/> Earth Plaster	<input type="checkbox"/> Masonry: Simulated	<input type="checkbox"/> Metal: Corrugated	<input type="checkbox"/> Metal: Structural Siding	<input type="checkbox"/> Metal: V-Crimp	<input type="checkbox"/> Stone: Random Ashlar	<input type="checkbox"/> Stone: Random Tabular	<input type="checkbox"/> Stone: River Rock	<input type="checkbox"/> Stone: Rusticated		<input checked="" type="checkbox"/> Stucco Board	<input type="checkbox"/> Tile: Clay	<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Wood: and	Batten Wood:				<input checked="" type="checkbox"/> Horizontal Shingle Siding	<input type="checkbox"/> Wood: Jacal	Wood: Log	<input type="checkbox"/> Wood:	<input checked="" type="checkbox"/> Wood:		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: _____	
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<input checked="" type="checkbox"/> Wood:		Other:																																					
		8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input 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 checked="" type="checkbox"/> Shed Other: _____ Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input checked="" 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 <input checked="" type="checkbox"/> Other: Built Up Gravel (BUG) and tar																																					

10. Windows <input type="checkbox"/> N/A				11. Doors <input type="checkbox"/> N/A			
Operation	Material	Glazing		Type	Style	Material	
Number				Number			
d.h.w.	wood	1/1	3	French		wood	2
d.h.w.	wood	2/2	3	Single leaf glaze panel		wood	7
d.h.w.	wood	6/6	1	Single leaf screen shed		wood	1
casement	wood	6-lite	4				
Notes:				Notes:			
12. Chimneys: 9 metal stacks				13. Porches 3			
				Type: East (front) shed porch X Partial-Width yes <input type="checkbox"/> Full-Width <input type="checkbox"/>			
				<input type="checkbox"/> Wrap			
				North enclosed screen porch X Partial-Width yes <input type="checkbox"/> <input type="checkbox"/> Full-Width <input type="checkbox"/>			
				<input type="checkbox"/> Wrap			
				West patio X Partial-Width yes <input type="checkbox"/> <input type="checkbox"/> Full-Width <input type="checkbox"/>			
				<input type="checkbox"/> Wrap			
14. Other Significant Features:							
15. Modifications: <input type="checkbox"/> No known modifications							
#1. East	Territorial Revival room addition	Date: pre-1912	Known	X Estimated	Source: King map		
#2. South:	Spanish-Pueblo Revival room addition	Date: pre-1912	Known	X Estimated	Source: King map		
#3. North:	Spanish-Pueblo Revival room addition, vernacular porch addition	Date: 1935-1948	Known	X Estimated	Source: aerial photographs		
#4. West:	Vernacular Porch	Date: unknown					
#5. East:	Vernacular porch	Date: unknown					
16. Primary Architectural Style <input type="checkbox"/> Not Applicable							
<input type="checkbox"/> Art Deco/Streamline Moderne	<input type="checkbox"/> Gothic Revival	<input type="checkbox"/> Mission Revival	<input type="checkbox"/> Pueblo	X Spanish-Pueblo Revival			
<input type="checkbox"/> Bungalow/Craftsman	<input type="checkbox"/> International	<input type="checkbox"/> Neo-Classical	<input type="checkbox"/> Queen Anne	Territorial			
<input type="checkbox"/> Colonial Revival	<input type="checkbox"/> Italianate	<input type="checkbox"/> Northern NM	<input type="checkbox"/> Ranch	X 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							
Sanborn maps (Frey Angelica Library)							
City Directories (Frey Angelica Library)							
Historic maps (City of Santa Fe Planning Department Historic Preservation Section)							
Aerial Photographs (NM DOT; UNM Earth Data Analysis Center, Albuquerque)							
SITE:							

18. Attached or Associated Properties:

- a. Abutting 718 Old Santa Fe Trail on the North, the Harry Howard Dorman House (707 Old Santa Fe Trail) is a NM Registered Property (HPD 752), and is listed on the Historic Santa Fe Foundation Registry of resources worthy of preservation.
- b. An associated two-room adobe on Lot 6 of the King 1912 map is historic, but not believed to be "Contributing" to the District. It is recorded on HCPI 27981.

Are associated properties eligible for listing? a. YES b. NO



**Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs**

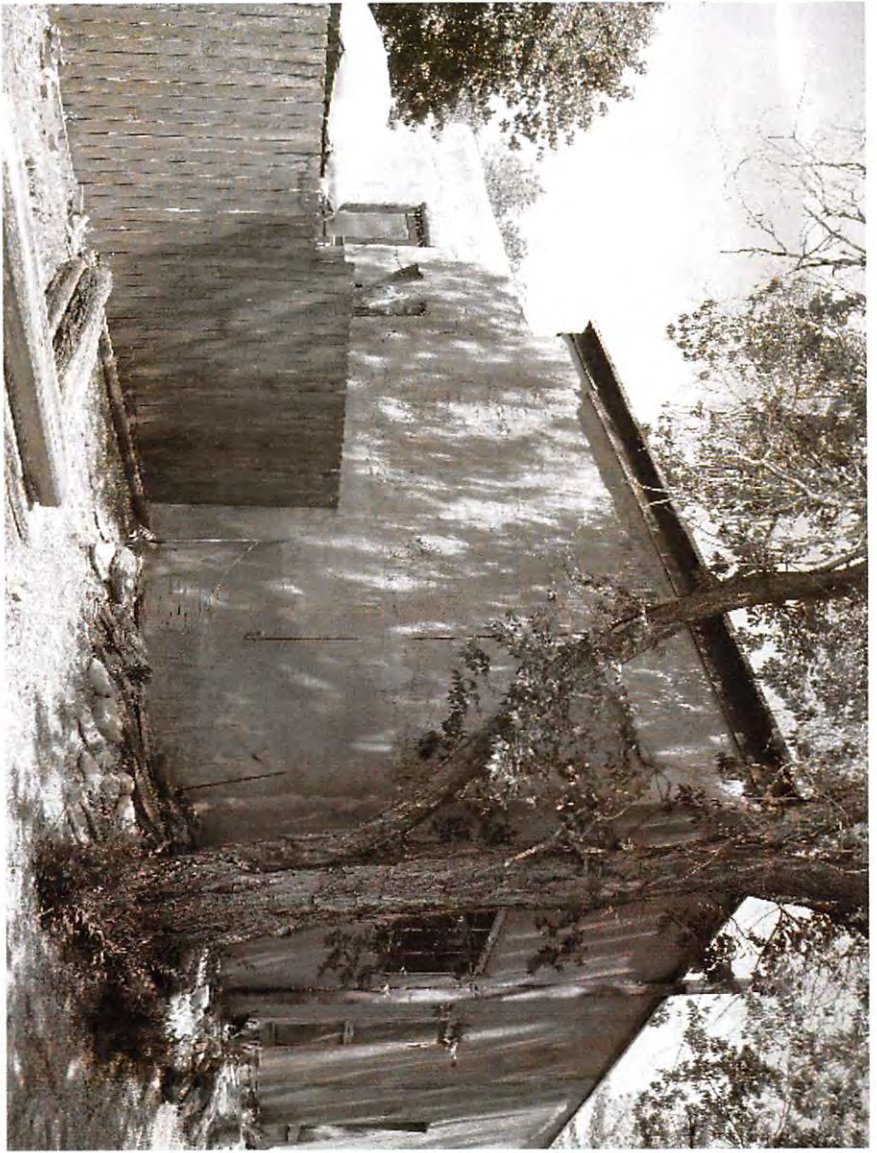
For HPD Office use only:		
HCPI No.	District No.	
1. Name of property: (historic and/or current name for property)	2. Location:	3. Local Reference Number: H27950 (051600[223], H2798)
none	718 Old Santa Fe Trail Santa Fe, NM 87501	4. County Santa Fe County, NM
		5. Date of Survey June 5, 2007



3. View Northwest of 1930s addition (ArcCom June 5, 2007).



4. View North of South elevation (ArcCom June 5, 2007).



5. View Northeast of West (right) and South (left) elevations (ArcCom June 5, 2007).



6. View Southeast of North elevation room additions (ArcCom June 5, 2007).



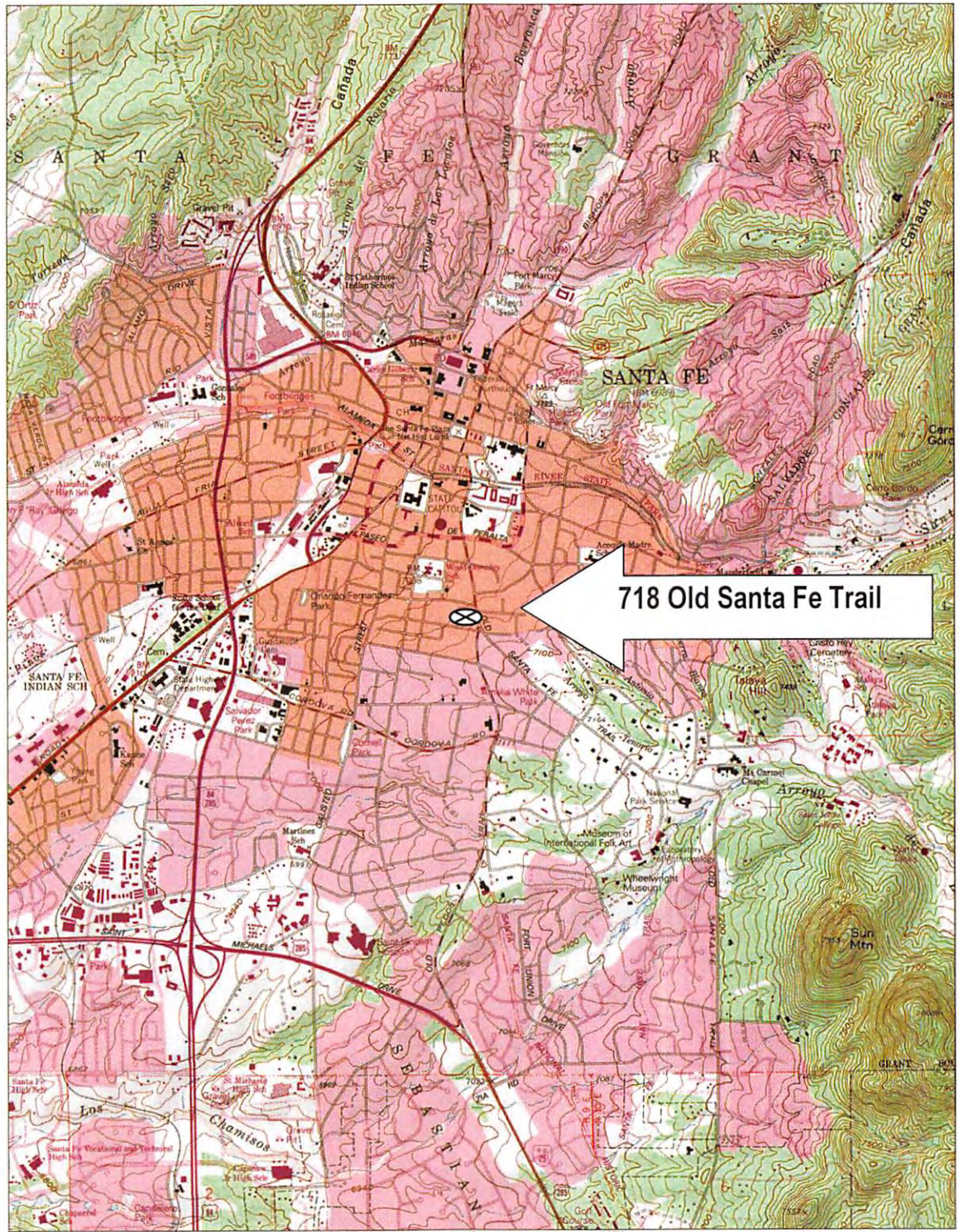
7. View South of North elevation room addition and vernacular porch (ArcCom June 5, 2007).



8. View East from Northwest corner. Raised parapet in distant right is believed to represent original (1890s) footprint (ArcCom June 5, 2007).



9. View West of entrance shows association between (718 OSFT: H 2 7950) (right), and two-room adobe (718.5 OSFT: H 27981) (left) (ArcCom June 5, 2007).



TH 10°

0 1000 FEET 0 500 1000 METERS

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

18 Old Santa Fe Trail: UTM (NAD 27) 13S, 415237m E, 3948310m N, 7,064' amsl



2007 location of 718 Old Santa Fe Trail in the Downtown and Eastside Historic District of Santa Fe, NM (Google Earth 2007).



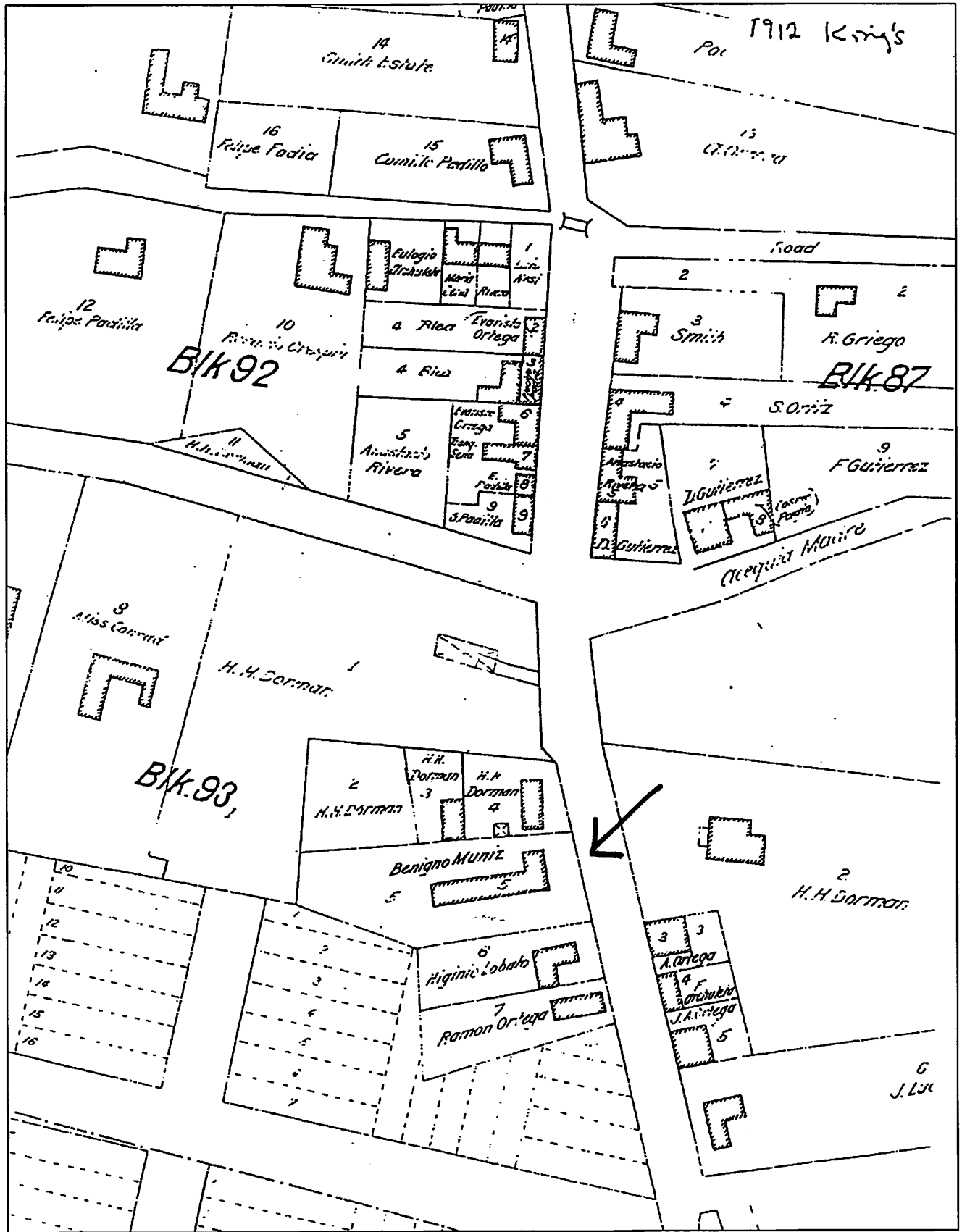
1958 NMDOT aerial photograph with 2007 Google image superimposed. Pointer indicates oldest part of building.



1948 footprint reveals North elevation room additions not seen on earlier maps or photographs.

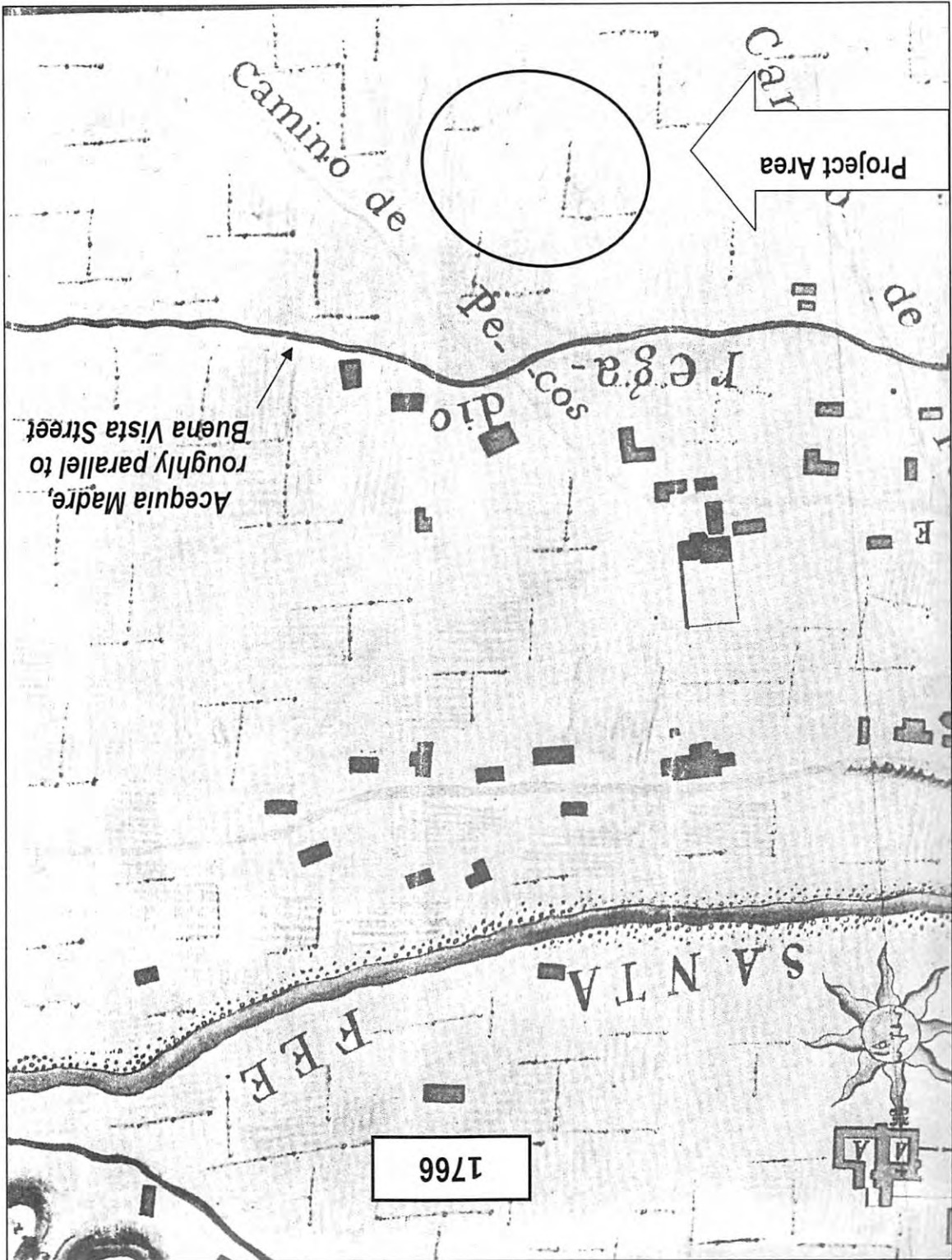


1935 footprint is unchanged from the King 1912 representation. The Southwest Spanish-Pueblo Revival


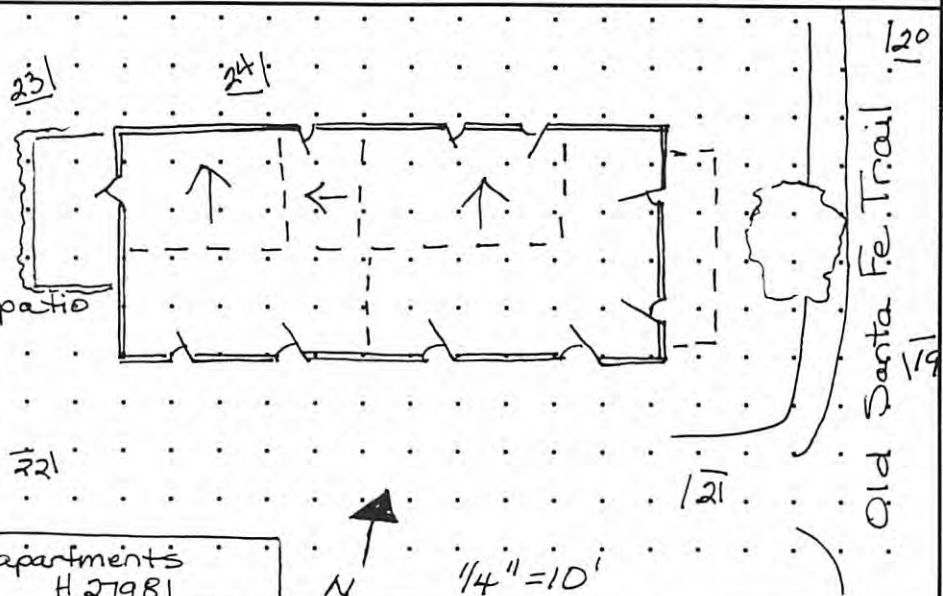


1912 King Map (ArcCom June 5, 2007)

1766 Joseph Urrutia Plano de la villa de Santa Fee.



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996

IDENTIFICATION	ADDRESS: <u>718 Old Santa Fe Trail</u>	OLD ID NUMBER: <u>051600223</u>
		BUILDING NAME:
	UTM REFERENCE EASTING NORTHING ZONE <u>12 13</u>	LEGAL DESCRIPTION: TNSP <u>17</u> (N) S RANGE <u>9</u> (E) W SEC <u>25</u> NE 1/4 SW 1/4
FIELD MAP <u>Santa Fe</u> Historic Status Map 1996	PHOTO	
DATE OF CONSTRUCTION: <u>portion by</u> ESTIMATE <u>1912</u> ACTUAL		
SOURCE(S) <u>Kings Map</u>		
ARCHITECTURAL STYLE: <u>Territorial, Terr. Rev., Ver.</u>	SITE PLAN	
USE:		
HISTORIC: <u>residential</u>		
OTHER _____		
PRESENT: <u>residential</u>	SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <u>Downtown - Eastside</u> LOCAL DESIGNATION: _____ HISTORIC DISTRICT <input checked="" type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
OTHER _____		
SURROUNDINGS: <u>residential/commercial</u>		
RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR		
ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	BUILDING DATA	WHAT TYPE? <u>apartments</u> IF INVENTORIED, LIST ID NUMBER(S) <u>H 27981</u> DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>aluminum screen doors,</u> EXPLAIN: <u>some new stucco</u> OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
WHAT TYPE? <u>apartments</u>		
IF INVENTORIED, LIST ID NUMBER(S) <u>H 27981</u>		
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>aluminum screen doors,</u> EXPLAIN: <u>some new stucco</u>		
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED		
BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		

#19 east elevation

apartments H 27981
N 1/4" = 10'

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	flat on E & S, shed on N - brick coping on E section, metal coping on W end	
BUILDING WALLS	tan stucco/adobe; W end has new scratch coat	
FOUNDATIONS	stone rubble, concrete	APPROX. HEIGHT (FT.) 12
DOORS	E - 2 french; S - french w/ 5 large horiz. lights; wood with large oval light, carved; wood panel with large upper light; wood french; N - wd panel w/ large light, rustic shed door	
WINDOWS	1/1 wood DHWs with heavy wood sills and wood frames; 6/6 wood DHWs; N - small 6 light casement; west end has 2/2 wood DHWs and trio of 6 light wood casement	
PORCHES OR PORTALES	E - full facade shed porch with hewn wood beams over heavy stucco piers with stucco banister W - concrete patio w/ bamboo screen/fence	
ARCHITECTURAL DETAILS	irregular door & window heights, sizes - S and E appear older w/ N rooms later - family says they were added 1930s. Porch has bungalow characteristics.	
FENCES/WALLS	E - concrete ret. wall with wire fence over; concrete/stone ret. wall at driveway; coyote fence	
SITE FEATURES	set high above street	

OTHER/ COMMENTS Owner (Paula Jones) says her grandfather, Benigno Muniz purchased property in 1890s and that part of house existed then. Her brother believes earliest rooms were center south, with end rooms added by Muniz and north rooms later (1930s).

ADDITIONAL PHOTOGRAPHS



#21 south elevation



#22 west end

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1996 (concluded)

IDENTIFICATION

ADDRESS

718 Old Santa Fe Trail

ID NUMBER: 0516 00 22 3

SANTA FE ID NUMBER: H 27980

SURVEYED/RESEARCHED

DATE 5/96 BY DB



#23 north elevation, W end



#24 north elevation, E end



20 northeast (left)

(continuation sheet for additional field notes, interview notes, historical documentation/notes, map/plat information)

FAX

June 8, 2007

Mr. David Rasch, Head Planner
Historic Preservation Section
Planning Department
Santa Fe, NM 87501

RE: HCPI update on 718 Old Santa Fe Trail

David, More soon. T

27 pages Follow This Cover Sheet

**ArcCom**

Thomas McIntosh, RPA
Historic Preservation Consultant
Post Office Box 89
Santa Fe, NM 87504
505-982-2341, jeraii@aol.com

June 8, 2007

Mr. David Rasch, Head Planner
Historic Preservation Section
Planning Department
Santa Fe, NM 87501

RE: HCPI update on 718 Old Santa Fe Trail

Dear Mr. Rasch,

Attached is the HCPI update for the above referenced building. Aerial photographs indicate that the building remained unchanged between 1912 and 1935. Major additions to the "l-shaped" planview represented on the King 1912 map and the 1935 US SCS aerial photograph occurred between 1935 and 1948, as indicated on the 1948 USGS aerial photograph. The building appears unchanged since the HCPI survey of 1996.

I do not believe that 718 Old Santa Fe Trail is contributing to the Historic district, or significant and potentially eligible for listing on the NRHP because of diminished architectural integrity caused by multiple (contributing and non-contributing) additions and alterations. Please contact me if you have any questions. Thank you.

Sincerely,

Thomas I. McIntosh, MA
Registered Professional Archaeologist (RPA)

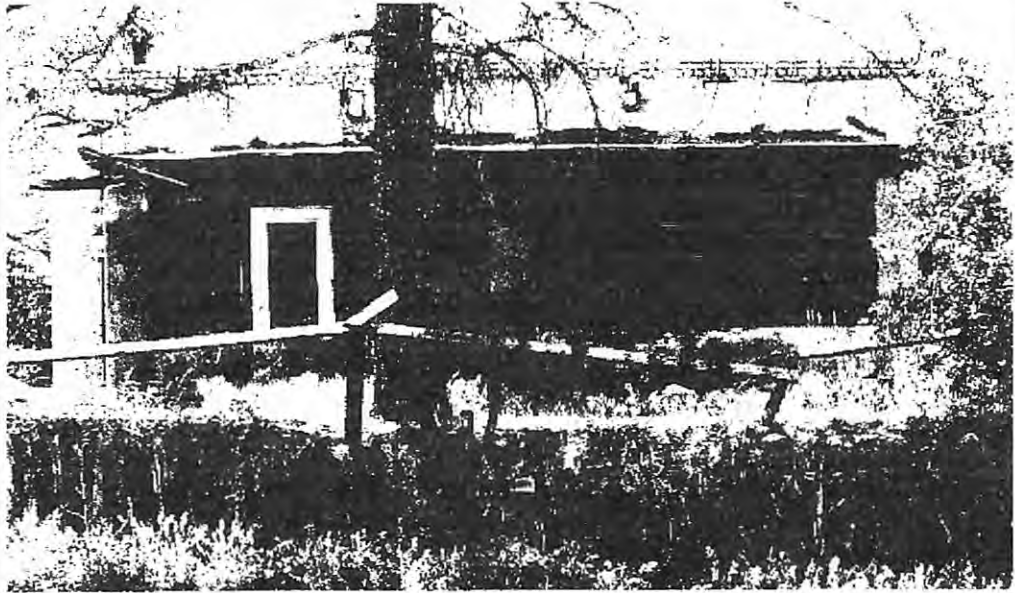
Contents

1. HCPI Form 1	1
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3. HCPI Continuation	8
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2007 aerial photograph (Google Earth 1:240)	13
1958 aerial photograph (NM DOT 1:700)	14
1948 aerial photograph (USGS 1:43200)	15
1935 aerial photograph (USSCS 1:31,680)	16
1912 King Map	17
1882 Stoner "Bird's Eye View of the City of Santa Fe, NM"	18
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ArcCom
June 8, 2007

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:			
HCPI No.	District No.	NRHP	SRCP
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: <div style="text-align: center;">None</div>	2. Location: 718 Old Santa Fe Trail Santa Fe, NM 87501	3. Local Reference Number: H27950 (051600[223], H2798)	
		4. County Santa Fe County, NM.	
5. Property Type: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object	Photo: 		
6. Date of Survey: June 5, 2007			
7. Previous Survey Date(s): July, 1982 May, 1996			
8. Name of Project: City of Santa Fe Account 12085.510300			
9. UTM NAD 27 Zone: 13S Easting: 415237m E Northing: 3948310m N	1. View West of 718 OSFT, East (front) elevation (ArcCom June 5, 2007).		
10. Photo Information Digital 06-02-2007			
CD Submitted to City Planning by ArcCom PO Box 89 Santa Fe, NM 87504.			
11. Brief Description of the Property: 718 Old Santa Fe Trail (OSFT) is a approximately 5,170 square feet as it stands today, and includes three porch additions (E, W, and N), at least four room additions (E, W, N), and associated roof and wall alterations. The oldest part of the building reportedly dates to the 1890s, as recorded by personal communication on a 1996 HCPI of this property. The earliest portion of the building (approximately 600 square feet on the South elevation of the present building) represents Spanish-Pueblo style, the East elevation (approximately 800 square feet), believed to have been added in the 1930s (NM HCPI 1996), represents Territorial style, and three porch additions are vernacular in style. The building is utilized as multiple residences. A separate two-room adobe located approximately 40 feet south (718.5 OSFT: H27981) is associated with 718 OSFT by shared driveway, and is not considered on this survey.			
12. Who uses the property? Resident Owner and Tenants.			

21. Other Significance or Information of Interest:

Legal Description: LOT 20 BLK 109 BUENA VISTA S/D
DEED BOOK and PAGE: 311/398
MAP CODE: 1-054-098-292-350.

City Directories (Hudspeth): 1947 Hutchinson, DL, Chavez, Higinio, Garcia, Frank, Rivera JE, Fine, Eug.
1944 Muniz, Benigno (his granddaughter, Paula Jones, reports that he
purchased the property in the 1890s with an existing building.
1934-1935 Muniz, Benigno

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
The building lacks integrity of architectural style as a result of multiple additions and alterations.

23. National or State Historic District:

Is this property in a historic district? Unknown No Yes
If yes: Contributing Non-contributing Unknown
If 'yes', what is the name of the district? 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)

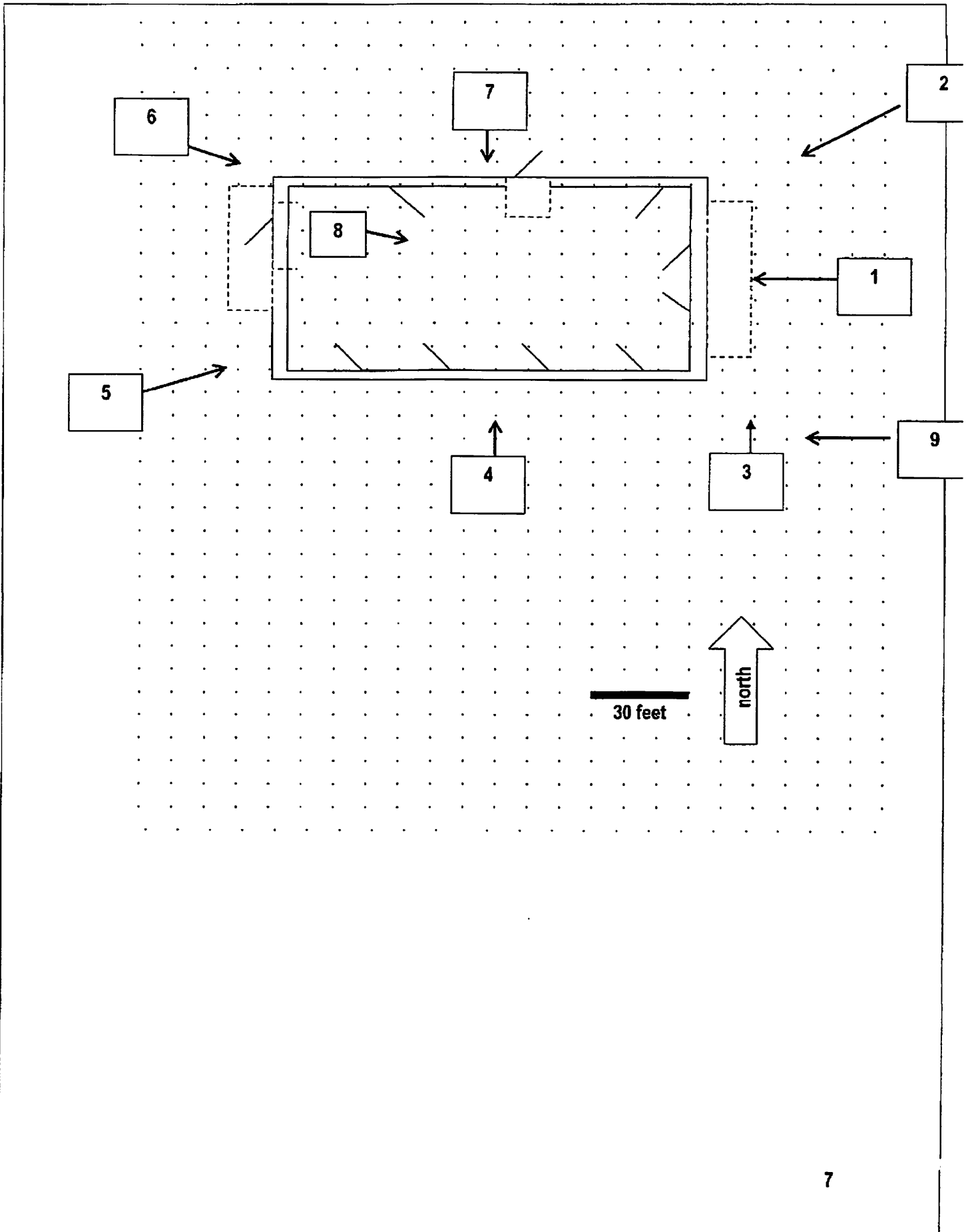
Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		Please complete HCPI FORM 1 before completing FORM 2 NRHP _____ SRCP _____ Criteria A B C D			
1. Name of property: none	2. Location: 718 Old Santa Fe Trail Santa Fe, NM 87501	3. Local Reference Number: H27950 (051600[223], H2798)		4. County Santa Fe County, NM.	
		5. Date of Survey: June 5, 2007			
ARCHITECTURAL AND CONSTRUCTION DETAILS:					
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> X 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 Tabular <input type="checkbox"/> Stone: Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input checked="" type="checkbox"/> Stucco Board <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: and Batten Wood: <input checked="" type="checkbox"/> Horizontal Shingle Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: <input checked="" type="checkbox"/> Wood: <input type="checkbox"/> Other:				7. Number of Stories: <input type="checkbox"/> N/A Number: X 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 checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised Materials: <input 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 checked="" type="checkbox"/> Shed Other: _____ Pitch: <input type="checkbox"/> None <input checked="" type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave <input checked="" type="checkbox"/> Parapet Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input checked="" 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 <input checked="" type="checkbox"/> Other: Built Up Gravel (BUG) and tar	

18. Attached or Associated Properties:

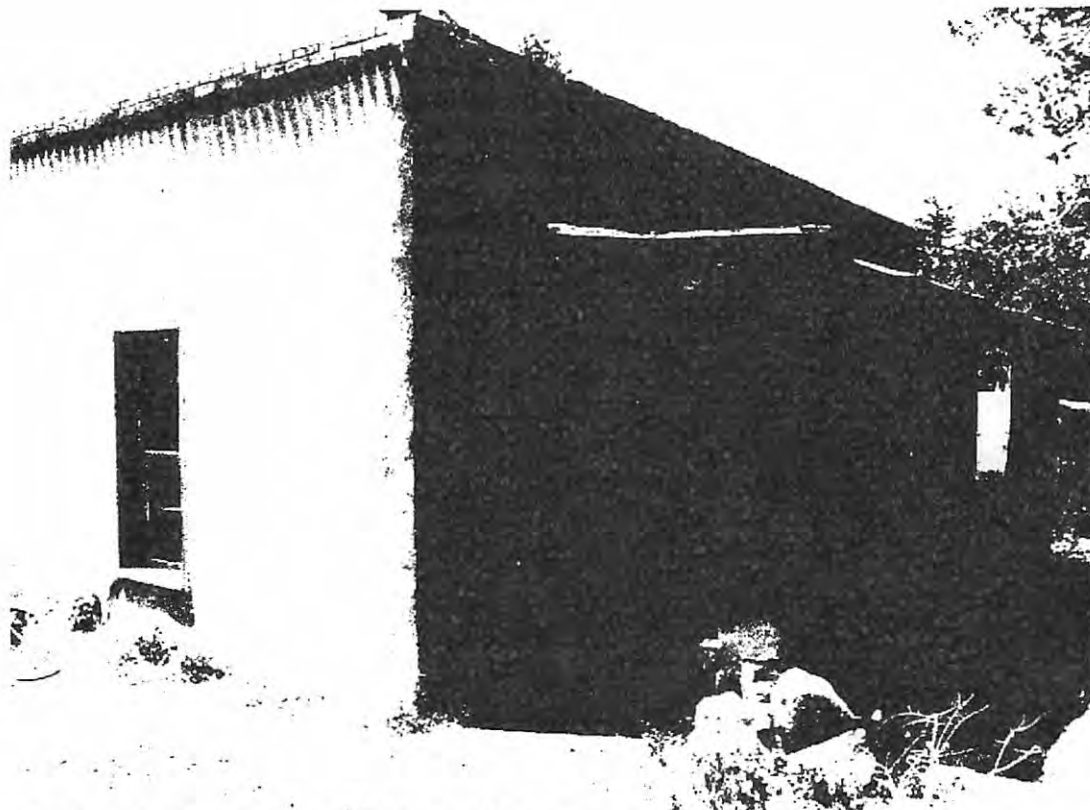
- a. Abutting 718 Old Santa Fe Trail on the North, the Harry Howard Dorman House (707 Old Santa Fe Trail) is a NM Registered Property (HPD 752), and is listed on the Historic Santa Fe Foundation Registry of resources worthy of preservation.
- b. An associated two-room adobe on Lot 6 of the King 1912 map is historic, but not believed to be "Contributing" to the District. It is recorded on HCPI 27981.

Are associated properties eligible for listing? a. YES b. NO

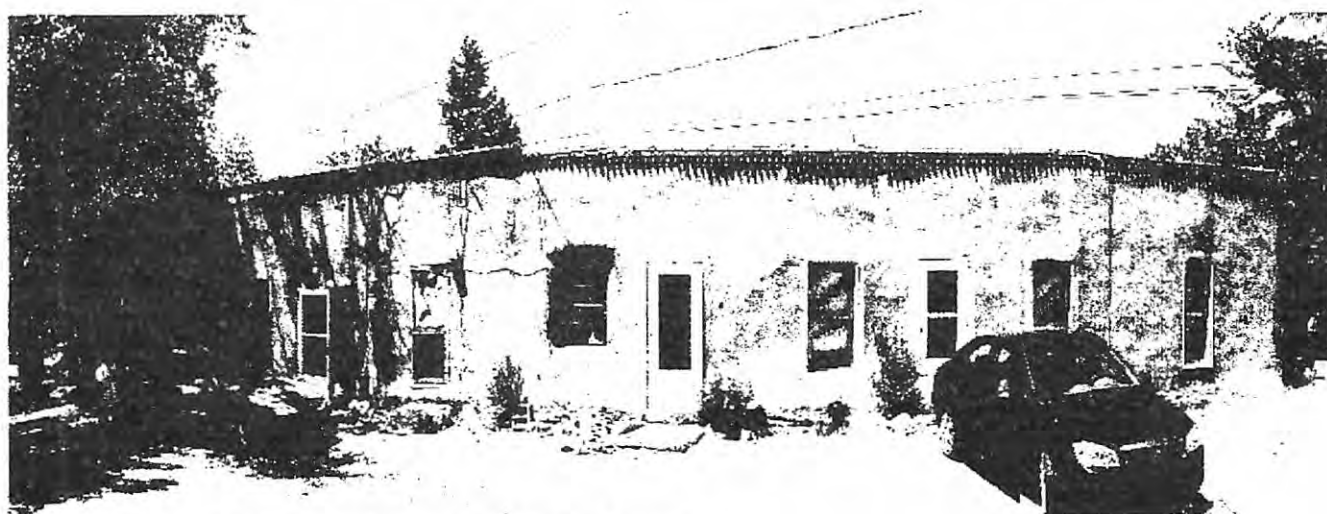


Historic Cultural Properties Inventory (HCPI) Continuation Sheet
Historic Preservation Division, New Mexico Department of Cultural Affairs

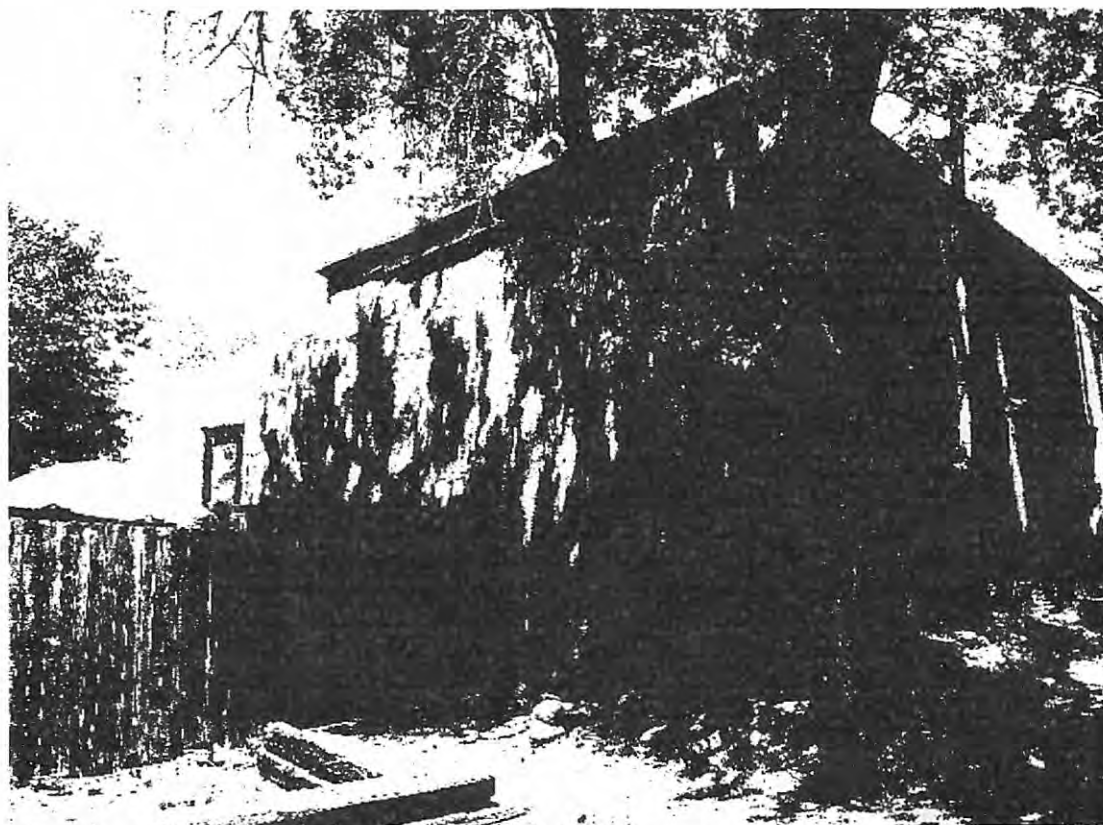
For HPD Office use only:		
HCPI No.	District No.	
1. Name of property: (historic and/or current name for property)	2. Location:	3. Local Reference Number: H27950 (051600[223], H2798)
none	718 Old Santa Fe Trail Santa Fe, NM 87501	4. County Santa Fe County, NM
		5. Date of Survey June 5, 2007



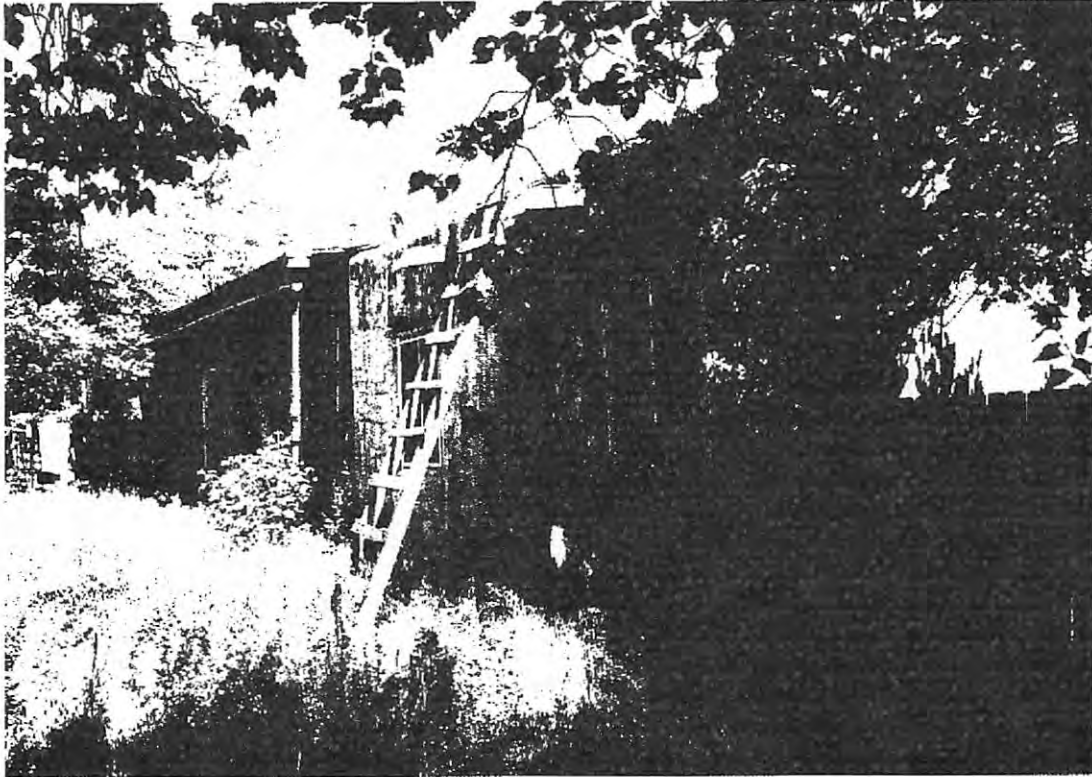
3. View Northwest of 1930s addition (ArcCom June 5, 2007).



4. View North of South elevation (ArcCom June 5, 2007).



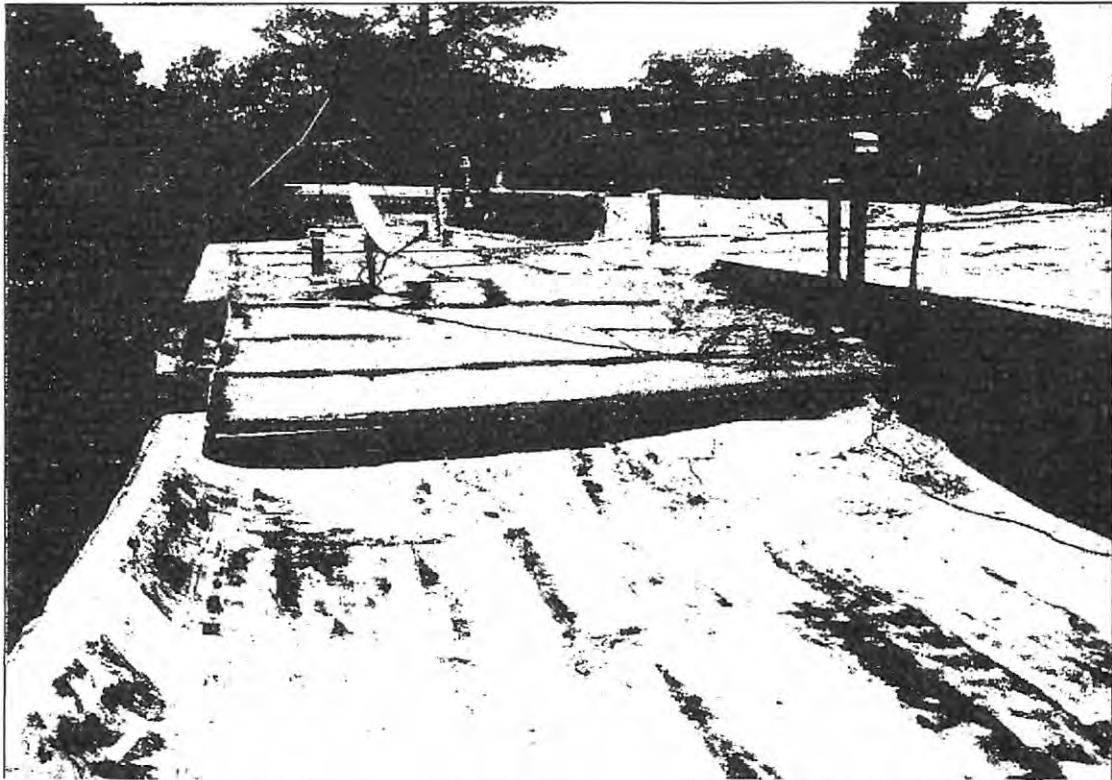
5. View Northeast of West (right) and South (left) elevations (ArcCom June 5, 2007).



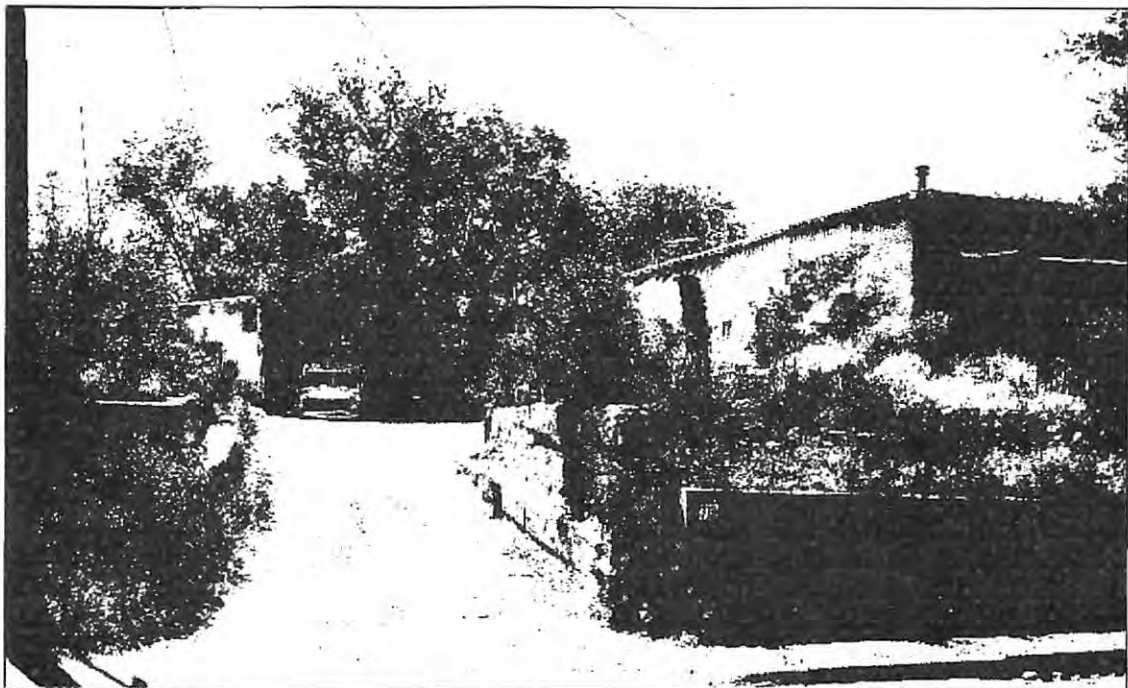
6. View Southeast of North elevation room additions (ArcCom June 5, 2007).



7. View South of North elevation room addition and vernacular porch (ArcCom June 5, 2007).



8. View East from Northwest corner. Raised parapet in distant right is believed to represent original (1890s) footprint (ArcCom June 5, 2007).



9. View West of entrance shows association between (718 OSFT: H 2 7950) (right), and two-room adobe (718.5 OSFT: H 27981) (left) (ArcCom June 5, 2007).

Historic Map and Aerial Photograph Sequence 2005-1766

1.	7.5-minute topograph indicating location of Subject Property (National Geographic TOPO 1:24,000)	12
2.	2007 aerial photograph (Google Earth 1:240)	13
3.	1958 aerial photograph (NM DOT 1:700)	14
4.	1948 aerial photograph (USGS 1:43200)	15
5.	1935 aerial photograph (USSCS 1:31,680)	16
6.	1912 King Map	17
7.	1882 Stoner "Bird's Eye View of the City of Santa Fe, NM"	18
8.	1846 Emory and Gilmer Map	19
9.	1776 Urrutia "Plano de la villa de Santa Fee"	20

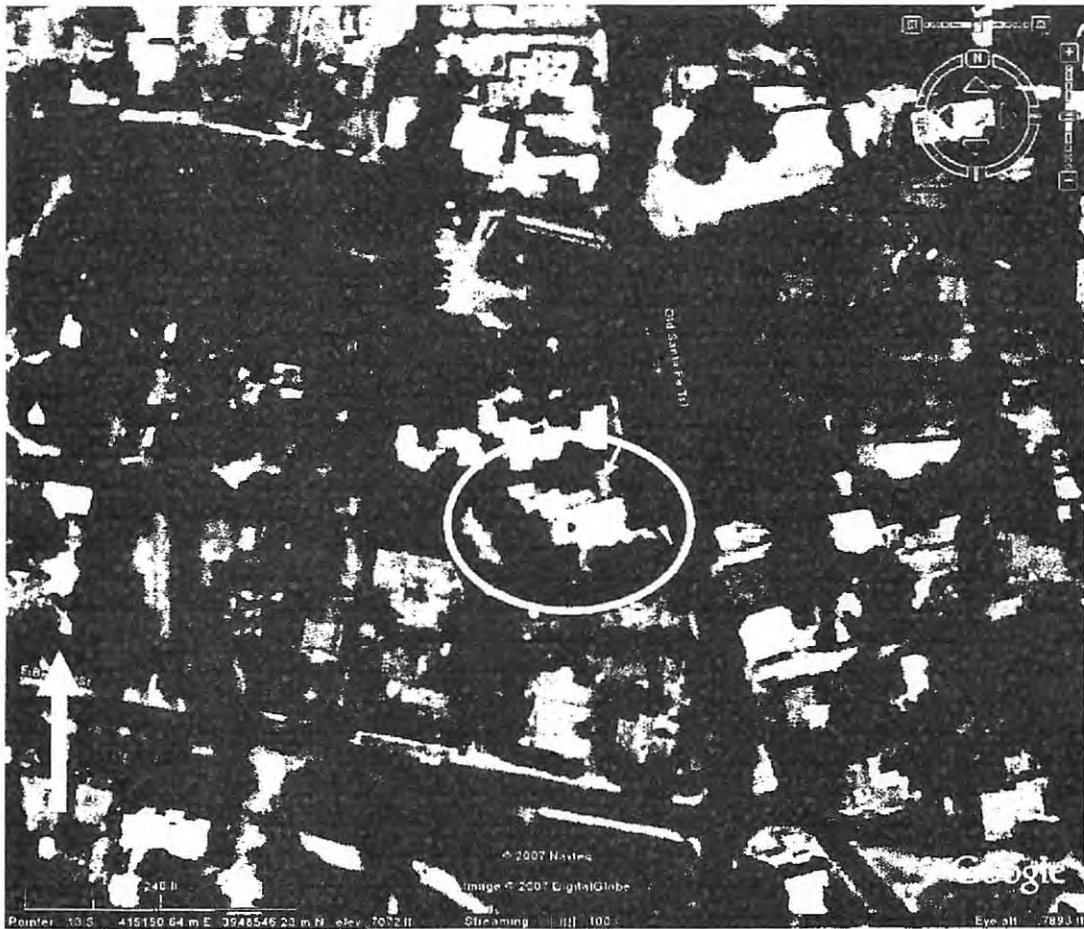
18 Old Santa Fe Trail: UTM (NAD 27) 13S, 415237m E, 3948310m N, 7,064' amsl

Map created with TOPOG 92003 (Hazard Geopack (www.hazardgeopack.com/))

0 1000 FEET 0 1000 METERS



718 Old Santa Fe Trail



2007 location of 718 Old Santa Fe Trail in the Downtown and Eastside Historic District of Santa Fe, NM (Google Earth 2007).



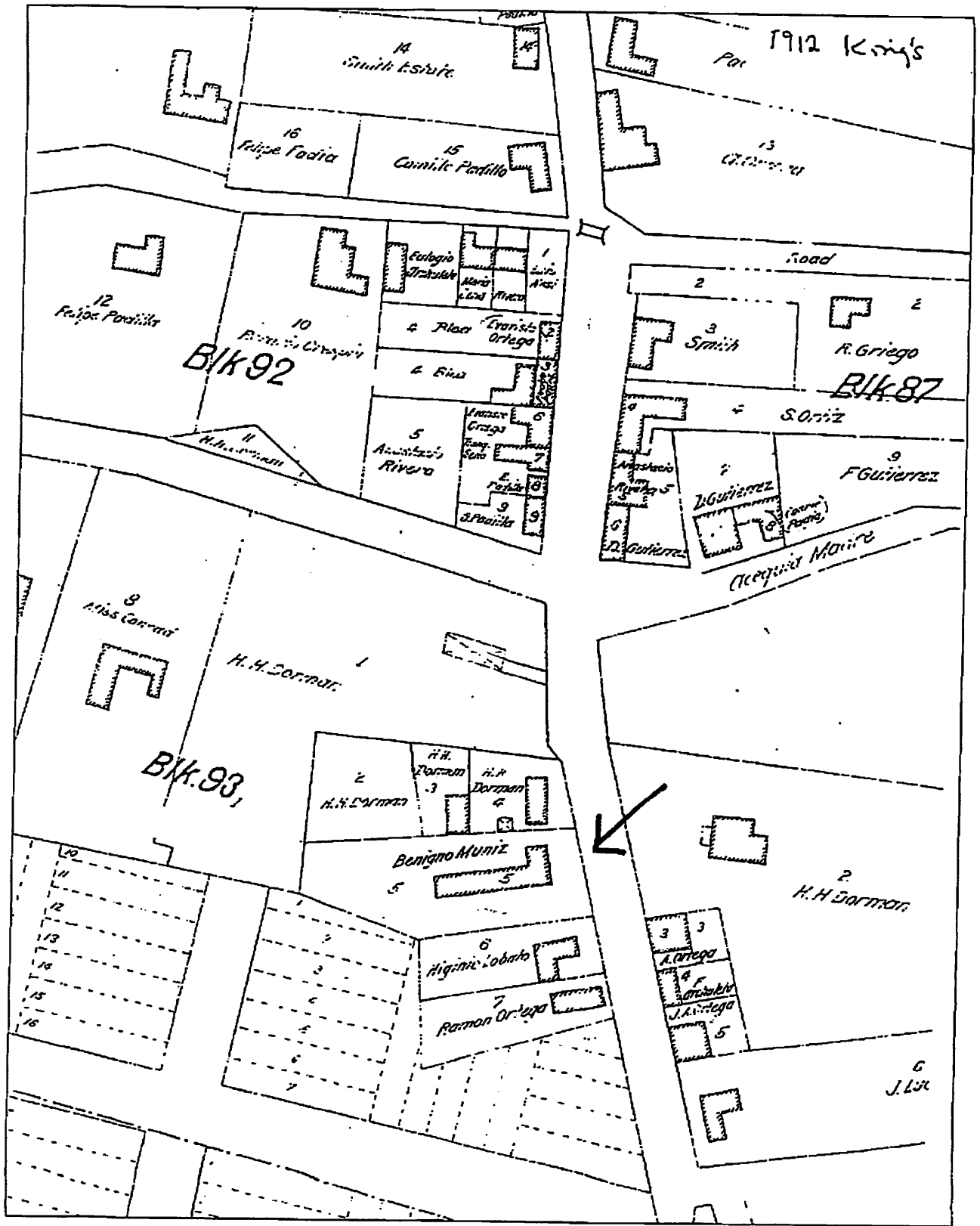
1958 NMDOT aerial photograph with 2007 Google image superimposed. Pointer indicates oldest part of building.



1948 footprint reveals North elevation room additions not seen on earlier maps or photographs.

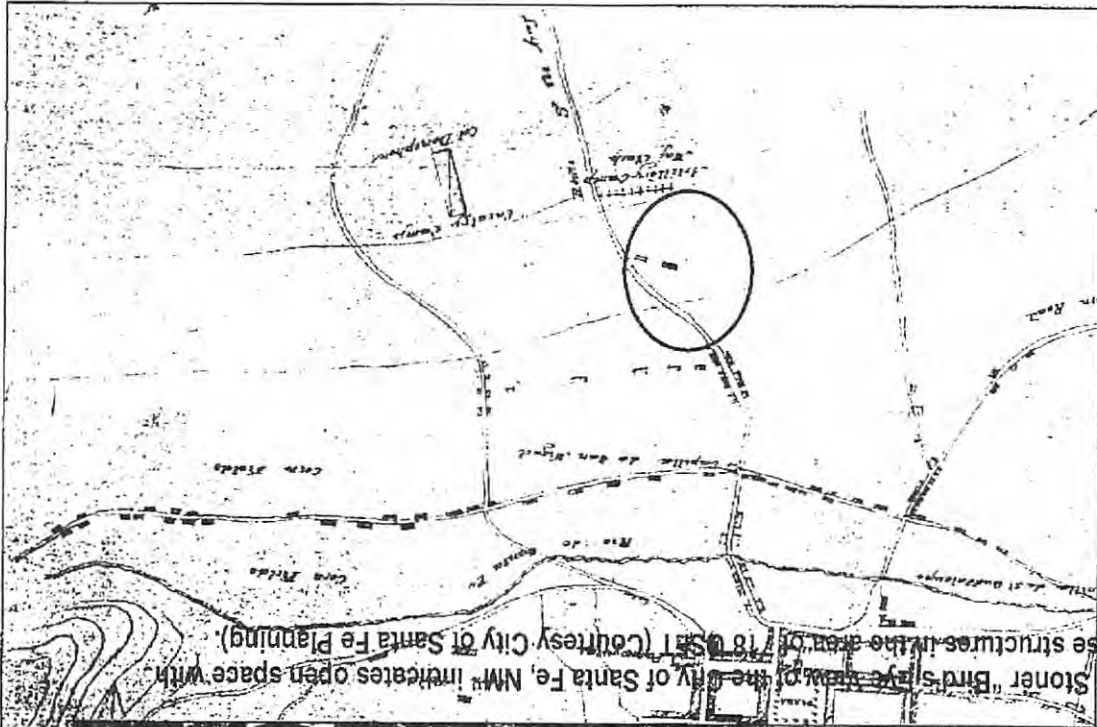


1935 footprint is unchanged from the King 1912 representation. The Southwest Spanish-Pueblo Revival

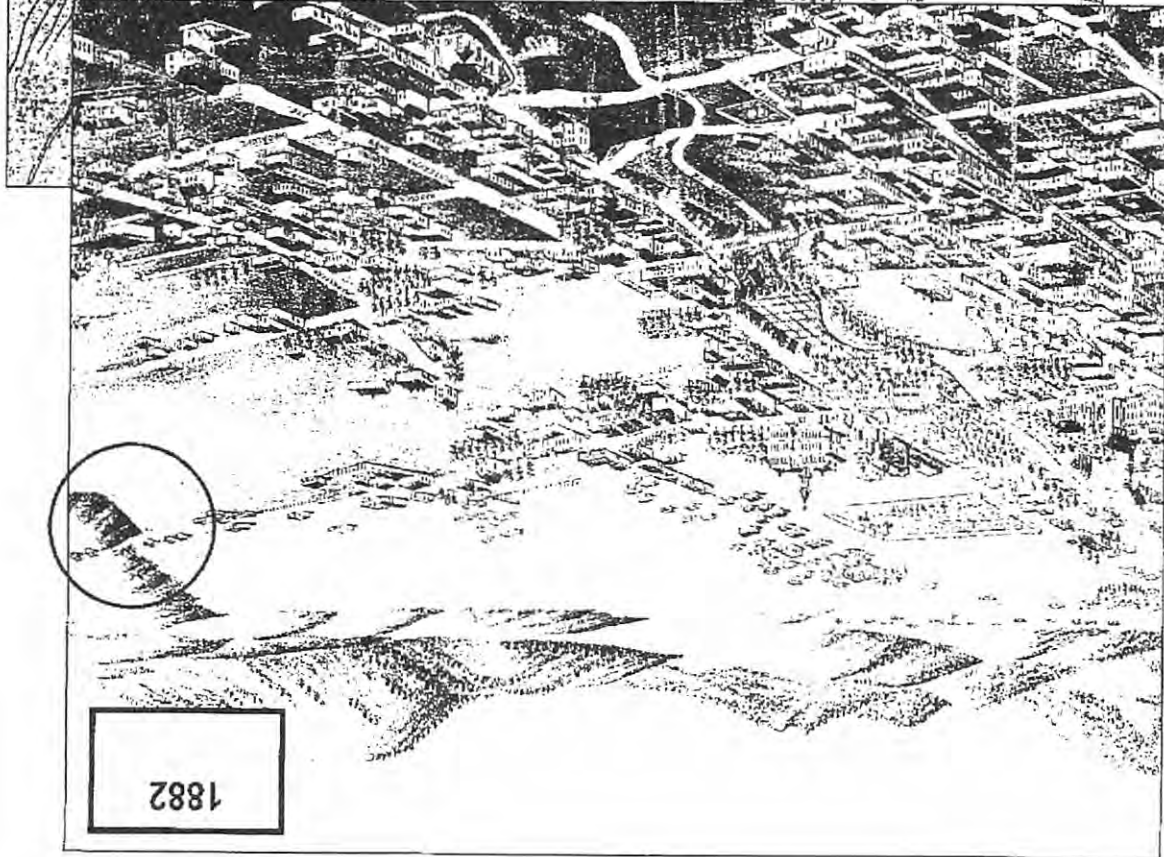


1912 King Map (ArcCom June 5, 2007)

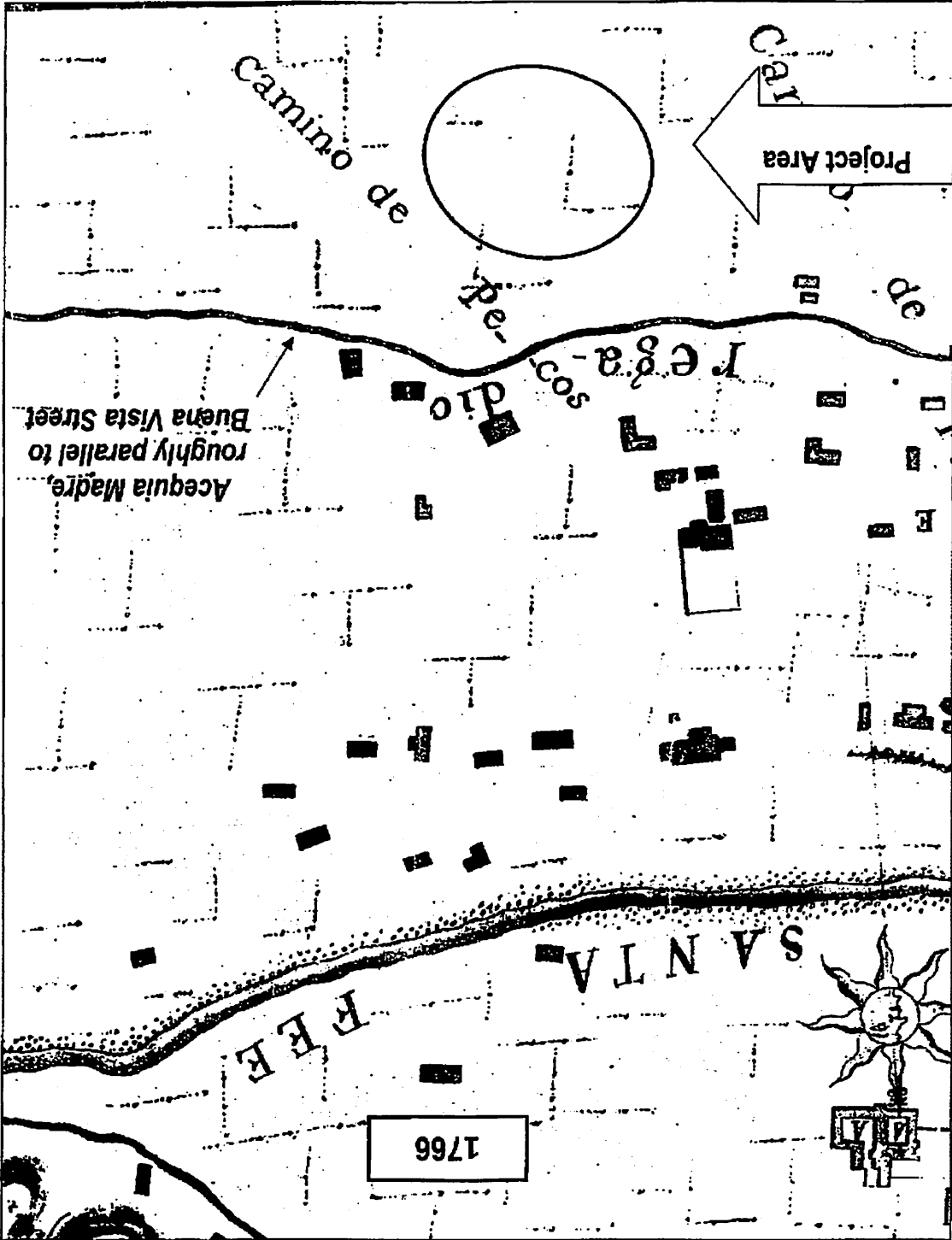
1846 Emory-Gillmer map indicates open space agricultural use in the area of 718 Old Santa Fe Trail (Courtesy City Planning)



1882 Stoner Bird's-eye view of the City of Santa Fe, NM. indicates open space with sparse structures in the area of 718 Old Santa Fe Trail (Courtesy City of Santa Fe Planning)




1766 Joseph Urrutia Plano de la villa de Santa Fee.



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 1, 2024

For HPD Office use only:		
HCPI No. _____	District No. _____	Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D
1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950 4. County: Santa Fe Parcel # 11814272, 10857088, 12183936
5. Property Type: <input checked="" type="checkbox"/> Buildings: 4 <input type="checkbox"/> Structures: <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: October 6, 2023		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: August 1982; May 1996; June 5, 2007 <input checked="" type="checkbox"/> No: Casita #1, Casita #2, Tool Shed		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6771419,-105.9376299 – Main House		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of Main House, south elevation. Ken and Emily Rivera in background.		
11. Brief Description of the Property: This property has five separate parcels, including one that divides the Main House into two pieces. All parcels have recently come into the ownership of the applicant, who is a direct descendant of the historical property owner. The evaluated resources include: Main House - Benigno and Inés Muñiz Home (Parcels 11814272 and 10857088) Casita # 1 - Domitila and José Rivera House (Parcel 12183936) Casita #2 (Parcel 12183936) Tool Shed (Parcel 11814272) A fourth dwelling, the Higinio Lobato House , was acquired by the family in the 1930s and was demolished in the 1940s.		
12. Who uses the property? Rentals; Not in Use		
13. Construction Date: Date: Main House, before 1912, with additions made in the 1930s; Casita #1, c.1930s, aerial photographs and deeds; Casita #2, c.1930s, aerial photographs; Tool Shed, unknown; recent, per family memory. <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		

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)	
<p>See Field 19</p>	<p>17. Surveyor: (your name, address, telephone number, and any group affiliation)</p> <p>John W. Murphey Architectural Historian Architectural History Services 505-577-7593/707-583-7819 John@archhistoryservices.com</p> <p>For: Current owner, Emilly C. Rivera</p>
18. Owner (if known) and other knowledgeable people:	
Current owner, Emilly C. Rivera	
19. Is Property Endangered? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes How? Casita #1 is poor/hazardous condition	
20. Significance to Current Community: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Moderate <input type="checkbox"/> 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? <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: <input type="checkbox"/> State <input type="checkbox"/> National	
If 'no' or unknown, do you think this property is eligible for listing? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Why? See Evaluation of Historical Status	
23. National or State Historic District: City of Santa Fe	
Is this property in a historic district? <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: <input checked="" type="checkbox"/> Significant: Main House and Casita #2 <input type="checkbox"/> Contributing <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> No Status: Casita #1 and Tool Shed Per City of Santa Fe official designation map	
If 'yes' , what is the name of the district? <input type="checkbox"/> State <input type="checkbox"/> National <input checked="" type="checkbox"/> City of Santa Fe: Downtown and Eastside Historic District	
24. Supplemental Forms:	
<input type="checkbox"/> None <input checked="" type="checkbox"/> HCPI Detail Form (FORM 2) <input type="checkbox"/> Continuation Sheets, # pages: _____	

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																															
6. Visible Construction Material: <u>Composite of all Buildings</u>																															
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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 checked="" 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																															
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 checked="" type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: V- Crimp: Red Panel <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																															

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12. Chimneys <input checked="" type="checkbox"/> N/A	13. Porches <input type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width x Full-Width – Main House <input type="checkbox"/> Wrap																																																																																																																																				
14. Other Significant Features N/A																																																																																																																																					
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications																																																																																																																																					
<p>#1 Date: Main House; c.1930s-40s; multiple additions to north elevation; family and aerial photographs.</p> <p># 2 Date: Main House; unknown; replacement of various windows and doors and portal; visual and material evidence; Casita #1; unknown; replacement of two doors; visual and material evidence.</p>																																																																																																																																					

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 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 checked="" 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:

19. Site Plan: Red line indicates composite boundary of the five parcels.



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Architectural Description Continued

Overview

The daily commuter on Old Santa Fe Trail sees it on their left, as they descend the hill toward downtown — a long adobe building with turquoise-painted doors and window frames (Photo 2). Unlike the other older homes on the street, it sits on the edge of a small bluff, with its short side overlooking traffic. With its first piece likely built in the late 19th century, the long house — known as the Benigno and Inés Muñiz Home — is the largest and best-preserved building on the property. The property, involving four separate parcels, includes two smaller dwellings in poor condition and a frame shed.

Setting

The property is located on the west side of Old Santa Fe Trail, in an area once called Upper College. It sits above the street on a low mound (Photo 2). Unappealing concrete retaining walls sit at the bottom of the mound, cut into its slope in the 1970s to create a sidewalk. The property is accessed by a gravel driveway lined with rough concrete walls. Sadly, this driveway worked as a boundary in the 1990s-2000s, demarking different family members’ claims to the property. It now has a more benign use, drawing automobiles to an informal parking area used by tenants renting apartments in the Main House.

Immediately to the south is a severely deteriorated dwelling (Casita #1), and beyond that, another dwelling (Casita #2), also in poor shape (Photo 3). East of these two dwellings is a flattened area that looks like it once worked as a garden (Photo 3). Historically, it contained an L-plan dwelling, the Higinio Lobato House, that was later acquired by the family and demolished in the 1940s. Moving westward, the land drops in elevation to an undeveloped area holding a wooden shed and populated with a few Siberian elms.

Main House - Benigno and Inés Muñiz Home (Parcels 11814272 and 10857088)

Made of adobe and built in a vernacular manner, the main house stretches some 95’. Now divided into three apartments, it has six distinct roof levels, indicating its accretive nature. Based on its position, wall thickness, and presence of an old window, this

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growth probably started at the east end, a rectangular volume holding the formal front entry. By the time of the 1912 King’s map, it had evolved into an L-shape, with a long stem attached to the front section (Fig. 2). To this, Muñiz added additional rooms across the north side of the stem, making it almost the same width as the front of the house. A 1935 aerial image suggests the add-ons occurred after that year (Fig. 3) The additions have viga ceilings and are at different floor heights than older parts of the house.¹ The older portion and its additions collectively Losa likely started as two rooms. It has been altered with new flooring and a lower, paneled ceiling. But the original thickness of the adobe walls (about 22”) is discernable at windows and doorways.

South

The long, south elevation has the most character and is the most preserved part of the building (Photo 9). Here, one first comes to appreciate the home’s accretive growth. The plain, flat façade is pierced with ten openings, holding an array of different types of windows and doors (Photo 10). These range from older wood sash windows to more recent glass doors. The doors give entry to the other two apartments.

The elevation begins at the east end with the abovementioned oldest section (Photo 9). A brick cornice with a header, sawtooth, stretcher, and header pattern runs along its roofline and the middle apartment, tying the two pieces together historically. The elevation ends with a taller volume without a brick cornice (Photos 11).

Near the center of the façade is the middle apartment (Photo 12). It contains a roughly 16’ x 32’ main room with an addition attached to the north. The addition holds a kitchen and bathroom at a different floor height than the older portion (Photo 13).² Attaching to this at the west is the last apartment, the former home of Rosina Muñiz Garcia, whose granddaughter now owns the entire property (Photo 14). The original 17’ x 45’ room has a different fenestration pattern, with a wider doorway and a set of wood casements instead of sash windows. Like the middle apartment, it has a viga roof extension at the north.

¹ From the front room, one steps up 9” to reach the bedroom and steps down 7” to enter the kitchen.

² This apartment has three different ceiling heights.

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West

This side of the building has the least amount of fenestration, consisting of only a door at the addition the end apartment (Photo 16). The door, a more recent glass unit, is blocked by a sheet OSB at the exterior. The elevation is useful for understanding the north additions.

North

Facing the old Dorman/Witter Bynner property, the north elevation is the informal back side of the house (Photo 17). The stucco was left with a rough gray coat, and the overhangs and canals drain water from the roof into the side yard. Like the opposite side of the building, it has a range of windows and doors. Each apartment has a back door, where the family and tenants spent time in the shade in the summer. The windows are primarily small wood casements sitting behind screens (Photo 18).

The doors are typical ½-light, wood panel units (Photo 19). Near the west end, between the middle and end apartment, is a crudely built — and deteriorating — framed room (Photo 20). The roughly 10' x 13' space is remembered to have worked as storage. The elevation terminates at the east, presumably the oldest part of the building. It is set off from the rest of the façade by its color stucco coat and brick cornice (Photo 21).

Casita # 1 - Domitila and José Rivera House (Parcel 12183936)

Parallel to the main house is a smaller rectangular dwelling whose construction date is unknown, but likely in the 1930s (Fig. 4). The approximately 778-square-foot home appears to be of two parts. Its principal elevation, facing the driveway, has three entries (Photo 22 & 23). The entry at the east end holds a glass-and-wood door opening to the kitchen. The others contain more recent 15-light wood units (Photo 24). The east side has a set of 3-light wood casements in the kitchen; the west has three 6-light casements in the bedroom. Smaller windows penetrate the south elevation, looking onto Casita #2. This south elevation shows severe deterioration, with failing stucco — including a large section that has peeled away, exposing the adobes to moisture (Photo 25).

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The small dwelling has four rooms: a kitchen, living room, bedroom, and bathroom. The kitchen has a low paneled ceiling and deteriorated linoleum flooring (Photo 26). Off the kitchen is a partially tiled bathroom.

Moving west, through a doorless passage, is the living room — a larger square room with its ceiling collapsed. The room has cracked plastered walls and built-in glass cabinets on its west wall (Photo 27). A failing roof has compromised the ceiling vigas, with at least two broken in half. Dirt and rainwater drain down into the room; vegetation hangs from the decking (Photo 28). The final space, the bedroom, is more intact but also has a failing roof. This has affected the flooring, rotting away floorboards and likely also the joists (Photo 29).

Historically, the house is associated with Benigno and Inés Muñiz’s middle daughter, Domitila. Her parents deeded property south of the driveway to her after she married José Rivera. Rivera may have built the house on his own. It fell into its current state when heirs fought over the disposition of the property. The owners of the buildings south of the driveway stopped maintaining the structures and cut off water and electricity.

Casita #2 (Parcel 12183936)

Another small rectangular dwelling sits about 5’ south of Casita #1. The building hunkers near the ground and has a few windows and a dirty, milky surface of deteriorating stucco (Photo 30). If there is a façade, it is the north elevation facing the other building. Looking onto the dark, alley-like area is a wood door and two small barn sash windows (Photo 31). The east side has no fenestration; the west has an entry holding a ½-light and wood panel door (Photo 32). Most of the windows are on the south side of the building (Photo 33). These comprise older 6-light wood casements in different configurations (Photo 34). The structure shows rough construction.

Its interior is even more compact than Casita #1, holding only a few rooms. These comprise a kitchen (Photo 35), a bathroom, and a bedroom (Photo 36). The walls are plastered, and the ceiling has a modern finish; floors are covered with linoleum tile. Trim is non-existent.

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The origin of the dwelling is unknown. However, its front portion appears on a 1935 aerial (Fig. 3). It was in use until around 2006, when its last occupant, the current owner’s uncle, left while the family was fighting over the disposition of the property.³ Aerial imagery from the late 1950s shows that the building had reached its current footprint by that time (Fig. 8).

Tool Shed (Parcel 11814272)

Situated below Casita #1 is a crudely built wood tool shed. It is a rectangular, low-gabled room with a small shed-roof extension at the west (Photo 37). Both sections are sided with what appears to be recycled boards. They are cut at different lengths and tacked to the frame with standard machine nails. Both sections are entered through plank doors on the north façade. Windows appear to have been repurposed and are found on the north and south walls. The shed has a faded brown paint job, with the south side showing an older creosote coat (Photo 38). A building in this location, but with a different footprint, appears on the 1958 aerial. Family memory recalls that it was constructed more recently from pieces of a demolished chicken coop and other structures (Fig. 9).⁴

Historical Overview

Introduction

On the morning of June 6, 1945, Benigno Muñiz, the longtime editor of *El Nuevo Mexicano*, died in his home at the top of College Street. The editor, translator, band director, and Hispano community leader had been ill for two years and his death was expected. His body was removed that afternoon and driven to a funeral home on Washington Avenue. There, it was cleaned, dressed, and placed in a coffin. The next afternoon, Muñiz’s body was brought back to his home. He lay in state for a week, likely in the front parlor overlooking the busy street. Eight days later, he was delivered to St. Francis Cathedral, where mourners attended a funeral mass.

³ Emily Rivera, in-person conversation with John W. Murphey, October 6, 2023, Santa Fe.

⁴ Ibid.

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The home on the hill that Muñiz intended for his three daughters to soon took a different course, as only one daughter remained after his death. Over the years, complications arose over the ownership and maintenance of the family homes. Only recently has all the property come back under the ownership of a direct descendent of Benigno.

The Newsmen

Benigno Muñiz was born in 1872 in Cañoncito, a narrow passage along the Santa Fe Trail, where his father, Rudulfo Muñiz, was a farmer. Many years later, Santa Fe artist Jane Hathaway, writing for the *New Mexico Examiner*, described his birth colorfully: “[I]n the cold, gray dawn of Feb. 13, 1870 [sic], there was great excitement in an adobe farmhouse in Canoncito, N.M. As the sun came up over the Pecos Mountains, a lusty infant cry hit the viga ceiling. Little Benigno Muniz had just made an entrance on the stage of worldly affairs.”⁵

The infant was christened eight days later at the Catholic church in Pecos with the name Benigno, a word originating in Latin to mean kind or friendly, and in, Spanish, “benign.” His father, originally from Santa Fe, was born before American occupation, and assisted the new occupiers during the Indian Wars of the 1860s.⁶ Rudulfo Muñiz mostly worked as a placer miner in the San Pedro Mountains south of Santa Fe. His wife, Jesusita Rivera de Muñiz, was also a Santa Fe native. The family moved to Santa Fe soon after Benigno’s birth.

At eleven, Benigno became an altar boy at Santa Fe’s great cathedral, under the direction of Archbishop Lamy, the French-born priest.⁷ There, dressed in a purple frock, he helped light altar candles and performed other tasks. He also fell into mischief, chasing the geese and knocking apricots from the trees in the bishop’s famous garden. After high school, Benigno began working for the New Mexican Printing Company — a company he would stick with for over 40 years. He was trained as a printer at its plant on West Palace Avenue. It was messy work.

⁵ Jane Hathaway, “Happy Birthday, Don Benigno!” *New Mexico Examiner*, c.1940, no date. Article in possession of owner.

⁶ “Tragic Death of Rudolfo Muniz Last Evening,” *Santa Fe New Mexican*, January 26, 1911.

⁷ Hathaway, “Happy Birthday, Don Benigno!”

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Over time he would move through the ranks of printer apprenticeship. He became a representative of the Typographical Union, later serving as its chair.⁸ On June 13, 1897, he married Inés (often Inez) Lujan, whom the *New Mexican* called “one of the prettiest young ladies of Santa Fe.”⁹ Their wedding took place at the cathedral. Less than a year later, they welcomed their first child; a boy, Rudolfo, who would die in 1904.¹⁰ During this period, Benigno often worked as an interpreter in addition to his printing job.

The 1900 census finds the Benigno Muñiz family living on College Street, the earlier name of Old Santa Fe Trail.¹¹ Since no street addresses were provided, it is unclear where the home stood. His parents also lived on the road, but they occupied a separate dwelling.

The land that Benigno would acquire and establish as his family compound was deeded to the family in 1907 by the Seligman Brothers — pioneer Jewish mercantilists who also traded in land. The deed was made to Inés.¹² A chain of title report establishes the first transaction of the property occurred in 1873, with warranty deed from Ricardo Rivera to Adolfo (Adolph) Seligman.¹³

In 1897, the year William White’s land ownership map was published, the future Muñiz property was held under a mortgage deed by Arthur Seligman. Arthur, then chair of the territorial Democratic Committee, would later become governor. The map shows the land, located between two acequias, as undeveloped (Fig. 1). To the south lay the Buena Vista Addition, a grid-iron subdivision laid out by White ten years earlier. The subdivision, with its absurdly narrow 25’ x 125’ urban lots, backed directly onto Benigno’s future property, and included a street that was never developed (Fig. 2).

⁸ “The Fourth Proposition,” *The Typographical Union*, Vol. XXII, No. 1 (January 1911), 353.

⁹ “City News Items,” *Santa Fe New Mexican*, June 16, 1897, 4.

¹⁰ “Card of Thanks,” *Santa Fe New Mexican*, March 21, 1904,

¹¹ U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 1b; Enumeration District: 0223; FHL microfilm: 1374931.

¹² Avery-Bowman Abstract Company, “No. 5135, An Abstract of Title [718 Old Santa Fe Trail], Prepared for Tillie Rivera, January 17, 1966, 24-25. The author refers to deeds in this document by their page location. Other deeds relating to the demolished dwelling and other transactions were found elsewhere and cited separately. The abstract is in the current owner's possession.

¹³ *Ibid.*, 12.

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The first clear understanding of Benigno and Inez’s home comes courtesy the King’s map of 1912. The map shows a five-sided parcel (Lot No. 5), fronting College Street at the east, and terminating at a narrow point at the west, at what was to become Cross Street. This parcel does not match the measurements given in the 1907 deed between James L. Seligman and Inés Lujan de Muñiz, which describes a much larger property. But it is known that Muñiz traded and sold pieces of their land with Harry Howard Dorman, the Connecticut-born real estate agent. Dorman, who owned much property in the area, owned the piece immediately to the south, which later became Witter Bynner’s home.¹⁴

The footprint of the building shown on the King’s map is of interest. It depicts an elongated L-plan dwelling, that by its position and length would indicate the current house had reached its east-west distance by this time. Muñiz would take this basic footprint and expand upon the north side of the stem “L” with additional rooms. The census of 1910 recorded Benigno, 36, and Inés, 32, living on College Street, likely in this home.¹⁵ The household included two daughters: Adelina, 9, and Domitila, 5. A third daughter, Rosina, would be welcomed five years later. Benigno lost his mother the same year, and his father the next.

In the 1910s, Benigno moved beyond the printing apron to an editorial position, becoming the assistant editor of the *El Nuevo Mexicano*, the weekly Spanish-language edition of the *New Mexican*. Since its start in 1849, the *New Mexican* included a Spanish-language section.¹⁶ With the paper becoming a daily in 1890, its publisher launched *El Nuevo Mexicano*. This paper and Las Vegas’ *La Voz del Pueblo* were the most important Spanish-language newspapers in the state.¹⁷ *El Nuevo Mexicano* was not simply a translation of the English-print news; it had its own focus and columns addressed specifically to the Hispanic community. Within a few years, Muñiz became the paper’s chief editor, holding that position for nearly two decades.

¹⁴ Ibid., multiple entries.

¹⁵ U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 1, Santa Fe, New Mexico; Roll: T624_918; Page: 1b; Enumeration District: 0223; FHL microfilm: 1374931.

¹⁶ “Old ‘Nuevo’ Consolidated with Sunday’s the TNM’s Sunday Edition,” *Santa Fe New Mexican*, May 4, 1958, 1.

¹⁷ Doris Meyer, *Speaking for Themselves: Neomexicano Cultural Identity and the Spanish-Language Press, 1880-1920* (Albuquerque: University of New Mexico Press, 1996), 13.

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Interrupting his new position was the breakout of the so-called Battle of Columbus — Pancho Villa’s March 9, 1916, raid of the tiny border town in southern New Mexico. Muñiz belatedly joined Company E, the Spanish-speaking New Mexico National Guard unit, spending two months at Fort Furlong (today Pancho Villa State Park).¹⁸ He missed the action, including General Pershing’s “Punitive Expedition” into Mexico, but he would package his impressions of it eleven years later in an outlandish parade.

During 1920s Benigno emerged as a well-regarded citizen; a successful editor, who was able to move easily between Hispano and Anglo communities. In 1925, he was named to the board of directors of the newly formed Spanish Colonial Arts Society, being the only member with a Spanish surname.¹⁹ He would oversee the annual Spanish Market. Newspaper accounts from the time show Benigno and Inés using the home on College Street to host social events announced in the *New Mexican’s* society column. These included club meetings and parties, and — as for Anglo events at the time — the attending guests were listed and the decoration of the home was discussed. But the list of attendees were mostly Hispanics, potentially indicating a formidable social divide.

The Entertainer

Benigno, now in his 50s, took on a new role as an entertainer. As a member of *La Union Protectiva*, he organized parades and displays for the annual Santa Fe Fiesta. In 1928 this included what was perhaps his most outré performance: a recreation of the Pancho Villa raid involving 350 actors, including women of the *La Union* auxiliary, dressed as soldiers, marching prisoners to execution.²⁰ Benigno had a flair for theatrics, and took on many roles, including women.

In 1931, the editor became a bandleader — or really a band director, as he had no musical background. He organized Los Villeros Alegres (The Happy Villagers), an *orquesta tipica* playing popular Mexican songs — and songs of the old Spanish

¹⁸ Interment Control Forms, 1928–1962. Interment Control Forms, A1 2110-B. NAID: 5833879. Record Group 92, Records of the Office of the Quartermaster General, 1774–1985. The National Archives at St. Louis, St. Louis, MO.

¹⁹ Donna Pierce and Marta Weigle, editors, *Spanish New Mexico: Volume Two – Hispanic Arts in the Twentieth Century* (Santa Fe: Museum of New Mexico Press, 1996), 29.

²⁰ “Villistas Stage Marvelous Stage Marvelous Fiesta Spectacle Saturday,” *Santa Fe New Mexican*, September 4, 1928, 2.

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hinterland. Dressed in showy costumes with “bright designs suited to the Spanish heritage of the city,”²¹they wore large, shade-casting sombreros (Fig. 6).

The band entertained at private parties and civic events, and once on the roof of La Fonda. They balanced between being a dance band, playing for Anglos, an exoticized form of Mexican music – the same as being portrayed in Hollywood films at the time – while at the time serving as local folk musicologists.

Composed of 14 local musicians, they were likely the first to bring New Mexican colonial music to the dance floor. Along with playing Mexican songs, members had unearthed and arranged music of the New Mexican colonial era. The repertoire included “La Lirio,” a musical composition found in one of the band member’s family papers.²² With several singers, including Benigno’s youngest daughter, Rosina, the Villeros emerged as Santa Fe’s most popular bands, and played as far away as St. Louis, Missouri.

Benigno’s star continued to glow through the 1930s (Fig. 7). He remained at the helm of the Spanish newspaper, and continued ride the Spanish social scene. He was, at different times, chair of La Union Protectoriva and the head of the Fiesta council. In 1936, he experienced one of the city’s highest honors, carrying *La Conquistadora* during the annual Fiesta procession.

In 1939, at age 67, Benigno Muñiz retired from the newspaper company. Six years later, he died in his home.

Three Daughters: Adelina, Domitila, Rosina

After Benigno’s death, the family lost its leader, and the property evolved into a rental. His widow, Ines, continued to live at the front of the house, but the family began to splinter.

All three daughters, at one time, had moved to California. It started with Adelina, the oldest, who left in the 1920s for Los Angeles. Showing early talent as an actress, she had

²¹ “Benigno Muniz Gives Party for Villeros,” *Santa Fe New Mexican*, December 24, 1932, 2.

²² “Villeros Alegres Are Bring Back Spanish Days in Santa Fe,” *Santa Fe New Mexican*, March 3, 1933, 3.

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hoped, as family memory holds it, to pursue acting in Hollywood. She never found it, dying in obscurity and nearly homeless in 1990.²³

The youngest daughter, Rosina, was the last to leave for California. Born in 1915, she showed musical and dancing talent, performing in her father’s band and on her own. In the 1930s, she became the “Fire Dancer” in the annual Zozobra burning. The Loretto Academy graduate was married in 1936 to Francisco (Frank) Uriol Garcia, a bookkeeper for the county treasurer’s office. The couple initially lived on the family property, taking up the back portion of the house. This space was formally deeded to Rosina and her husband in 1937. They later moved to San Pedro, California, and would never return, aside from visits.²⁴

The middle daughter, Domitila (sometimes Domitilia; commonly Tillie), who also had also spent time in California, would stay on the property for almost another 40 years. Born in 1905, she married José Rivera (commonly and legally known as Joe) in 1927.²⁵ That year, Benigno and Inés gave the couple land south of their house to build a home in. This property may have included the former Candido Montoya house — a two-room structure mentioned in the 1907 deed between Seligman and Muñiz.

Dividing the properties was an informal 12’-wide driveway giving access to College Street. This driveway would later become a contested demarcation between different family claims to the property.

Becoming Apartments

Even before Benigno’s death in 1945, the property had been divided into different units. Land, as mentioned previously, had been deeded to his daughters and a room was rented in the Muñiz home.

²³ Emily Rivera, telephone interview with John W. Murphey, December 31, 2023.

²⁴ Ibid., email to John W. Murphey, January 15, 2024.

²⁵ Quit Claim, Benigno and Inez L. Muniz, to Jose Rivera and Domitilia de Rivera, August 22, 1927, Book 6/Page 517, 192703398.

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The 1940 census revealed this trend, listing five separate households at 718 College Street.²⁶ They included Benigno and Inés and their granddaughters, Lucile and Consuela; Frank and Rosina Garcia and their child, Julian; and Joe and Tillie Rivera. The address also included the households of John and Betty Montoya, and Felix and Hazel Knapp. In total, 18 people were living on the property before the war. Part of this number may have included a dwelling shown on the King’s map owned by Higinio Lobato (Fig. 2). A 1936 deed shows that Tillie Rivera acquired this property.²⁷ But as evidenced by an aerial, the house had already been removed by 1948.

After Frank and Rosina left for California in 1948, use of the property as apartments intensified. Several rooms in the main house were converted into separate units. This is captured in city directories of the late 1950s, which began to identify the property as “apartments,” numbered 1 through 5. The last, Number 5, was the home of Joe and Tillie. Newspaper ads show that the apartments ranged from two- to five-bedrooms. The other four apartments were rented to individuals and families with no apparent relation to the Muñiz or Rivera families.

In 1958, Don Sandoval, a dockworker at Foremost Dairy and his wife Polly, lived in Apartment 1; Eugene Fine, an employee at Payne’s Nursery lived in Apartment 2; Grady Powell, a millworker at Hansen’s Lumber, and his wife, Blanche, lived in Apartment 3; and Eddie Sosaya, a plumber, and his wife, Lucy, lived in Apartment 4.²⁸ This arrangement of the four apartments and the separate Rivera-Muñiz home lasted for another 30 years.

The Divide

Inés, who outlived her husband by 40 years, died on the property on December 19, 1975 at age 96. Years earlier, she had moved with her daughter and son-in-law into the house

²⁶ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 2A; Enumeration District: 25-6B.

²⁷ Warranty Deed, Victoria A. Archuleta and Eulogio Archuleta, to Domitila M. Rivera, recorded February 24, 1936, Book 13/Page 97, 1936050200. This deed ties the property back to Higinio Lobato, the individual shown on the 1912 King’s map.

²⁸ Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1958 (El Paso: Hudspeth Directory Company, 1958), 214, 379, 420, and 441.

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on the south side of the driveway, Casita #1. The daughter, Domitila, died less than ten years later in 1984, with her husband José passing away the following year.

Joe and Tillie’s wills would complicate matters. As they had no children, they crafted mirror wills, in which everything fell to the other upon the death of one.²⁹ In both cases, they named specific heirs and other beneficiaries, but the wills ended with the phrase, “the rest I leave to my nieces and nephews.”³⁰ The couple also identified tracts of land the property that had not been deeded to them. These two factors would later cause much division in the family.

Upon José Rivera’s death, Julien F. Garcia became the personal representative for the estate and executor of the will. Son of Rosina M. Garcia, he lived in San Pedro, California and had a drinking problem according to family memory. Garcia mismanaged the estate and left bills and taxes unpaid.³¹

Concerned about this state of affairs, in 1988, Paula C. Garcia — daughter of Rosina Garcia, and Julien’s sister — relocated from California. She moved with her daughter, Emily, to the family home on College Street and managed the property.³² They took the apartment (Rosina’s old home) at the west end of the main house, along with Paula’s new husband Richard D. Jones. For nearly ten years, Paula and her husband collected rent, paid property taxes, and maintained all the buildings.

With the death of Jones in 1998, it became increasingly difficult for Paula to manage the rentals, and she left the property three years later. She continued to rent her unit and her mother’s former home. In the meantime, her brother, Julien, who had become nearly destitute in California, moved into the southernmost unit, Casita #2.³³

In 2003, it had become too financially difficult to manage the property and take care of her aging brother. Paula decided to sell the property. She entered into a purchase

²⁹ Emily Rivera, “718 Old Santa Fe Trail, Muniz Family Property Legal Disputes,” typed manuscript, January 15, 2024. This six-page document covers, in detail, the nearly 20-year dispute over the property’s ownership. The author provided documents (tax records, etc.) to support the narrative.

³⁰ *Ibid.*, 1.

³¹ *Ibid.*

³² *Ibid.*, 2.

³³ *Ibid.*

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agreement with a limited partnership headed by a local attorney. The attorney advised Garcia Jones to approach the beneficiaries with a quitclaim suit, covering the entire property — all five parcels. The strategy was to establish a quiet title through adverse possession. While some beneficiaries responded with quit claims, others took it as hostile, hiring attorneys to file counter claims.³⁴

A court case in 2005 resolved the deeds, establishing that Garcia Jones had full title to Parcels 3 and 4. Parcel 5, holding the two casitas, remained in the estate of José Rivera. It also ruled that Paula had not established adverse possession.³⁵ After the court case, the estate representative of Parcel 5 took the casitas out of rental use, and stopped paying taxes on the property.³⁶ With no tenant or maintenance, the units moved into a period of deterioration.

For nearly two decades, Paula Garcia Jones, who worked at Kaune’s and Whole Foods, attempted to bring the south property back into Muñiz ownership. Eventually, in 2018, the Rivera estate agreed to a price, starting a long process of signing over deeds and paying back taxes and delinquent water and utility bills. But Garcia Jones, who died in 2022, would never see her hard-won efforts come to completion.

After her death, her sole survivor, daughter Emily Waits Rivera, had to finish the work. And only recently (December 5, 2023), have the five parcels, including the one holding the casitas, been officially reunited with the full ownership of a direct Muñiz descendant: Benigno and Inez’s great granddaughter: Emily Waits Rivera (Fig. 10).

³⁴ Ibid., 4.

³⁵ Ibid., 3-4.

³⁶ Ibid., 4. This is supported by accompanying tax and utility bills.

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Evaluation of Historical Status

Main House - Benigno and Inés Muñiz Home

While typically arranged parallel to the street edge, the linear, contiguous adobe home was a common building type used during the late colonial through early territorial periods. Following the older definition of tenement houses, they were built accretively with separate rooms to be occupied by different family members. They were common in a rowhouse configuration in urban areas, including once densely populated downtown Santa Fe, as well as Tucson and Los Angeles. They were the basic building fabric of the Hispanic barrio and well-represented in early Santa Fe Sanborn maps. With pressures to modernize, the house type, often equated with poverty, was removed. Only a few non-altered examples survive in Santa Fe. The Muñiz house, however, is not a pure example of the form, as its one-room wide plan was modified in the 20th century to include additions across its north elevation.

The house is currently designated at a Significant level. It is unclear when or why the designation was made, other the original 1984 survey stated “pre-1912.” Given its alterations, it seems more appropriate to be stasured at the Contributing level, with the south elevation recommended as the primary façade (Fig. 11). This elevation has the best preservation and is the side of the building that most effectively communicates its historical, accretive growth before the 1930s. The primary façade recommendation would exclude newer, non-historic doors and windows and historic windows that are beyond practical repair.

Casita #1 – Domitila and José Rivera House

While meeting the 50-year rule, with its present footprint visible on a 1958 aerial, the house’s current condition represents substandard housing and is approaching a threat to health and human safety. This is no fault of the current owner but an unfortunate circumstance from when the property was contested and the house sat unmaintained for nearly 20 years. The building is recommended for Non-contributing status due to its poor condition.

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Casita #2

Like the main house, this small unimpressive dwelling has been given Significant status. It is unclear why it received this designation, and survey or HDRB case exists to support it.³⁷ The recommendation is to downgrade to Contributing. While there is no discernible “primary” façade, its north elevation best communicates its modest design and historical use.

Tool Shed

It is understood from family history that this wood ancillary building was cobbled together from demolished structures on the property. Given this, the recommendation is Noncontributing.

³⁷ A search for previous survey for Casita #2, concluded that it has not been recorded. Paul Duran, City of Santa Fe, communication to John W. Murphey, January 30, 2024; Bridget Barela, New Mexico Department of Cultural Affairs, email communication to John W. Murphey, January 31, 2024.

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Illustrations



Figure 1: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Relative location of Muñiz property.

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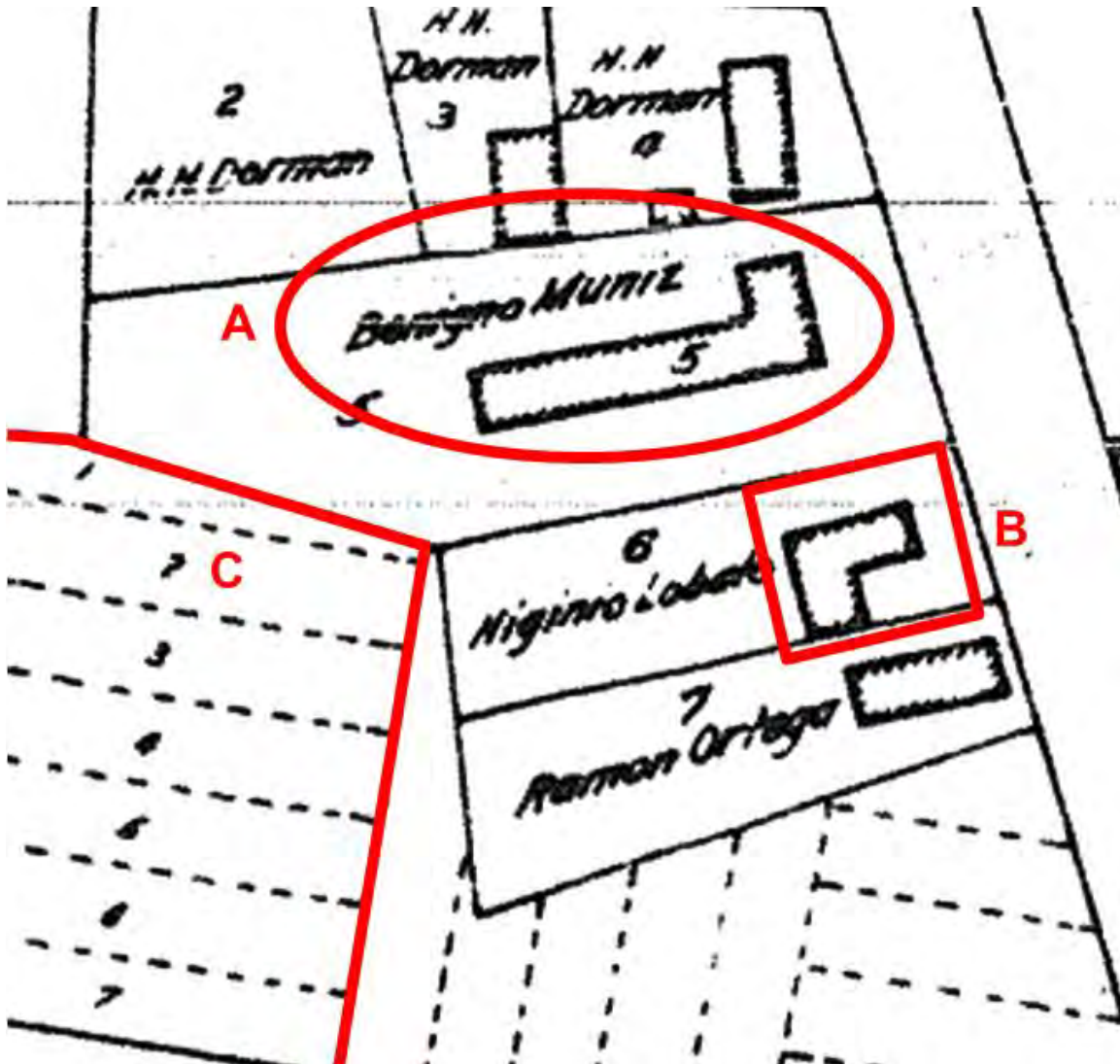


Figure 2: N. L. King, “Map of the City of Santa Fe,” 1912. A. Benigno and Inés Muñiz House; B. Higinio Lobato House, demolished; C. Buena Vista Subdivision.

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Figure 3: 1935 aerial photograph.

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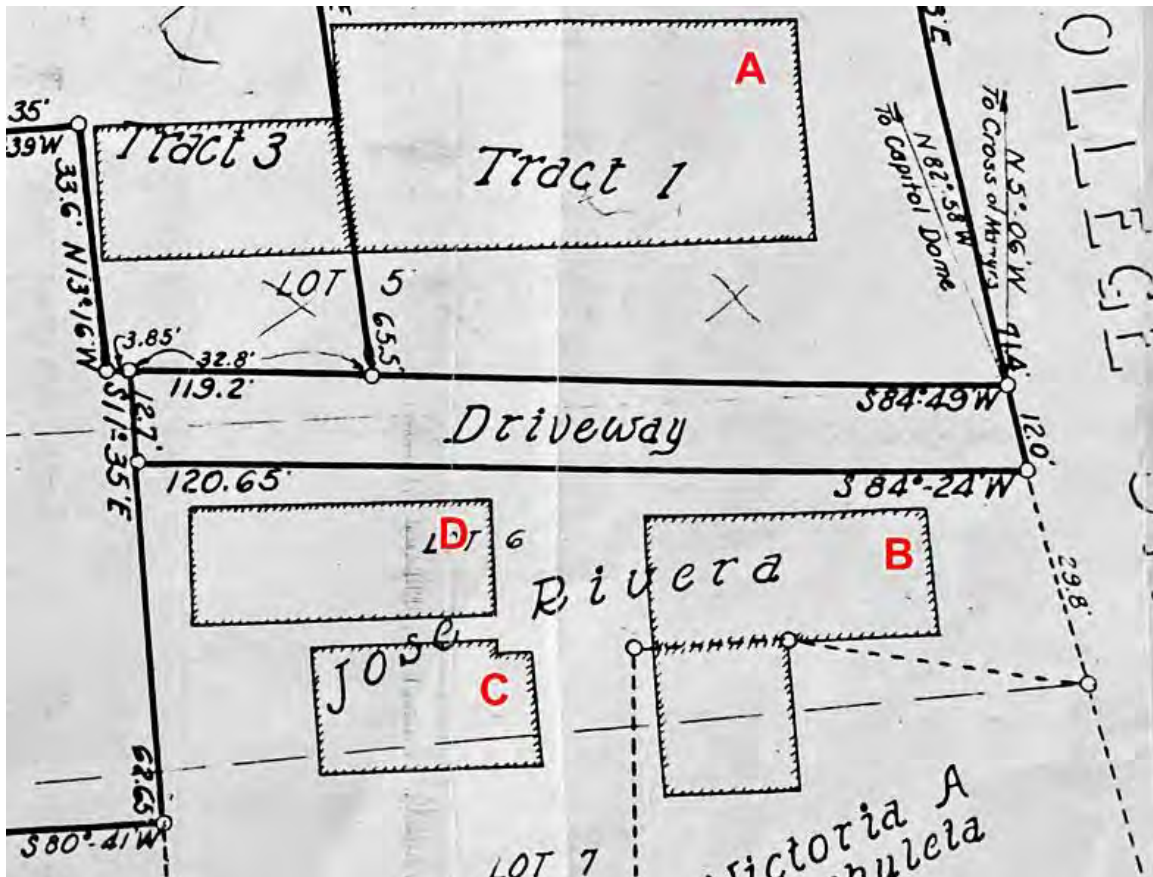


Figure 4: 1939 survey plat. A. Benigno and Inés Muñiz House; B. Higinio Lobato House, demolished; C. Casita #2; D. Casita #1.
 Courtesy Emily Rivera.

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Figure 5: Undated (circa 1920s) photograph of property looking west. The three daughters, Adelina, Domitila, and Rosina, left. Courtesy Emily Rivera.

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Who—THE VILLEROS ALEGRES.
(Assisted by the rest of us)

What—DANCE AND CONCERT.
(Including many new selections.)

Where—LA FONDA LOUNGE.
(Again through the courtesy of Mr. Cole.)

When—THURSDAY, MARCH 31.
(At 8:30 P. M., or Thereabouts.)

How—IN GAY SPRING CLOTHES.
(With \$1.00 per in the pocket!)



Figure 6: Los Villeros Alegres montage. Upper: Benigno Muñiz, left; 1932 advertisement, middle; Rosina Muñiz, right. Bottom: the band, 1933. Courtesy Santa Fe New Mexican.

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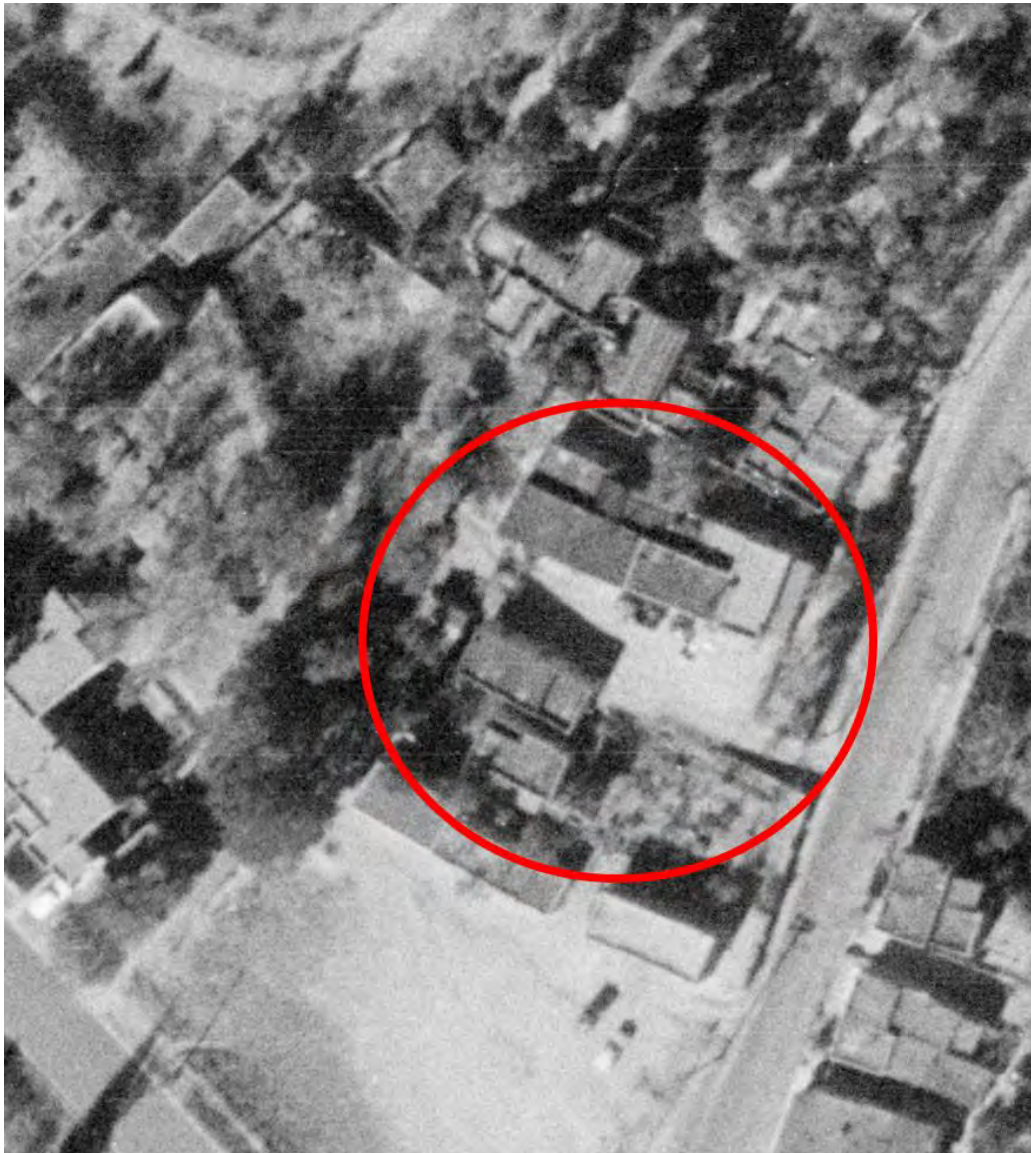


**Figure 7: Benigno Muñiz, circa 1930s.
Courtesy Muñiz family.**

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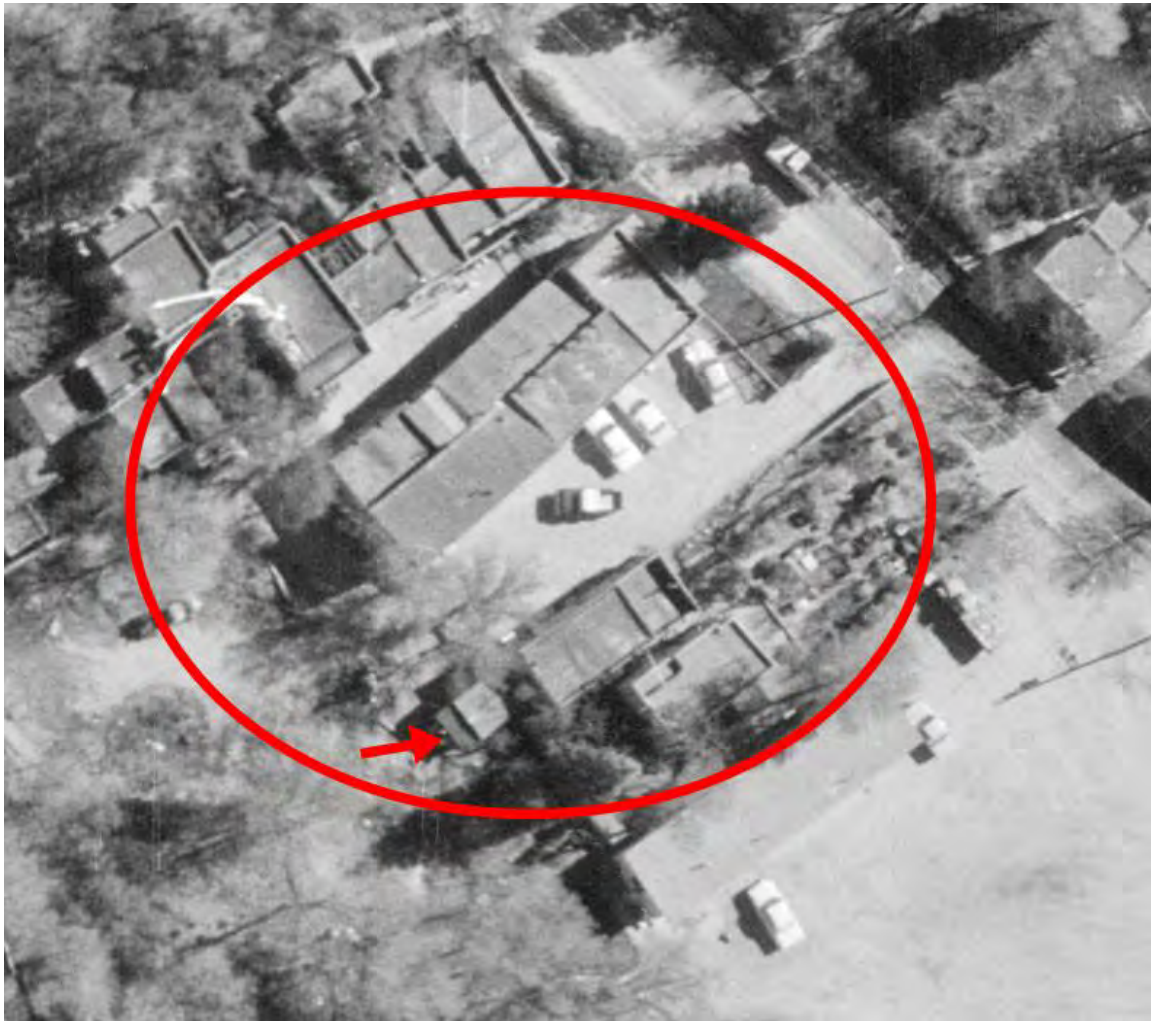


**Figure 8: November 10, 1958, aerial photograph.
Composite property circled.**

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**Figure 9: May 11, 1973, aerial photograph.
Composite property circled. Note Tool Shed present.**

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Figure 10: Ken and Emily Rivera.

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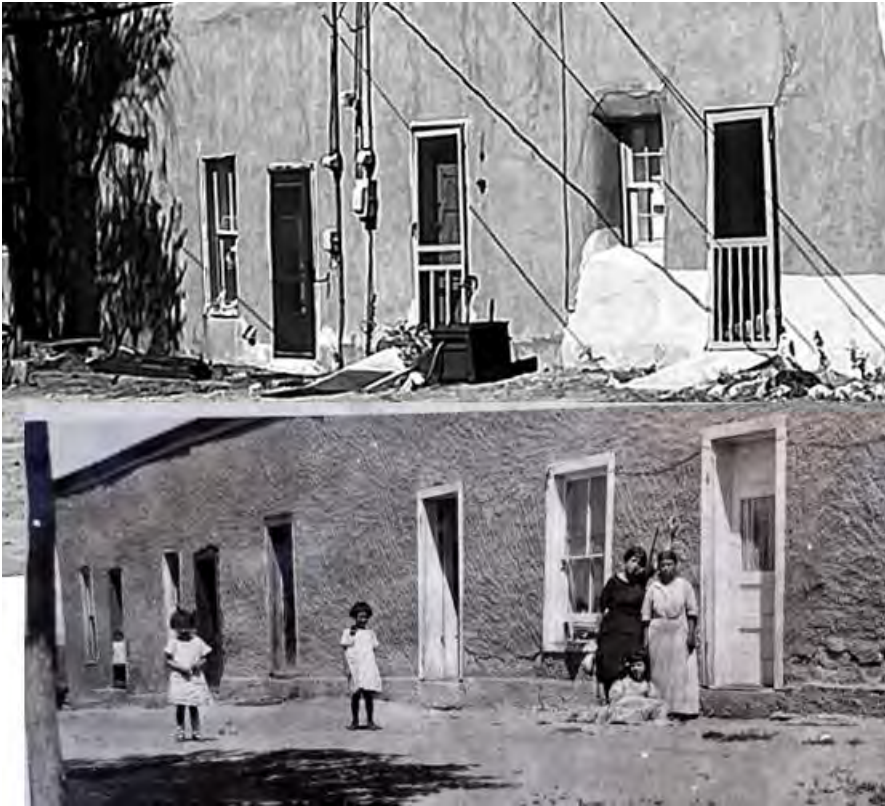


Figure 11: Comparison image of west end of south façade. Upper image, 2023; lower image, circa 1920s.

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Survey Photographs

(All images taken by John W. Murphey, on October 6, 2023, unless otherwise noted)



Photo 2: Main House, right, as seen from Old Santa Fe Trail. Camera facing northwest.

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Photo 3: Casita #2, left, Casita #1, right. In the foreground is the area where another dwelling (Higinio Lobato House) stood until it was demolished in the 1940s. Camera facing southwest.

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Main House



Photo 4: East (front façade). Camera facing northwest.

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Photo 5: East (front façade), entry door. Camera facing northeast.

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Photo 6: East (front façade), portal. Camera facing north.

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Photo 7: North elevation, northeast corner window. Camera facing up.

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Photo 8: Northeast corner window. Camera facing northeast.

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Photo 9: South elevation. Camera facing northwest.

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Photo 10: South elevation. Sample of windows and doors.

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Photo 11: South elevation. Camera facing northeast.

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Photo 12: South elevation. Front (east) and middle apartments. Camera facing north.

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Photo 13: Midde apartment. Example of viga roof extension. Camera facing west.

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Photo 14: South elevation. End (west) apartment starts at left. Camera facing north.

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Photo 15: South elevation. End (west) apartment. Camera facing north.

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Photo 16: West elevation. Camera facing southeast.

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Photo 17: North elevation, northwest corner. Camera facing southeast.

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Photo 18: South elevation. Window at end (west) apartment. Camera facing south.

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Photo 19: South elevation. Door to middle apartment. Camera facing south.

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Photo 20: South elevation. Storage area. Camera facing south.

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Photo 21: South elevation. Front (east) apartment. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____		<i>Please complete HCPI FORM 1 before completing FORM 2</i> NRHP _____ SRCP _____ Criteria <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>		
1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950		
		4. County: Santa Fe		
		5. Date of Survey: October 6, 2023		

Casita # 1



Photo 22: East and north elevations. Camera facing southwest.

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		NRHP	SRCP	Criteria
		A B C D		
1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950		
		4. County: Santa Fe		
		5. Date of Survey: October 6, 2023		



Photo 23: North elevation. Camera facing southwest.

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: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950		
		4. County: Santa Fe		
		5. Date of Survey: October 6, 2023		



Photo 24: North elevation, west end. Camera facing south.

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

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1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950	
		4. County: Santa Fe	
		5. Date of Survey: October 6, 2023	



Photo 25: South elevation. Camera facing northwest.

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HCPI No. _____	District No. _____	
	NRHP SRCP Criteria A B C D	
1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950 4. County: Santa Fe 5. Date of Survey: October 6, 2023



Photo 26: Kitchen. Camera facing south.

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

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1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950		
		4. County: Santa Fe		
		5. Date of Survey: October 6, 2023		



Photo 27: Living room. Camera facing northwest.

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

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1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950	
		4. County: Santa Fe	
		5. Date of Survey: October 6, 2023	



Photo 28: Living room. Roof and ceiling damage. Camera facing up.

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

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1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950	
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Photo 28: Bedroom. Ceiling and floor damage. Camera facing southwest.

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

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Casita #2



Photo 29: East and north elevations. Camera facing southwest.

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

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		NRHP	SRCP
		Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Benigno and Inés Muñiz Home/ Muñiz Property	2. Location: 718 Old Santa Fe Trail Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-27950	
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Photo 30: North elevation, left. Camera facing west.

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Photo 31: North elevation, west end. Camera facing south.

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		4. County: Santa Fe			
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Photo 32: West elevation. Camera facing east.

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

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Photo 33: South elevation. Camera facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe
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Photo 34: South elevation, east end. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 35: Kitchen. Camera facing south.

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

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		4. County: Santa Fe	
		5. Date of Survey: October 6, 2023	



Photo 36: Bedroom. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		4. County: Santa Fe			
		5. Date of Survey: October 6, 2023			

Tool Shed



Photo 37: North and west elevations. Camera facing southeast.

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Photo 38: South elevation. Camera facing north.

2/2/2024

Attn: Historic Preservation Division

RE: 718 Old Santa Fe Trail Status Review Request

To Whom It May Concern,

I have recently inherited the property and homes located at 718 Old Santa Fe Trail contained as follows:

Parcel 11814272: Land Tract 1 & 2

Tract 1: Containing what we describe as part of the Main House

Tract 2: Containing the Tool/Storage Shed

Parcel 10857088: Land Tract 3 & 4

Tract 3: Containing The remaining attachment of the Main House

Tract 4: Vacant Land

Parcel 12183936: Land Tract 5

Tract 5: Contains Casita #1 and Casita #2

I would like to request a Status Review for the Homes and Shed contained on these Parcels, so that I may make decision about the properties on going care and maintenance.

Thank You,

Emily C. Rivera

PAULA C. JONES
OF
TRACTS 3, 4 &

DRIVEWAY TRACT (INGRESS & EGRESS EASEMENT)

TRACTS 3, 4 &
TRACT 3 Containing 0.082 Ac. ±
TRACT 4 Containing 0.073 Ac. ±
TRACT 5 Containing 0.082 Ac. ±
TRACT 1 Containing 0.082 Ac. ±
TRACT 2 Containing 0.082 Ac. ±
TRACT 3 Containing 0.082 Ac. ±

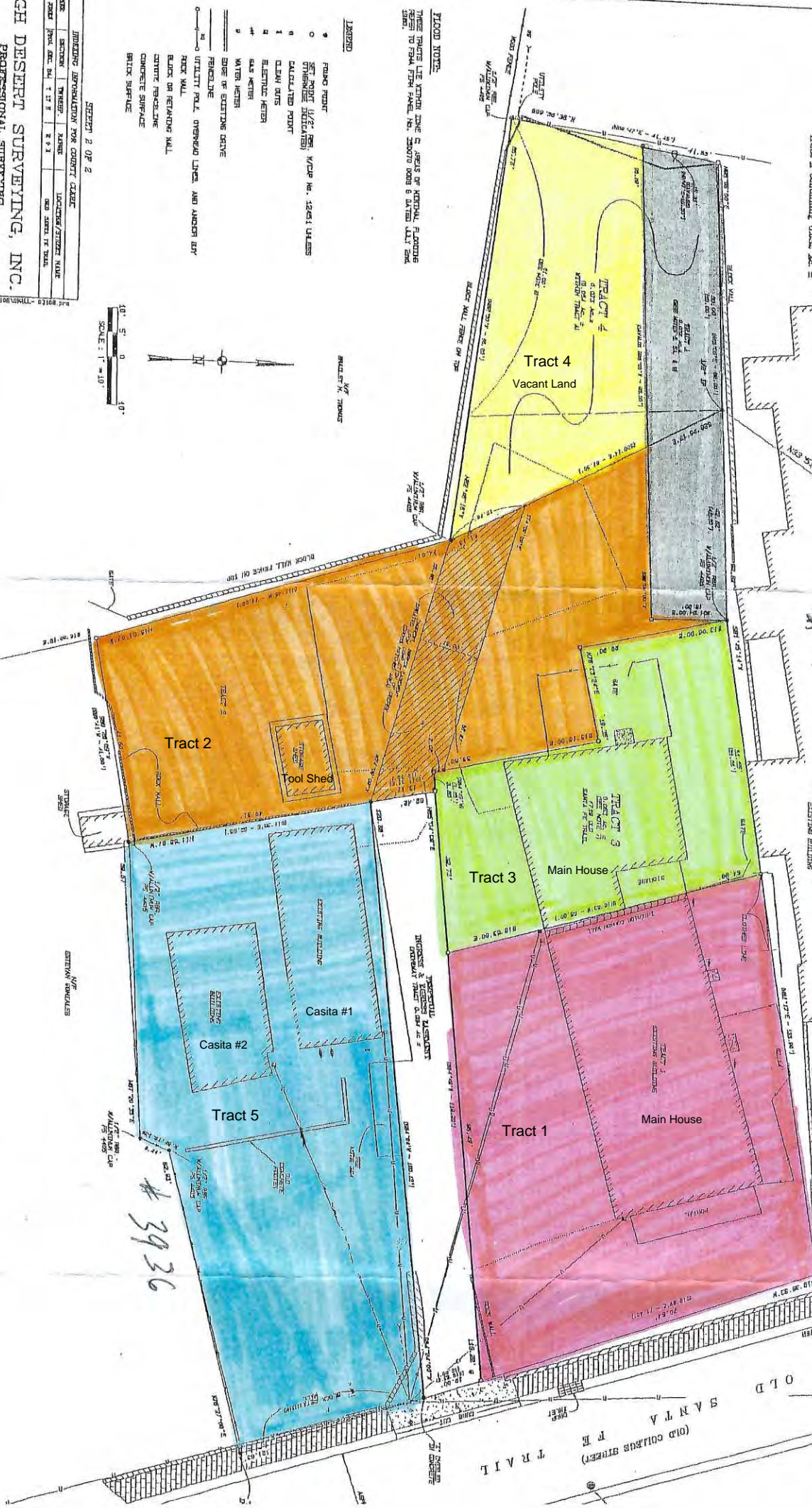
CITY OF SANTA FE
CONTROL NUMBER
NO. 128

PAULA
57088

4872

3936

OLD SANTA FE TRAIL
(Old COLLIER STREET)



FLOOD NOTES:
THESE TRACTS LIE WITHIN ZONE 5 AREAS OF KNOWN FLOODING
AS SHOWN TO BEAM FROM PAVED HWY. 280070 DORS & DATED JULY 28/04

LEGEND

- 1 FOUND POINT
- 2 SET POINT (1/2" OR 3/4" DIA. W/CDR NO. 12821 UNLESS OTHERWISE INDICATED)
- 3 CALCULATED POINT
- 4 CLEAR DOTS
- 5 ELECTRIC METER
- 6 GAS METER
- 7 WATER METER
- 8 EDGE OF EXISTING DRIVE
- 9 FENCE LINE
- 10 UTILITY POLE, OVERHEAD LINES, AND ANCHOR BOLTS
- 11 ROCK WALL
- 12 BLOCK OR RETAINING WALL
- 13 CONCRETE PAVEMENT
- 14 BRICK SURFACE



SHEET 2 OF 2

IMPROVING APPROPRIATION FOR COUNTY CLERK

HIGH DESERT SURVEYING, INC.
PROFESSIONAL SURVEYING

1923 ASPEN DRIVE, SUITE 401
SANTA FE, NM 87505
PHONE: (505) 424-1700
FAX: (505) 424-1709
WWW.HDSURV.COM























































City of Santa Fe Buildings Historic Status

EXHIBIT E



Screenshot:

Status of structures at
718 Old Santa Fe Trail

before 3-12-2024 HDRB hearing

