Agenda

Amended Agenda Regular Meeting of the Historic Districts Review Board
September 23, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe.

The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/87468286921

By Phone: 301 715 8592

Webinar ID: 874 6828 6921

The agenda and packet for the meeting will be posted at https://santafenm.portal.civicclerk.com

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. August 12, 2025
5. Approval of Findings/Conclusions
   a. 2025-009774-HDRB, 1184 Cerro Gordo Rd. (February 11, 2025)
   b. 2025-009784-HDRB, 512 Abeyta St. (February 25, 2025)
6. Matters from the Public
7. Staff Communications
8. Old Business
   a. 2025-010873-HDRB, 219 and 219 A Washington Ave., Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for

a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave. and construct a new 1,661 sq. ft. two-story structure at 219 A Washington Ave. to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height. (Paul Duran, paduran@santafenm.gov)

9. New Business

a. 2025-010945-HDRB, 549 ½ Agua Fria St., Westside-Guadalupe Historic District, contributing, Robert Kreger, agent for Catherine Wynne, owner, requests approval of a 240 sq. ft. addition on the north elevation to a height of 12'-0" where the maximum allowable is 17'-5". (Paul Duran)

b. 2025-010946-HDRB, 643 Garcia St., Downtown & Eastside Historic District, non-contributing, Graham Hogan, agent for Michael Blum, owner, requests approval of a new 4,668 sq. ft. structure in the Recent Santa Fe design style to a height of 15'-10" where the maximum allowable height is 16'-0". (Paul Duran)

c. 2025-011103-HDRB, 126 Camino Santiago, Downtown & Eastside Historic District, contributing, John Padilla, agent for Onesimo and Rachel Vigil Revocable Trust, owner, proposes an amendment to case 2023-007680-HDRB by constructing a 105 sq. ft. addition to height of 12'-6", replace windows and doors, construct a freestanding 960 sq. ft. garage to height of 15'-0" where the maximum allowable height is 13'-3", exception previously approved. Install exterior stairs and roof deck to a height of 15'-0", and other alterations. Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. (Lani McCulley, LJMcCulley@santafenm.gov)

d. 2025-011105-HDRB, 128 Camino Santiago, Downtown & Eastside Historic District, contributing, John Padilla, agent for Josh Gonzales, owner, proposes an amendment to case 2023-007678-HDRB by constructing a 162 sq. ft. portal to a height of 10'-6" where the maximum allowable height is 13'-3", replace windows and doors, and other alterations, Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. (Lani McCulley)

e. 2025-011108-HDRB, 532 Calle Corvo, Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable. (Paul Duran)

f. 2025-011122-HDRB, 121 E. Santa Fe Ave., Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to a primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. (Paul Duran)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:
    a. October 14, 2025
13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.

Regular Meeting of the Historic Districts Review Board
August 12, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Meeting Minutes
https://www.youtube.com/watch?v=-3pWCdknedI

Call to Order
Acting Chair Bienvenu called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. **Roll Call**
Roll Call indicated the presence of a quorum as follows:

Members Present
Mr. John Bienvenu, Acting Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent
Ms. Cecilia Rios, Chair (excused)
Mr. Scott Cherry (excused)

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**

Director Lamboy stated that item 9(h) 2025-010871-HDRB, 439 Camino del Monte Sol, has been postponed to August 26, 2025, and item 9(j) 2025-010895-HDRB, 1379 Cerro Gordo Road, has been withdrawn.

Member Aguilar Medrano moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

3. **Approval of Minutes**

a. July 8, 2025

Acting Chair Bienvenu requested that on page 12, in the third paragraph and the first line, delete “didn’t” so that the sentence reads “Member Bienvenu stated that he believes that the board preferred not to design a new bridge;”.

Member Mather moved to approve the minutes as amended. Member Degnan seconded. The motion passed unanimously by voice vote (4-0).

b. July 22, 2025

The minutes for July 22, 2025, were available in the packet but were not listed on the agenda. Therefore, they will be reviewed and voted on in the next hearing, on August 26, 2025.

4. **Approval of Findings of Fact and Conclusions of Law**

No Findings of Fact and Conclusions of Law were presented with this agenda.

5. **Matters from the Public**

Elizabeth West provided a packet for the soldiers’ monument to the members who were not present at the previous hearing, with an updated cover letter and additional information. She requested the Board to review the status of the monument at the next hearing. She stated that the historic district's code supports the process of the request from the HDRB. She noted three main items: one is the city register exists as the historic building status map; two, the soldier’s monument on the Santa Fe Plaza has no historic status from the HDRB, and three, the HDRB has legal authority to designate historic status for the soldier’s monument on the city register.

Stefanie Beninato expressed disappointment with the technical issues and no availability on Zoom. She was unsure if it was even available on YouTube. She felt the issues should have been addressed earlier since it had taken weeks. She also shared her lack of confidence in the staff based on the governing body appeal case. She stated that the Land Use Director misrepresented what an institution was by representing the Girl’s Club as an institution. Institutions are clearly defined in the code as government buildings, educational buildings, museums, and hospitals, not clinics. So, Girls, Inc. does not fall into any of those categories. She stated that it becomes difficult to want to trust staff if

they don't even know what the law actually says and then misrepresent it to either the board or the council. She added that, in terms of the soldier's monument or the obelisk, there is a definition of "object" in the city code that says that monuments are not included. They define it as something small, which obviously the obelisk is not, but it's also nonconforming at this point. The code requires that a non-conforming item cannot be replaced or repaired. They can only be removed. She said these are two major issues that need to be considered before bringing this request from Miss West to the board for public discussion.

Richard Martinez mentioned that this board still does not have an architect sitting on the board. His understanding is that there have been two nominations sent to the mayor, which is what was believed to be the request. He felt the staff should not be part of the decision. These are positions appointed by the mayor, and they represent the wider community in Santa Fe. He pointed out that an architect means registered with the state, not someone who calls themselves an architect. He said it was important to remind the Board that there is no architect on the Board. Secondly, he offered to share photos of the obelisk and plaza prior to the destruction and even prior to the obelisk being located on the plaza. He stated that it is possible to have a plaza that's person-centered, not object-centered. Where a person can occupy the center of the plaza rather than having an object in the center of the plaza. He thought perhaps the obelisk no longer represents the community and who they are now.

6. **Staff Communications**

a. **715 Camino Lejo,** Historic Review District, Not Surveyed, Philip Weddle, agent for George Goldstein, Museum of New Mexico Board of Regents, owner, requests design comment for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden. This information item will begin the collaboration procedures outlined in 14-5.2(M)(2)(a) collaboration between the state and the Historic Districts Review Board.

Director Lamboy stated that per section 14-5.2(M), state capitol outlay projects require the state to present a feedback case. The Museum of New Mexico is a division of the state. Therefore, the standards that apply in subsection M require that the state present the project to the board for feedback, and if there are any concerns regarding the design, then there would be a subcommittee that would be appointed by the board to work with the state. This is step one, and the applicant is present to provide an overview of the project and get feedback. If there are any major concerns we can set for with the next step. No materials were provided in the packet, just a rendering. Ms. Lamboy then introduced Mr. Philip Weddle for his presentation.

Philip Weddle, 6916 East Fifth Street, Scottsdale, Arizona, was sworn in. Mr. Weddle introduced the team on the project, including Michelle Roberts, Deputy Secretary for DCA, David Young, Executive Director for the Santa Fe Botanical Garden, and Kenneth Francis from Surrounding Studio, Principal Landscape Architect. He presented the concept for the Santa Fe Botanical Garden for the Gateway Pavilion and the Children's Discovery Garden on 1.2 acres on the southern edge of the Botanical Garden. The goal is to develop a passive and active experiential learning space for children. The gateway pavilion functions as a portal into the children's discovery garden and provides restroom facilities to support programs in that area.

Acting Chair Bienvenu asked how much is visible from Camino Lejo.

Mr. Weddle stated that primarily, just the eastern elevation is visible from Camino Lejo. The north and south elevations are oriented towards the garden and towards the neighboring property, and then the west elevation is oriented towards the central garden.

Acting Chair Bienvenu asked if there were photos of the existing structures in the botanical garden that they were trying to harmonize with.

Mr. Weddle showed images and defined what each building was used for. This included the moss rock walls part of the orchard garden, Milner Plaza across the street from the botanical garden, Museum Hill, and stucco from the botanical garden on the rival gateway at the existing garden, the ramadas from the botanical garden orchard garden, and one from

Acting Chair Bienvenu asked Director Lamboy what the process was for the approvals for initial buildings.

Director Lamboy stated she would need to research the history of that process.

Michelle Geller Roberts, 12 Sierra Dawn, Santa Fe, was sworn in. Ms. Roberts stated that the statute was passed in 2021, and the buildings predate the statute, so the existing structures were not subject to HDRB approval.

Acting Chair Bienvenu felt that confused matters because this area has been in the district and under the review of the HDRB since 1983. He shared that while projects in this district typically get staff approvals, it would seem that the gardens would have gotten some form of approval for their existing structures.

Ms. Roberts shared that the land is partially state and partially city property, and until the 2001 statute, the state was not required to go through this process for approval for buildings on state property.

Director Lamboy clarified that section 14-5.2(M) was adopted in 2009. Since this is in the Historic Review District, most cases are managed administratively, except statused properties or exception requests. An exception would be required for the materials and design of the project, which is why this is being presented.

Acting Chair Bienvenu stated that the HDRB is reluctant to permit weathered steel structures in the historic districts. Though there have been some exceptions, particularly in this district. But it is the concern of the board and staff, as Director Lamboy mentioned, that it would need an exception under our interpretation of the code. He also stated that the percentage of the stone base or foundation on the structures is compared to the stucco would be an exception in the district. He then asked where the applicant perceived themselves to be in the process set forth for capital outlay projects, specifically, if they were at the stage before commencing with the design phase, when the applicant or the state is to consult with the board, or after that.

Mr. Weddle felt that the applicant was at the stage before the design phase, and they would need to have a public meeting with the design proposal. Though they were uncertain if the Museum had already held any public engagement meetings.

Director Lamboy confirmed that both public engagement and HDRB hearings were still needed.

Member Degnan pointed out that the photo makes the stone, along with the stucco, appear to be orange in color and asked if that was accurate.

Mr. Weddle stated that the stones in question are indeed orange and are located at the property across the street.

Member Biedscheid asked if the case were coming before the board, what exceptions would be required. She felt there would be one for the material, specifically the steel, and one for the percentage of rock to stucco, but she questioned the design of the windows and whether there was a code exception for them.

Director Lamboy stated the windows themselves do not violate code, the two exceptions staff would identify are the roof form and the wall-dominated. She pointed out that there is more flexibility in the historic review district than in other districts. So, being wall-dominated, the overall appearance and context of Spanish Pueblo revival design are exceptions.

Member Biedscheid appreciated that the building is oriented the way it is because it minimizes the profile of the butterfly roof that is publicly visible from the east,

which is something that is not in keeping with the design standards. However, where the botanical garden's mission includes guidance for sustainable gardening and which is a feature that would be important to the mission of the building, she did not have an issue with it due to its orientation. She pointed out that it also screens the solar array.

Acting Chair Bienvenu stated that this was a very preliminary review, it's very difficult, and he didn't think that it is completely helpful to be looking or to give much in the way of feedback to designs that are being seen for he first time at the hearing. Especially without any context of visiting the site or having the information in the packet to review ahead of the hearing. He stated the structure would not fit most of the design standards for the district, although it is an attractive design in the right location, and it would need several exceptions to be approved. From his perspective, it should be scaled back to be at least somewhat more traditional in form, even though it's not completely visible from the street. This is because the ordinance is written for a reason, and it's important to enforce it as written. He asked the applicant to defer to staff to work on what the next steps would be under the ordinance and asked if a committee should be appointed to work with the applicant, as he thought it might be helpful with staff and a subcommittee of the board to engage with the museum to determine the best path forward, and then report back to the board.

Board members Mather and Degnan volunteered to work with staff and the applicant for new design approval.

Public Comment:

Jerry Richardson (address inaudible) was sworn in. Mr. Richardson is a long-standing member of the Board for the Botanical Garden. He stated the botanical garden, which has approved these plans, has worked with the state in this process for quite a while and while he understands the concerns, the whole region of Museum Hill should be considered because the gardens are right across Camino Lejo from the folk art museum which is a mid-century modern building designed by John Gaw Meem and it does not fit the design guidelines in the code, and Pueblo Revival would not fit any of the other buildings in the garden. The gardens are looking to have something that's architecturally cohesive and fairly well screened from the neighbors and the street, and the exceptions should be granted.

Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato recognized that there are other steel roofs in the botanical gardens, but found it ironic that a botanical garden uses steel as opposed to natural materials or roofing. While she understood it was longer lasting, it was still ironic. She stated this particular design seems much bigger than as described. So, visually, it has more of an impact and shows more

mass because the bathrooms are to the east, and the one window doesn't seem to fit the design. It feels like there needs to be either more windows, something, or maybe reverse it so that the mural is on the east side and the bathrooms are on the west side, which is on the interior facing into the garden as opposed to exterior.

b. Attorney Ruybalid announced that the Governing Body at the appeal hearing for 2024-009478-HDRB for 614 Paseo de Peralta upheld the decision of the HDRB from the December 10, 2024, hearing. The appeal hearing was heard on July 30, 2025, and the Governing Body voted eight to one to uphold the HDRB's denial for approval of the non-conforming 5'8" coyote fence.

7. **Old Business**

a. **2025-010698-HDRB, 222 Polaco St.,** Westside-Guadalupe Historic District, Gayla Bechtol, agent for Lee Kirch, owner, requests to install a coyote fence to a height of 6'-0 where the maximum allowable is 4'-7". Exception is requested to 14-5.2(D)(9)(a)(ii)(B).

Amanda Romero presented the case and staff recommendation, pointing out that this is the new design after the 6'0" high coyote was rejected by the HDRB, and this is now designed as a 4'7" high yard wall with a 5'0" high pedestrian gate of steel frame with wood panels and a vehicular gate at 4'7" in height. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

Acting Chair Bienvenu noted the design of the gate is not fenestrated and asked if staff had discussed this with the applicant.

Ms. Romero stated that due to the height of the gate, fenestration was not requested by the staff.

Acting Chair Bienvenu asked what the proposed height was and if it was solid wood or planks for the gates.

Ms. Romero stated it is 5'0" for the pedestrian gate and 4'7" for the vehicle gate, and that she understood it to be a solid wood panel for the gates.

Gayla Bechtol, 320 Aztec Street, Santa Fe, was sworn in. She stated the gate is panelized, but she was unclear about what was meant by fenestration.

Acting Chair Bienvenu explained that there is a guideline that requests fenestration of some kind, not solid gates. He read into the record "a fenestration of gates shall always be encouraged." By that, the board has always understood that to mean some kind of

openings in the gate.

Ms. Bechtol stated that at 4’7” for the vehicle and 5’ for the over 5’ pedestrian gate, they can each be seen over.

Acting Chair Bienvenu explained that the word fenestration as used in the guidance was to have openings in the gate as opposed to a solid gate, and it doesn't really speak to whether that depends on the dimensions of the gate.

Ms. Bechtol stated the plan for the gate is a solid wood panel on steel for longevity purposes.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated that it was hard to see elevation online, but now that she can see it on the monitor, she noted the gate is a solid panel three feet six inches wide with three panels and then an opening, and then three panels for a total width of seven feet. So, though it is not fenestrated, it is at least visually interesting. There is a break in the gate itself halfway, with a bar with a difference between the framing and the actual material in the gate, so she felt it had a sense of a break and that it should be approved.

Board Action:
Member Biedscheid moved in case 2025-010698-HDRB, at 222 Polaco Street, to approve the application as submitted and recommended by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

8. **New Business**

   a. **2025-010763-HDRB, 515 Paseo de Peralta,** Downtown & Eastside Historic District, significant, Rebecca Wood, agent for Georges & Tina Feghali, owners, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure, yard walls, and outbuildings.

Amanda Romero presented the case and staff recommendation. Staff recommended the historic status of the residential structure be maintained as significant, the shed to be designated as significant, the garage to be designated as contributing with the south and east (G2 and G3) as primary and the north retaining wall, south retaining wall, and the upper southeast retaining wall to all be designated as contributing per section 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Acting Chair Bienvenu stated that there was a bit of confusion with the last hearing because there was the impression that this was a contributing building and needed to know if it was an upgrade to significant. It appears that, in fact, it already has a significant

designation, as just indicated. He also asked about the current status of the shed and garage.

Ms. Romero confirmed that the main residence is significant and the shed is not currently status, and the recommendation is significant for the reasons in the report. The garage is also unstatused and is recommended as contributing along with the retaining walls, and the recommendation for the walls is also contributing.

Acting Chair Bienvenu asked if the addition on the west elevation was non-historic.

Ms. Romero shared a façade map and pointed out that facade 16 was the 1970s addition.

Acting Chair Bienvenu appreciated the thorough report but pointed out that the packet included a report on the condition of the structures. He stated that it is not necessary for statusing because the Board does not consider the condition for status.

Director Lamboy concurred that the conditions should not be considered for status.

Member Biedscheid asked for clarification on which portion was the non-historic addition.

Rebecca Wood, 909 Rio Vistas, and the contractor at 924 Shoofly Street, were sworn in. Ms. Wood stated that the intent in working with the clients is to preserve the original structure while remodeling in a way that honors the original structure of the building. She felt this was an incredible opportunity, and they looked forward to working on this important historic endeavor.

Acting Chair Bienvenu confirmed that the hearing was being recorded for viewing.

George Feghali, owner, was sworn in. Mr. Feghali explained that he and his wife have lived in the area for some time and truly admire this home and its spectacular view from Paseo de Peralta. He said they are looking forward to making this their new home. They chose the district because of the way it appears, and they are looking to preserve the appearance of the home.

Ms. Wood shared photos for context and history of the site and explained that the request was to determine the historical significance of these separate structures and determine how to best celebrate the significance of the original brick house. After her summary of the property, she reiterated that the primary goal of the project will be to restore and celebrate the unique original brick house. The additions and outbuildings added later may be old, but their character is so distinct that they detract from the historic integrity of the original house. And in several cases, they are too degraded to occupy safely. Based on this research and analysis, they propose that the original brick house be designated significant and the distinct outbuildings and additions be designated non-contributing.

Brandon Gable, 10002 Calle Largo, Santa Fe, was sworn in. He introduced himself as the son of the prior owner. He stated his grandmother owned the property in the 1930s, and it has been owned by his family until recently. He was amazed at the research on the property. He said that the decision to sell to the Feghalis was due to the overwhelming deferred maintenance, and he felt that they would be good stewards of the property. He felt the addition could have been added during the 1950s housing crisis post-war, but he was not sure; it was built of cinder block to enlarge unit one. He said the outbuildings are not in good condition, and the shed has not been used for some time. The garages are not well-built, and water does not drain well.

Ms. Wood stated that they felt the south wall was contributing, if not significantly, but the others were non-contributing due to their low height and lack of public visibility.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated this is a beautiful building, and it definitely should be considered significant. The other structures, including the additions that may have been used as part of the building, are distinct. They are historic, and while people keep saying that they weren't part of the original, they are all historic, especially if the small one by the shed was put on in maybe the 1950s. While they may not be significant, they are historic. The main house should be designated as significant; the additions on the back of the house are a different stucco, and it's very distinct. It has that red line around it in the photograph that should be contributing, and the shed should be non-contributing. The rock walls should all be contributing; whether they're low or high, they're a part of the property, and they should be preserved.

Acting Chair Bienvenu reminded the board that they will be designating status for the main residence, shed, garage, and three retaining walls.

Member Aguilar Medrano questioned the staff whether a part of a building can be contributing if it is designated as significant.

Ms. Romero explained that it can be designated as significant and exclude sections or features.

Director Lamboy requested that the board make four motions to make the actions clear for the applicant.

Board Action:
Member Biedscheid moved in case 2025-010763-HDRB at 515 Paseo de Peralta to retain the significant status of the main residence, excluding the northwest addition (facades 16, 1, and 2) and excluding the garage addition on the northeast elevation (facades 4, 5, and 6). Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

Member Biedscheid moved in case 2025-010763-HDRB at 515 Paseo de Peralta to designate the shed as non-contributing, noting it does not meet a high level of integrity. Member Mather seconded. The motion passed with Members Biedscheid, Degnan, and Mather voting for and Member Aguilar Medrano against.

Member Biedscheid moved in case 2025-010763-HDRB at 515 Paseo de Peralta to designate the garage as non-contributing because the building lacks integrity. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

Member Biedscheid moved in case 2025-010763-HDRB at 515 Paseo de Peralta to designate the south retaining wall, including the entry steps, as contributing and the other retaining walls as non-contributing since they are part of the landscaping. Member Degnan seconded.

Member Biedscheid asked if the wall could be significant.

Director Lamboy stated that usually the walls are listed as contributing, but if the board would like, they can designate them significant.

Member Biedscheid amended the motion to designate the south retaining wall, including the entry steps, as significant.

The amendment was accepted.

The motion passed with the Board voting unanimously (4-0).

c. **2025-010764-HDRB, 438 Apodaca Hill**, Downtown & Eastside Historic District, non- contributing. Jeffrey Seres, agent for Chuck Williams and Lee Lewin, owners, requests to construct a 260 sq. ft. free-standing carport to a height of 11’-6”, where the maximum allowable is 13’-9”.

Amanda Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Aguilar Medrano asked if the carport on the site would match the existing shed color.

Ms. Romero stated they would be similar but not identical.

Member Augilar Medrano asked if the date of construction was known for the shed.

Ms. Romero said it was unknown.

Jeff Seres, 122 Lorenzo Road, Santa Fe, was sworn in. Mr. Seres had no comments but was available for questions.

Public Comment:
There were no public comments offered.

Board Action:
Member Degnan moved in case 2025-010764-HDRB, at 438 Apodaca Hill, to approve the application as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

c. **2025-010493-HDRB, 626 Canyon Rd**., Downtown & Eastside Historic District, contributing, Richard Martinez, agent for Santa Elena Properties LLC, owner, requests to construct a 290 sq. ft. addition to a height of 12'-0" where the maximum allowable is 14'-9", reconfigure the existing pergola to 175.5 sq. ft. to a height of 9'-9".

Amanda Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Ms. Romero pointed out to the Board that the west elevation in the packet is mislabeled and is actually the east elevation.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. The owner could not be here tonight, so read a typed message from Ross Boyd, owner, into the record: "*I would like to begin by sharing how excited we are about the opportunity to be a part of the Canyon Road community. We have made new friends on every side of the house. Whether it's Estefan Rios, who owns the Desert Moss Vintage Store behind us, and who looks after our house when we're gone, or Stu Dixon at the Canyon Cafe across the street. We enjoy being able to take walks in the peaceful courtyard or sit on the front patio on Canyon Road, just to name a few things. While we recognize the importance of preserving the exterior integrity of the house as much as possible, and its unique history. Brooke has made friends with Mr. B's heirs, who have recently visited the house. We have lots of family friends who love to come visit. They all have small children. So, with Richard's help, this bathroom and living room addition will really help us when entertaining family and friends. As it currently stands, we have a second bathroom only for guests and one guest room, and it does get crowded with the parents and children being on top of one another for showering, etc. Having stated the above, Brooke and I kindly ask for the historic board's cooperation so we can continue to enjoy what we feel is one of the most unique and special places anywhere for many years to come.* "

Mr. Martinez offered that the plan is to construct a 290 sq. ft. addition to enlarge the living room, adding a bathroom and a closet to one of the guest rooms. The additions will be in the courtyard away from Canyon Road and are not publicly visible. They also plan to rehang the existing front door with the hinges so it will open into the pergola off the kitchen. He added that there is a post in an awkward location, so there is a need to redesign the pergola.

Public Comment:
There were no public comments offered.

Board Action:
Member Aguilar Medrano moved in case 2025-010493-HDRB, at 626 Canyon Road, to approve the application as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

d. **2025-010693-HDRB, 516 & 516 1/2 Alto St.**, Westside-Guadalupe Historic District, contributing, Mark Naktin, agent for Steve Dayton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure and garage.

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be maintained as contributing and the north elevation be designated as primary identified in the Proposed Façade Diagram as numbers one and two and the stand-alone garage retain it's contributing status with the east elevation designated as primary identified in the Proposed Façade Diagram as number 1, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

**It is noted that the staff report shows the case number as 2025-010869-HDRB, where the agenda shows 2025-010693-HDRB.

Member Biedscheid asked if the carport was part of façade one.

Mr. Duran stated the carport is not recommended as part of façade one.

Marc Naktin, 1523 Taos Street, was sworn in. Mr. Naktin agreed with the staff's recommendation regarding the primaries but pointed out that there have been significant alterations since the 1990s.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated she was happy that no one was recommending downgrading the property; however, the east façade should be

considered for a primary façade because it is more character-defining than either of the two north facades.

Board Action:
Member Biedscheid moved in case 2025-010693-HDRB at 516 and 516 ½ Alto Street to retain the main residence as contributing with the north (facades 1 and 2) as primary and designate the garage as contributing with the east facade designated as primary, excluding the carport, noting the garage doors are character-defining. Member Aguilar Medrano seconded with a friendly amendment that on the primary residence, the non-historic windows and doors be excluded. The amendment was accepted. The motion passed with the Board voting unanimously (4-0).

e. **2025-010695-HDRB, 549 ½ Agua Fria St.,** Westside-Guadalupe Historic District, Non-contributing, Robert Kreger, agent for Cathrine Wynne, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure.

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the structure be upgraded to contributing and designate the south elevation as the primary façade, identified as number one on the Proposed Façade Diagram, exclusive of non-historic windows, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

** It is noted that the staff report shows case number as 2025-010870-HDRB for the status, and both cases 2025-010695-HDRB and 2025-010945-HDRB as the remodel.

It was noticed that the agenda and the staff report had different case numbers for both this case and the previous case.

Attorney Ruybalid stated that the number being incorrect does not affect whether the address and description of work were the same.

Acting Chair Bienvenu asked which case number should be used.

Attorney Ruybalid stated it was the staff's choice.

Mr. Duran stated he would prefer the number on the staff report be used.

Robert Kreger, 3068 Plaza Blanca, was sworn in. Mr. Kreger stated that he and the clients agreed with the staff report.

Catherine, Wynne, (inaudible), was sworn in. Ms. Wynne agreed with the staff report, and she has enjoyed learning about the building.

Public Comment:
There were no public comments offered.

Board Action:
Member Biedscheid moved in case 2025-010695-HDRB, at 549 ½ Agua Fria to designate the residence as contributing with the south as the primary, excluding the non-historic windows, and designate the non-historic yard walls as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

f. **2025-010839-HDRB, 433 Calle La Paz,** Downtown & Eastside Historic District, contributing, Martinez Architecture Studio, agent for John C. Gregory and Pamela S Austin Revocable Trusts, owners, requests primary façade designation of the main residence, a historic status review with primary façade designation, if applicable, for a casita and a garage structure.

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be maintained as contributing with the north façade (R1), which retains the original and design designated as the primary facade, the garage be designated as contributing with the west (G4) as the primary façade and the guest house and yard walls be designated as non-contributing due to their age per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Acting Chair Bienvenu asked staff to address the west facade of the primary residence, as it was indicated that the south and the east were mentioned as not being primary in the past, which implies that both the north and the west have been considered primary. Secondly, that west elevation was noted by the HCPI as the oldest portion of the house, and it's quite visible from the street. It's by far the most visible portion of the house from the street, and it seems to retain at least one, if not two, historic windows.
He asked if there was any reason why the west was not recommended to be primary as well, or would staff agree that that could also be considered primary?

Ms. McCulley stated that the 2001 case did not actually mention either the north or the west facades at all. So, there was no indication which was considered primary or if both were, and in discussing it on site with Mr. Martinez, we both agreed that it's very possible that both were intended to be primary, but we were unsure.

Acting Chair Bienvenu asked why staff wouldn't recommend the west, the very prominent west facade that's the oldest portion of the house, and seems to have been considered primary in the past to retain it or to be designated formally tonight as also primary.

Ms. McCulley stated it was an attempt to limit the number of primary facades.

Richard Martinez, previously sworn in, agreed with the recommendations of the staff and felt the reason staff only recommended the north elevation, not the west elevation, is because John Murphy in the historic report stated that the primary house is designated as a contributing structure and the most important facade is the front north facing elevation which been the least affected by additions and clearly communicates the building's original and historic character. Character-defining features of this facade include its original horizontal massing, window openings that contain older two-over-one wood sash windows, and the brick cornice, or perhaps because that is where the front door is, and it is character-defining the house, and that's the reason why John Murphy recommended only that facade as being the primary facade for the main house.

Mr. Martinez stated that there are non-contributing elements of that facade that should not be included in the designation of the primary. This included the portal in front of the house, which is a different style from the house and was possibly added later. The wood columns and the beams on the portal have been painted, and the paint possibly hides damage to the wooden elements there. He said he may want to replace those because restoration may not be possible. He said he noticed that the recommended elevations for the primary facade did not include this portal. So, he wanted to make sure that the portal is not included in that primary facade designation. Also, the window that is next to the door is non-historic according to the window report from Ra Patterson, is it is not. The plan may be to open this window up to being larger to match the historic windows on the facade, so since it is not historic, it should be excluded as well, because it is a blemish on the beautiful facade. He said it's too bad that the primary facade designation precludes the idea of expanding the portal to be symmetrical with the house, since the portal is only two-thirds of the length of the house behind it. He also pointed out that the facade that is recommended as primary by the staff includes a small eastern portion, which is an addition for a bathroom, which does not have the same details as the main portion of the façade. If that is designated as primary, he will not be able to do any addition or work within ten feet of that façade. That would affect a portal or other changes for the back area of the house, off the kitchen. So, he wanted this to be excluded from the primary as well. He agreed with the staff recommendation for the yard walls and the guest house.

Director Lamboy pointed out that while at the site visit earlier in the day, there is a window replacement on the south elevation closest to Calle La Paz that is recent, which was not approved, and the window approved in 2001 had a different mutton pattern than what has been replaced. There is still disturbed stucco around the window. The problem with illegal window replacement is that there are also building code standards that apply and have to do with fire rating. Because this property is not five feet stepped back from the property line. She shared this to alert Mr. Martinez that this issue will come up when a building permit is being sought. She also stated that the applicant should not talk about what is being planned as a basis for designating primary facades, but rather whether the finishes or features are historic.

Mr. Martinez stated he understood about the window replacement, though it was done before the current owner.

Member Degnan asked if the comments about the recommended primary facade and Mr. Martinez's professional approaches to addressing, for example, the portal that is not expanding across the front of the building, if changes like that alter the facade that the board is investigating.

Director Lamboy stated that it would alter the primary façade significantly if there was no proof that there was a portal there that was much longer.

Acting Chair Bienvenu stated he understood the comments from the applicants' representative to be directed at excluding certain features because they were not character-defining or non-historic from the facade designations. He also stated that it seems there was a request to exclude a lot for the only facade that's recommended as primary. This is why the importance of the west street-facing façade, on page eight of Mr. Murphy's report, states that the west elevation holds the oldest portion of the house, and it looks like some historic windows that would not be protected if it were not a primary façade. It seems to be extremely important to protect both facades.

Mr. Martinez stated that his recommendation for exclusions does not mention any of what the historian mentions as the character-defining elements of that facade, like the coping, windows, door, or things like that.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated was happy that Director Lamboy brought up talking about what remodel items are desired because, as a professional architect who has appeared in front of this board numerous times, Mr. Martinez should know that he shouldn't be talking about what he wants to do. She supported the idea not only of having both the garage and the main houses contributing to the facades recommended as primary, but also included the street-facing façade that is said to be the oldest part with original windows. She felt it was important that it was publicly visible and important to be preserved. She did not feel it should
include the portal, but felt the board could be very clear that it is excluding the portal as part of that primary facade.

Board Action:
Member Biedscheid moved in case 2025-010839-HDRB, at 433 Calle La Paz to retain the main residence as contributing with the north façade as primary excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, excluding the side lite which per the HCPI is likely to not be original, and excluding the eastern addition with no brick coping, and to designate the garage as contributing with the west as primary, and the casita and yard walls as non-

contributing. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

g. 2025-010840-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct yard walls with pedestrian gates to the maximum allowable height of 4’-6”.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Biedscheid questioned if, when staff writes an administrative approval for a 4’0” high or less wall, there is a required break in that length.

Director Lamboy stated that it is a zoning standard in terms of the breaks and the changes that apply throughout the city, regardless of height.

Member Biedscheid asked with respect to the coyote circular fence it went behind the tree or in front of the tree, along the street.

Ms. McCulley stated that it is behind the tree, so that the tree is on the side of the street.

Member Aguilar Medrano asked if the steel planters from the previous application were redesigned and part of this application.

Ms. McCulley stated the planters were denied at the last hearing, and the applicants have chosen not to build them.

William Kleinschmidt, 1919 5th Street, Suite D, Santa Fe, was sworn in. He had nothing further to add but was available for questions.

Member Biedscheid questioned whether the pedestrian gate was planned as a wood plank gate or a coyote fence gate.

Mr. Kleinschmidt stated that it was planned to be a wooden plank gate.

Member Biedscheid confirmed that there is a mix of elements, including stucco, coyote fencing, and a wood plank gate.

Mr. Kleinschmidt stated she was correct, and the coyote fence that goes around the fruit tree already exists, but three elements are incorrect.

Member Beidscheid asked if the applicant had given consideration to having the pedestrian gate match the existing coyote fence because there are a lot of elements along Alameda, and the compound already has several colors and styles, so it is not very cohesive, and this may add to the disparity of elements on the street. It seems two elements, the coyote fence, and stucco, should be considered rather than the third element of the planks.

Mr. Kleinschmidt stated that they had not considered that, but if it is an issue, it should be noted that the coyote fence is hidden behind the trunk of the tree, so the predominant elements that will be visible are the stucco and the gate.

Member Aguilar Medrano stated she had similar thoughts about the materials and their overall design of the wall since this is a compound. Right now, the wall is bookended by more territorial-inspired inspired squared-off corners with a brick coping, and then the inside of the wall goes towards a more curved radius similar to what this house would be. As the walls are now, they are trying to reflect the houses that stand behind them. But looking at this as a streetscape and the fact that it's a compound, this wall really should read as one uniform entrance into the compound. There's an opportunity to improve that and make that happen. For example, one thought would be that on either side of the proposed gate, the two pilasters with brick coping should match the rest of the wall by extending the brick coping along the whole front of the wall as it appears on either end. The light fixtures should be consistent because there are already light fixtures on one end of the wall. Having two different fixtures just highlights that these are different residences rather than one unified compound containing different units. The wall is currently broken up into a couple of different colors, and it should be made into one cohesive color with this renovation.

Mr. Kleinschmidt stated that, going back to the original development plan for the Sangria Compound in the early 2000s, it was intended to have distinct looks. So that's why there is the Territorial style on the two sides and then a more Pueblo Revival style in the center part of it. The applicant is trying to adhere to that original approved development plan, having the wall match the house, which is going to be Pueblo Revival, not Territorial. The property owner likes the idea of having a different look in front of each of the structures, and that is their reasoning for doing the design this way.

Member Biedscheid stated she appreciated Member Aguilar Madrano's comments. She agreed with that assessment, and it does change the streetscape, although she understood what the applicant was saying about matching the houses behind it, but for a compound and for this particular stretch, which is fairly close to another compound, it distracts more than it adds to the feeling of a consistent streetscape.

Member Aguilar Medrano stated she was very disappointed to see that the apple tree is getting removed, which is an older tree, and it is a pretty significant apple tree with a trunk, you know, of about a foot in diameter. While it is being replaced, it is going to get replaced

with a tree that's probably an inch and a half in diameter. She wished that there was a way, and perhaps the applicant would still be open to it, to save that apple tree by redesigning the home. Along East Alameda, the area already has such an open feeling compared to other parts of Alameda, and removing the apple tree is going to exacerbate that.

Mr. Kleinschmidt stated that the apple tree will be replaced with a baby fruit tree that will grow, and there was discussion around decreasing the footprint of the house, but it was decided against, and the applicant would prefer to replace the tree.

Member Aguilar Medrano stated that she would prefer if this board had purview over trees because they are historic and contribute significantly to the east side. She pointed out that it will take many, many decades for a tree to get back to the size of the one that's there now. So, if there's any chance the applicant would reconsider, I think it would be greatly beneficial to the streetscape.

Director Lamboy added that the city does have an ordinance relating to significant trees, and for significant trees in the city, the requirement is that for each inch of caliber lost, there must be a replacement. The tree would be evaluated, and the applicant may be required to plant more than one to replace it, based on that calculation.

Public Comment:
Elizabeth West, 318 Sena Street, was sworn in. She was pleased that the applicant returned with a new design and that the board was working with the applicant on the design. She said she is proud to be a part of a town where this is possible. Regarding the tree, she stated that it would be nice if the applicant could find a creative solution to save the mature tree.

Ms. Stefanie Beninato, previously sworn in, stated that she appreciated that the applicant came back and made significant changes, and the comment about the gate being similar to the coyote fencing rather than an excess of material types. She agreed with Member Aguilar Madrano's suggestions and comments to make it more uniform because while the intention of the owner and the architect is understood, there are different considerations in terms of a streetscape and in a compound. She also felt that there may be more than one replacement tree required, which could encourage the design to save the mature tree.

Board Action:
Member Aguilar Medrano moved in case 2025-010840-HDRB, at 815 East Alameda Street Unit 8 to approve the 4’6” height of the wall with the condition that the full segment of wall from one entrance drive to the next have a single consistent stucco color, the light fixtures be consistent whether that be installing new lights along the entire length or matching the existing fixtures, that the pattern of pilasters with brick coping is repeated and used as a way to define points such as the pedestrian gate, that the brick coping be

used along the full extent of the wall to match either end that already exists there, and that the radius be consistent on the stucco and that the pedestrian gates be constructed with latillas to match the stucco fence rather than panels and revised plans be submitted to staff for approval. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

h. 2025-010872-HDRB, 836 Don Cubero Ave., Don Gaspar Area Historic District, Contributing, Daniel Strongwater, agent for Anthony Cao, owner, requests status review with primary façade designation(s) if applicable.

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the main structure and detached guesthouse be maintained as contributing to the east facades, designated as primary, as indicated as number one on the Proposed Façade Diagram, and the yard wall be designated as contributing, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Daniel Strongwater (Inaudible) was sworn in. Mr. Strongwater stated that it should have been obvious on the field trip that a major renovation happened in the early 2000s, and it went through the historic process, so there is some documentation on the structure, but there is not a lot from the current owners. Hopefully, there is sufficient information to decide. A major portion of the house, the front of the house on the east facade, does remain largely intact. The guest house in the back is proposed as the primary façade; however, it has had full window and door replacement on that façade during the early 2000s renovation. They are plate windows and doors with no light divisions in them. The facade appears substantially revised, though the shape and dimensions remained the same, so it is questionable if that façade is worthy of a primary facade designation. Also, the portal over the door has been rebuilt.

Public Comment:
Ms. Stefanie Beninato, previously sworn in, stated that she felt that what's now the guest unit was probably a garage to begin with. It's very common in that area to have the garage set back like that, and the fact that it's at a zero lot line sort of indicates that that would be the historic pattern. The façade could still be designated as a primary, excluding the non-historic windows and doors, since the openings are historic. The façade, where, south possibly, there are a couple of windows and a curve at the bottom of the windows that's concrete or stucco, is a very historic detail that's contributing to many homes. The way the window is designed with those sills should be considered for primary as well to preserve that feature because that really is a character-defining feature of these kinds of houses.

Mr. Strongwater offered to share more photos if the board needed them.

Member Biedscheid asked if the windowsills were represented on the recommended primary façade as well as the one that was pointed out.

Mr. Duran stated they are also on the east façade and extend across the main house.

Mr. Strongwater stated the south facades were considered secondary.

Board Action:
Member Biedscheid moved in case 2025-010872-HDRB, at 836 Don Cubero Avenue to adopt the staff's recommendation to retain the main residence and guest house as contributing and designate the east of the main residence as primary and the east façade of the guest house, excluding the non-historic elements, including the window, door, and portal as the primary façade, and the yard walls as contributing as recommend by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

i. **2025-010873-HDRB, 219 & 219 A Washington Ave.,** Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition, including a two-story structure to a height of 22'-0" at 219 Washington Ave., and construct a new 1,661 sq. ft. two-story structure at 219 A Washington Ave. to a height of 24'-6" where the max allowable is 23'-8". Exceptions are requested to 14-5.2(D)(2)(d), an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that all the exception criteria had been met and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Biedscheid asked what the impact of these changes would have on the existing 219 and 215 buildings, which are both contributing.

Mr. Duran stated that looking at the streetscape, the west-facing facades or primary façades show the significance of the structures and, more so, the significant structure to the north of 219 Washington, which is a very prominent structure in Territorial style. The applicant is proposing at 219 on the west façade is to step it back to the east to avoid overwhelming the western façade while maintaining what was previously approved and setting everything to the rear. These are pretty large structures and they can overwhelm the area, but the applicant is doing the best they can to build on this property by stepping it to the rear of or to the east, where it has the minimal impact on that streetscape.

Robert Evans, Ojo Caliente, was sworn in. Mr. Evans had nothing to share but was available for questions.

Acting Chair Bienvenu asked what the radius of the corners would be and if they would match the existing building.

Mr. Evans confirmed that the radius of the corners would match the existing building. He said that he is trying to match everything, including the wood and its color, on the front portal.

Member Aguilar Medrano stated that what was striking her as odd on the right side of the photo is the pattern of the windows; there is a large gap between them that doesn't really seem to be consistent with the patterning of the existing windows. She asked if the applicant could speak to the pattern and windows in general because on the south elevation, each floor has two windows, but they are not aligned. She wondered why the windows were in this type of configuration and what was behind the large gap in the rendering.

Mr. Evans explained that the gap on the second floor was a wall that separates units, and right in the middle are the bathrooms on that side.

Member Biedscheid stated that the proposed south elevation for units four and five had similar odd window placement and door placement as they were off-center, and asked if that was due to the interior.

Mr. Evans stated it was for the interior layout of the rooms.

Member Biedscheid stated that the Board has purview of the exterior, and the design seems to be around the interior. The off-center does not make sense because there is no apparent reason from the exterior for those not to be centered, or mimicking the placement of the windows on the adjacent contributing structures, which have a lot of windows, and this design is sparse. The general design seems especially uninspired, like a block wall next to the 215 and 219, which have a lot of character. The small size of the little building adds to the streetscape, and the reason we designated it as contributing was that it was just a very diminutive building; the additions that will connect to the building and the one behind it, although not visible, will have an effect. There is a lot of sky above this and next to 215, which is a two-story building, and it always appears very small. All of these changes just do not work; they jeopardize the status of the neighboring buildings. It is appreciated that things were moved to the rear, but if those were one-story buildings, it would be much more appealing.

Mr. Evans stated that the intention was to do a hip roof on 219A, but it would not meet the requirements B and Z for putting a hip roof for the architectural points system. The idea was to match that building with a hip roof.

Director Lamboy stated that the architectural point system applies in the rest of the city, but not in the historic districts; the historic districts review board determination applies. So, the point system would not apply in this particular case.

Mr. Evans stated it was part of the preliminary zoning review.

Director Lamboy stated she would verify what was on the form because it would not apply here.

Public Comment:
Elizabeth West stated that while she resides in the Don Gaspar Area District, she walks in this area. She stated that this is an addition to the streetscape that is quite dramatically big in feeling and it sounds as if the applicant was trying to make an effort to figure out what's going on but relating to her earlier comment about give and take, there are aspect of the project that are appealing, but this cute little item will be changed but other buildings in the area should be sought for inspiration and incorporated into this design. She stated she is in favor of building for the streetscape and then figuring out where the rooms go and how they configure in the structure.

Ms. Stefanie Beninato, previously sworn in, agreed that this would dramatically change the streetscape, and she did not hear any discussion about the hardship that was forcing this design, or how it would not negatively affect the public or negatively impact the streetscape. We already have a fairly big development going on right there in that area. It is going down that walkway. It was extremely controversial. It took many meetings for the board to approve it. I'm not sure why you need more than 50% add-on to 219. I don't hear any discussion about that. I think that too is a second story, and then you have this very square building that's 219A, that's totally generic and really unappealing and doesn't really fit in with downtown at all. And to keep referring to 215, 215 is a historic building. It is not a new building. And so, it's not even supposed to be considered in sort of the height calculations, all kinds of things. And yes, it would be nice to sort of reflect some of those details, but it doesn't make it okay to have a big building next door. Again, we don't see the fire supposed to be a fireplace. Is it a gas fireplace? Where's the venting? You don't see that in that diagram. I don't know why you have to be an extra 8 in above. Can't you make the basement lower, step down to the first floor, and then you can lower the second floor and be at the same height level, so you don't need an exception? I mean, there are a lot of alternative designs here that have not been considered. Um, and it seems like both staff and the owner think that, well, we have a right to develop, so we should be able to develop to the maximum, but this is a historic zone, and it's important to fit into the streetscape, especially in downtown, especially on Washington Avenue.

Mr. Evans stated that due to the layout between the property and the neighboring property at "Market Steer", this new taller building cannot be seen from the streetscape.

Director Lamboy stated that there was a planning and zoning review that was done on April 28th, and there was no mention of points on the form. Those architectural points don't apply in the case of historic districts precisely because we have standards relating to compatible construction. There would be no reason, potentially, other than the fact of a hipped roof, other than the fact that it might exceed the permitted height for the ordinance.

Member Aguilar Medrano asked if story poles were provided for the field trip.

Mr. Duran stated he did not ask for story poles.

Acting Chair Bienvenu stated that story poles should be required for all height exceptions.

Board Action:
Member Aguilar Medrano moved in case 2025-010873-HDRB, at 219 and 219A Washington Avenue, to postpone the case to a date certain of September 23, 2025, so that the applicant can take into consideration comments from the board, including the roof type, roof profile, windows, height, and massing, and install story poles as recommended by the Board. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

j. 2025-010874-HDRB, 423 ½ A W. San Francisco St., Downtown & Eastside Historic District, Contributing, Walter Klump, agent for Ellen Yarrell, owner, requests approval for the proposed remodel, including replacement of all doors and windows, infilling one door, widening one window, and other exterior alterations. Exceptions are requested to 14- 5.2(D)(5)(a)(i) historic windows shall be restored wherever possible, and 14- 5.2(D)(5)(a)(iii) no existing opening shall be closed.

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that all the exception criteria had been met and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Walter Klump, 501 Rio Grande Avenue, was sworn in. He stated that the owner, Ellen Yarro, sends her apologies because she had intended to be present, but she had an emergency to attend to. He said he had a few comments regarding the presentation. First, the color blue is much lighter than in the photo, which seemed very saturated. There are samples of the blue trims with the sand stucco finish on several buildings in the district. He said the infill door is already half-filled in, while no permit has ever been issued on the property. The interior of this door is drywalled, so if you open the door, you would see the drywall. The property was purchased in a state of disrepair, so they intend to restore some of the historic integrity of the building. He added that the stucco that staff recommended

keeping is a textured brocade from the late twentieth century, and we hired John Murphy as a historic consultant for the project. He states, " *Dear Ellen and Walter, I'm concerned about the staff recommendation to retain the brocade style stucco finish. The existing stucco exhibits a textured brocade or Spanish lace pattern created with a skip technique. This is a late 20th-century decorative treatment common in Santa Fe, only from the mid-1960s onward, and has no precedent in 19th-century plastered adobe buildings. Its appearance is more closely associated with STM or Bellam track houses built on the south side in that period. Historic adobe surfaces similar to the 423A house were finished with a hand-troweled smooth or subtly floated coat, often lime-based, producing a planer surface that kept the building's form and proportions visually prominent. The current textured finish is historically inappropriate. It introduces a visual busyness foreign to the building's period and obscures the craftsmanship of the original walls. A more appropriate approach would be to restucco using a traditional cementitious plaster such as LRA 2030 sanded stucco applied in a smooth or lightly floated finish to approximate the appearance of a 19th-century adobe plaster coat. This would restore a historically compatible surface while maintaining the protective function of the stucco*." Therefore, the proposal is for a smooth texture for the stucco.

Mr. Duran stated that Mr. Murphy eloquently shares his assessment. However, given the status designation of the structure, the current state of the structure, and the stucco and architectural style that was implemented during the time it was stuccoed, staff recommends that the owner retain the stucco style.

Director Lamboy stated that the photo in the 1981 HCPI shows this pattern of stucco. There must be proof of the previous existence of smooth stucco.

Acting Chair Bienvenu asked if smooth stucco was part of the application and if the staff was recommending its approval.

Mr. Duran stated that the smooth stucco is part of the request; however, per the staff recommendation in the staff report, "*staff recommends that the proposed stucco be installed utilizing the same rough texture of the existing stucco to retain the historic character of the building*."

Acting Chair Bienvenu clarified that staff is recommending approval on condition that the proposed stucco be installed utilizing the same rough texture as the existing stucco.

Director Lamboy stated that one other item in the HCPI, under photo 16, page 38, is a photograph of many layers of stucco, which is a hint at what was there previously. Underneath there is a rough texture as photo many layers of stucco there is a rough texture there as well.

Mr. Krump stated that while the smooth stucco is preferred if it needs to be textured to more the case forward they would be willing to do textured stucco.

Member Aguilar Medrano commended the applicant on their packet; it was very thorough, and they did a great job of calling out the details like finishes in addition to well-executed drawings.

Member Biedscheid asked for confirmation that the east elevation is not visible from the street.

Mr. Krump confirmed it was not visible.

Member Biedscheid stated that it appeared that almost all of the windows were not historic aluminum clad windows and then questioned what appeared to be pipes on the south elevation and on the secondary masing.

Mr. Krump stated that she was correct, the existing windows are not historic, and the piping vents on the west elevation exist. He confirmed that the pipes on the south elevation also exist, but were missing on the existing drawing.

Member Biedscheid pointed out that the tallest part of the building has a prominent cap at the parapet and asked if the applicant was keeping that. And with respect to the color, she confirmed that the color would be lighter.

Mr. Klump confirmed the color is a little lighter than the existing one.

Member Biedscheid asked if the color was protected.

Mr. Duran was unsure and asked if Director Lamboy might be able to assist.

Director Lamboy stated that looking over the photographs in the HCPI, there is a picture from the 1990s that has a lighter blue on the exterior door that accesses the kitchen, and in the 1980s, they are white, so the color is not historic, and either would be an acceptable choice.

Member Biedscheid stated that a couple of photographs of the windows have a grate or a trellis in front of them and asked if it was attached to the building and if it was to remain or be removed.

Mr. Krump stated that it was not historic.

Public Comment:
Elizabeth West, previously sworn in, confirmed that what was online and what was on the screen, the colors were saturated differently. There is a wall with two windows, not sure of the elevation, then similar windows or doors that look very static and odd. She

asked if these were planned to be retained. She then asked if there was any leeway when doing rough stucco because some come out nice and others do not.

Board Action:
Member Aguilar Medrano moved in case 2025-010874-HDRB, at 423 ½ West San Francisco Street, to approve the application, finding that all of the exception criteria have been met with the conditions that the stucco texture match the rough texture that currently exists per staff recommendation, unless the applicant can prove that smooth stucco existed historically and submit that documentation to staff for approval. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

9. **Discussion Items**
There were no discussion items.

10. **Matters from the Board**
There were no matters from the Board.

11. **Next Meeting**
August 26, 2025

12. **Adjournment**

The meeting was adjourned at 10 pm.

_____
Lani McCulley, Transcription

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

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

Case # 2025-9774-HDRB
Address – 1184 Cerro Gordo Rd.
Agent's Name – Trey Jordan Architecture
Owner/Applicant's Name – Grant Alexander, Sage Haven, LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 1184 Cerro Gordo Rd. is listed as non-contributing to the Downtown and Eastside Historic District due to its modernity. The residence was approved for construction under Case # H-18-139 in December, 2018. The 3,600-square-foot residential structure is a 14'3"-tall modern southwest structure with "Belle Glade" colored cementitious stucco walls and "Navajo White" alcoves and under portals. The fascia and canales are "Charcoal Smudge" colored steel and the stained wood columns are in "Classic French Grey". The windows are "Shale" colored, metal-clad. All windows not under portals have divided lites. The south elevation is notable for large, plate-glass windows and doors which are greater than 40 percent of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines, SFCC Section 14-5.2(E)(2)(b).

The Applicant proposes the following exterior alterations:

1. Construct a 146-square-foot addition on the northeast corner of the existing residence to a height of 9'6" where the maximum allowable is 16'5". The addition will match the existing residence by being finished in cementitious stucco "Belle Glade." Exposed steel detailing and canales will be painted Dunn-Edwards "Charcoal Smudge," and wood gates, doors and screens will be stained Sherwin-Williams "Classic French Grey."
2. Construct a 6'0"-high yard wall on the east property line where the maximum allowable height is 6'0".
3. Construct a 6'0" high screen/fence on the northwest side of the property where the maximum allowable height is 6'0". The screen will be metal frame with wood planks.
4. Install a 6'0" high pedestrian gate on the east of the property connecting the addition and the yard wall. The gate will be metal frame with wood planks.

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. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the Application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
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. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
8. The information contained in the Staff Report and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, in the context of the modern style of this structure .

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 approves Items # 1-4 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 23rd DAY of SEPTEMBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date

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

Case # 2025-9784-HDRB
Address – 512 Abeyta St.
Agent's Name – Lightfoot, Inc.
Owner/Applicant's Name – Steven and Barbara Birgfeld

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 25, 2025.

BACKGROUND

The residential building at 512 Abeyta St. is an adobe 1,225-square-foot, single-family residence that was built before 1912 in a vernacular style. The building is listed as significant to the Downtown & Eastside Historic District. The significant status was assigned in 1992 during the yearly updates to the status map.

A 1,490-square-foot residential structure approved under Case # H-06-067 was built in 2006-2007 at the rear of the property. This structure is designed in the Spanish-Pueblo Revival Style. It is considered non-contributing due to its modernity. A stuccoed 6-foot-high yard wall was constructed on the north side of the existing building with stained wooden pedestrian gates as part of the 2006-2007 construction on the property. In Case # 2020-2251-HDRB, the Board approved a new fence, new gates, the replacement of the non-historic doors on the south elevation and the courtyard east elevation (noted as D1 and D3 on the current case), and some remodeling on the non-historic structure.

The Applicant proposes the following exterior alterations:

1) Replace windows W2 (aluminum slider), and W5, W6 and W7 (all steel casement), with Sierra Pacific aluminum clad wood windows with simulated divided lites in white. An exception is requested to SFCC Section 14-5.2(D)(5)(b) to replace historic windows.
2) Restore windows W1 and W8 (both wood casement), and W3 and W4 (both wood single hung), and repaint white.
3) Add storm and screen sashes to windows W1, W3, W4 and W8.
4) Stucco in cementitious "Buckskin" color to match the existing color.

The window assessment recommends restoring W1, W2, W3 and W8 to include repairing the wood, and adding balances and weatherstripping. The Applicant is requesting the replacement of W2, which is contrary to the assessment recommendation. The assessment also recommends replacing W4, W5, W6 and W7 while restoring D2 and weatherizing. The Applicant is requesting repair of W4 contrary to the assessment's recommendation of replacement (but does not require an exception), while replacing W5, W6, and W7, consistently with the window assessment.

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. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff found that the exception criteria had been met. Moreover, Staff recommended following the recommendations of the window assessment to replace unit W4 and repair unit W2. Otherwise, the Staff recommended approval of the application as it complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. 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).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
8. Under SFCC Section 14-5.2(D)(5)(a)(i), for all façades of a significant structure, historic windows shall be repaired or restored, not replaced, wherever possible.
9. The Applicant proposes, on a significant structure, to replace a historic window for which repair or restoration is possible. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(i) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
    a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the window to be replaced is not original and is inconsistent with the vernacular character of the house, and the proposed window replacement is consistent with the original windows on the structure and is the nearest and best alternative;
    b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public

welfare because the window assessment shows the window satisfies the 30 percent damage threshold justifying the replacement; and

c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because the window to be replaced has a missing sash, resulting in a poor thermal quality, replacement parts are unavailable, and replacing the window will help safeguard the structure's integrity on that façade.

12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
14. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves Items # 1-4 as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application with respect to the replacement of window W2.

IT IS SO ORDERED ON THIS 23rd DAY of SEPTEMBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Andréa Salazar Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

City of Santa Fe, New Mexico

memo

DATE: **September 23, 2025**

TO: **Historic Districts Review Board**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Paul A. Duran, Senior Planner, Historic Preservation Division**

2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown and Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave and construction of a new 1,661 sq. ft. two-story structure at 219 A Washington Ave to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** 219 and 219 A Proposed Construction Renderings

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave.
b. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave subject to conditions.
c. Approve or deny the exceptions to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.
d. Approve or deny Case #2025-010873 to allow those alterations to 219 and 219 A Washington Ave that do not require an exception.

Should the Board deny the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). As the total ground disturbance will exceed 2,500 square feet, archaeological clearance is required.

The applicant has provided a contract with an approved archaeologist on the City of Santa Fe's List of Approved Archaeologists and Historians for the Historic Downtown Archaeological Review District and for all ground disturbing activities associated with the proposed construction and development of this property.

BACKGROUND & SUMMARY:

The professional office building at 219 Washington Ave is listed as contributing to the Downtown and Eastside Historic District with the west street facing façade designated as primary. The following paragraphs are a summation previously described by Mr. Ramón Sarason, former planner for the Historic Preservation Division (HPD) in a recent case for the subject property to the Historic Districts Review Board (Board) in 2024.

> *The commercial building at 219 Washington Ave occupies the northwest corner of the former Levi A. Hughes estate and is characterized as a low, flat-roof building that initially served as a garage. The non-descript structure faces Washington Ave and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.*
>
> *Constructed between 1930 and 1942, the garage is made of structural clay pentiles and finished with stucco and painted in a buckskin color. The previous garage faces the street, which has been altered with the infill of a door and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row*

brick. The public access to the building is through a ¾"-glass door at the northwest corner. The structure is currently utilized for commercial business purposes.

Previous cases for 219 Washington Ave include:

On September 9, 2025, in Case No. 2025-010873-HDRB, the applicant provided information to the Board considering a re-design of the proposed project for open discussion as an informational item.

On August 12, 2025, in Case No. 2025-010873-HDRB, the Board postponed this case to a date certain and asked the applicant to take into consideration some of the Board's comments which included a height massing, window placement, potentially roof type and profile, and would also encourage story poles which will be a topic of conversation and another site visit to install the story poles to support your point of not being publicly visible.

On February 27, 2024, in Case No. 2024-007814-HDRB, the Board approved a remodel with exceptions with the condition that the replacement windows be true simulated divided lights or actual divided lights. The approved renovations are stated below:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

On October 22, 2019, in Case No. 2019-000994-HDRB, the Board upgraded the historic status to contributing and designated the western, street facing façade as primary.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

1) 1. Construct a rear addition (219A) to the East rear façade of the existing building 219. The addition will be designated for:
    a. Laundry – 92 SF
    b. Unit 4 portal – 51 SF
    c. Unit 4 bathroom – 40 SF
    d. The existing rear one-story storage area (100 SF) will be rebuilt in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
    e. A new one-story portal addition (51 SF) will provide egress for Unit 2 and connect with the Laundry room.
    f. Unit 4 – Basement – 352 SF (Mechanical & Utility Room + Storage)
    g. Unit 4 – 445 SF of what?
    h. TOTAL = 628 SF what? This isn't really an additional item – just the sum total for unit 4?
2) Construct a new two-story addition will provide Unit 4 (445 SF) on the first floor and Unit 5 (284 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to basement will be provided by a covered exterior stairway below. The second floor must be stepped back at least 10 feet from the property line.
3) Construct a new two-story addition will provide Units 6 (464 SF) & 7 (459 SF) on the first floor and Units 8 (369 SF) & 9 (369 SF) on the second floor. Access to Units 8 & 9 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Per zoning code standards, the second floor must be stepped at least10 feet from the property line.

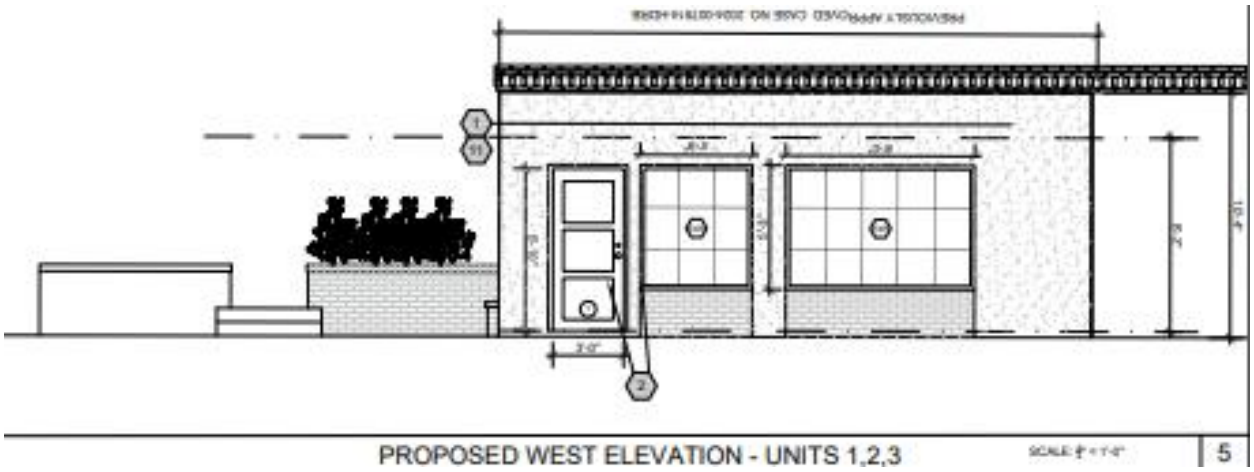


Figure 1. 219 Washington Ave street facing facade.

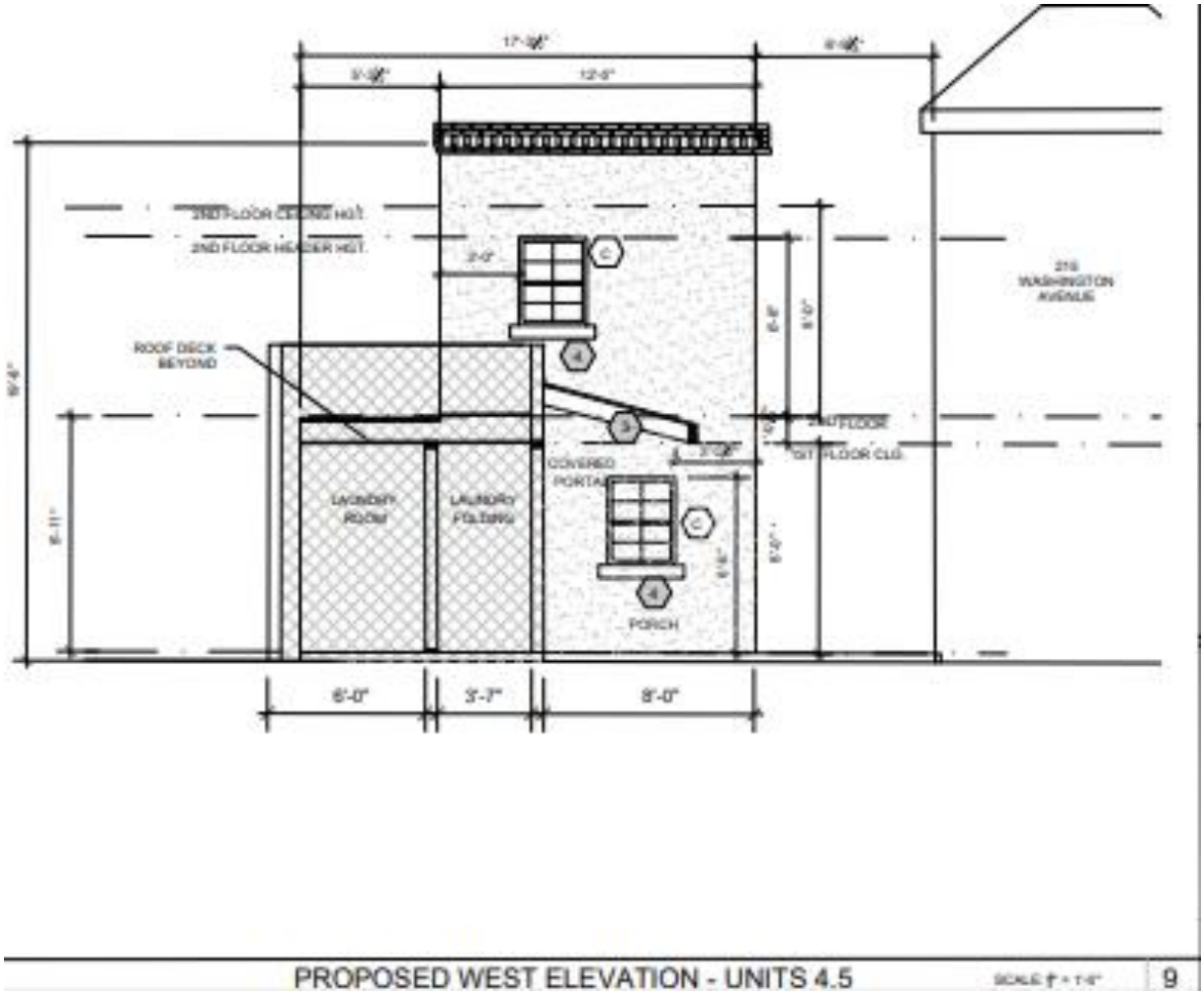


Figure 2. 219 Washington Ave proposed addition street facing façade.

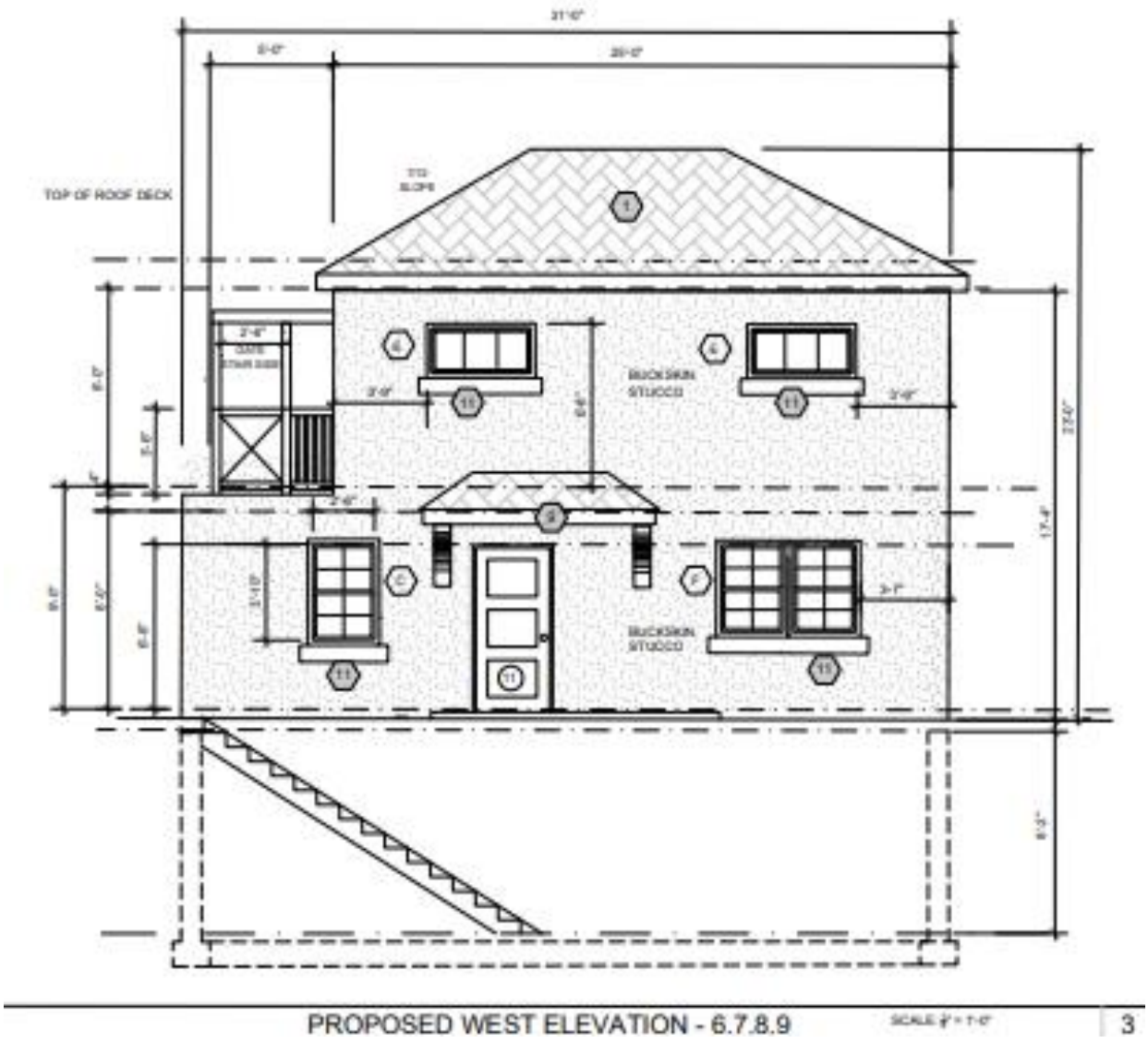


Figure 3. 219A Washington Ave proposed new construction street facing façade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception to 14-5.2(D)(2)(d) as the proposed 628 sq. ft. addition exceeds fifty percent of the existing 897 sq. Ft footprint.

(i) *Do not damage the character of the district*

Applicant Response: The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The original structure at 219 Washington Ave served as a garage. It was renovated and became office space. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage is necessary for the remodeling of the structure from professional office space to hotel space.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Washington Ave for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. There will be no injury to the public welfare as all ADA and construction code requirements will be met. Furthermore, the proposed construction is comparable to and compatible with adjacent construction and will retain the character of the Downtown & Eastside Historic District.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The new construction proposed will blend with the existing 219 and 215 structures. Windows and doors will match the existing historic buildings. Portal design will match the existing 215 building. Exterior stairs will match existing stairs on 215 with white metal as specified.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage will be minimally visible and not adversely impact the Washington Ave streetscape.

Exception to 14-5.2(D)(9) height: Staff requests an exception to 14-5.2(D)(9) for structures that exceeds the maximum allowable height of 20'-1" to 22' and 24'-6" respectively.

(i) *Do not damage the character of the district*

Applicant Response: The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively. The adjacent two-story building at 215 Washington Ave is currently 29'-8" high. The variation of the proposed (219A)

will be 5'-2" shorter than (215) which will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The ceiling heights and parapets cause the building height to exceed the allowable height by 1'-11" to 4'-5" respectively.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The design of the Spanish Pueblo Revival structure necessitates high ceilings and deep parapets. The need for the height exception will allow the applicant to achieve their desired outcome while taking into consideration of the neighboring contributing structures and Washington Ave streetscape. A rendering has been provided to illustrate the proposed buildings relationship with other buildings on the site and the Washington Ave streetscape.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The heights of the existing garage (on the property in the rear), the heights of the proposed structure (219A) and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed addition and new construction at (219) and (219A) step back from Washington Ave to prevent overwhelming the streetscape with large two-story structures. The step-up takes place on the property to the east which varies the heights of the buildings.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: Special conditions and circumstances are the 9' ceiling heights in (219A), which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning and Zoning requirements allow a height of 26'-6".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The City's Current Planning team has reviewed the design and finds that it meets approval given the current zoning code. As for the City's Historic Preservation team finds that the design and height will not adversely impact the neighboring contributing structures or the Washington Ave streetscape.

(v) *Are due to special conditions and circumstances which are not a result of the actions of the applicant; and*

Applicant Response: Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively, however is 5'-2" shorter than the adjacent two-story building at 215 Washington Ave. The variation of the proposed (219A) will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely given it will be stepped back to the east from Washington Ave.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: Keeping the proposed heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 with additions will have the least negative impact on the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed design and height of (219) and (219A) will not detract from what is currently established on the Washington Ave streetscape. The variation of heights rise as they extend east from Washington Ave and do not overwhelm the Washington Ave streetscape.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the district;

(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the *streetscape*;

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare;

(iii) Strengthen the unique heterogeneous character of the *city* by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

(iv) Are due to special conditions and circumstances which are peculiar to the land or *structure* involved and which are not applicable to other lands or *structures* in the related *streetscape*;

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the

natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(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.

DEFINITIONS:

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.

City of Santa Fe

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

PROJECT DESC:

CASE NUMBER: 2019-000994--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 215 WASHINGTON AVE
Santa Fe, NM 87501

CONTACTS:	Owner	Dennis Price	215 Washington
	Applicant	Daniel Lujan	

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Oct 22, 2019. The decision of the Board was to designate on 215 Washington the west, north, and east façades as primary (#1-8) excluding the southern, single-story addition, the buttress on the south east side, the eastern second-story door and exterior stairway, and any non-historic features. The Board specifically pointed out the two-story massing, the roof style, and the symmetrical windows. The Board also upgraded 219 Washington from non-contributing to contributing referencing the age and historic usage as a residential garage and designating the western, street-facing façade as primary.

For further information please call 505-955-6605.

Sincerely,

Carlos Gemora

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.**

Ver. 10 6/24/2019

PUBLIC HEARING

There were no public comments.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007829-HDRB, 407 W. Buena Vista St., Member Biedscheid moved to approve the application as submitted and recommend by staff. The motion was seconded by Member Guida.

VOTE: The motion passed by (5-0) roll call vote with Members Bienvenu, Guida, Valdo, Aguilar Medrano and Biedscheid voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:25:52 – 2:34:47)

f. **2024-007814-HDRB. 219 Washington Ave.** Downtown & Eastside Historic District. Contributing. John Padilla, agent for Dennis Price, owner, proposes door and window replacement on the south, east, and west elevations and insertion of new windows on the north elevation. An exception is requested to Section 14-5.2(D)(5)(a) for door and window replacement on the primary facade, and Section 14-5.2(D)(1)(a) removal of historic material. (Ramon Sarason)

BACKGROUND & SUMMARY:

219 Washington occupies the northwest corner of the former Levi A. Hughes estate is a low, flatroof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered facade.

Its bay has been filled with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner. The structure is currently utilized for commercial business.

This property was brought before the Board October, 22, 2019 (Case # 2019-0994-HDRB) and the structure was upgraded to contributing and the western, street facing façade designated as primary.

Now, the applicant proposes the following exterior alterations:

1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5)(a).
3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5)(a).
4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide dditional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have been met but the Board may find that they have not upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Member Bienvenu said, regarding the exception criteria, the applicant took on exceptions for all the facades. The Board only needs to address an exception request for the west facade because the window and door alterations elsewhere don't require an exception. He said the exception request for the west façade is an ADA issue.

APPLICANT PRESENTATION:

John Padilla, PO Box 22986, Santa Fe, was sworn. He said the primary façade is the west elevation. The intent is to take a from a business office and convert

it to hotel rooms. The primary façade does have an existing 2' 8" (width) door. They want to ensure that accessibility is there. The property at 215 currently has an ADA compliant unit that has direct access off the ground floor. It is an accessibility issue for this group of three units. It is the primary façade. They want to be compliant with accessibility that is the exception they brought forth.

Member Guida said it's an artful job. Point of clarification on his understanding is that two openings were infill, they were garage doors at one time. Drawings suggest that head of the door and window don't line up.

Mr. Padilla said he didn't recall that the line is continuous because it is a different height.

Chair Rios asked if the windows are going to be true divided light.

Mr. Padilla said they were going to do simulated divided light, if that is the wishes of the Board.

Mr. Sarason pointed out on the west elevation where the vine is, there's an eave that is not indicated on the drawings. That facilitates holding up the vines.

Mr. Padilla said there's not intent to change the primary façade only the door.

Chair Rios said simulated in this case is fine because when you look at it, it looks like true divided light.

PUBLIC HEARING

John Eddy, previously sworn, said he was glad the Board was talking about divided lights. He asked about the door. whether it is a style and rail door.

Mr. Padilla said it is a style and rail door, it is solid.

Chair Rios asked if on the simulated divided lights, they are going to have thickness to it.

Mr. Padilla said yes, if it is a condition of approval, it will be simulated divided light.

Stefanie Beninato, previously sworn, she really likes the building.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007814-HDRB, 219 Washington Ave., Member Bienvenu moved that findings be entered that all exception criteria have been met, particularly noting the necessity for accessibility, requiring a slight modification to the door opening on the primary façade; and that the application be approved on the condition that as represented by the applicant that the replacement windows be true simulated divided lights or actual divided lights. The motion was seconded by Member Guida, with friendly amendment that the Board clarify that the exceptions are required only for the primary facade and not the others.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (5-0) roll call vote with Members Guida, Valdo, Aguilar Medrano, Biedscheid and Bienvenu voting in favor and none voting against.

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=XNlGQnhI3BM (2:34:47 – 2:58:14)

g. **2024-007885-HDRB. 646 Old Santa Fe Trl.** Downtown & Eastside Historic District. Contributing. Daniel Strongwater, agent for 646 Old Santa Fe Trail LLC, owner, proposes door replacement on the east and west elevations, historic window repair and replacement of non-historic windows, the modification of a parapet on the north elevation, construction of an ADA ramp on the south elevation, and the addition of a porch on the west elevation. (Heather Lamboy)

BACKGROUND & SUMMARY:

The building at 646 Old Santa Fe Trail originally was constructed as a single-family residence and listed as contributing to the Downtown and Eastside Historic District.

While there have been changes and additions made to the property in the past, there are no formal HDRB cases. Those changes were made prior to the consistent record keeping by the Division starting in the 1990s.

Now, the applicant proposes the following exterior alterations:

1. Window replacement on all elevations. The applicant has provided a window assessment that determines the overall condition of the windows. Two of the original historic windows will be repaired on the east and north elevations, and replacement windows will match the original 6/1 divided lite windows.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted:

Property Owner of Record: Dennis Price

Applicant/Agent Name: Robert D. Evans

Contact Person Phone Number: 505 919-9744

Site Address: 215-219 Washington Avenue

Proposed Construction Description: Interior Renovations & Additions

TOTAL ROOF AREA: 7341 SF

Zoning District: BCD-MAR

Overlay:
- ☐ Escarpment _____
- ☐ Flood Zone*
- ☑ Other: Historic

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
- ☐ Zero Lot Line Affidavit

Access and Visibility:
- ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

Use of Structure:
- ☐ Residential
- ☑ Commercial Type of Use: Mini-Hotel

Terrain: ☐ 30% slopes n/a

Lot Coverage : 40.9 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: EXIST Minimum: EXIST
2nd Front? —
Proposed Rear: 24' Minimum: _____
Proposed Sides: L 5' R EXIST Minimum: _____

Height: Proposed 26'-6 1/2"
Maximum Height: _____ or
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 19 Accessible 1
Minimum: 20 (2 OFFSITE)

Bicycle Parking:**
Proposed: 6 Minimum: 6
** Commercial Requirement EXISTING

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

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

Robert D. Evans [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

Robert D. Evans 2/19/2025
SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:
- ☐ Escarpment Approval by _____ Date: __/__/__
- ☐ Flood Plain Approval by _____ Date: __/__/__
- ☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: _____
2025-010378--PAR

REVIEWER: Joel Cruz-Haber **DATE:** 4/28/2025

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

Revised 20 November 2020

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:	2. Location:	3. Local Reference Number:
Levi A. & Christine L. Hughes House - Garage - Parcel # 910006023	219 Washington Avenue (historically 217 Washington Avenue) *Downtown and Eastside Historic District*	Santa Fe ID #: N/A 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

6. Date of Survey:
August 25, 2019

7. Previous Survey Date(s):

__ Yes:
_x_No:

8. Name of Project:
HDRB status review

9. Lat/Long:

35.689859, -105.936543



10. Photo Information: John Murphey, photographer. View of north and west elevations, facing southeast.

11. Brief Description of the Property:

Occupying the northwest corner of the former Levi A. Hughes estate is a low, flat-roof building that initially worked as a garage. The non-descript structure faces Washington Avenue and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay tile and finished with stucco painted in a buckskin color. The previous garage faces the street with an altered façade. Its bay has been filled in with doors and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾-glass door at the northwest corner.

Continued on Page 5.

12. Who uses the property? Office

13. Construction Date: Unknown
Date: c.1930 to 1942
__Known _x_ Estimated Source: Sanborn Fire Insurance maps

14. Setting:
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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SEP 25 2019
BY: MS

HCPI Base Form (FORM 1) *(Continued from other side)*

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



Source: Santa Fe County Assessor

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

John W. Murphey
Architectural Historian
First Light Consulting
Architectural History Services
505-577-7593
John@archhistoryservices.com

For: Dennis and Patricia Price

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

Owner: Dennis and Patricia Price

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
Alterations have adversely affected its historic integrity.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant __ Contributing _x_ Non-contributing __ No Status
Per City of Santa Fe official designation map, as accessed on September 20, 2019

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

Recommended Noncontributing Structure to the Downtown and Eastside Historic District, September 24, 2019

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A
Levi A. & Christine L. Hughes House - Garage -	219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: August 25, 2019

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__ Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __ Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

Known Building Material: Structural Clay Tile

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __ Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other: Tar and Modified Bitumen

10. Windows __ N/A

Operation	Material	Glazing	Number
Fixed	Wood	9	1
Fixed	Wood	15	1
Casement	Steel	2	1

Full extent of fenestration was not visible because of ivy.

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	¾-Glass	Wood	1
Single-Leaf	10-light	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel & Light	Steel	1
Single-Leaf	Solid	Wood	1

12. Chimneys _x_ N/A
(describe whether interior or exterior and material)

13. Porches __ N/A
Type: _x_ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: X __ No known modifications

#1 Date: c.1950s; removal of garage doors and installation of pedestrian entry and windows; visual and material evidence.
2 Date: post-1975; addition of utility shed; aerial photograph.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other:

17. Documents Available and Their Locations

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

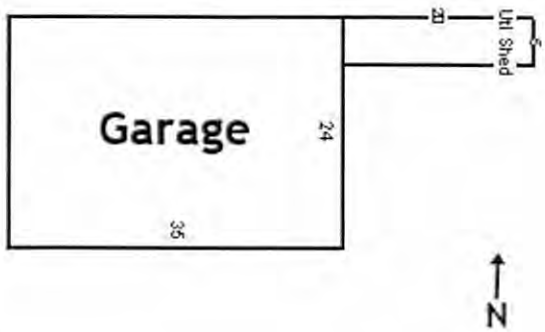
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19.Site Plan: Modification of Santa Fe County Assessor drawing.



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: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Architectural Description Continued

A dense swarm of English ivy covers most of the building's south exposure and part of its roof. What is visible is a single, 10-light wood door (Photo 2). The north elevation presents a blank wall to the walkway (Photo 3).

The east elevation is penetrated with a few openings holding an altered steel casement window as well as an older wood-panel door, in which one of the panels has been replaced with a louvered metal vent. A shed-roof porch shelters the entry. Attached this elevation is a 100-square-foot frame utility shed (Photo 4). The primitive addition includes a solid wood door at its east end.

A thin stucco archway connects it to the adjacent Levi A. and Christine L. Hughes House to the south.

Historical Overview

The garage's construction (c.1930 to 1942) places it during Levi A. Hughes' ownership of the property (see Levi A. and Christine L. Hughes HCPI form). Hughes (1858-1934) was an important Santa Fe business leader and financier.

Starting with George Washington Schoch, the original owner of the house, the property included a building used to house either a horse or an automobile – beginning with a stable, and ending with the present building. Sanborn Fire Insurance maps track this progression.

In 1902, during Schoch's ownership, the lot included a one-story stable with firewalls, tucked into the northeast corner of the lot (Figure 1). By 1908, three year's after Hughes' purchase of the property, the lot included another stable of equal size (Figure 2).

As the house evolved, so did the stables. In 1921, four years before Hughes would retire from First National Bank, the stables were replaced by a one-story concrete garage (Figure 3). By 1930, the concrete garage had been displaced by a small adobe building, potentially a tool shed, with a new concrete L-plan garage to the south (Figure 4). The 1942 Sanborn map shows a new structural clay tile garage situated at the northwest, representing likely the present building (Figure 5).

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: Levi A. & Christine L. Hughes House - Garage -	**2. Location:** 219 Washington Avenue Santa Fe: *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: N/A **4. County: Santa Fe** **5. Date of Survey: August 25, 2019**

Levi Allen Hughes died on April 8, 1934, after a prolonged illness. His wife Christine L. Hughes continued to live the in the house through the mid-1940s, after which time it was leased to a string of short-term tenants and then turned into apartments.

The following decade, the property was converted into commercial use. The back portion — containing a pool, a tennis court, and garden — was sold in 1950, with the improvements demolished in order to build the McKee Office Building.

The old house was reworked into offices, initially holding the Mountain States Telephone and Telegraph Company. In the late 1950s, the Santa Fe Business College took over the former manse. At some point during this conversion, the street-side garage evolved into commercial use. The most striking change was filling the garage bay with a pedestrian door and large windows.

For many years it held printing businesses, starting in the early 1950s, with the Graphic Printing Company, a commercial printing and advertising firm. This was followed by the Vergara Printing Company, a local company specializing in offset lithography. During this period, the retail space was identified as 217 Washington Avenue. It then shifted to small office space for insurance companies and realtors. A chiropractor is current ensconced in the former garage.

Historic Integrity

The principal façade of the garage was altered in the c.1950s for commercial use. This involved removing the main character-defining feature of the building — its wide bay and garage door — and replacing it with a pedestrian entry and multi-light windows. Given this change, and its now ambiguous relationship with the street, the building no longer communicates its use as a garage.[1]

[1] The author only discovered its original use by reviewing Sanborn maps.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The building itself has no architectural interest or discernable style. In addition, subsequent alterations and the shed attachment have impacted its already damaged historic integrity. Its presence does not complement the Levi A. and Christine L. Hughes House.

For these reasons, the recommendation is to designate the building a Noncontributing structure to the Downtown and Santa Fe Historic District.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Illustrations

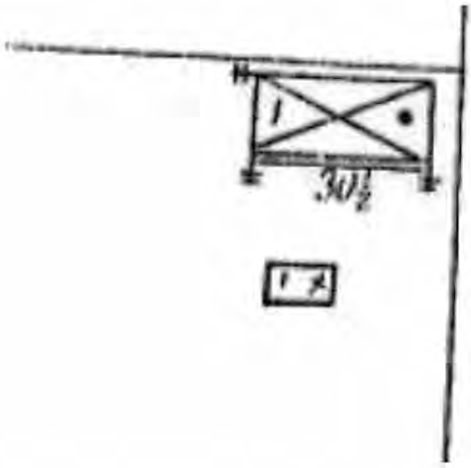


Figure 1: 1902 Sanborn map showing stable.

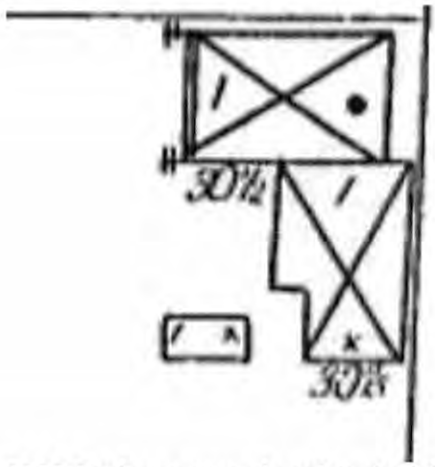


Figure 2: 1908 Sanborn map showing double stables.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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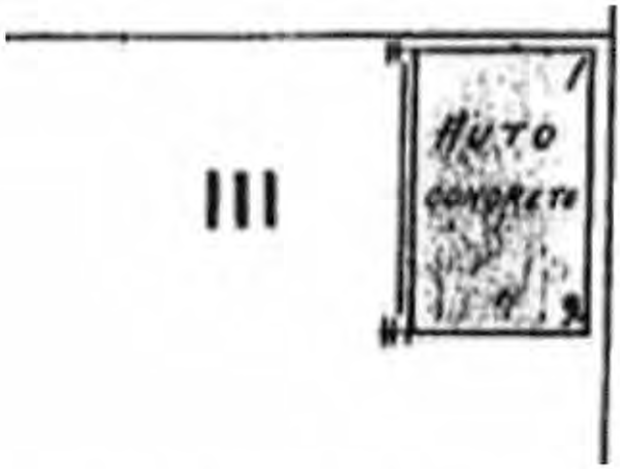


Figure 3: 1921 Sanborn map showing concrete garage.

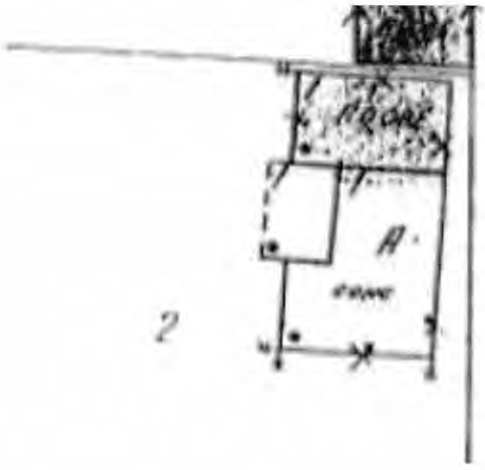


Figure 4: 1930 Sanborn map showing adobe building and new concrete garage.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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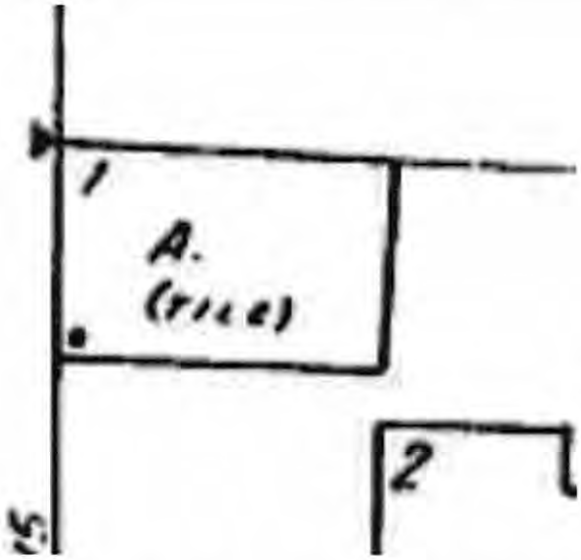


Figure 5: 1942 Sanborn map showing presence of current building.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Survey Photographs

All photographs taken by John W. Murphey on August 25, 2019, unless otherwise noted.



Photo 1: West (front) elevation.
Camera facing northeast.

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	
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Photo 2: Setting and south elevation.
Camera facing northeast.

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	
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Photo 3: North elevation, concrete walkway at right corner.
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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Photo 4: East elevation, shed addition in foreground.
Camera facing west.

L+R DESIGN SERVICES

Building Design | Permit Services | Interior Consultation | Construction Management
P.O. Box 4 | Ojo Caliente, NM 87549 | 505-919-9744 | redc52@gmail.com

September 17, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department

RE: Historic Districts Review Board
Renovations, Additions & Alterations
219 – 219A Washington Avenue, Santa Fe, NM

Dear Paul,
On behalf of the Owner, who I am representing before the Historic Preservation Division, we request a review of the proposed renovations, additions and alterations to 219/219A Washington Avenue. The address is the New Tract B-2, "Lot Line Adjustment" of Tract B-2 and B-1A, recorded on December 23, 2016, in the records of Santa Fe County attached to this application.

My client at this time proposes improvements for the property designated as a contributing structure at 219 Washington Avenue in the Downtown and Eastside Historic District.
The proposed improvements include:
Building 219 Renovations were previously approved **Case No. 2024-007814-HDRB**

a. North Façade includes the introduction of (4) new windows (wood divided lite) to provide additional natural light and a second means of egress, in the event of fire, required for the proposed sleeping rooms. **Exception approved Case No. 2024-007814-HDRB**
b. West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. **Exception approved Case No. 2024-007814-HDRB**
c. South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room.
Exception approved Case No. 2024-007814-HDRB
d. East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom.
Exception approved Case No. 2024-007814-HDRB

PROPOSED NEW CASE HDRB Renovations (219) – Additions (219) – New Building – 219A

1. Construct a Territorial brick coping on the top of parapets on the existing building 219.
2. Construct a proposed two-story rear addition (219), to the East rear façade of Existing building 219. The addition will be designated for:
    - Laundry & Unit 4 Bathroom – 122 SF The existing rear one-story Storage area (100 SF) will be remain in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
    - Laundry folding area & addition Portal – 84 SF
      The Portal will provide egress for Unit 2 and connect with the Laundry room.

- Construct a new two-story addition will provide Unit 4 (440 SF) on the first floor (including covered stairway).
  Unit 5 (340 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below.
  Access to Basement will be provided by a covered exterior stairway below.

  TOTAL = 708 SF

3. Construct a new two-story addition will provide Units 6 (414 SF) & 7 (414 SF) on the first floor and Unit 8 (562 SF) on the second floor.
   - Access to Unit 8 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below.
   - Access to Basement will be provided by a covered exterior stairway below. The style will match the existing 215 building style of a hip roof, stucco and foundation stone, stone sills and wood posts where necessary.
   - Portal (west side) – 40 SF
   - Portal (south side) – 101 SF
   - Covered Stairway – 100 SF

   TOTAL = 979 SF

4. No work is proposed for Building 215 Washington Ave. The renovation for this building was previously approved on October 22, 2019, Case no. 2019-000994-HDRB.

The allowable by Code is not to exceed 50% of the existing footprint (897 SF +100 SF) or 498.5 SF.
Exception required for the additional square footage 58 SF, Section 14-5.2(D)(2)(d)
of the Santa Fe Land Development Code.

For such an exception we must conclusively demonstrate, and the board shall make a positive finding of the fact that such exceptions comply with all the criteria listed as follows:

(i) Does not damage the character of the District or impact the contributing status of the structures.
The new construction proposed is located in the rear of the property and the new territorial coping will blend in with the street or adjacent properties.

(ii) Are required to prevent a hardship to the Owner or an injury to the public welfare.
The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8) are requested for 219 Wahington Avenue for the development of individual mini-hotel units to meet the access, daylighting requirements and layout of the units interiors.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.
The new construction proposed will blend with the existing 219 and 215 structures.
Windows and doors will match the existing historic building215
Portal design will match the existing 215 building
Exterior stairs will match existing stairs on 215 building with white metal as specified.

Height, Pitch, Scale, Massing, and Floor Stepbacks

The allowable height by Historic Regulations is not to exceed 20'-1".

The proposed height for the addition to the existing 219 building will be 19'-8"

The proposed height for the new building (219A - Units 6,7,8,9,) is **23'-0". Needs exception.**

The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of structures within the historic districts as specified in Subsection 14-5.2(D)(9)(a). In order to approve an exception, the board shall make findings of fact that the applicant conclusively demonstrated that requested exceptions comply with all the criteria listed as follows: (Ord. No. 2023-27 § 1)

Exception Criteria for Height: 14-5.2(D)(9) height.

(i) Does not damage the character of the streetscape ;

The new design on the existing building and the addition (219) will provide a territorial brick coping that blends with structures in the immediate vicinity The location of this structure (219A) is in the rear between the parking lot and the front 219 building.

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

The ceiling heights and parapets cause the Building height to exceed the allowable by 12”. The Parking Garage on the property behind the East side of 219 prevents any additional detriment to the streetscape.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts;

The heights of the Existing Garage (on the property in the rear), the heights of the proposed structure 219A and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape ;

Special conditions and circumstances are the 8’-6” ceiling heights in 219A, which allow more volume in the units and balance the smaller room size with a higher ceiling.
Also, the Planning & Zoning requirements allow a height of 24’-6”. Historic requirements allow a building height of 20’-1”. **Exception requested for 219A building, 2’11” above maximum height.**

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant ; and

Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

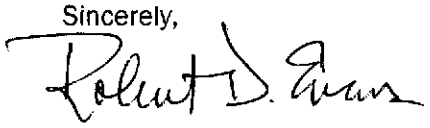
(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

Keeping the heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 w/additions will have the least negative impact on the streetscape.

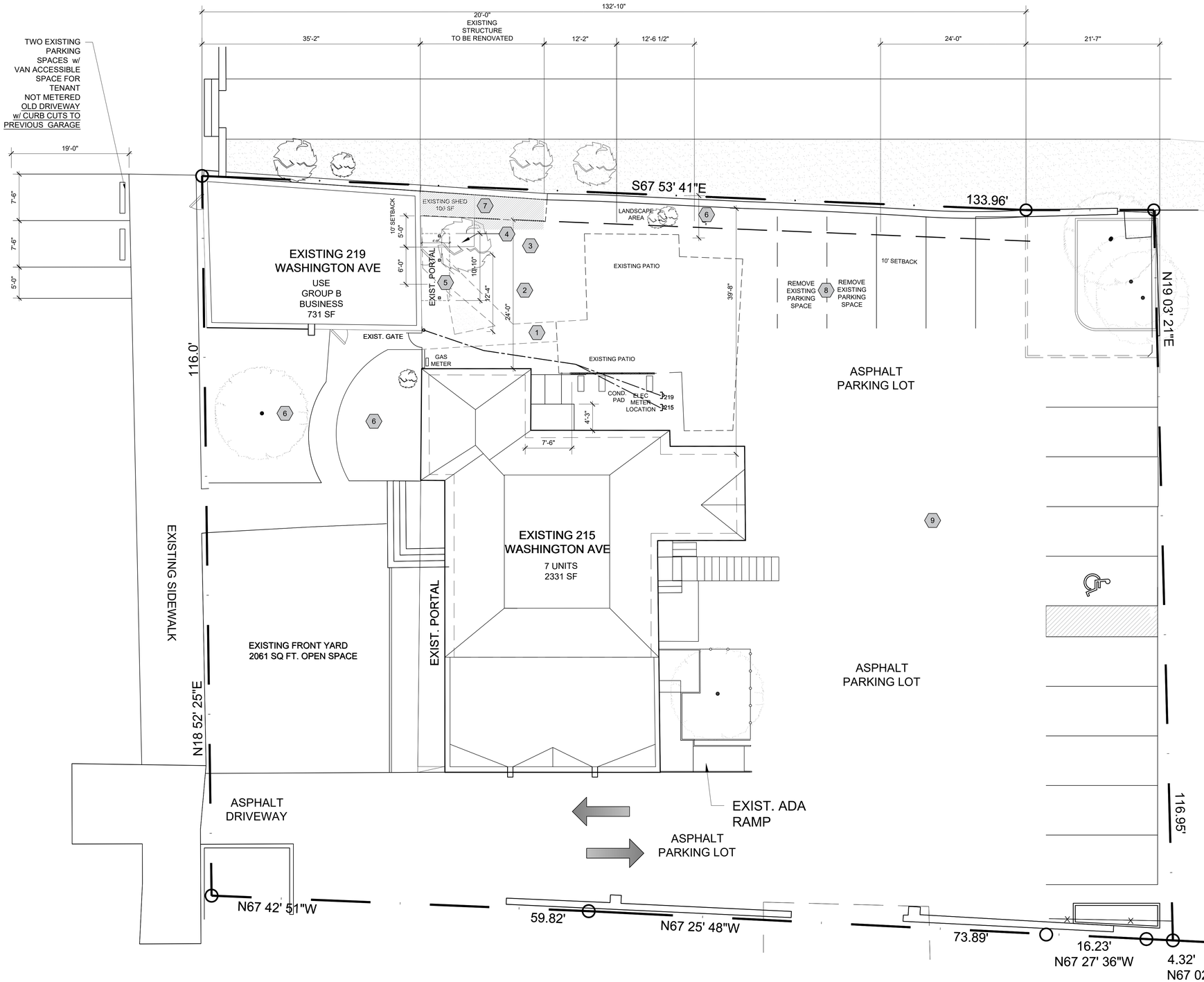
It is our desire to have the Historic Districts Review Board (HDRB) determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any further information.

Sincerely,



Robert D. Evans
D Designer/Owner agent



EXISTING SITE PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING CONCRETE WALK TO BE REMOVED
2. EXISTING PATIO
3. EXISTING LANDSCAPE AREA
4. EXISTING TREE TO BE REMOVED
5. EXISTING PORTAL & WOOD COLUMNS TO BE REMOVED
6. LANDSCAPE PROVIDED WITH 2020 RENOVATION OF 215 WASHINGTON AVE PERMIT #20-5596
7. EXISTING SHED (5'-0" x 20'-0") TO BE REBUILT ON EXISTING FOOTPRINT
8. REMOVE 2 EXISTING PARKING SPACES FOR BUILDING AREA
9. 13 EXISTING PARKING SPACES

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED: UNITS 1, 2, 3	897.00 SF	
REAR SHED NOT HEATED:	100.00 SF	
	997.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
LAUNDRY & MECHANICAL (219)	100.00 SF	
EXISTING LOT COVERAGE TOTAL:	5208.00 SF	
LOT PARCEL AREA:	17,940.00 SF .412 AC +/-	
LOT COVERAGE:	17.6%	
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 27' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4" PROPOSED 2NDFLR: 21'-0"

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
CASE # 2019-000994-HDRB
215 WASHINGTON AVE.
DESIGNATED WEST, NORTH & EAST FACADES AS PRIMARY
219 WASHINGTON AVE. WAS UPGRADED FROM NON-CONTRIBUTING TO CONTRIBUTING AND DESIGNATED THE WESTERN STREET-FACING FACADE AS PRIMARY.

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 16 PARKING SPACES & 1 VAN HANDICAPPED SPACE

BICYCLE SPACES: 4 EXISTING

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

CHANGE OF USE
EXISTING USE GROUP: B, BUSINESS
USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

EXISTING SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
505.919.9744 phone
redcs52@gmail.com

DESIGN SERVICES
Production Documents
Residential - Commercial

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(c)R DESIGN SERVICES 2025

HDRB SUBMITTAL SET

Date: 09.17.2025
revised:

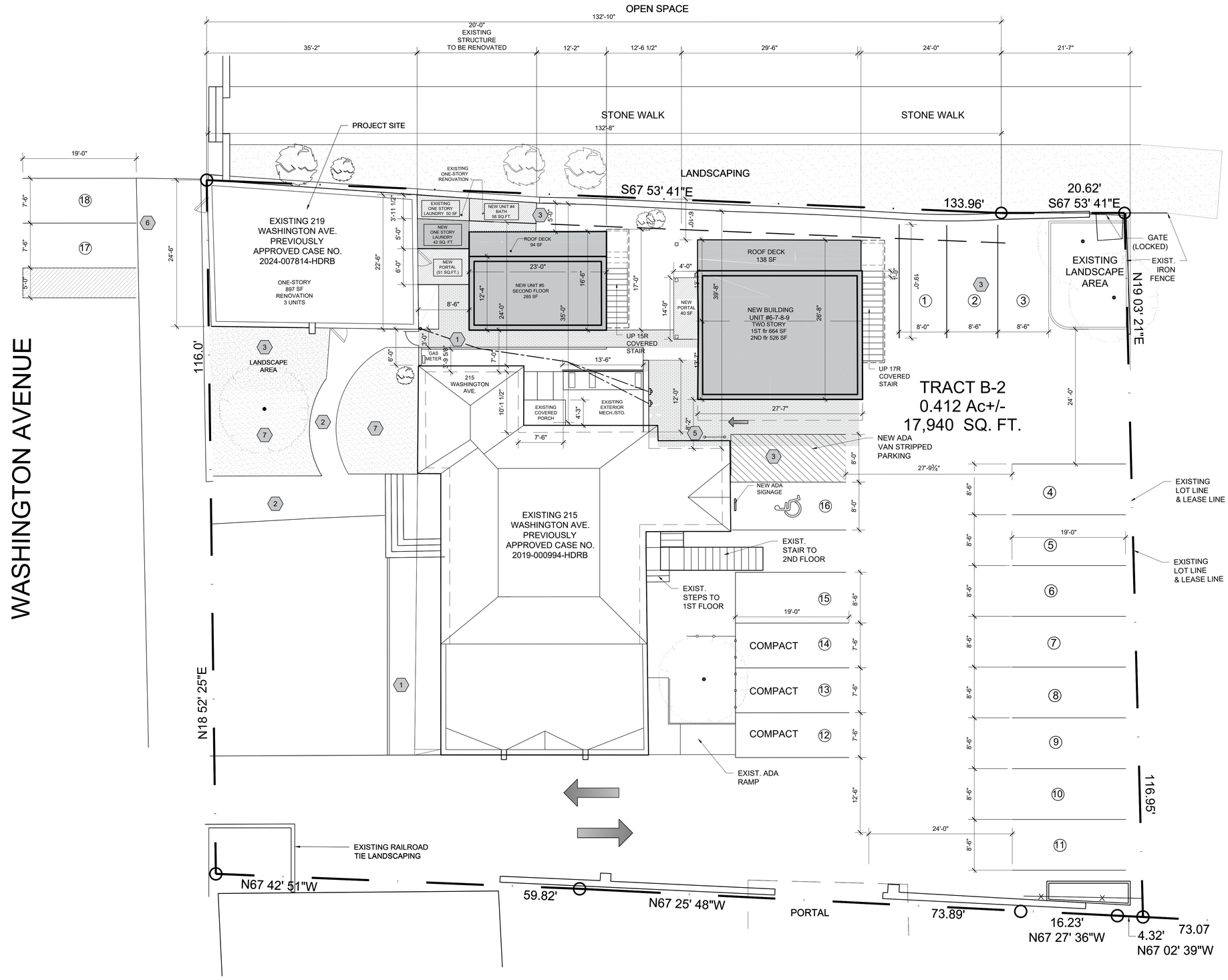
SP-1

Sheet:

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1



PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL:

1. INSTALL NEW 3'-0 CONCRETE WALK
2. EXISTING BRICK WALK
3. EXISTING LANDSCAPE AREA TO REMAIN
4. NEW ADA PARKING SPACE VAN ACCESSIBLE
5. EXISTING BICYLE RACK (6)
6. IDENTIFY PARKING SPACES (2) #17, #18
   NEW PRIVATE PARKING SIGNAGE
7. LANDSCAPE PLAN - APPROVED WITH 215 WASHINGTON AVE
   RENOVATION PERMIT #2020-5596

LEGEND

- EXISTING GRAVEL DRIVE
- EXISTING STRUCTURES TO REMAIN
- EXISTING EASEMENT

AREA CALCULATIONS

	EXISTING	PROPOSED
EXISTING		
BUILDING (219) HEATED:	897.00 SF	
UNITS 1, 2, 3		
REAR SHED NOT HEATED:	108.00 SF	
	1005.00 SF	
EXISTING BUILDING (215) HEATED:	3762.00 SF	
EXISTING BASEMENT (215):	349.00 SF	
EXISTING LOT COVERAGE TOTAL:	4759.00 SF	
PROPOSED		
UNIT 4 BASEMENT	465.00 SF	
UNIT 4 LAUNDRY		122.00 SF
UNIT 4 FIRST FLOOR		379.00 SF
UNIT 4 PORTAL & LAUNDRY FOLDING		84.00 SF
UNIT 5 SECOND FLOOR		287.00 SF
UNIT 5 COVERED EXTERIOR STAIRWAY		75.00 SF
UNIT 5 ROOF DECK		77.00 SF
UNIT 6 FIRST FLOOR		414.00 SF
UNIT 7 FIRST FLOOR		414.00 SF
UNIT 6 PORTALS		141.00 SF
UNIT 6 BASEMENT	664.00 SF	
UNIT 8 SECOND FLOOR		332.00 SF
UNIT 9 SECOND FLOOR		332.00 SF
TOTAL: PROPOSED ROOFED AREA:		1129.00 SF
TOTAL: EXISTING 219 ROOFED AREA:		997.00 SF
TOTAL: EXISTING 215 ROOFED AREA:		3762.00 SF
TOTAL: EXISTING & PROPOSED ROOFED AREA:		
ROOF COVERAGE - 219 (UNITS 1,2,3)		897.00 SF
ROOF COVERAGE - 219 (UNIT 4,5)		287.00 SF
ROOF DECK 2ND - 219 (UNIT 4,5)	77.00 SF	
ROOF COVERAGE - 219 (UNIT 6,7,8,9)		504.00 SF
ROOF DECK 2ND - 219 (UNIT 6,7,8,9)	177.00 SF	
ROOF PORTAL - 219 (UNIT 6,7,8,9)		141.00 SF
		1829.00 SF
		3762.00 SF
TOTAL ROOFED AREA		5591.00 SF
LOT PARCEL AREA:	17,940.00 SF .412 AC.+/-	17,940.00 SF .412 AC.+/-
LOT COVERAGE:	26.5%	31.0%
ALLOWABLE LOT COVERAGE:	NO REQUIREMENT	

MAXIMUM HGT OF STRUCTURES: 20' MAX. WITH STEPBACKS
CHANGE IN EXISTING BUILDING HEIGHT UNIT 5 EXISTING: 12'-4"
PROPOSED 2NDFLR: 19'-0"

ZONING DISTRICT: BCDMAR
HDR DISTRICT: DOWNTOWN & EAST SIDE HISTORIC DISTRICT
BUSINESS CAPITOL DISTRICT
EAST MARCY SUB DISTRICT

HDRB ACTION ON OCTOBER 22, 2019
215 WASHINGTON AVE.
CASE #2019-000994-HDRB
DESIGNATED WEST, NORTH & EAST FACADES
AS PRIMARY.
219 WASHINGTON AVE. WAS UPGRADED FROM
NON-CONTRIBUTING TO CONTRIBUTING AND
DESIGNATED THE WESTERN STREET-FACING
FACADE AS PRIMARY.

HDRB ACTION ON 2024
219 WASHINGTON AVE.
CASE #2024-007814-HDRB

PARKING: 14-8.6(C)(2)
1 PARKING SPACE PER RENTAL UNIT FOR HOTELS & MOTELS IN BCD
REQUIRED PARKING SPACES:
215 (7 UNITS)
219 (8 UNITS)
213 (4 UNITS LEASED TO MARKET STEER)
PARKING SPACE PROVIDED:
EXIST. 18 PARKING SPACES & 1 VAN HANDICAPPED SPACE
NEW TOTAL: 18 PARKING SPACES + 2 SPACES OFF SITE (SEE NEW PARKING AGREEMENT)

BICYCLE RACKS: 6 SPACES

MINIMUM OPEN SPACE: 10% OF LOT AREA: 1,794 SQ FT
EXISTING FRONT OPEN SPACE: 2,061 SQ FT

USE GROUP: R-1 RESIDENTIAL, SLEEPING UNITS WITH PRIMARILY TRANSIENT OCCUPANTS

BUILDINGS REQUIRED TO BE FULLY SPRINKLERED

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
SITE PLAN

P.O.Box 4
Ojo Caliente, N.M. 87579
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Date: 09.17.2025
revised:

SP-2

Sheet:

PROPOSED SITE PLAN

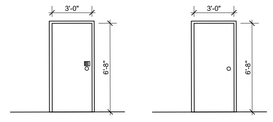
SCALE: 1/8" = 1'-0"

1

DOOR SCHEDULE

#	FLOOR PLAN SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE
1	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
2	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
3	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE
4	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD
5	3'-0" x 6'-8"	1-3/4"	WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET
6	3'-0" x 6'-8"	1-3/4"	WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE

DOOR TYPES



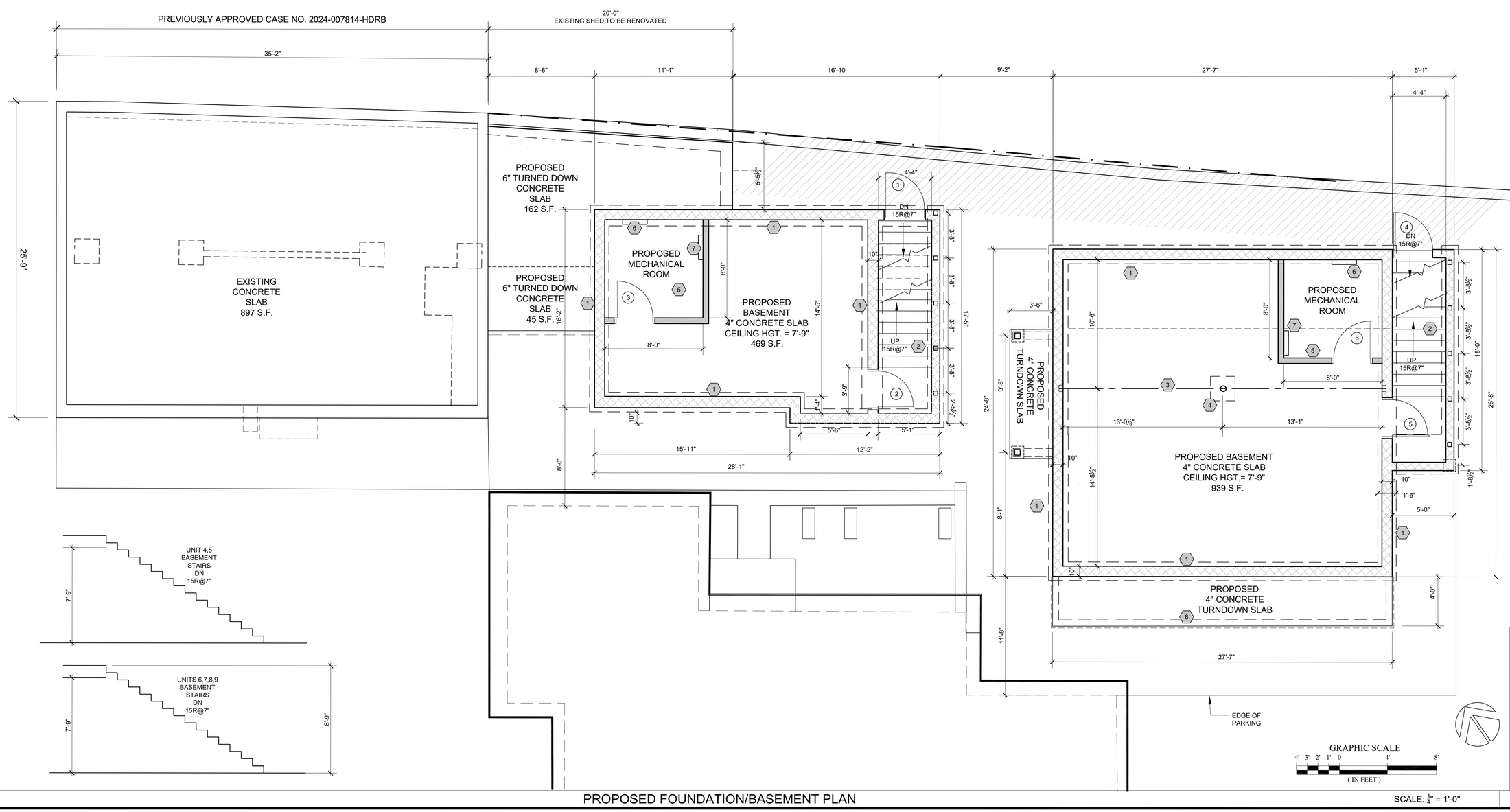
PROP. BASEMENT PLAN SHT KEYED NOTES (X)

GENERAL:

1. 10" REIFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
2. 8" REINFORCED CMU FOUNDATION WALL w/18" x 12" CONCRETE FOOTING
3. FLOOR BEAM ABOVE TO CARRY FIRST FLOOR FRAMING, SEE STRUCTURAL
4. 3 1/2" ADJ. STEEL COLUMN ON 24" x 24" x 12" CONCRETE FOOTING
5. 2" x 6" WALL STUDS @16" O.C. w/5/8" TYPE 'x' FIRECODE GYP. BOARD
6. ELECTRIC PANEL, SEE ELECTRICAL
7. ON-DEMAND HOT WATER HEATER, SEE PLUMBING
8. 4" TURN DOWN CONCRETE SLAB - SEE STRUCTURAL FOR REINFORCING

LEGEND

- EXISTING WALLS TO REMAIN
- NEW 10" CMU REINFORCED FOUNDATION WALL
- NEW 8" REINFORCED FOUNDATION WALL
- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" "TYPE X" F.C. GYP. BOARD



PROPOSED FOUNDATION/BASEMENT PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
FOUNDATION
BASEMENT
PLAN

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Date: 09.17.2025
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Sheet: FP-B

WINDOW SCHEDULE

#	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-6" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 3'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT 8/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES

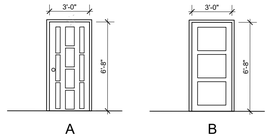


DOOR SCHEDULE

FLOOR PLAN

#	SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY

DOOR TYPES

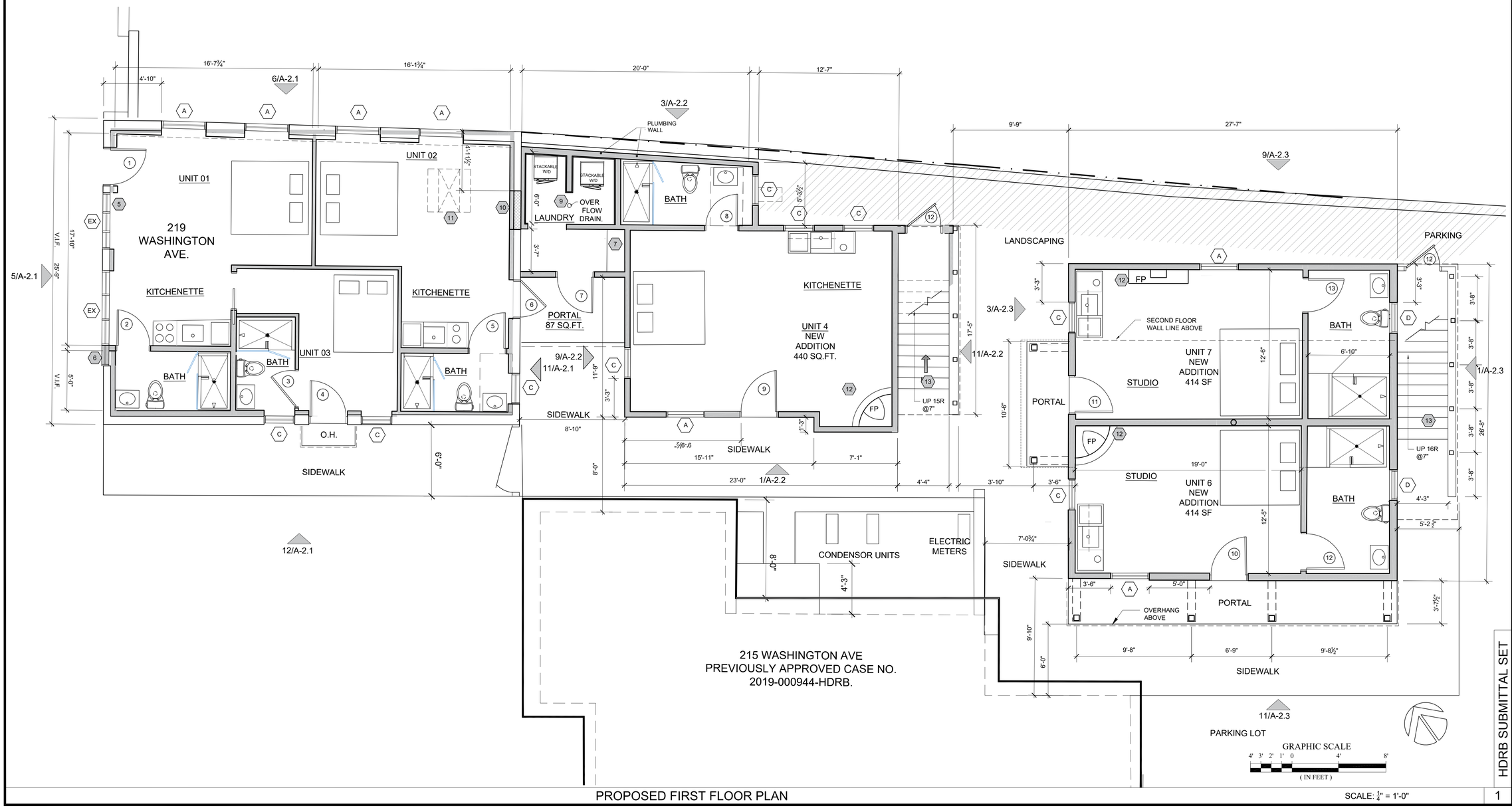


PROPOSED PLAN SHEET KEYED NOTES (X)

GENERAL:
1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. WIDEN DOOR FRAME OPENING TO ACCOMODATE NEW 3'-0 x 6'-8 DOOR & FRAME, PATCH, SAND & PAINT, COLOR BY OWNER
4. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
5. REPAIR EXISTING WINDOW PANES AS NECESSARY, PATCH, SAND & PAINT
6. BLOCK PANE IN FRONT OF NEW WALL
7. FOLDING TABLE
8.
9. OVERFLOW DRAIN LOCATION
10. INFILL OPENING
11. EXISTING SKYLITE TO REMAIN
12. VENTLESS GAS LOGS
13. EXTERIOR WHITE METAL STAIRS & LANDING AT TOP w/COVERED ROOF

LEGEND

- NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD
- EXISTING WALLS TO REMAIN
- (3) ONE HOUR EXTERIOR WALL RATING - UL 305 OPENINGS <25%



PROPOSED FIRST FLOOR PLAN

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

1

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED FIRST FLOOR PLAN SCHEDULES

P.O.Box 4
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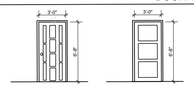
Sheet: FP-1

DOOR & WINDOW SCHEDULES

DOOR SCHEDULE

	FLOOR PLAN SIZE (NOM)	THK	FRAME TYPE	ROUGH OPENING	DR TYP	JAMB WIDTH	MFG.	HARDWARE	LOCATION	REMARKS
1	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 1 - ENTRY	UNIT 4.5 - BASEMENT STAIRS
2	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 1 - BATH	UNIT 4.5 - BASEMENT STAIRS
3	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PASSAGE	UNIT 3 - BATH	UNIT 4.5 - MECHANICAL ROOM
4	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 3 - ENTRY	UNIT 6,7,8,9 - BASEMENT STAIRS
5	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	33" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 2 - BATH	UNIT 6,7,8,9 - BASEMENT STAIRS
6	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	PASSAGE	UNIT 2 - ENTRY	UNIT 6,7,8,9 - MECHANICAL ROOM
7	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	LAUNDRY - ENTRY	
8	2'-8" x 6'-8"	1-3/4"	SOLID WOOD	36" x 82 1/2"	B	4 1/2"	CUSTOM	PRIVACY SET	UNIT 4 - BATH	
9	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 4 - ENTRY	
10	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 6 - ENTRY	
11	3'-0" x 6'-8"	1-3/4"	SOLID WOOD	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	UNIT 7 - ENTRY	
12	3'-0" x 6'-8"	1-3/4"	STEEL INSULATED	39" x 82 1/2"	A	7 1/4"	CUSTOM	ENTRY SET W/ KEYPAD	BASEMENT - ENTRY	

DOOR TYPES



WINDOW SCHEDULE

	MANUFACTURER	FRAME SIZE	R.O. SIZE	JAMB WIDTH	TYPE	QTY.	REMARKS
A	BY OWNER	3'-0" x 4'-6"	39" x 54"	V.I.F.	DH	4	UNIT 01 & 02
B	BY OWNER	2'-8" x 3'-0"	33" x 39" - V.I.F.	V.I.F.	DH	1	UNIT 02 - KITCHENTTE
C	BY OWNER	3'-0" x 4'-0"	31" x 43"	V.I.F.	DH	2	UNIT 02 / UNIT 03 - BATH
D	BY OWNER	3'-0" x 3'-6"	39" x 43"	V.I.F.	DH	2	UNIT 06 / UNIT 07
E	BY OWNER	4'-0" x 1'-6"	51" x 21"	V.I.F.	FIXED	2	UNIT 06 / UNIT 07
F	BY OWNER	3'-0" x 2'-6"	39" x 45"	V.I.F.	DH	2	UNIT 06 / UNIT 07/ UNIT B/ UNIT 9

NOTE:
ALL WINDOWS:
1. VERIFY R. O. IN FIELD & CHECK MANUFACTURER FOR ROUGH OPENING REQUIREMENTS
2. CONTRACTOR MAY SUBSTITUTE WINDOW MANUFACTURER W/ APPROVAL BY THE OWNER.
3. VINYL CLAD EXTERIOR (COLOR: BY OWNER), INTERIOR WOOD PAINTED (COLOR SELECTED BY OWNER)

WINDOW TYPES



PROPOSED PLAN SHEET KEYED NOTES (X)

GENERAL:

1. INSTALL NEW 2" x 6" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
2. INSTALL NEW 2" x 4" WALL STUDS @16"O.C. w/ 5/8" GYP. BOARD
3. INSTALL NEW WINDOWS & FRAMES, PATCH, SAND & PAINT, COLOR BY OWNER
4. NEW 2'-4" OVERHANG
5. EXTERIOR EXIT METAL STAIRWAYS TO SECOND FLOOR TO MATCH 215 AND BE PROTECTED FROM WEATHER
6. NEW RINNAI INSTANT HWL
7. NEW ELECTRIC PANEL LOCATION
8. OVERFLOW DRAIN LOCATION
9. INSTALL NEW 3/4" T.&G. PLYWOOD DECK ON EXISTING FLOOR OF SHED
10. EXISTING SKYLITE TO REMAIN
11. REPLACE MISSING GLASS PANES - FRONT WINDOW
12. BRICK BORDER AROUND NEW PLANTING AREAS
13. VENTLESS GAS LOGS

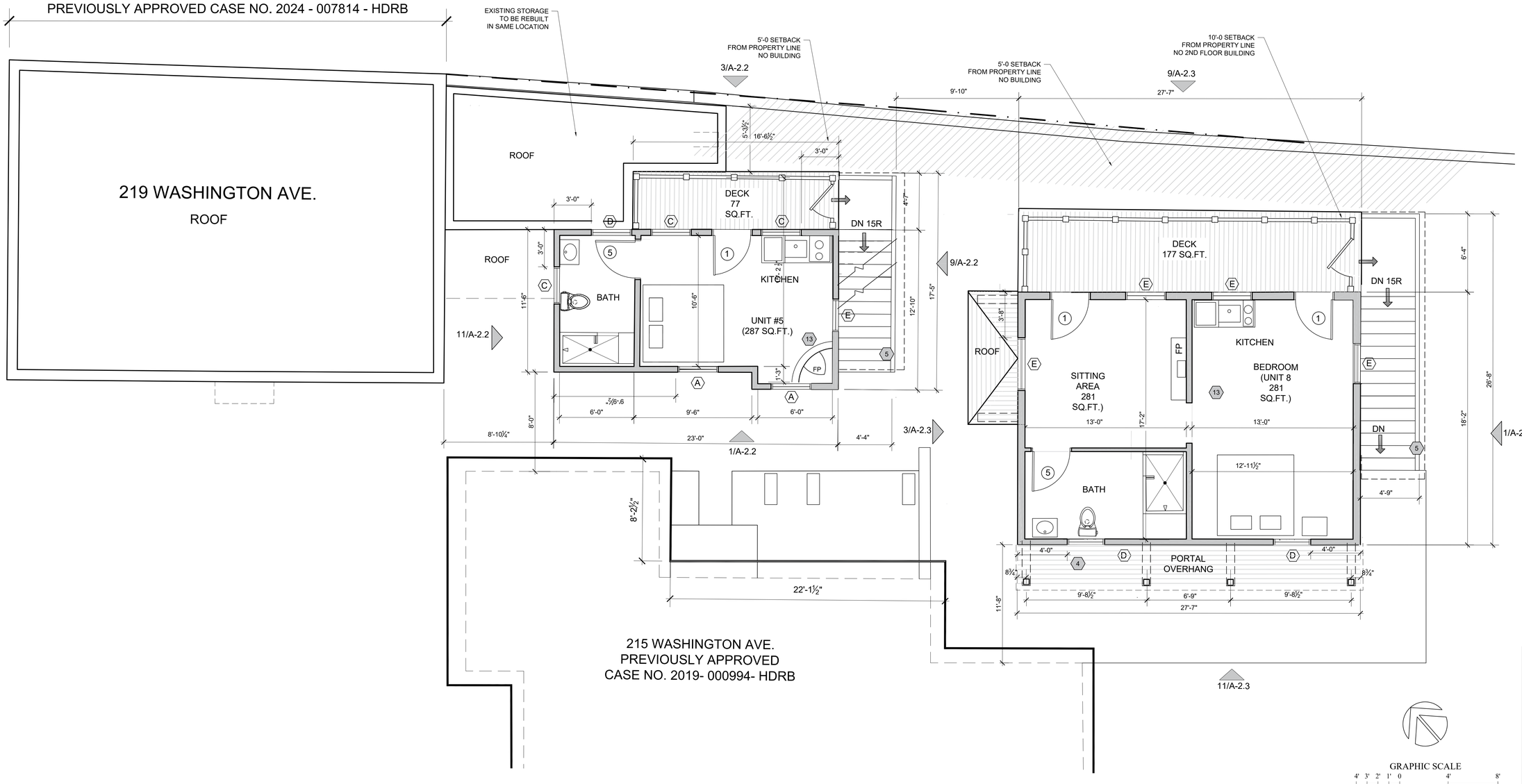
LEGEND

PROPOSED WALLS
NEW 2" x 6" WALLS STUDS @ 16" O.C. w/ 5/8" GYP. BOARD

EXISTING WALLS
TO REMAIN"

EXISTING RAISED FLOOR
TO BE REMOVED

3 ONE HOUR RATED EXTERIOR WALL - UL 305
OPENINGS < 25% IBC TABLE 705.5 FIRE RESISTANCE RATING



PROPOSED SECOND FLOOR PLAN

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

1

HDRB SUBMITTAL SET

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED SECOND FLOOR PLAN SCHEDULES

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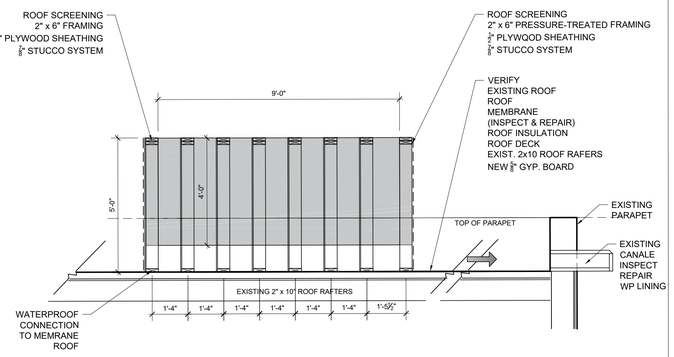
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Date: 09.17.2025
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FP-2

Sheet:



ROOFTOP EQUIPMENT SCREENING SCALE: ⅜" = 1'-0" 16

LEGEND

NEW 2" x 6" WALLS STUDS @ 16" O.C.

EXISTING WALLS
TO REMAIN

ROOF DRAINAGE CALCULATIONS

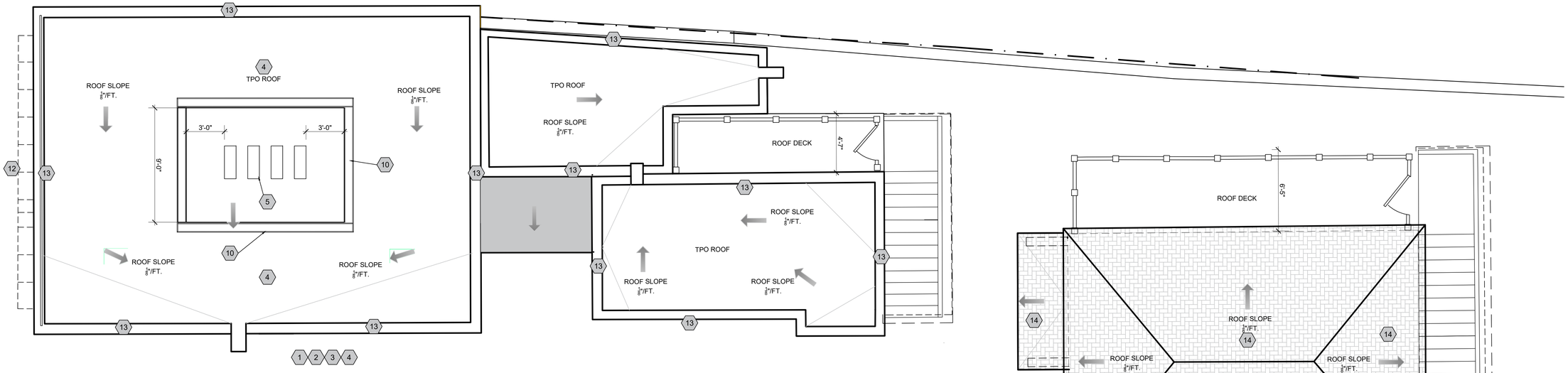
ROOF AREA: 818 SQFT

1 CANALE = 400 SF OF AREA

PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL: (X)

1. INSPECT ROOF FOR WATER DAMAGE AND AREAS THAT NEED REPAIR DETERMINE NEED FOR NEW ROOF
2. INSPECT AROUND ROOF VENT OPENINGS WHERE VENTS HAVE BEEN REMOVED REPAIR AND PATCH
3. PROVIDE NEW ROOF CAPS FOR NEW VENT OPENINGS (SEE MEP)
4. REPLACE ROOF FINISH AS NECESSARY, MOISTURE-PROTECT WOOD EDGES
5. EXHAUST AND RE-CIRCULATION SEE MECHANICAL DRAWINGS
6. NEW HVAC MINI-SPLIT CONDENSERS ON ROOF. SEE MECHANICAL DWG FOR TIE-DOWN TO ROOF.
7. EXISTING WOOD OVERHANG - INSPECT, REPAIR, SAND & STAIN
8. EXISTING WOOD CANALE - INSPECT, REPAIR, WATERPROOF LINING
9. MECHANICAL CONDENSERS MOUNTED ON ROOF PER MFG. SPECIFICATIONS, (4 TYP.)
10. ROOF SCREENING TO PROVIDE VISUAL BLOCK OF ROOFTOP EQUIPMENT
11. NEW TPO ROOF - TAN FINISH
12. EXISTING WOOD OVERHANG TO BE EVALUATED FOR REUSE OR REMOVAL
13. TERRITORIAL BRICK COPING ON TOP OF PARAPET
14. SHINGLE3S TO MATCH STYLE & MATERIAL OF EXISTING SHINGLES ON 215 BUILDING ROOF



PROPOSED ROOF PLAN SCALE: ¼" = 1'-0" 9

EXISTING/DEMOLITION - 219 ROOF PLAN SCALE: ¼" = 1'-0" 1

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HBRD SUBMITTAL SET

RENOVATIONS & ADDITIONS MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

PROPOSED
ROOF
PLANS

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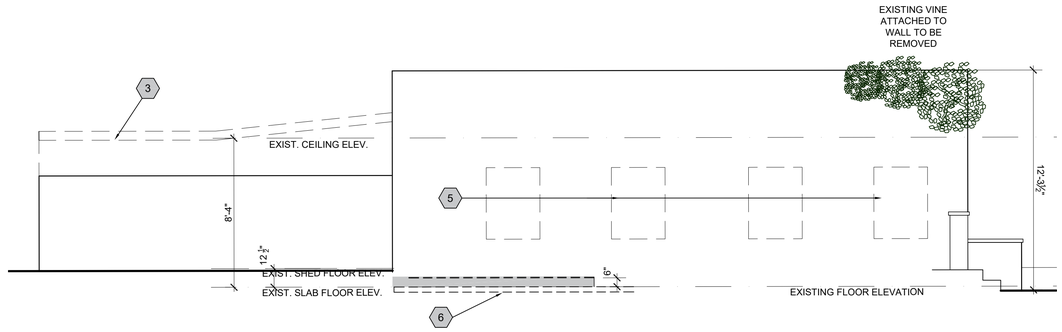
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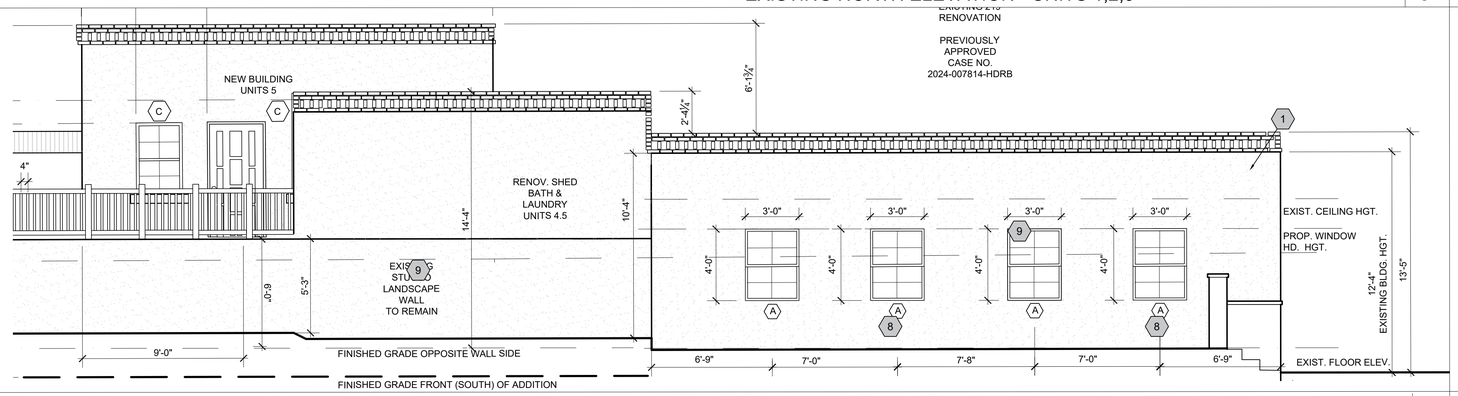
EXISTING/DEMO PLAN SHEET KEYED NOTES

GENERAL:

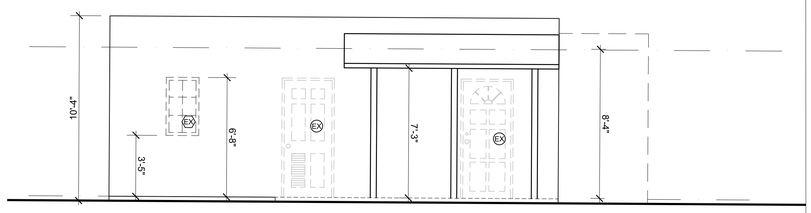
1. REMOVE DOOR & FRAME, COMPLETE. ROUGH-IN FOR NEW DOOR 36" x 84" WIDEN DOOR FRAME ROUGH OPENING TO 39" AND HEIGHT TO 87"
2. REMOVE DOORS, WINDOWS & FRAMES COMPLETE
3. EXISTING SHED TO BE REMOVED IN REAR YARD & REBUILT ON EXIST. FOOTPRINT
4. DEMO CONCRETE LANDING - DROP GRADE 3" +/- (V.I.F.)
5. CUT OUT WALL FOR NEW WINDOWS & ROUGH FRAME FOR OPENING
6. EXISTING INTERIOR RAISED FLOOR TO BE REMOVED
7. REPLACE (2) PANES WITH NEW GLAZING TO MATCH EXISTING '



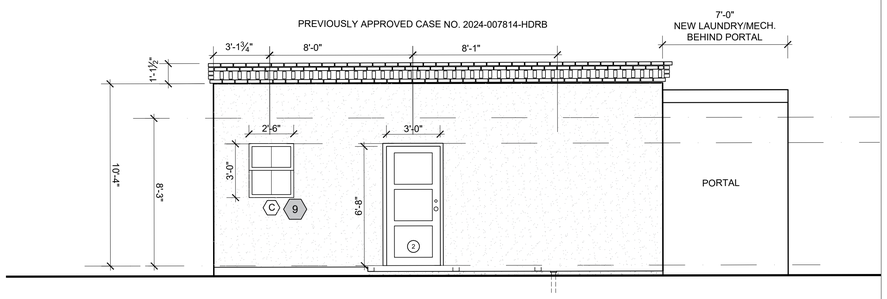
EXISTING NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 8



PROPOSED NORTH ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 7



EXISTING EAST ELEVATION SCALE: ¼" = 1'-0" | 6



PROPOSED EAST ELEVATION SCALE: ¼" = 1'-0" | 5

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
NORTH & EAST
EXISTING
PROPOSED
ELEVATIONS

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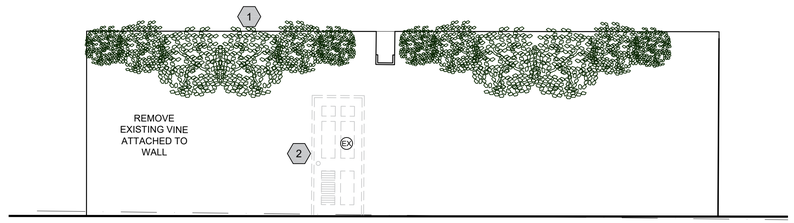
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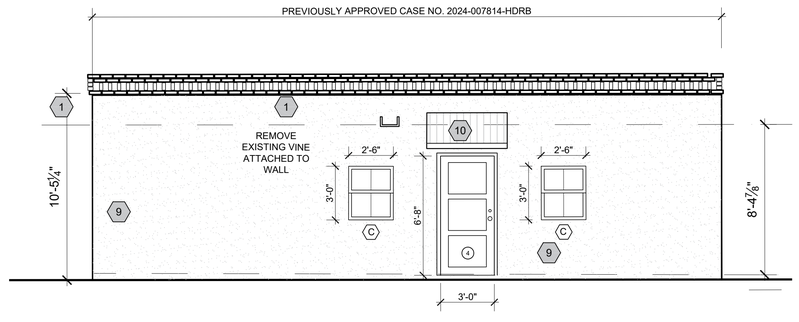
Date: 09.17.2025
revised:

A-2

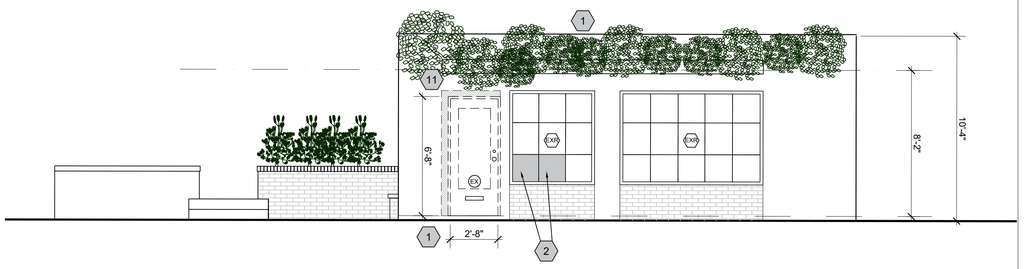
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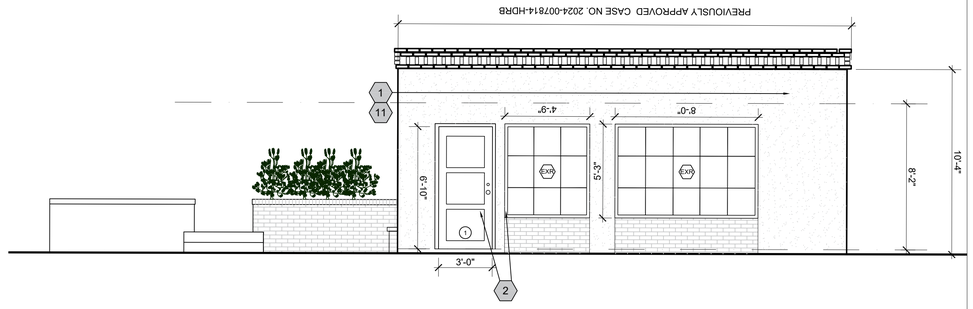
EXISTING SOUTH ELEVATION - UNITS 1,2,3 | 12



PROPOSED SOUTH ELEVATION - UNITS 1,2,3 | 7



EXISTING WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 6



PROPOSED WEST ELEVATION - UNITS 1,2,3 SCALE: ¼" = 1'-0" | 5

PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

X

1. REMOVE EXISTING VINE TO ACCOMODATE NEW WINDOW AND DOOR VERIFY ROOT DAMAGE IN STUCCO WALL
2. RENOVATE OPENINGS WITH NEW WINDOW & DOOR, REPAIR WALL, AND PATCH AS NECESSARY, SAND AND PAINT, COLOR BY HDRB.
3. REAR PORTAL COLUMNS & FRAMING TO BE REPAIRED, SAND & PAINT
4. SET EXIST. PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
5. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
6. NEW SUMP DRAIN IN NEW CONC. SLAB
7. FINISH & COLOR ON RENOVATED SHED BY HDRB
8. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
9. RE-STUCCO EXTERIOR WALLS
10. INSTALL OVERHANG ROOF OVER UNIT 3 EXTERIOR DOOR
11. EVALUATE & REPAIR EXISTING OVERHANG

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

PREVIOUSLY APPROVED CASE NO. 007814-HDRB

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 1,2,3
SOUTH & WEST
EXISTING
PROPOSED
ELEVATIONS

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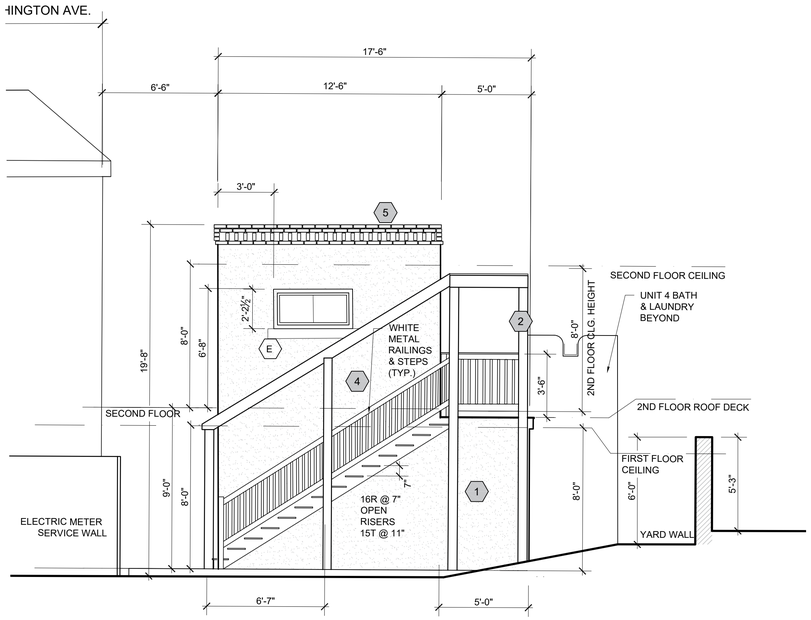
A-2.1

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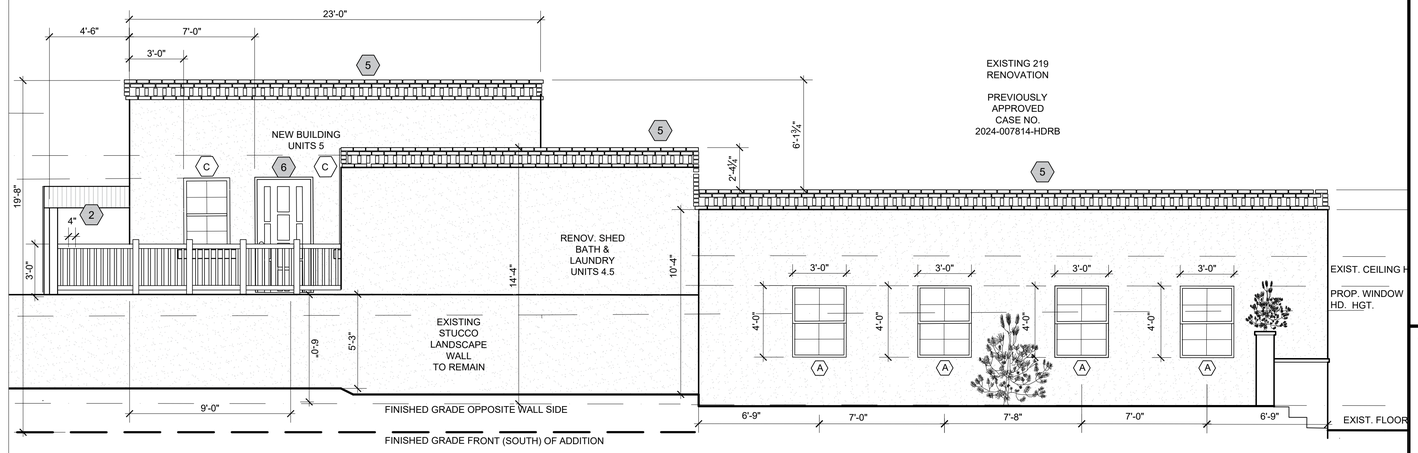
PROPOSED ELEVATIONS SHEET KEYED NOTES

GENERAL:

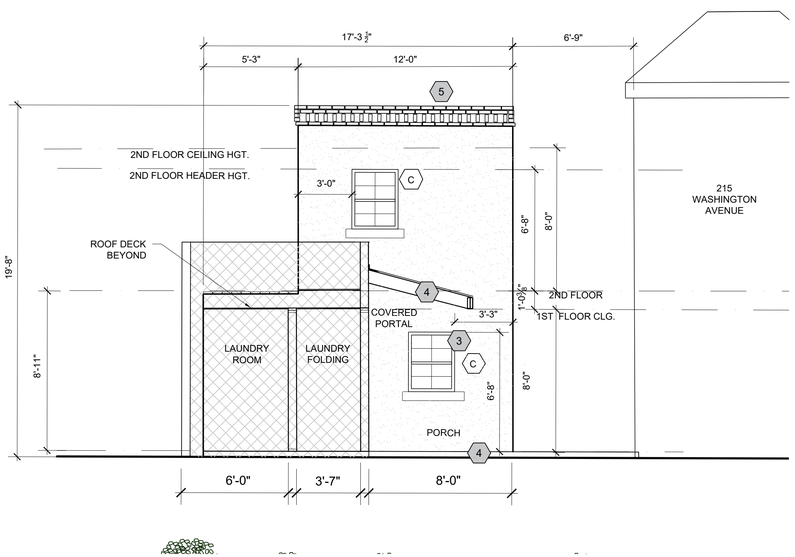
1. STAIRS TO SECOND FLOOR TO BE WHITE METAL GUARDS, HANDRAILS & TREADS (SLIP RESISTANT)
2. EXTERIOR ROOF COVERING OVER EXTERIOR STAIRS (WHITE METAL)
3. PORTAL ROOF OVER LAUNDRY ENTRY DOOR
4. STONE SILL TO MATCH BLDG. 215
5. TERRITORIAL BRICK COPING
6. UNIT FRONT DOORS TO MATCH 215 MAIN DOOR



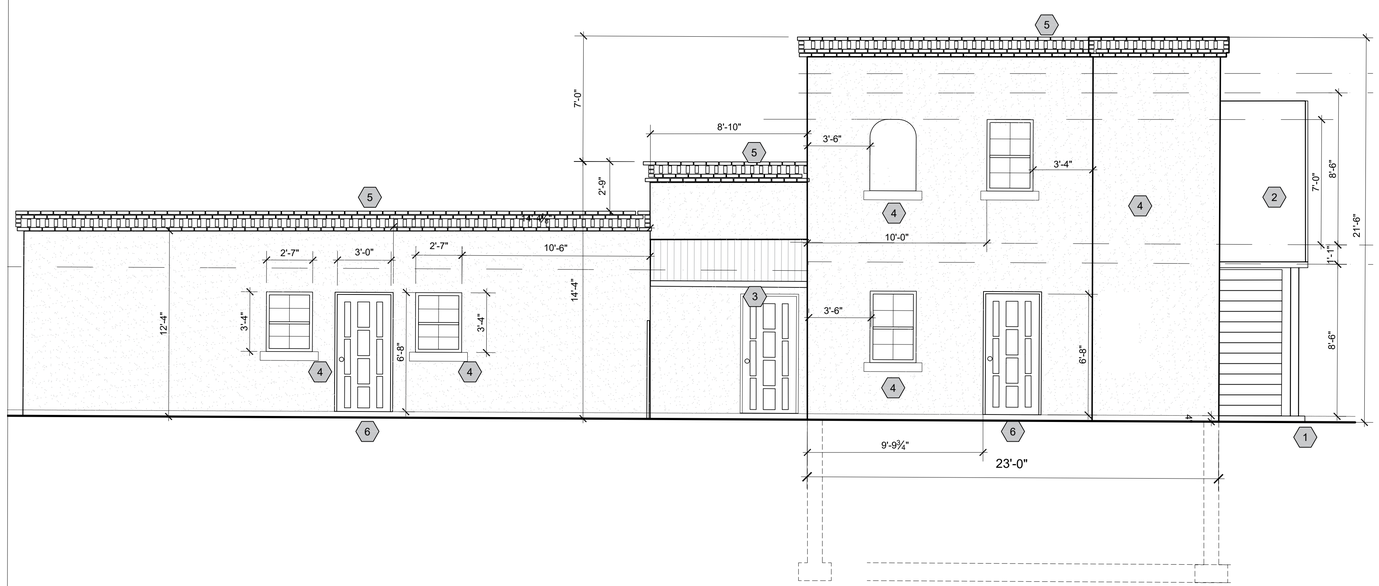
PROPOSED EAST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 11



PROPOSED NORTH ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 3



PROPOSED WEST ELEVATION - UNITS 4,5 SCALE: ¼" = 1'-0" 9



PROPOSED SOUTH ELEVATION - UNITS 4-5 SCALE: ¼" = 1'-0" 1

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:
DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:
UNITS 4 & 5
PROPOSED
ELEVATIONS
TWO-STORY

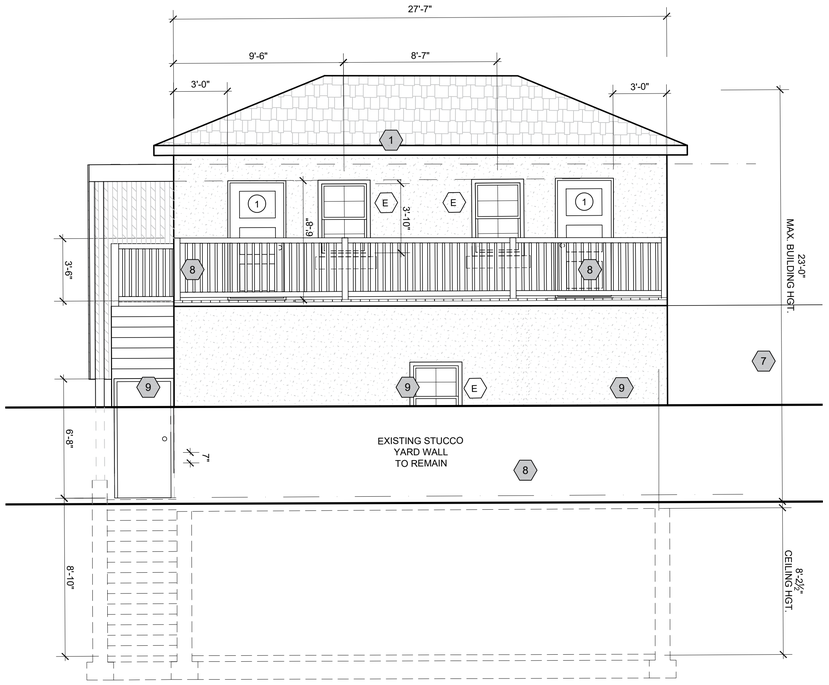
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Sheet: A-2.2

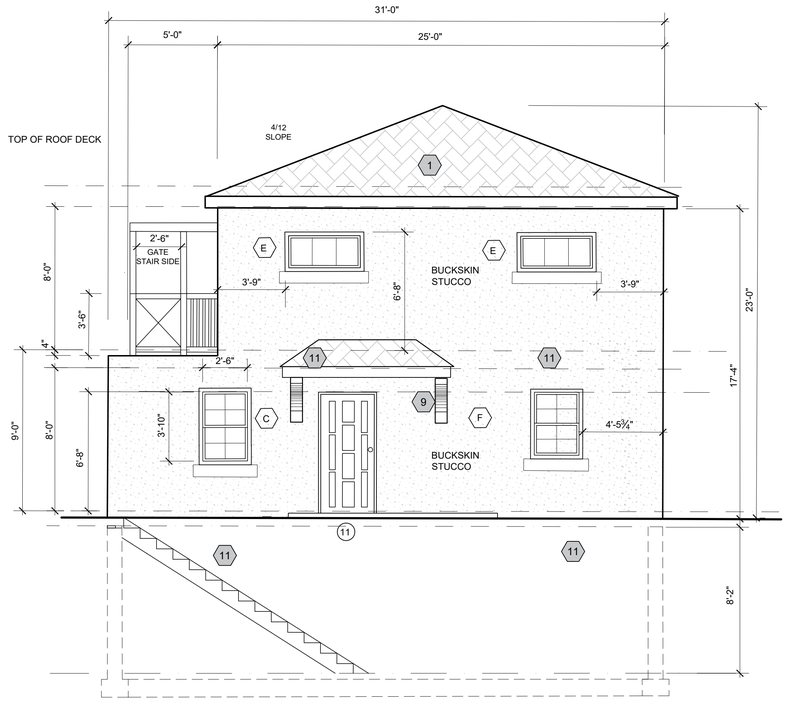


PROPOSED SOUTH ELEVATION - UNITS 6,7,8,9, SCALE: ¼" = 1'-0" 11

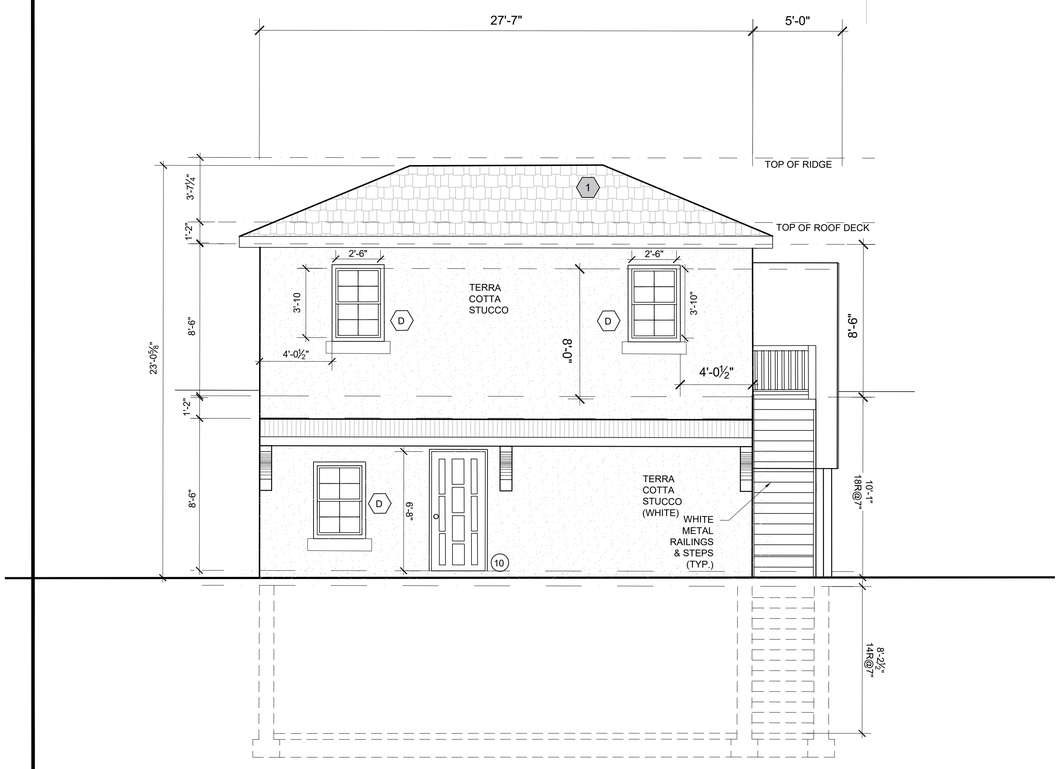
PROPOSED ELEVTIONS SHEET KEYED NOTES

GENERAL:

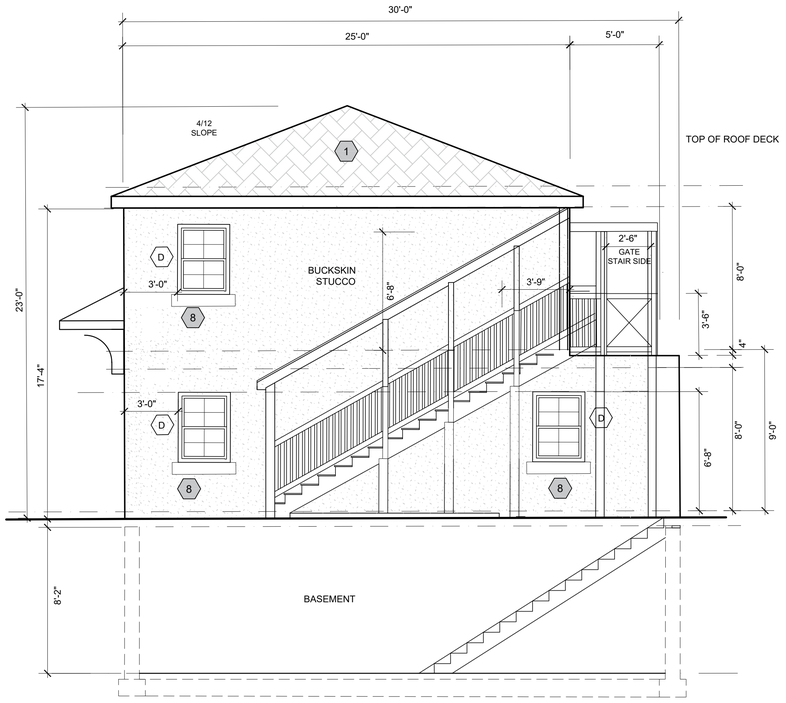
1. NEW SHINGLES TO MATCH EXISTING BUILDING 215
2. SET NEW PORTAL COLUMNS AT NEW SIDEWALK HEIGHT W/NEW ANCHORS
3. NEW 3" CONCRETE SLAB W/ 6x6X1.0 WWF
4. NEW SUMP DRAIN IN NEW CONC. SLAB
5. FINISH & COLOR ON RENOVATED SHED BY HDRB
6. SEE LANDSCAPE PLANS FOR GRADE CHANGE AREA
7. EXTERIOR COVERED STAIR, METAL TREADS, OPEN RISER, TYPICAL
8. STONE SILL - MATCH BLDG. 215
9. DECORATIVE WOOD BRACE - SUPPORT FOR OVERHANG - GRAY PAINT
10. EXTERIOR DOOR TO BASEMENT STAIRS BEHIND EXISTING WALL



PROPOSED WEST ELEVATION - 6,7,8,9 SCALE: ¼" = 1'-0" 3



PROPOSED NORTH ELEVATION - UNITS 6,7,8,9 SCALE: ¼" = 1'-0" 9



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

PROPOSED EAST ELEVATION 6,7,8,9 SCALE: ¼" = 1'-0" 1

HDRB SUBMITTAL

RENOVATIONS & ADDITIONS
MINI-HOTEL for:

DENNIS PRICE
219 WASHINGTON AVE.
SANTA FE, NM

TITLE:

UNITS 6,7,8,9
PROPOSED
ELEVATIONS
TWO-STORY

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revised:

Sheet: A-2.3

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

2025-010945-HDRB, 549 ½ Agua Fria St., Westside Guadalupe Historic District, Contributing, Robert Kreger, agent for Catherine Wynne, owner, requests approval of a 240 sq. ft. addition on the north elevation to a height of 12' where the maximum allowable is 17'-5".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Façade Diagram

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:
Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Design Standards.

Sample motions:

a. Approve or deny Case #2025-010945 to allow these alterations to 549 ½ Agua Fria Street.

b. Approve or deny Case #2025-010945 to allow these alterations to 549 ½ Agua Fria Street subject to conditions.

BACKGROUND & SUMMARY:

The single-family residence at 549 ½ Agua Fria Street is listed as contributing to the Westside-Guadalupe Historic District with the southern façade designated as primary excluding non-historic materials. The Santa Fe County Tax Parcel information on the property describes that the main dwelling and garage at 549 Agua Fria Street were built in 1867. Mr. Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies the main structure and garage as being built in the 1920s. Mr. Murphey shares that the adobe garage was converted into a small cottage in the 1940s with additions in the 1960s (Murphey 2025:1). The current structure at 549 ½ Agua Fria Street is described as a modest Pueblo Revival style building comprised of approximately 1,000 sq. ft. of roofed area constructed from adobe block material with a stuccoed exterior.

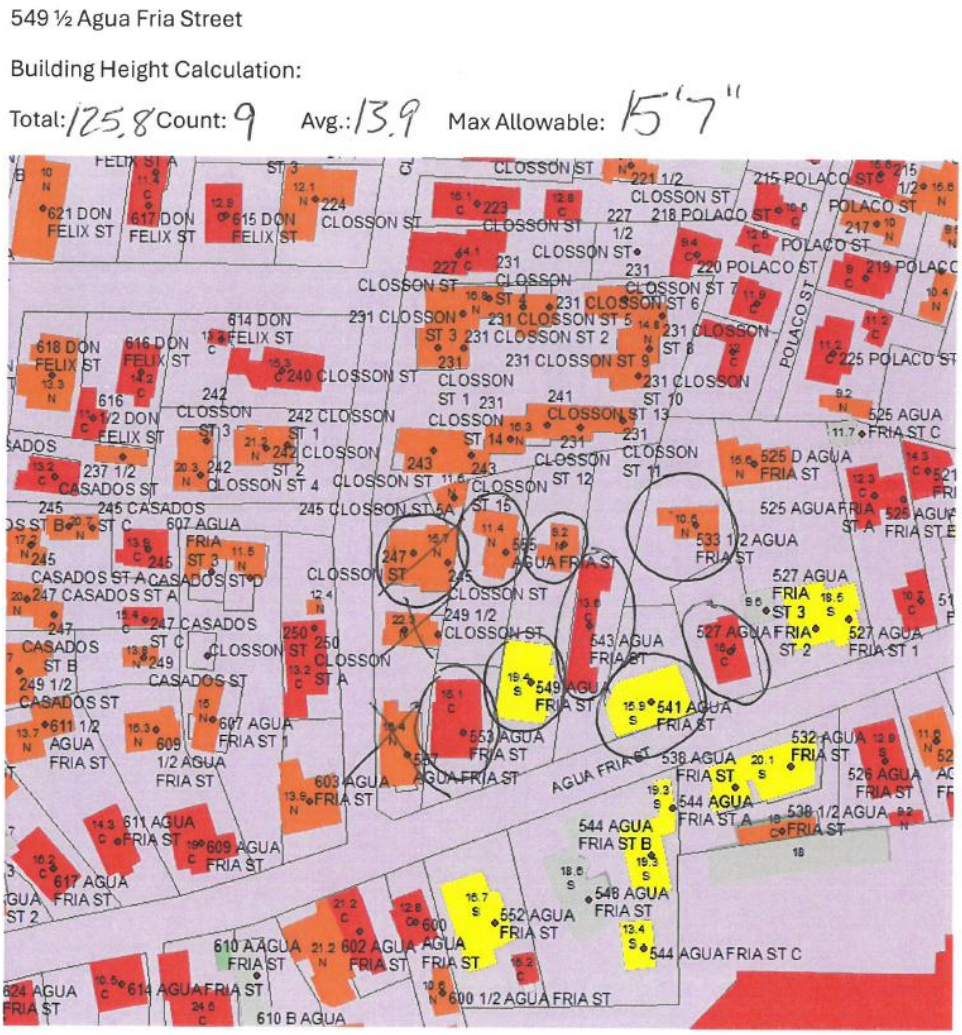


Figure 1. Building Height Calculation.

On August 12, 2025, in Case No. 2025-010870-HDRB, the Historic Districts Review Board (Board) upgraded the historic status of the structure to contributing and designated the south elevation as the primary façade identified as number one on the Façade Diagram, exclusive of non-historic doors and windows. The motion passed unanimously.



Figure 2: Façade Diagram for Contributing Status at 549 ½ Agua Fria Street.

Primary Façade:

Non-primary Façade:

The structure recently has had wholesale window and door replacement, construction of the south elevation garden wall, and a new roof. The new roof was approved administratively on January

22, 2021, in Case No. 2021-003086-ADMIN. No other work has been approved administratively or by the Board prior to this time.

APPLICANT'S REQUEST:

1) Construct a 240 sq. ft. addition on the north elevation to a height of 12'. The proposed addition will not adversely impact the contributing status of the structure or the primary façade given the addition will be added on the north façade of the structure and will not be publicly visible. The height variation will separate the addition from the original structure showing the evolution of construction on the residence.

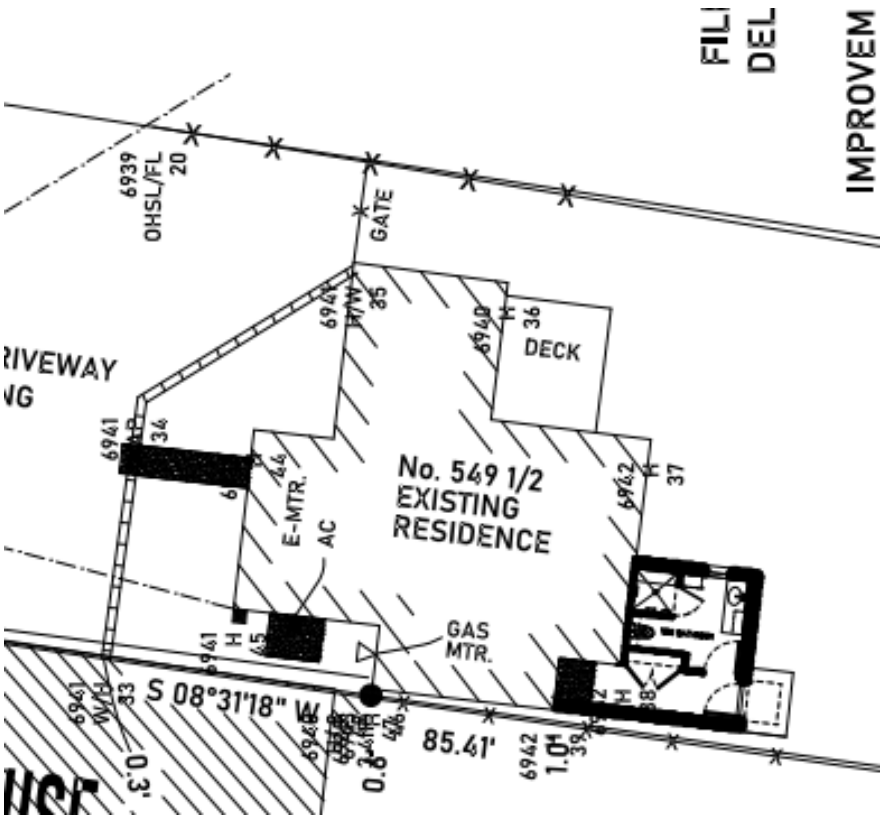


Figure 2. Proposed Site Plan.

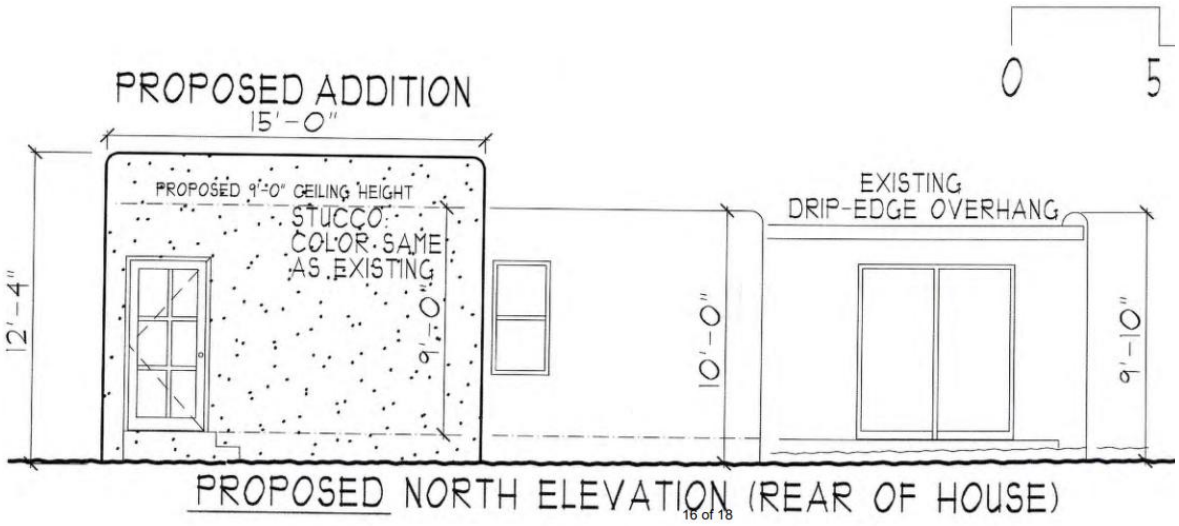


Figure 3. Proposed North Elevation.

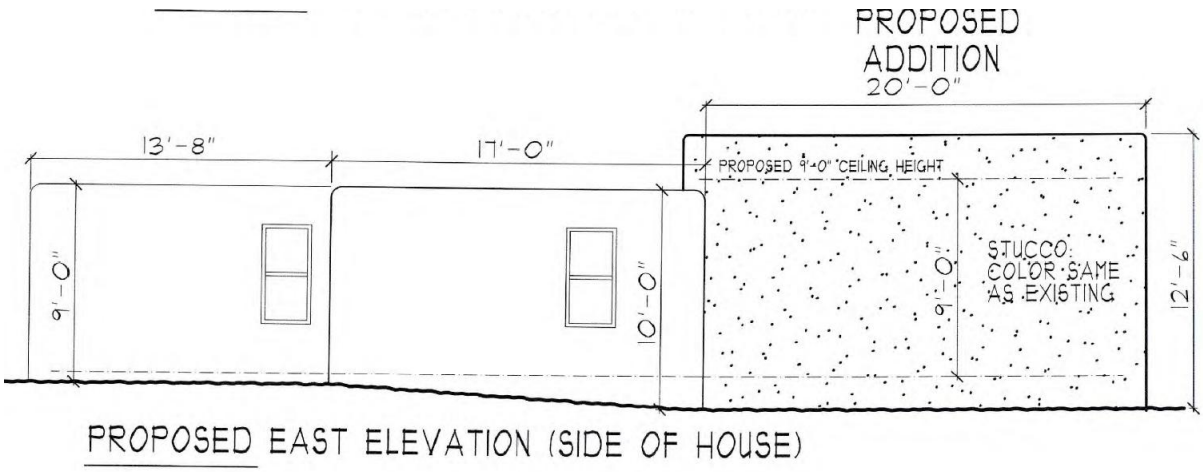


Figure 4. Proposed East Elevation.

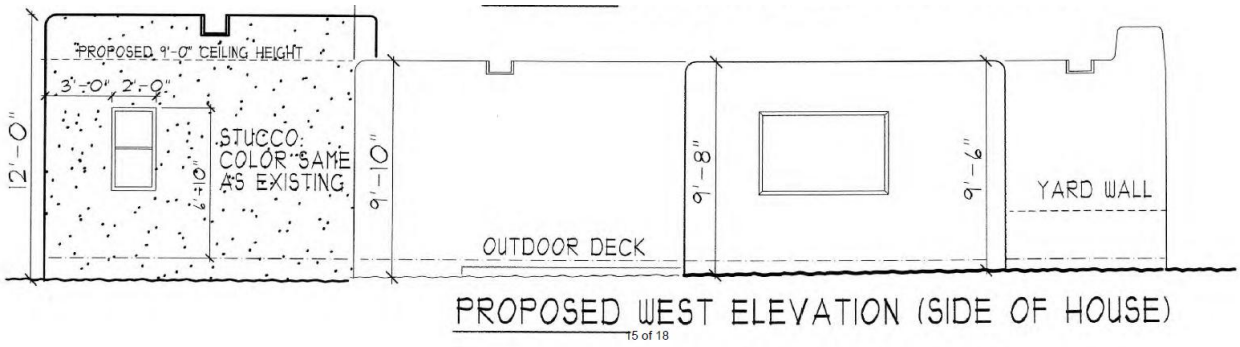


Figure 5. Proposed West Elevation.

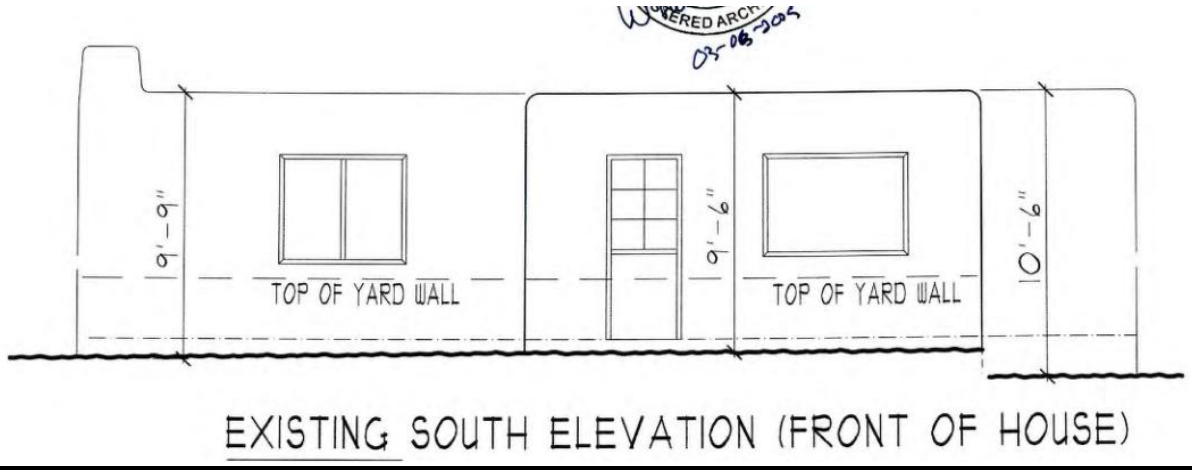


Figure 6. Primary Facade.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(I) **Westside-Guadalupe Historic District**

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;

(b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the *city* arts board for an advisory recommendation;

(c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall dominated". "Wall dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic or mansard roofs are not allowed;

(d) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in the case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors, by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems;

(f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage;

(g) *Greenhouses*

(h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*;

(i) *Porches* and *portales* are encouraged;

(j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITIONS:

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.

City of Santa Fe

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

PROJECT DESC: 2025-010870-HDRB, 549 ½ Agua Fria St., Westside Guadalupe Historic District, Not Surveyed, Robert Kreger, agent for Catherine Wynne, owner, requests status review with primary façade designation(s) if applicable.

CASE NUMBER: 2025-010870--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 549 AGUA FRIA ST 1/2
Santa Fe, NM 87501

CONTACTS: Applicant — Bob R Kreger — 3068 Plaza Blanca, Santa Fe, NM 87507

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 12, 2025. The decision of the Board was to designate the house as contributing with the south façade as primary excluding the non-historic windows and designate the yard wall 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.**

Ver. 12 1/14/2020

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted:	549 1/2 Agua Fria Santa Fe NM 87501 (house at back of property)
Property Owner of Record: Mary Catherine Wynne and William Humphrey	**Proposed Construction Description:**
Applicant/Agent Name: Mary Catherine Wynne	Construct a bathroom attached to the rear of the house, connected by a newly constructed hallway
Contact Person Phone Number: (303) 378 - 1815	**TOTAL ROOF AREA:** 240 sq ft

Zoning District: INC-MUN

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: _____

Submittals Reviewed with PZR:
☒ Legal Lot of Record □ Development Plan ☒ Building Plans □ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☒ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes_____

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

Lot Coverage : 1.9 %
□Open Space Required:_____

Setbacks:
Proposed Front: 206 Minimum: _____
2nd Front? _____
Proposed Rear: 46 ft Minimum: _____
Proposed Sides: L29 ftR 0 Minimum:____

Height: Proposed 22 ft
Maximum Height: _____ or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed_____ Accessible_____
Minimum:_____

Bicycle Parking:**
Proposed:_____ Minimum:_____
** Commercial Requirement

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

Mary Catherine Wynne [☒OWNER ☒APPLICANT □AGENT]
PRINT NAME

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

SIGNATURE **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable: 2025-010227--PAR

□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
□**Preliminary Approval** □**with conditions** □ **Rejected**
Comments/Conditions:_____

REVIEWER: Claudia Kath **DATE:** 4/2/2025

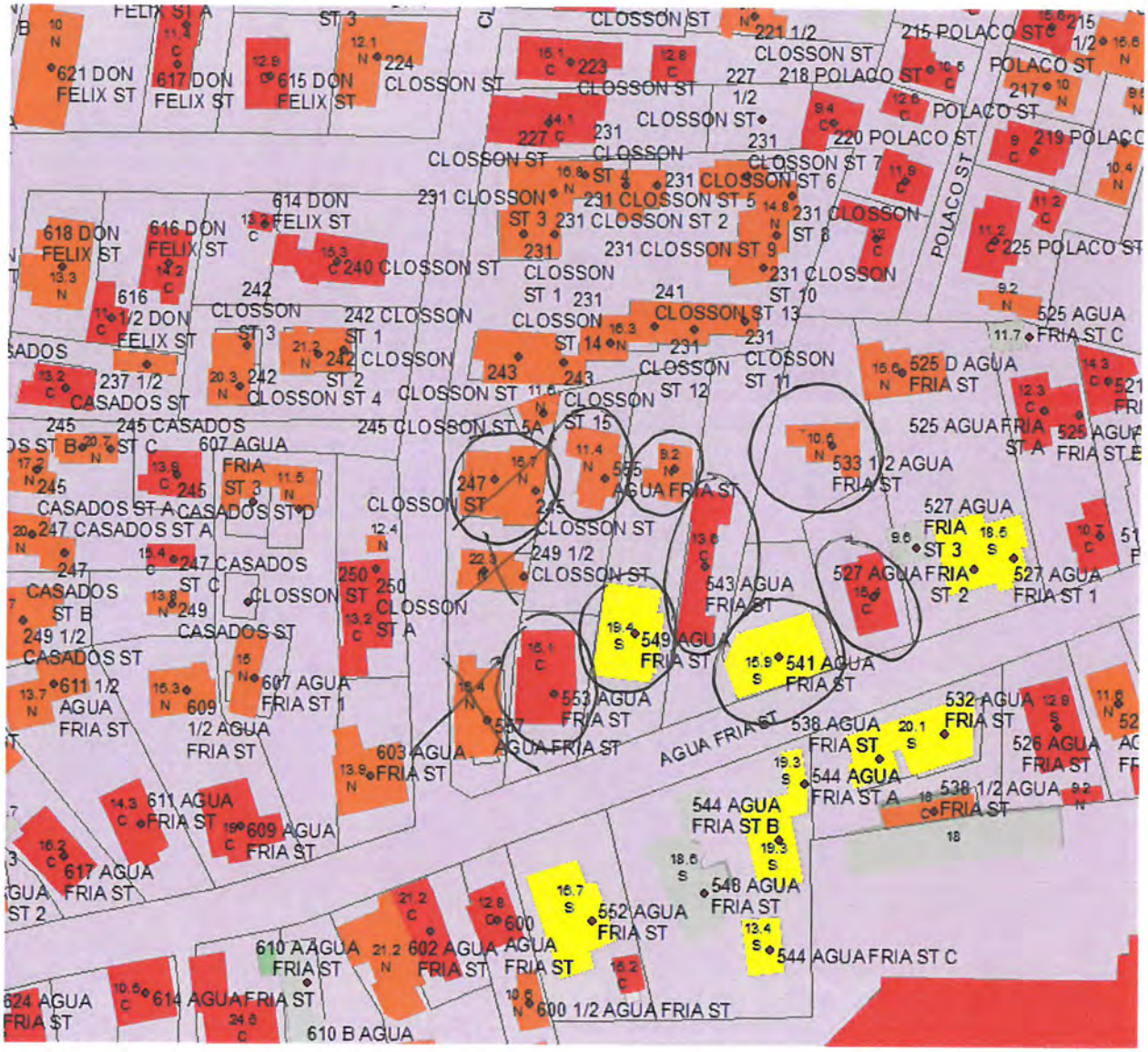
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

549 ½ Agua Fria Street

Building Height Calculation:

Total: 125.8 Count: 9 Avg.: 13.9 Max Allowable: 15'7"



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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: June 8, 2025

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-226
Charles and Mamie Hesch Property – Garage Hesch-Gonzales Cottage	459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe Parcel # 11115648

5. Property Type:
_x Buildings: dwelling
_x_Structures: wall
__ Site __ Object

6. Date of Survey:
May 23, 2025

7. Previous Survey Date(s):
_x_Yes: July 1985, Harry Weiss
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.68658,-105.9506579



10. Photo Information: John W. Murphey, photographer. Photo 1: South (front) elevation. Camera facing north.

11. Brief Description of the Property:

Originally constructed in the 1920s as a one-car adobe garage, this building was converted into a small residence in the late 1940s, with further expansion occurring in the 1960s. Now enclosing approximately 1,000 square feet, the Hesch-Gonzales cottage presents a modest Pueblo Revival appearance on its primary façade, with lumpy stucco and rounded edges. In contrast, the side elevations—particularly the deck elevation—are more angular and less stylistically articulated. The structure includes two bedrooms and features non-original fenestration, including a large picture window and double glass doors. A recent cobblestone garden lends some visual interest to the site. The building is designated Non-Contributing to the Westside-Guadalupe Historic District and bears no historical association with the 19th-century Hilario Ortiz House at the front of the property. ***Continued on Page 5.***

12. Who uses the property? Small house

13. Construction Date:
Date: 1920s,with 1940s and 1960s additions
_x_Known __ Estimated Source: Sanborn maps and aerials

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com

For: Current owner

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

Current owner: Catherine Wynne and William West Humphrey
N/A

19. Is Property Endangered? _x_ Unknown __ No __ Yes How?

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

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

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe: Westside-Guadalupe Historic District

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-226
Charles and Mamie Hesch Property – Garage Hesch-Gonzales Cottage	459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 23, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove _x_ Other: cobblestone at front garden wall

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
_x_ Not visible __ None
__ At Grade ___ Raised:
Materials: __ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Vinyl	1/1	4
Awning	Vinyl	1	2
Fixed	Vinyl	1	1
Sliding	Vinyl	1-1	2

Note: Based on visibility and access during survey

11. Door Types

Type	Style	Material	Number
Single-Leaf	½-light Wood Panel	Wood	2
Double	Full-light	Vinyl	1

12. Chimneys _x_Stucco clad, southwest corner

13. Porches _x_ N/A
Type: __ Entry __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Late 1940s; convert garage to apartment with addition; Sanborn maps and city directories
#2 Date: 1960s; create second addition to turn apartment into small dwelling (cottage); Sanborn maps and city directories
#3 Date: Recent; wholesale replacement of windows; visual evidence.
4 Date: Recent; construction of front garden wall; aerial photographs and visual evidence

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular

17. Documents Available and Their Locations

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

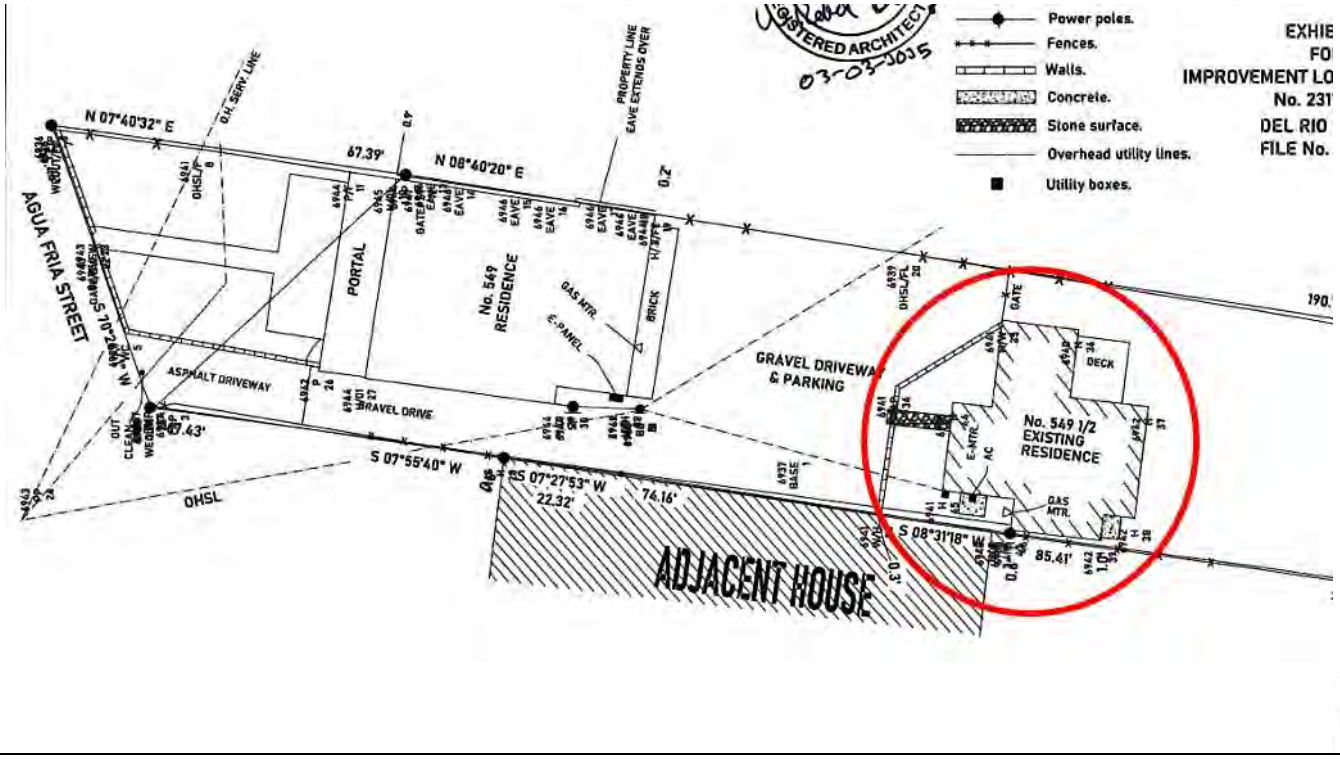
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: No

19.Site Plan: Portion of 2025 site plan. Courtesy of W. Robert Kreger, AIA



For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Charles and Mamie Hesch Property– Garage Hesch-Gonzales Cottage	2. Location: 459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-226
		4. County: Santa Fe
		5. Date of Survey: May 23, 2025

Architectural Description Continued

Setting

The Hesch-Gonzales Cottage is located approximately 160 feet north of Agua Fria Street, positioned at the rear of a narrow lot (Photo 2). It stands behind the much larger and older Hilario Ortiz House, which underwent extensive remodeling in the 2000s (Photo 3). The contrast in architectural eras between the two structures is immediately apparent. Access to the cottage is via a narrow gravel driveway that terminates in front of the building. A visually striking cobblestone wall marks the approach (Photo 4), backed by a well-tended rose garden that contributes to the property's cottage-like character.

South (Front) Elevation

The south elevation reveals both the earliest and most recent phases of construction. On the east side, a large picture window—measuring approximately 3'10" by 4'11"—occupies what was likely the original garage door opening (Photo 5). The unit is recessed 4 inches into the adobe wall. All windows on the house, including this one, are modern vinyl replacements.

To the west is a steel grate security door, though the function of the entry behind it is unclear. Set back 7' 5" from the original wall plane is the 1960s addition, which also includes a large vinyl sliding window measuring 4'4" by 4'9" (Photo 6). The elevation terminates at the west end with a stuccoed corner chimney, also dating to the 1960s expansion.

West Elevation

The west elevation comprises both the 1940s and 1960s additions. At the south end, the 1960s volume is punctuated by a centered vinyl sliding window (Photo 7). Set back approximately 12'10", the earlier 1940s addition faces a recent deck (Photo 8). This façade has a single 1/1 vinyl window positioned unusually close to the south corner, suggesting that the 1960s addition disrupted what may have been a more balanced original design. An oversized, decorative scupper box draws attention at the roofline. Both sections of the west elevation are plain and lack distinctive architectural detailing.

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Charles and Mamie Hesch Property– Garage Hesch-Gonzales Cottage	2. Location: 459 ½ Agua Fria Street Westside-Guadalupe Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-226 4. County: Santa Fe 5. Date of Survey: May 23, 2025

North Elevation

The north side of the home opens onto a landscaped garden featuring a curving gravel path, mature trees, and flowering shrubs. In contrast, the rear of the cottage is architecturally simple and minimally fenestrated (Photo 9). The west section includes a pair of recent double doors set beneath a boxed soffit with a shallow fascia board—visually suggestive of a Territorial detail that contrasts with the building's otherwise Pueblo Revival styling (Photo 10). The east portion presents a blank stuccoed wall interrupted only by a single off-center 1/1 vinyl window, modestly recessed (Photo 9).

East Elevation

A portion of this elevation resides less than 12" from the neighboring property. The south end, representing the original garage and late 1940s addition, has two vinyl windows, including a small awning unit at the laundry room (Photo 11). The north end includes an entry fitted with a half-light and three-panel wood door and a vinyl awning window (Photo 12). Between these two points, the elevation edges close to the neighboring property and includes a single 1/1 vinyl sash unit (Photo 13).

Interior

The interior was not accessible at the time of the site visit.

Front Yard Wall and Gate

A decorative cobble and brick garden wall encloses the small front yard and rose garden, evoking an English cottage-style aesthetic (Photo 4). The wall is constructed of tightly packed river cobbles set in mortar, with a curving, scalloped profile that rises to frame a central gate opening (Photo 14).

The wall stands approximately 33 inches high at its lowest points, increasing to 50 inches at the gate. The cobble section measures 8½ inches thick, and is capped with a 10⅛-inch-wide brick coping laid in a single course. The coping is both decorative and functional, shedding water and emphasizing the serpentine profile.

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Centered within the wall is a 34-inch-wide gate made of standard lumber boards (1½ inches by 3⅜ inches), assembled with modern fasteners and hardware (Photo 15). The gate is painted and of recent construction, and is not considered historic.

The wall's ornamental form and materials reflect a 20th-century garden design tradition that draws from vernacular English influences and the romanticized landscape treatments associated with the cottage garden styles.

Historical Overview

Erected in the 1930s as a one-car, rectangular adobe garage, the subject building was converted in the late 1940s into a small dwelling, which city directories confirm was used as an income-producing rental. It was enlarged again in the 1960s, reaching its current footprint—a modified "T" shape—by 1969.

The lot containing the subject building dates to the 19th century. The primary residence on the site—a one-and-a-half-story, side-gabled adobe structure—was constructed sometime between 1860 and 1908. This older front house has little architectural or functional connection to the later garage.

As shown on the 1912 King's Official Map of Santa Fe, the parcel was then owned by Hilario Ortiz, a lawyer, superintendent of county schools, and member of a prominent New Mexican political family (Fig. 1). At that time, the rear portion of the property—where the garage now stands—was empty. A stable, presumably for the family's horse and buggy, stood across from the present-day back house.

The Charles and Mamie Hesch Property

Following statehood, the property changed hands and was acquired by Johannes (John) Hesch, the son of German-born contractor and planing mill owner Phillip Hesch, who built the so-called Hesch House at 326 Read Street. John transferred the Agua Fria property to his son, Charles Hesch, via a warranty deed dated February 12, 1917.[1]

[1] Warranty Deed, John and Petra Hesch to Charles Hesch, recorded April 22, 1920, Book M3/Page 379, Instrument # 1920000494, Santa Fe County, New Mexico.

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Charles Hesch was born on February 28, 1893, and grew up on Agua Fria Street, where his father operated a carpentry shop.[2] In 1914, Charles married Mamie Lamberson, a New Mexico native whose father, John Lamberson, had come to the territory to farm.

The 1920 federal census—the first to document the Hesch household—recorded Charles (now going as Charly), then 27, working as a mechanic at the Closson & Closson garage on Don Gaspar Avenue.[3] The same year, Mamie was 25 and caring for their young son, Howard. The earliest available city directory, in 1928, confirms that Charles owned the house, listed under the 549 Agua Fria Street address.[4]

It was likely during the 1920s, amid the rise in automobile ownership, that Charles erected the rear garage. The simple structure appears on the 1930 Sanborn Fire Insurance Map as a windowless adobe rectangle measuring 16 by 24 feet (Fig. 2). The property had been cleared of an earlier small residence and two stables shown 18 years earlier on the 1912 King's map.

The Hesch household remained the same through the 1930s. Howard, their only child, began working at a young age, starting as a junior delivery boy and later becoming a parts man at a local car dealership. He completed high school and later attended St. Michael's College. By this time, Charles had advanced to foreman at the Closson & Closson garage.

Howard suffered a serious injury in an automobile accident in early 1942, requiring extended recovery in Denver.[5] After recuperating, he enlisted in the Army and was stationed at Fort Bliss. Though his earlier injuries prevented him from serving overseas, he remained on active duty stateside and attained the rank of staff sergeant. Persistent

[2] U.S. Census Bureau, Year: 1910; Census Place: Santa Fe Ward 2, Santa Fe, New Mexico; Roll: T624_918; Page: 4a; Enumeration District: 0224; FHL microfilm: 1374931.
[3] Ibid., Year: 1920; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 18A; Enumeration District: 129.
[4] Hudspeth Directory Company, *Hudspeth Directory Company*, *Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1928), 92.
[5] "In Old Santa Fe" [column], *Santa Fe New Mexican*, February 19, 1942, 1.

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shoulder pain led to hospitalization in October 1944,[6] and he was honorably discharged the following month.[7]

A Family Motorcycle Business

Returning to Santa Fe in his early thirties, Howard did not follow a conventional path. Unlike many returning servicemen who resumed family life—he had briefly married a woman from Lamar, Colorado—Howard instead co-founded Santa Fe's first motorcycle dealership with his father. Whether out of self-direction, rebellion, or personal passion, the Santa Fe Cycle Company marked a new phase in his life.

Located at 215 Galisteo Street, the shop opened in February 1946, initially offering only bicycle sales and repairs. Within the year, it evolved—likely under Howard's influence—into a Harley-Davidson dealership (Fig. 3). It operated as a family enterprise: Howard's mother served as company secretary, and all three traveled to Milwaukee to attend a factory-sponsored mechanics course.[8] Howard also headed a local motorcycle club that organized charity rides and races, including a rally to Monterrey, Mexico.[9]

During this period, the family converted the former garage on their property into a residence, which by the late 1940s was listed as 549 ½ Agua Fria. Howard lived there, as confirmed by city directories. The 1948 Sanborn map captures the change, showing a rectangular addition along the structure's north elevation (Fig. 4). Shortly after the map's publication, Howard Nathan Hesch died following a brief illness at the age of 33.

Now in their mid-fifties, his parents, Charles and Mamie, attempted to sell the Santa Fe Cycle Company and later leased Howard's small house—a converted garage apartment he had returned to after the war—as a furnished rental.[10] From their back window, just sixty feet away, they would have seen the new tenant coming and going, a stranger now occupying the space their son once called home.

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[6] National Archives and Records Administration; Hospital Admission Card Files, ca. 1970 - ca. 1970; NAI: 570973; Record Group Number: Records of the Office of the Surgeon General (Army), 1775-1994; Record Group Title: 112.
[7] "In Old Santa Fe" [column], *Santa Fe New Mexican*, November 7, 1944, 8.
[8] "Paso por Aqui" [column], *Santa Fe New Mexican*, March 12, 1947, 7.
[9] "Motorcyclists to Monterrey Meet," *Santa Fe New Mexican*, August 20, 1947, 8.
[10] "Real Estate for Sale" [column], *Santa Fe New Mexican*, February 20, 1949, 12.

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The 1950 census recorded the older couple still working at the motorcycle shop, which had relocated to 1462 Cerrillos Road—a newly developed commercial strip across from the Santa Fe Indian School.[11] The area included the recently built King's Rest Court and the Neighbor's Hut, a drive-in hamburger stand. Nearly three miles from the city center, the new location may have proved too remote. Around this time, Mamie began selling home-cooked "Spanish meals" from their residence, possibly indicating financial strain.[12]

Charles L. Hesch died on May 13, just 19 days after the census enumerator visited their home, following what his obituary described as several months of illness. He was 57. This left Mamie on her own—but not alone.

Mamie and Maude

Down the street at 526 Agua Fria lived Mamie's younger sister, Maude, and her husband, Mercedes Gonzales. The sisters had already endured hardship. After their father's death during their teenage years, they moved into a boarding house on Capitol Street with their younger brother, Dwight. A World War I veteran, Dwight died in his thirties; following the custom of the time, his funeral was held at the Hesch home, the big house fronting Agua Fria Street.

Around 1955, Maude and Mercedes moved into the former garage. The couple led modest lives—Mercedes cut hair and Maude cleaned homes—and the small residence may have offered welcome support. It was during the 1950s that the former apartment was formally assigned the address 549 ½ Agua Fria Street. A 1958 aerial photograph shows the house largely unchanged from the time of its earlier conversion: a footprint in the shape of a "T." By that time, both homes had separate telephone lines (Fig. 5).

City directories from the 1960s show the sisters continuing to live on the property, each in her own house, with their own telephone, separated by approximately 60 feet. Both were retired.

[11] U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 73; Enumeration District: 26-8.
[12] "Personals" [column], *Santa Fe New Mexican*, February 6, 1950,7.

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A 1969 aerial photograph reveals that Maude's home had by then been enlarged with an east-west addition extending from the west wall of the original garage (Fig. 6).

Mamie L. Hesch died on August 8, 1976, at the age of 82. As was typical at the time, her household possessions—a couch, dressers, tables, rugs—were sold at an estate sale. Mamie left the entire property to her sister, with formal title transferred through a personal representative's deed on June 29, 1977.[13]

Post Hesch-Gonzales Changes

Maude died in her smaller home on March 7, 1984 at the age of 87. Her passing resulted in another estate sale, this one featuring antiques, jewelry, and linens. The entire property, including both homes, was sold eight months later to Les Crane.[14] City directories indicate that both homes were subsequently rented.

In 2003, Barbara and Federico Vigil acquired the property. Barbara, an attorney and state judge, renovated the front house—now designated a Significant structure—submitting an application to the Historic Districts Review Board in 2008 (H-08-075). The extensive restoration and renovation[15] likely extended to the back house (549 ½), which now features modern windows and doors and an English cottage-style rose garden in front. The current owners acquired the property in 2023.

[13] Personal Representative's Deed, Mercedes Gonzales, Mamie L. Hesch Deceased Estate to Maud [sic] Gonzales, recorded June 30, 1977, Book 349/Page 838, Instrument # 404787, Santa Fe County, New Mexico.
[14] Warranty Deed, Maud [sic] Gonzales Estate to Lee [sic] L. Crane, recorded December 31, 1984, Book 509/Page 814, Instrument # 558248, Santa Fe County, New Mexico.
[15] Paul Weideman, "Beautifully Restored Adobe on the Market," *Santa Fe New Mexican*, December 6, 2020, Home-30.

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Evaluation of Historical Status

The Hesch-Gonzales Cottage nominally meets the criteria for Contributing status, as its composite footprint is over 50 years old, being discernable on a 1969 aerial photograph.

Its most distinctive feature is the south (front) façade, which retains characteristic massing and Pueblo Revival style hallmarks. The remaining elevations are utilitarian in character and have been compromised by replacement fenestration.

For this reason, the building is recommended as Contributing, with its south elevation designated as the primary façade. The non-historic windows are excluded from this designation.

While the front garden wall is attractive and well-constructed, it is of recent construction and therefore ineligible for historic status.

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Illustrations

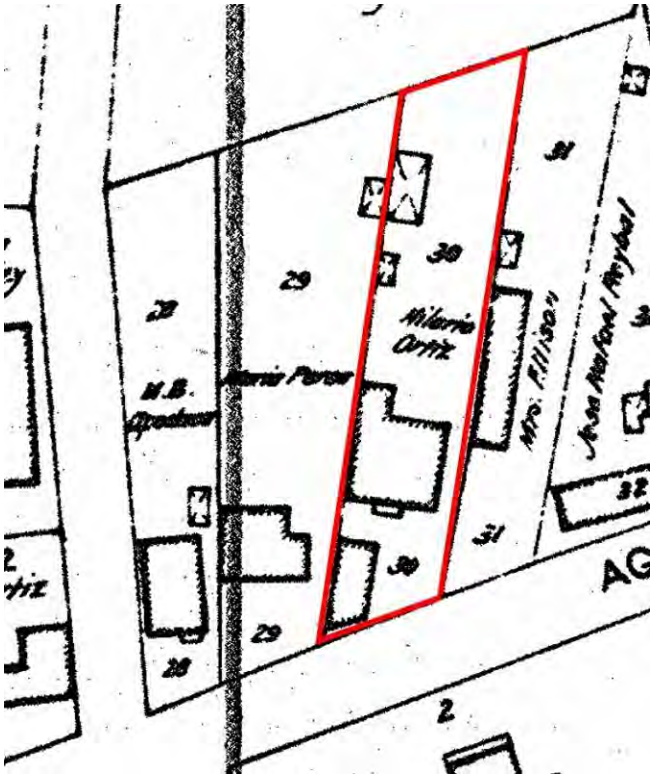


Figure 1: N. L. King, "Map of the City of Santa Fe," 1912.
The property under Hilario Ortiz's ownership.

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Figure 2: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930. Original garage configuration.

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Figure 3: December 1946 advertisement for the Santa Fe Cycle Company. Courtesy of the Santa Fe New Mexican.

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Figure 4: Sanborn Map Company, "Santa Fe, Santa Fe County, New Mexico," January 1930, correction layer, August 1948. Garage converted to small apartment for Howard Hesch.

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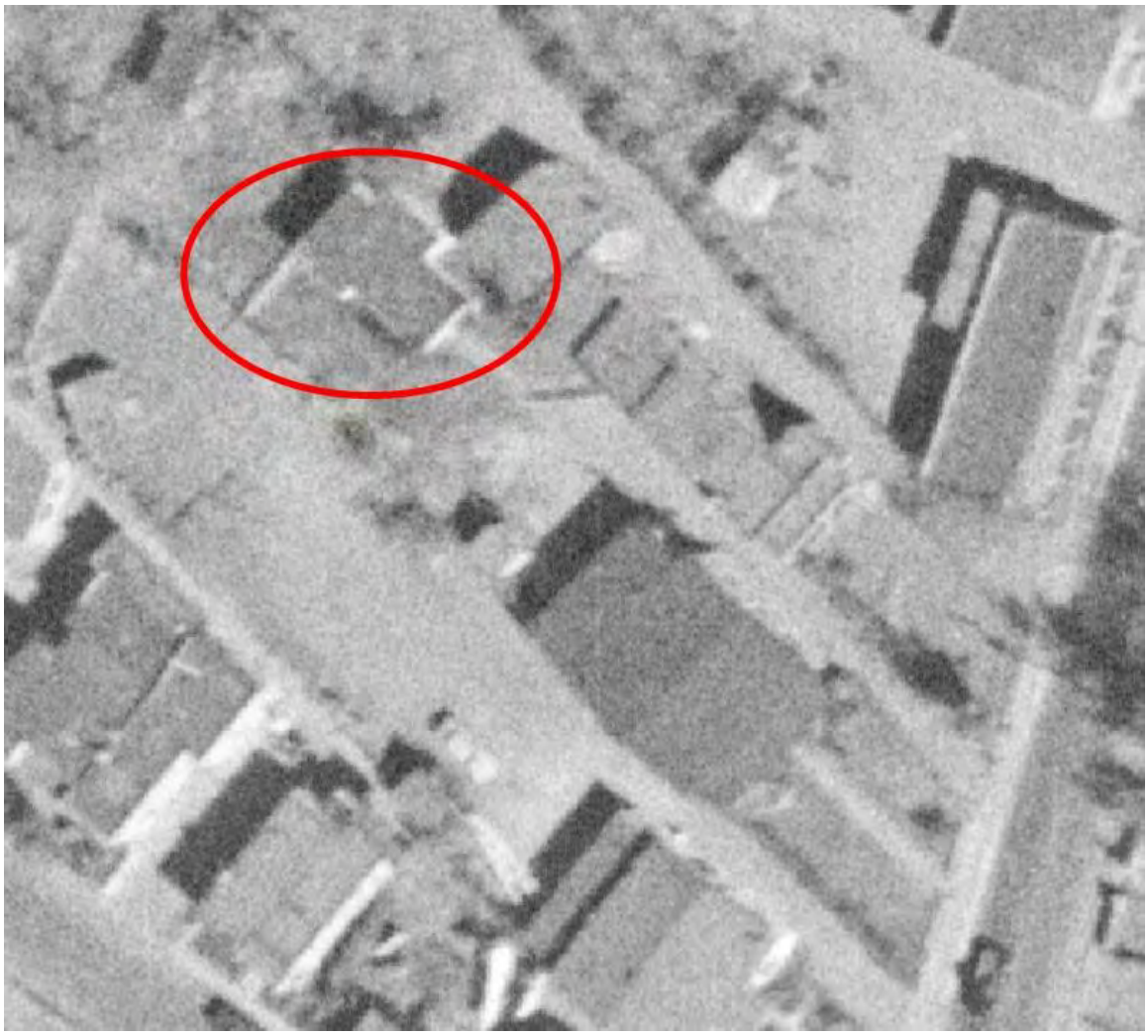


Figure 5: November 10, 1958, aerial photograph. Former garage has retained 1940s apartment footprint.

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Figure 6: February 27, 1969, aerial photograph. Former garage has expanded to the west with an addition reflecting its use during the Maude Gonzales period.

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Survey Photographs

(All images taken John W. Murphey, on May 23, 2025, unless otherwise noted)



Photo 2: View of Hesch-Gonzales Cottage (arrow) from north side on Agua Fria Street. Camera facing north.

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Photo 3: Hilario Ortiz House. Camera facing north.

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Photo 4: Subject dwelling and context. Camera facing north.

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Photo 5: South elevation. Window set in original garage door opening. Camera facing north.

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Photo 6: South elevation. Window in 1960s addition. Camera facing northeast.

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Photo 7: West elevation. Window in 1960s addition. Camera facing east.

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Photo 8: West elevation. Window in 1940s addition. Camera facing east.

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Photo 9: North elevation. Camera facing south.

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Photo 10: North elevation. Recent doors in 1960s addition. Camera facing south.

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Photo 11: East elevation, south end. Windows in original garage and 1940s addition. Camera facing northwest.

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Photo 12: East elevation, north end. Window and door in 1940s addition. Camera facing south.

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Photo 13: East elevation. Window in 1940s addition. Camera facing southwest.

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Photo 14: Front Garden Wall. Detail of masonry. Camera facing north.

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Photo 15: Gate. Detail of construction. Camera facing north.

BATHROOM ADDITION

549.5 AGUA FRIA

SANTA FE NM 87501

LIST OF DOCUMENTS 1

EXISTING CONDITIONS SITE PLAN (DEL RIO SURVEYS ILR) **2**

PROPOSED CONDITIONS SITE PLAN **3**

PROPOSAL LETTER W/FINISHES **4-5**

PRELIMINARY ZONING REVIEW WORKSHEET **6**

SITE PHOTOGRAPHS **7-8**

ZERO LOT LINE AFFIDAVIT **9-11**

SITE PLAN **10**

IMPROVEMENT LOCATION REPORT **11**

FLOOR PLAN EXISTING **12**

FLOOR PLAN PROPOSED **13**

SOUTH ELEVATION EXISTING & PROPOSED **14**

WEST ELEVATION EXISTING & PROPOSED **15**

NORTH ELEVATION EXISTING & PROPOSED **16**

EAST ELEVATION EXISTING & PROPOSED **17**

PROPOSED ROOF PLAN **18**

AFFIDAVIT OF AGREEMENT TO BUILD TO PROPERTY LINE

STATE OF NEW MEXICO
CITY AND COUNTY OF SANTA FE

This Affidavit of Agreement ("Affidavit") is made and entered into this 21st day of February, **2025**, by and between the undersigned property owners:

Owner 1:
Name: Mary Catherine Wynne and William West Humphrey
Address: 543 Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 258 as shown on plat entitled "Boundary Survey Plat for Amy E. Inman and Peter A. Inman Parcel 258 Guadalupe Neighborhood...", recorded in the office of the County Clerk, Santa Fe County, New Mexico on February 15, 2022 in Plat Book 888, Page 01 as Instrument No. 1980514.

Owner 2:
Name: Mary Catherine Wynne and William West Humphrey
Address: 549 & 549 ½ Agua Fria Street Santa Fe NM 87501
Legal Description of Property:

Parcel 257, as shown and delineated on plat of survey entitled "Plat of Survey for the City of Santa Fe showing land within the Guadalupe Neighborhood Community Development Project No. C-3 Title Clearance Assistance and Survey Monumentation Plat 'O'", recorded January 13, 1981, in Plat Book 96, Page 9, as # 471,901, records of Santa Fe County, New Mexico.

WHEREAS, Owner 1 and Owner 2 are the respective owners of adjacent properties located in the City of Santa Fe, New Mexico; and

WHEREAS, Owner 2 intends to construct a structure that will be built up to the shared property line, and Owner 1 consents to this construction; and

WHEREAS, both parties agree that this construction does not create an encroachment on Owner 1's property and that Owner 1 will not object to

any necessary permits or approvals required by the City of Santa Fe for the proposed construction; and

NOW, THEREFORE, the undersigned parties agree as follows:

1. **Consent to Build to Property Line**
   Owner 1 expressly consents to Owner 2 building the structure up to the property line, in compliance with applicable laws and building codes.
2. **No Encroachment or Claim of Adverse Possession**
   Owner 2 acknowledges that this agreement does not grant any ownership interest in Owner 1's property, nor does it create any claim of adverse possession.
3. **No Objection to Permitting**
   Owner 1 agrees not to object to or interfere with any permitting applications made by Owner 2 related to the construction up to the property line, provided that such construction remains compliant with all applicable zoning and building regulations.
4. **Binding Effect**
   This Affidavit shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of the parties hereto.
5. **Recording**
   This Affidavit may be recorded in the real property records of Santa Fe County, New Mexico, at the election of either party.

IN WITNESS WHEREOF, the undersigned parties have executed this Affidavit on the date first written above.

Owner 1:
Signature: _____
Printed Name: Mary Catherine Wynne
Date: 2/25/25

Signature: _____
Printed Name: William West Humphrey
Date: 2/25/2025

Owner 2:
Signature: _____
Printed Name: Mary Catherine Wynne
Date: 2/25/25

Signature: _____
Printed Name: William West Humphrey
Date: 2/25/25

NOTARY ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Santa Fe

This instrument was acknowledged before me on this 25th day of February, **2025**, by Mary Catherine Wynne and William West Humphrey (Owner 1) and Mary Catherine Wynne and William West Humphrey (Owner 2).

Notary Public: _____
My Commission Expires: September 25th 2025

MAURICIO GARCIA
Notary Public - State of New Mexico
Commission # 1101686
My Comm. Expires Sep 25, 2025

549 ½ ("549.5) Agua Fria Street Proposed Addition

Proposal Letter addition of a Bathroom to 549 ½ ("549.5") Agua Fria Street, Santa Fe

Project Overview: This proposal outlines the plan to add 240 square foot bathroom to the existing 1,003-square-foot home located in the Historic Guadalupe District of Santa Fe, New Mexico. The current bathroom is located within the primary bedroom of the house, limiting flexibility in the use of the second bedroom. The goal is to enhance the functionality of the home while preserving its historic character.

Historical Background: 549 ½ ("549.5") is located at the rear of the lot, behind 549 Agua Fria. According to City records the house was built in 1867. In 2022-2023 permits were issued for the previous owners for updating the heating system using split duct systems (3), kitchen cabinets and counters and tile flooring in kitchen, laundry room and existing bathroom. At some point a new roof was installed.

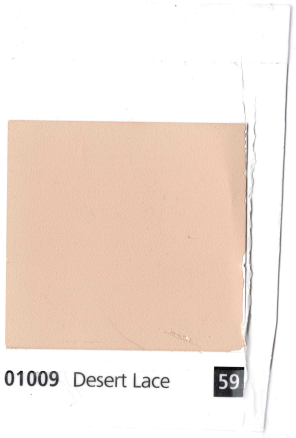
Project Specifics: The dimensions listed below are for the proposed NEW Addition

Area of proposed addition – 240 square feet

Height –12 feet above existing grade

Exterior wall materials – stucco

Color – **Sto Corporation STO Color #01009 "Desert Lace"**



Windows – one, facing West 24"w x 45"h

Window material – metal-clad wood

Door – rear door is 36" x 80", "full-view" glass door, metal-clad wood

Concrete pad and step to back yard

Roof – ¼"/foot slope. Draining to West into one clad-wood canale.

Scope of Work:

1. **Design and Planning:**
   - We are collaborating with Robert Kreger AIA, an architect experienced in historic properties, to create a design that complements the existing architecture,
   - Will ensure all designs meet the city's historic preservation guidelines and obtain necessary permits.
   - The proposed addition will be attached to the back of the structure and will be joined to the structure with a newly constructed hallway.
2. **Construction:**
   - We are hiring a licensed contractor with experience in historic renovations, and

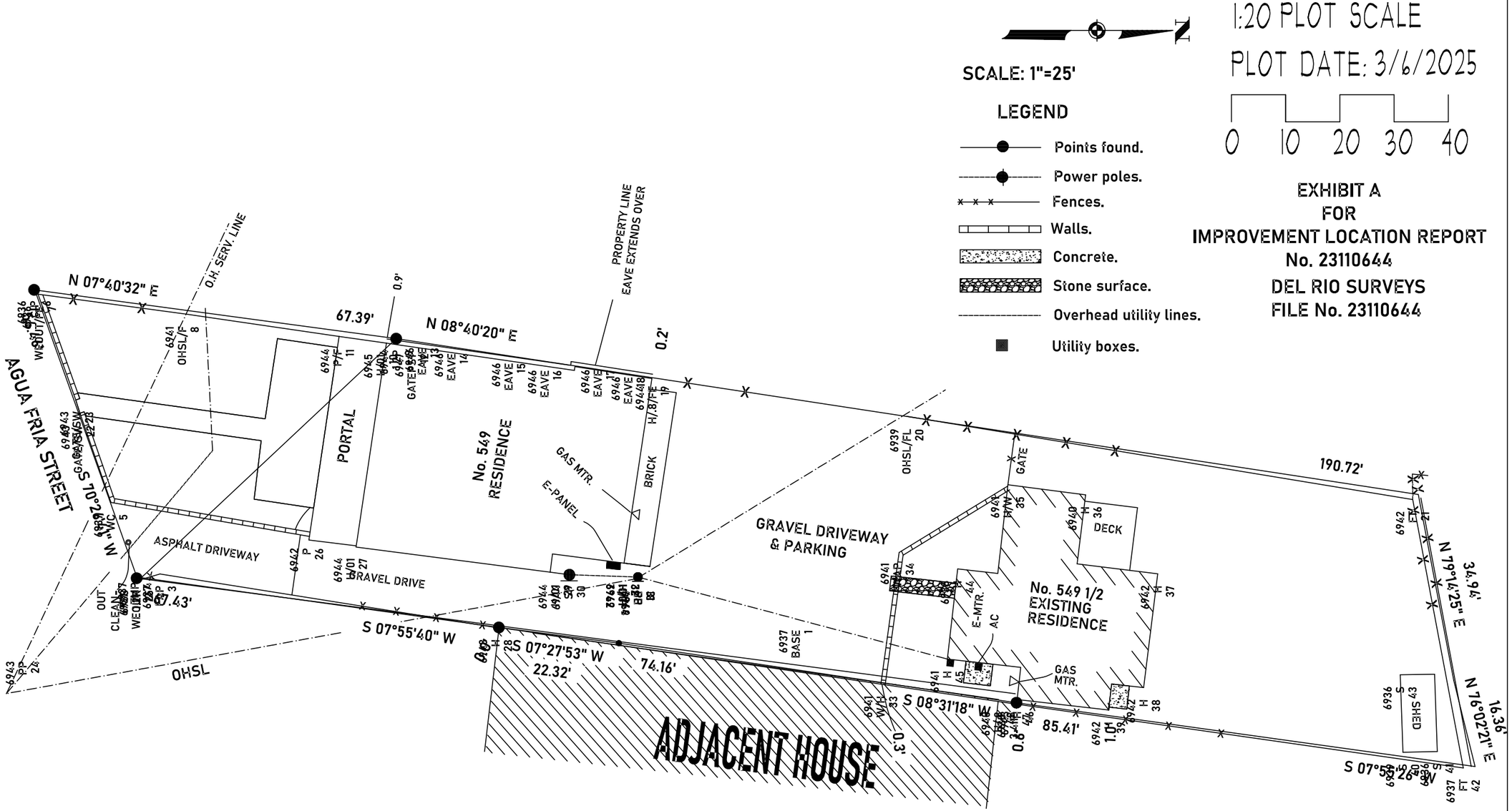
- Will use materials that match or complement the existing structure to maintain aesthetic consistency.

3. **Timeline:**
   - Estimated project duration: 4-6 months: from bldg permit approval to completion.
4. **Budget:**
   - $50k to $70k depending on construction challenges.

Benefits:

- Improved comfort and functionality for the homeowners.
- Increased property value while maintaining historical integrity.

Conclusion: This project aims to blend an addition with modern interior functional amenities while complementing the historical charm of the property, enhancing the living experience while respecting the home's heritage.



SCALE: 1"=25'

LEGEND

- Points found.
- Power poles.
- Fences.
- Walls.
- Concrete.
- Stone surface.
- Overhead utility lines.
- Utility boxes.

1:20 PLOT SCALE

PLOT DATE: 3/6/2025

0 10 20 30 40

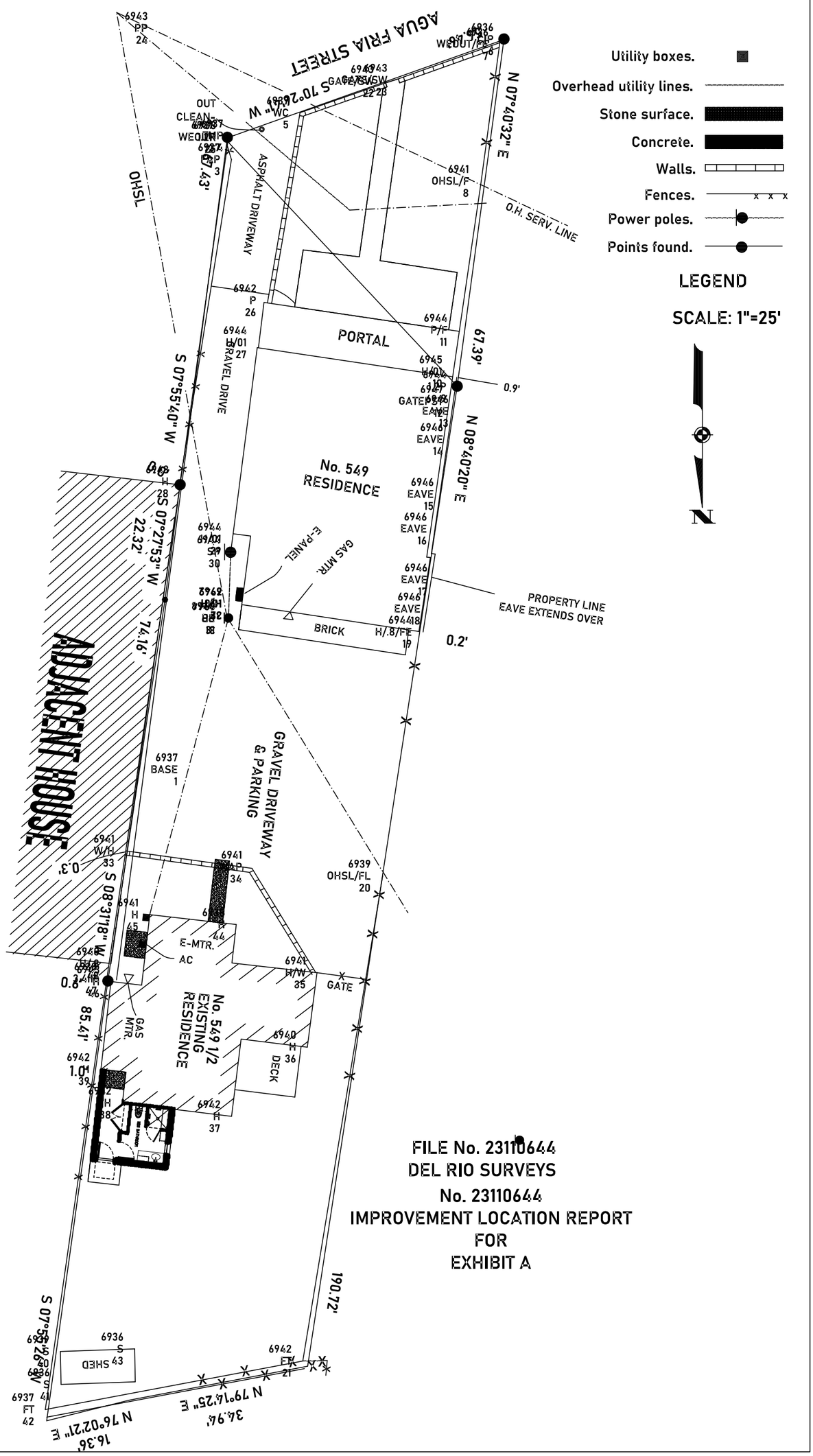
EXHIBIT A
FOR
IMPROVEMENT LOCATION REPORT
No. 23110644
DEL RIO SURVEYS
FILE No. 23110644

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO. 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

SHEET: 2 of



FILE No. 23110644
DEL RIO SURVEYS
No. 23110644
IMPROVEMENT LOCATION REPORT
FOR
EXHIBIT A

5th	ADDITION AND EXTERIOR ALTERATIONS CASITA @ 549 1/2 AGUA FRIA STREET SANTA FE, NM 8750_	OWNERS: CATHERINE WYYNE BILL HUMPHRY 8803 LAKESIDE COURT Boulder, CO, 80201	W ROBERT KREGER, AIA NM LIC #2814 PO BOX 9503, SANTA FE, NM 87504 505-660-9391, KregerDesignBuild@msn.com KREGERDESIGNBUILD.com		

PROPOSED ROOF PLAN

0 5 10 15

EXISTING ROOF

NEW CANALE

A-A

NEW ROOF

A-A

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
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8803 LAKESIDE COURT
Boulder, CO, 80201

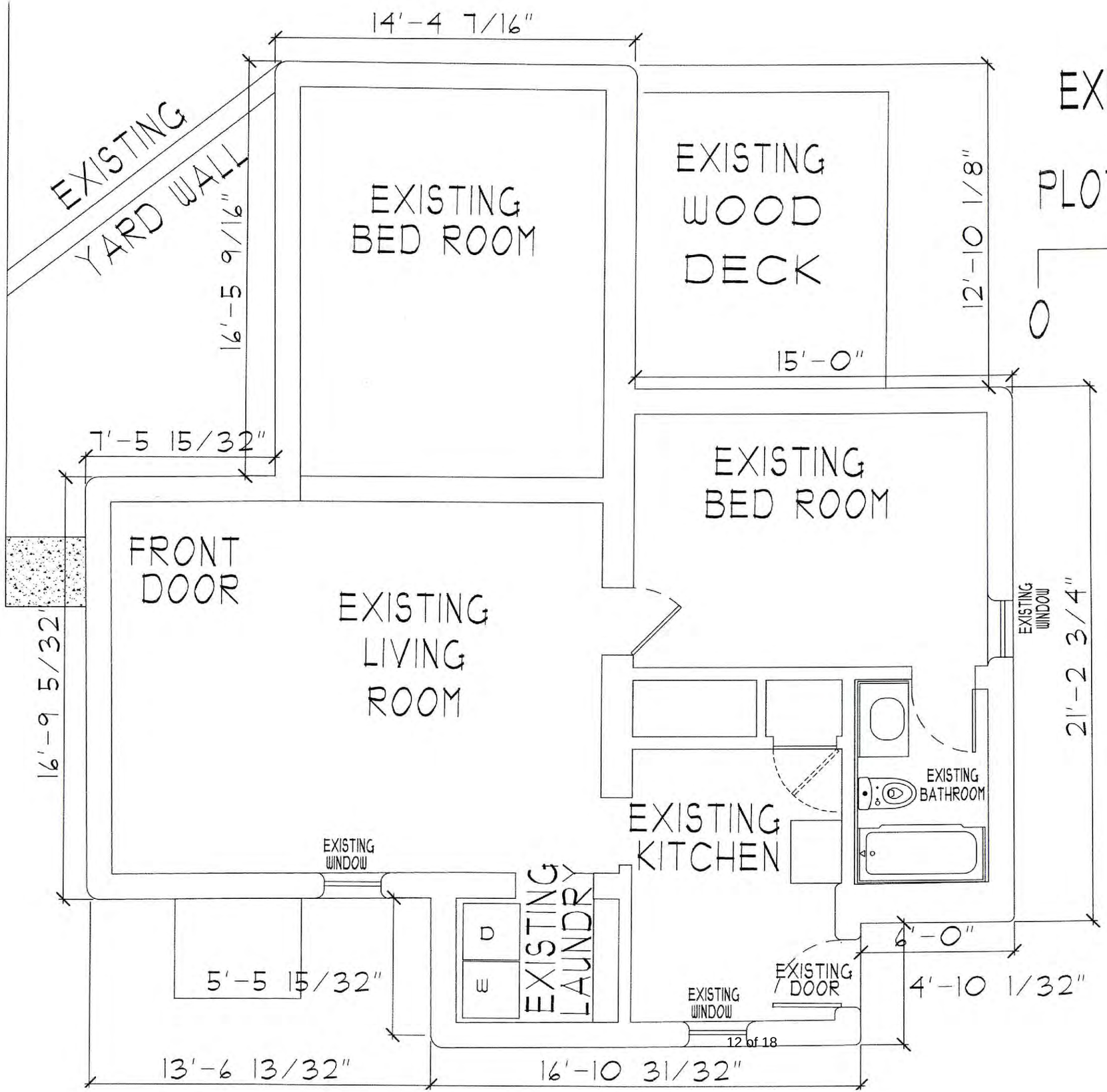
ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

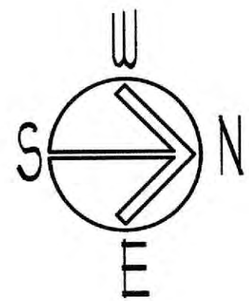
SHEET #

EXISTING FLOOR PLAN

1/4" SCALE

PLOT DATE: 3/3/2025







W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREDESIGNBUILD.com

OWNERS:
CATHERINE WYYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

SHEET # 3 of

PROPOSED ADDITION PLAN

1/4" SCALE

PLOT DATE: 3/3/2025

0 5 10 15

EXISTING YARD WALL

EXISTING BED ROOM

EXISTING WOOD DECK

EXISTING BED ROOM

EXISTING FRONT DOOR

EXISTING LIVING ROOM

EXISTING KITCHEN

EXISTING BATHROOM

EXISTING WINDOW

240 SQ FT

14'-0"

NEW ADDITION

A-A

2'-0"

4'-0"

FOLDING BENCH

SHOWER

5' TURNING CIRCLE

NEW BATHROOM

UPPER CABINETS

COUNTERTOP

DOWN

15'-0"

NEW HALL

36"

NEW CONCRETE PAD

REMOVE EXISTING DOOR

EXISTING

D

E

ELECT METER

BREAKER BOX

EXISTING CONCRETE PAD

20'-0"

A-A

STATE OF NEW MEXICO
W ROBERT KREGER
NO. 2814
REGISTERED ARCHITECT
03-03-2025

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO. 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

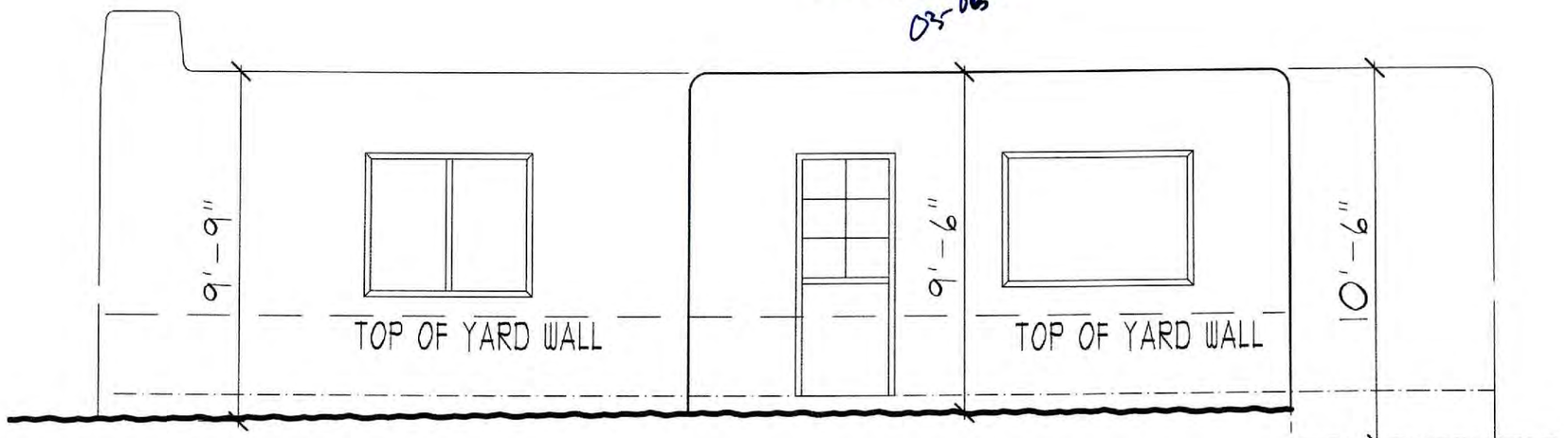
SHEET # 4 of

1/4" SCALE

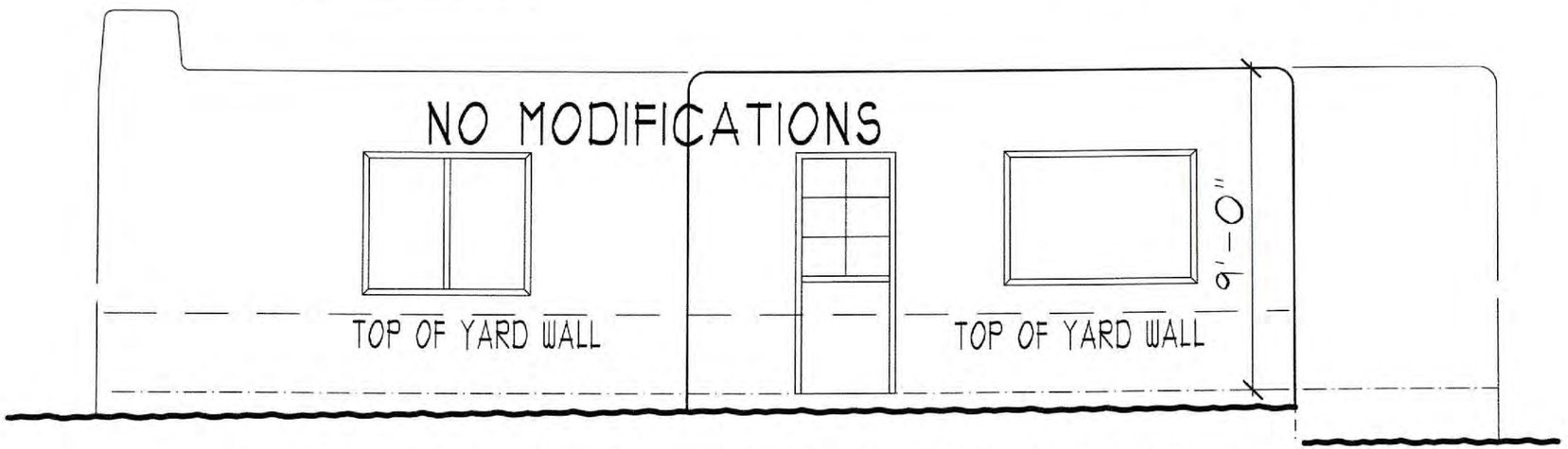
PLOT DATE: 3/3/2025

0 5 10 15

STATE OF NEW MEXICO
W ROBERT KREGER
NO. 2814
REGISTERED ARCHITECT
03-03-2025



EXISTING SOUTH ELEVATION (FRONT OF HOUSE)



PROPOSED SOUTH ELEVATION (FRONT OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYYNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

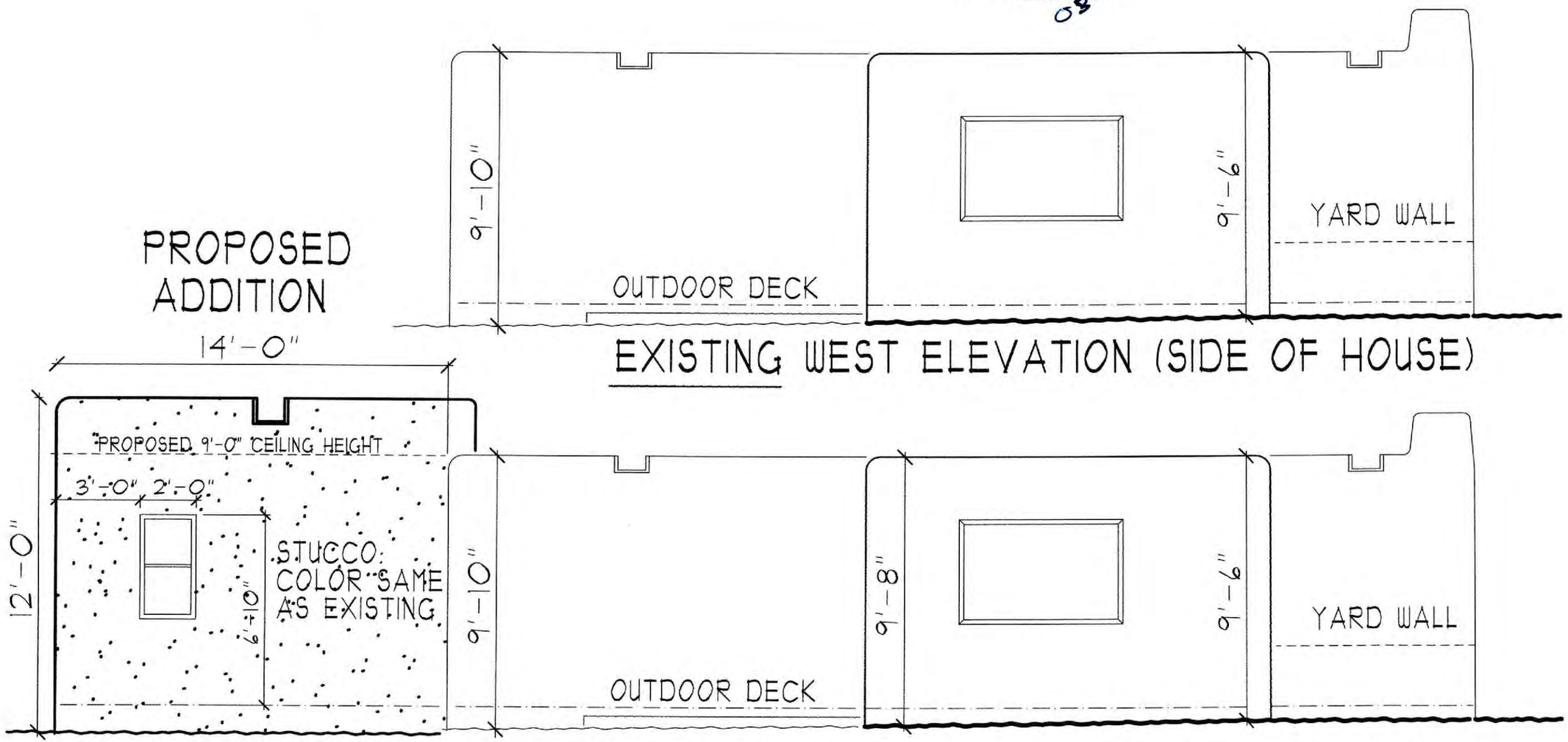
SHEET # 5 of

1/4" SCALE
PLOT DATE: 3/4/2025

0 5 10 15

STATE OF NEW MEXICO
W ROBERT KREGER
NO. 2814
REGISTERED ARCHITECT
08-04-2025

PROPOSED ADDITION

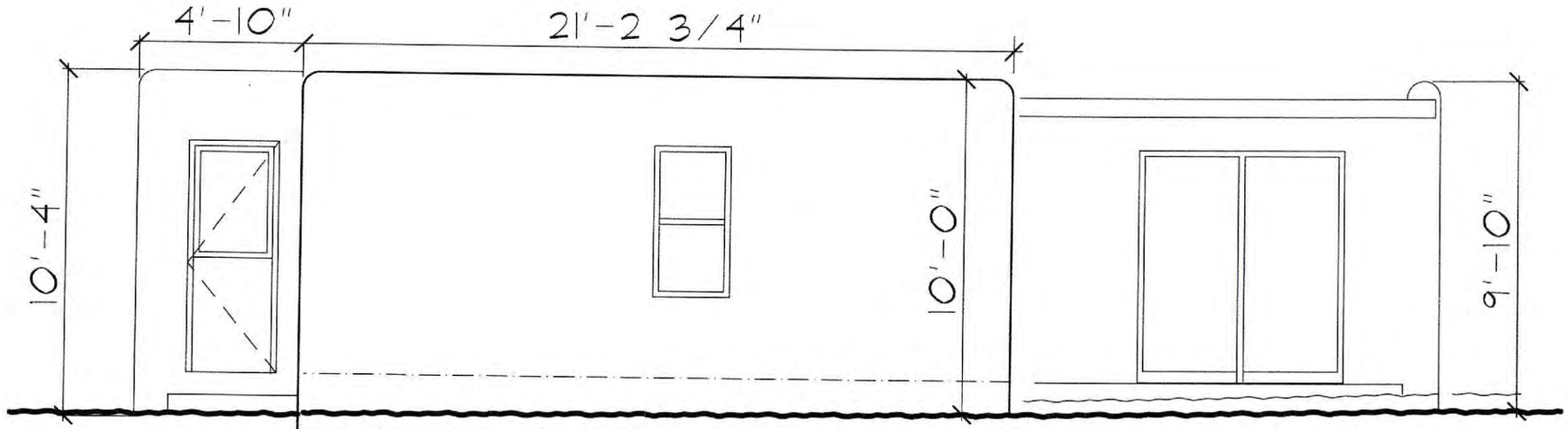


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OWNERS:
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ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

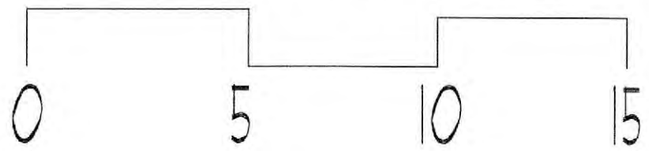
SHEET # 6 of

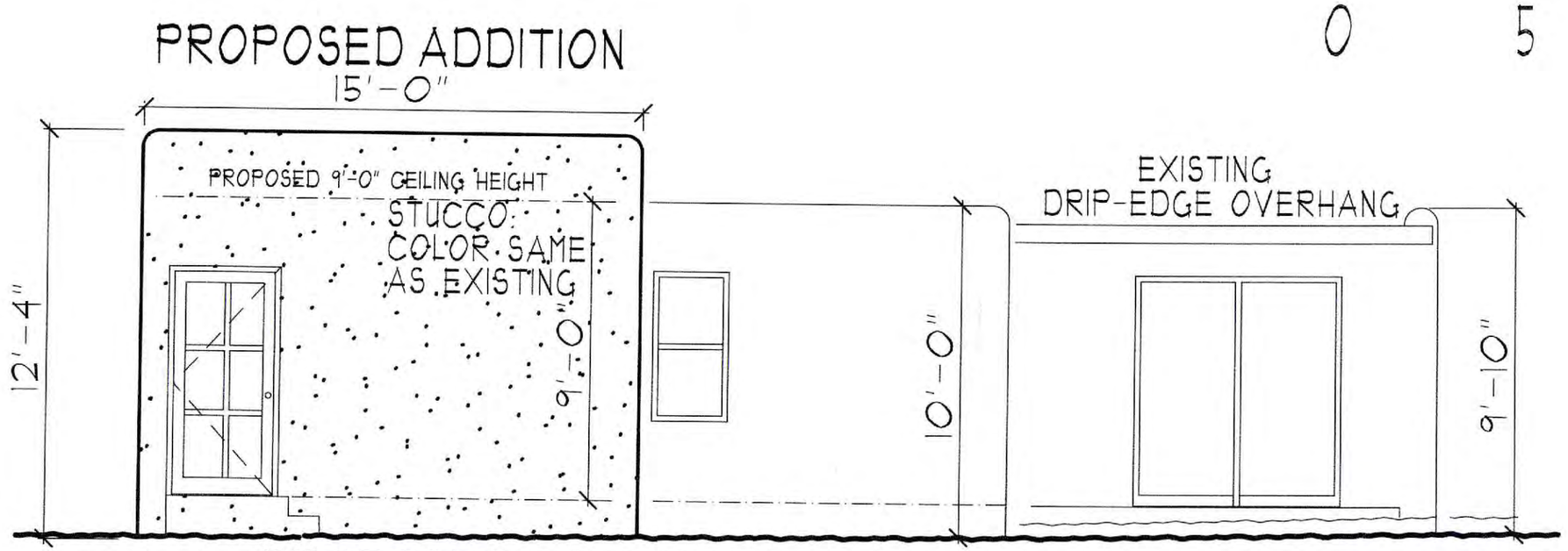


EXISTING NORTH ELEVATION (REAR OF HOUSE)

STATE OF NEW MEXICO
W ROBERT KREGER
NO. 2814
REGISTERED ARCHITECT
03-03-2025

1/4" SCALE
PLOT DATE: 3/3/2025





PROPOSED NORTH ELEVATION (REAR OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

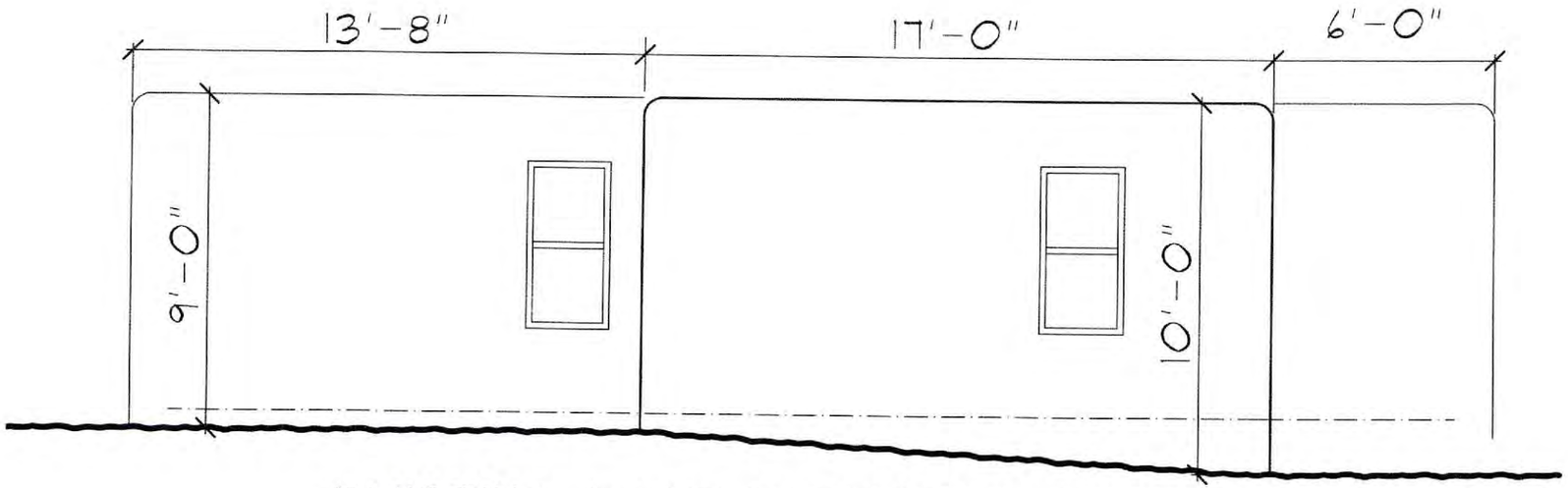
OWNERS:
CATHERINE WYNNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

SHEET #
1 of

1/4" SCALE
PLOT DATE: 3/3/2025

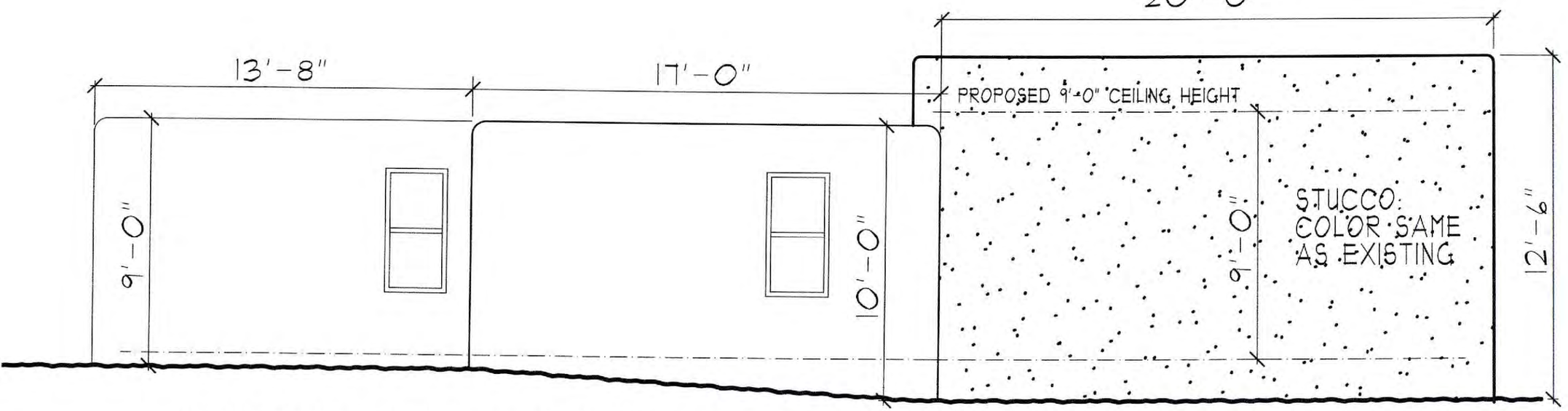
0 5 10 15



EXISTING EAST ELEVATION (SIDE OF HOUSE)

STATE OF NEW MEXICO
W ROBERT KREGER
NO. 2814
REGISTERED ARCHITECT
03-03-2025

PROPOSED
ADDITION



PROPOSED EAST ELEVATION (SIDE OF HOUSE)

W ROBERT KREGER, AIA NM LIC #2814
PO BOX 9503, SANTA FE, NM 87504
505-660-9391, KregerDesignBuild@msn.com
KREGERDESIGNBUILD.com

OWNERS:
CATHERINE WYNNE
BILL HUMPHRY
8803 LAKESIDE COURT
Boulder, CO, 80201

ADDITION AND EXTERIOR ALTERATIONS
CASITA @ 549 1/2 AGUA FRIA STREET
SANTA FE, NM 8750_

SHEET # 8 of

549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of SOUTH ELEVA TION (FRONT OF HOUSE)



View from North looking West Elevation. Note chimney is at South end of this elevation. This chimney is also seen on left side of South elevation.



549.5 AGUA FRIA STREET – NOTE this home is at rear of lot.

View of REMAINDER OF WEST ELEVATION



View of NORTH ELEVATOIN



View of REMAINDER NORTH ELEVATION



City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

---

2025-010946-HDRB, 643 Garcia St., Downtown and Eastside Historic District, Non-contributing, Graham Hogan, agent for Michael Blum, owner, requests approval of a new 4,668 sq. ft. structure in the Recent Santa Fe design style to a height of 15'-10" where the maximum allowable height is 16'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous Case Documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

a. Approve or deny Case #2025-010946 to allow new construction at 643 Garcia Street.
b. Approve or deny Case #2025-010946 to allow new construction at 643 Garcia Street subject to conditions.

Should the Board deny the application request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(2). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The vacant lot addressed as 643 Garcia Street is located within the Downtown and Eastside Historic District. The proposed single-family residence is approximately 4,668 sq. ft. of roofed area on 0.60-acres. The property is within in the 3-lot Windmill Hill subdivision which includes an established residence on Lot 1 and another single-family residence on Lot 3 which went before the Historic Districts Review Board (HDRB) in 2024. The subdivision is set back from Garcia Street and is accessed via a private drive. The site is further concealed behind an existing 8' high coyote fence along the subdivision's north, east, and south boundaries.

The proposed residence is composed of multi-blocked tiered masses from the garage up to the main structure with the highest portion of the building at the center. The proposed structure will have divided lite windows and bullnosed corners consistent with the streetscape study at a minimum of 3-inches. Several outdoor-covered open spaces are proposed. A cistern is proposed to be attached to the building to provide landscape irrigation.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) The construction of approximately 4,668 sq. ft. two-story main structure and garage to a height of 15'-10" where the maximum allowable is 16'-0". The structure is designed to meet the Recent Santa Fe Style design standards.
2) The new structure will be one story for the main structure and two-stories for the garage, with a flat roof, STO elastomeric stucco color El Rey suede, with wood accents, and Santa Fe River cobble walls and cistern.
3) Construct a rainwater cistern to the height of 15'.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*

, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(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.

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted:	643 Garcia Street, Santa Fe NM 87505
Property Owner of Record: Windmill Hill Property Owner LLC	**Proposed Construction Description:**
Applicant/Agent Name: Michael Blum(Owner)/Graham Hogan(Architect)	New single family 4 bedroom/5 bath custom home.
Contact Person Phone Number: (202) 361-1005	**TOTAL ROOF AREA:** 4668sf

Zoning District: R3

Overlay: □ Escarpment _____
□ Flood Zone*
□ Other: _____

Submittals Reviewed with PZR:
□ Legal Lot of Record □ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
□ Zero Lot Line Affidavit

Access and Visibility: □ Arterial or Collector**
□ Visibility Triangle Required

Use of Structure: ☒ Residential
□ Commercial Type of Use: _____

Terrain: □ 30% slopes none

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

Lot Coverage : 17.7 %
□Open Space Required: 60%

Setbacks:
Proposed Front: 40'-6" Minimum: 10ft
2nd Front? _____
Proposed Rear: 15'7" Minimum: 15ft
Proposed Sides: L 109" R 5'11" Minimum: 5ft

Height: Proposed 15'-10"
Maximum Height: 16' or
☒ Regulated by Historic Districts Ordinance
□ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible _____
Minimum: _____

Bicycle Parking:**
Proposed: _____ Minimum: _____
** Commercial Requirement

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

_____ **[□OWNER □APPLICANT □AGENT]**
PRINT NAME

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

SIGNATURE **DATE**

To Be Completed By City Staff: 2025-010863-PAR

Additional Agency Review if Applicable:
□ Escarpment Approval by _____ Date: ___/___/___
□ Flood Plain Approval by _____ Date: ___/___/___
□ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☒ **Preliminary Approval □with conditions □ Rejected**
Comments/Conditions: _____

REVIEWER: Stephanie Perea **DATE:** 07/21/25

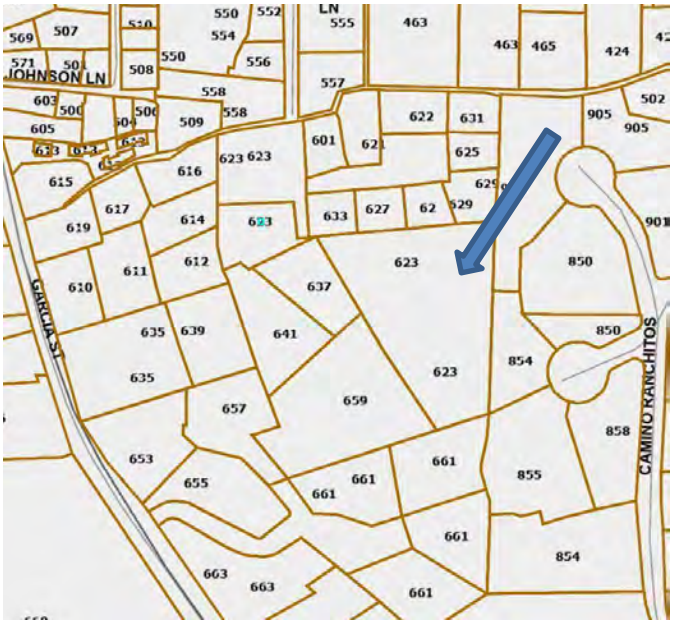
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

Planning and Land Use Department
Planning Commission Staff Report

Case No:	2023-6842
Hearing Date:	July 6, 2023
Applicant:	Liaison Planning, Agent for Windmill Hill Subdivision, LLC
Request:	Final Subdivision Plat
Location:	623 ½ Garcia Street
Case Mgr.:	Daniel Alvarado
Zoning:	R-3 (Residential – three dwelling units per acre)
Overlay:	Downtown & Eastside Historic District and River & Trails Archaeological District
Pre-app. Mtg.:	September 29, 2022
ENN Mtg.:	November 15, 2022
Proposal:	Final Subdivision Plat for a 3-lot residential subdivision.

Site Location Map:



Case #2023-6842. **Windmill Hill at Las Placitas Compound Final Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Final Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case #2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District.

I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.

One motion will be required in this case, in the following order:

a. ***Approve*** *or* ***deny*** *Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat subject to conditions of approval and technical corrections in this report.*

II. CONDITIONS OF APPROVAL

Table 1. Conditions of Approval includes staff recommended conditions of approval for Case #2023-6842 Final Subdivision Plat.

Table 1. Conditions of Approval				
#	**Condition of Approval**	**Dept. or Division**	**Addressed in Final Plat**	**To be completed by:**

1	The grading and drainage plan shall show the existing gravel and state that all the gravel where no improvements are planned will be removed from that area to allow the reduction of impervious surface in the calculations.	Terrain Management	Yes	Prior to recordation of final subdivision plat
2	The driveway shall be designated as a no parking fire access lane and no parking anytime signs shall be posted.	Planning and Land Use	No	Prior to recordation of final subdivision plat
3	The 150 feet driveway requirements shall be met as per International Fire Code (IFC), or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)	Fire Prevention	N/A	Prior to recordation of final subdivision plat
4	A hydrant shall be provided within 600 feet of proposed residential units.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
5	There are currently 2 roadway easements, where are5’ and 15’; they are not currently combined on the legal lot of record. These shall be combined for a single easement of 20’.	Fire Prevention	No	Prior to recordation of final subdivision plat
6	503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.	Fire Prevention	N/A	Prior to recordation of final subdivision plat
7	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to Permit
8	An agreement for metered service (AMS) shall be required to install new services.	Water Engineering	N/A	Prior to Permit

9	All private sewer service lines shall be identified as SCH 40 PVC.	Wastewater	Yes	Prior to recordation of final subdivision plat
10	Identify the size pipe for the sewer service lines.	Wastewater	Yes	Prior to recordation of final subdivision plat
11	Delineate cleanout locations of all sewer service lines per UPC code.	Wastewater	No	Prior to recordation of final subdivision plat
12	Identify the slope of the sewer service lines. Minimum 2% for 4 inch and 1% for 6-inch service line is required.	Wastewater	Yes	Prior to recordation of final subdivision plat
13	Sewer backwater valves are required on the service lines. Delineate sewer backwater valve locations on all service lines.	Wastewater	No	Prior to recordation of final subdivision plat
14	The plan set shows a single private sewer service line serving the three (3) lots which creates a manifold connection which is prohibited by City code. Develop an alternative means of compliance: A. Creating a Homeowners Association (HOA) B. Creating a Shared Sewer Agreement or C. Installing three separate sewer service lines	Wastewater	Yes	Prior to recordation of final subdivision plat
15	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed	Wastewater	Yes	Prior to recordation of final subdivision plat

	connection point will serve your project.			
16	Each lot shall be served by separate water service at the time of development.	Water Engineering	N/A	Prior to recordation of final subdivision plat
17	The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed connection point will serve your project	Water Engineering/ Wastewater	Yes	Prior to recordation of final subdivision plat
18	Historic Districts Review Board (HDRB) approval is required prior to the application for building permits.	Historic Preservation Division	No	Prior to building permit application
19	Define buildable areas and required open space on subdivision site plan.	Land Use	No	Prior to recordation of final subdivision plat

III. EXECUTIVE SUMMARY

In 2012, a four-lot single-family subdivision and variance to the minimum street width subdivision plat for the subject property was reviewed by the Planning Commission (Case# 2012-123). The Planning Commission approved both requests. However, the final subdivision plat was never recorded, and the approvals expired. The previous case information can be found in Attachment F.

On April 6, 2023, the applicant returned to the Planning Commission to request approval for a three-lot subdivision (Case #2022-6201 Preliminary Subdivision) and variance (Case #2022-6202) to SFCC §14-9.2-1, minimum street width. The Planning Commission approved both requests. Information regarding this decision can be found in Attachment G.

The applicant is now requesting Final Subdivision Plat approval for a three-lot subdivision. The subject property is zoned R-3 (Residential, three dwellings per acre) and is in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. The Final Subdivision Plat reflects the variance approval as well as any changes required from the preliminary plat's conditions of approval (see Table 1). Other than the required changes, the final subdivision plat conforms substantially to the preliminary subdivision plat as approved.

Figure 1. Access Easement Aerial Photo



IV. EXISTING CONDITIONS

Surrounding land use and zoning includes single family homes, primarily zoned R-3 except for the Las Placitas Compound, a 6-lot development to the west, which is zoned R-4 (see Table 2. Adjacent Uses). Originally known as Emmanuel Place, the Las Placitas development was approved by the Planning Commission and recorded in 2007.

Table 2. Adjacent Uses

Direction	Address	Zoning	Use
North	Alire Compound	R-3 (Residential 3 dwelling units per acre)	Residential
West	Las Placitas Compound	R-4 (Residential 4 dwelling units per acre)	Residential
East	854 and 904 Camino Ranchitos	R-3 (Residential 3 dwelling units per acre)	Residential
South	661 Garcia Street	R-3 (Residential 3 dwelling units per acre)	Residential

V. PROJECT ANALYSIS

The three (3) proposed lots will range in size from 16,579 square feet to 26,326 square feet, establishing a

proposed density of approximately 2 dwelling units per acre, which complies with the zone district's maximum permitted density of 3 units per acre. Lot 1, located at the southern end of the property, includes an existing home and historic windmill. The applicant has stated that they will preserve and maintain the windmill, which was erected in the early 1930s, although it does not have a historic status assigned to it and is not officially on the map of historic structures as required by the Historic Districts Ordinance (Section 14-5.2 SFCC 1987). The proposed lot sizes are as follows:

a. Lot 1: 21,772 sq. ft. (0.5 acre)
b. Lot 2: 26,326 sq. ft. (0.6 acre)
c. Lot 3: 16,579 sq. ft. (0.4 acre)

Since the development is comprised of ten (10) or fewer units; the Santa Fe Homes Program does not require construction of affordable homes. However, a fractional fee of $11,100 is required as stated in the Santa Fe Affordable Homes Proposal (Attachment E).

The homes are not currently designed but the applicant shall comply with the maximum lot coverage of 40% and meet the other dimensional standards for the R-3 residential zone including the setbacks and Historic District height and design standards. Because the property is within the Downtown and Eastside Historic district, new construction and remodeling will be subject to Historic Districts Review Board approval.

The Applicant has complied with SFCC §14-3.1(E) "Pre-application", SFCC §14-3.1(H) "Notice Requirements" for Public Hearings, and SFCC §14-3.1(F) "Early Neighborhood Notification" (reference Attachment C). The City's Development Review Team ("DRT") reviewed the Application for compliance with applicable City Code sections (reference Attachment B). Staff's analysis identifies the Application has satisfied final subdivision plat approval criteria according to SFCC §14-3.7(B)(4) "Final Plat," subject to conditions of approval and technical corrections listed in Attachment A, except for the 20-foot access required by the Fire Department.

A. Archaeological

Per SFCC §14-3.13(B)(2)(a) development in the River and Trails Archaeological District requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail, requires an archaeological clearance. This property is 1.48 acres and does not meet the two-acre threshold; therefore, archaeological clearance is not required.

B. Utilities

City sewer, water and dry utilities are available to service the property. The existing house is currently on a private septic system but will be required to connect to the city sewer system should the subdivision be approved. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Extensions for wet and dry utilities into the subdivision will be off the access easement.

Figure 2: Utility line locations



The Water Division requires a water plan, an ACD (Agreement to Construct and Dedicate) with water comments, and an executed agreement for metered service (AMS) be submitted to the design engineer prior to building permit. Water Division comments can be reviewed in Attachments A and B.

The existing septic system will be abandoned in accordance with NMED requirements. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Joint dry utilities will share a trench providing gas and electric extending off the access easement into the subdivision.

C. Fire

There is a fire hydrant located to the north within the access easement within 150 feet of the entrance to the property. The Fire Division submitted standard technical corrections related to any new construction on the premises in addition to requesting conditions of approval including:

i. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)
ii. Shall provide hydrant within 600 feet of proposed residential units.
iii. Confirm reasons for 2 roadway easements. (5' & 15' why not combined?)
iv. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be always maintained.

(Reference Attachments A and B).

Regarding point iii above, this is the narrower portion of the easement which totals 20' in width with only 15' of it being a drivable surface. The applicant is required to improve this section of the road so that the entire 20' width of the easement is usable for a driving surface, prior to sign off on the Final Subdivision Plat.

The applicant in discussion with the Fire Division concluded that the new construction would have sprinkler systems in accordance with 903.3 automatic sprinkler system installation requirements of the 2015 Fire Code. The applicant will also maintain the northwestern entrance to the properties to minimize use of the narrower access. The applicant will also provide turnarounds for emergency vehicles on the property.

D. Traffic

The applicant proposes access into the subdivision through the access easement to the north of the property. Subdivision parking includes 2 on-site parking spaces per residence as required per Chapter 14 Appendix A – Table 14-8.6-1 *Parking and Loading Requirements*. The City Traffic Division did not require a traffic impact analysis for the subdivision.

E. Terrain Management and Landscape

The terrain of the subject property slopes down from south to north with grades of less than 30 percent. Buildings may be sited on the lots, subject to the setback requirements and lot coverage of the R-3 district. An area designated "View Corridor Easement" at the northwest entrance of the development is 13,503.6 sq. ft. (0.31 acres) and is intended to remain a view corridor for the community.

Since a variance was approved for the lane width for this project, the driveway serving these lots does not need to be brought to current roadway standards (38-foot Right-of-way [ROW]). Instead, the existing driveway will be improved to City standards for other requirements besides width, and "No Parking" signs will be added to the driveway to maintain emergency vehicular access.

Terrain management requested that the grading and drainage plan must show the existing gravel and state that all the gravel will be removed from that area to allow the reduction of impervious surface in the calculations prior to final recordation of a subdivision. The final subdivision shows this detail in the grading sheet. The driveway will be an all-weather basecourse road that allows for storm water permeability.

Staff who reviewed the Landscaping and irrigation plans have requested that the following be provided prior to filing for a permit: 1) a professional landscape irrigation design per SFCC Chapter 14-8.4(E) *Water Harvesting and Irrigation Standards* and SFCC Landscape Irrigation Design Standards, as well as 2) a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. These and other technical corrections are provided in Attachment A.

VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. SFCC §14-3.7(B)(4)(e)(i) and (ii) state that "*The planning commission shall approve or disapprove the final plat within thirty-five days of the date it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.*

If the final plat is approved by the planning commission, the approval shall be recorded on the face of the original drawing of the final plat. The approval shall be dated and verified on the original drawing by the signature of the chair and secretary of the planning commission in the spaces provided. If the plat is approved, the original drawing shall be used in part for recordation purposes and shall be retained in the files of the engineering division. If the final plat is disapproved, the original drawing shall be returned to the applicant."

The following documents the status of the approval criteria for a Final Subdivision Plat:

Approval Criteria Subdivision Plat (§ 14-3.7 (C)(1))

Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and *structures*, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:

The subdivision is designed to highlight the property's natural features such as the gently sloping terrain, existing trees, and other vegetation. The historic windmill after which the subdivision is named will be restored and maintained as a central feature of the property. In addition, coyote fences will be restored as a central feature of the property. Such measures will ensure that the property retains its uniqueness and remains an asset to the neighborhood.

Staff Response:

The Garcia Street area is known to have historic structures. The Las Placitas Compound original structures were constructed between 1912 and 1925. The Alire Compound was constructed in the 1940s. Most of the other homes in the area were added in the 1940s with additional homes added in the 1960s. Many of the structures in the area are listed as contributing to the Downtown & Eastside Historic District. This particular property holds a historic windmill which according to a letter from John Alire in 1997, the windmill was constructed between 1951 and 1953 by Mauricio Alire (Attachment F). This windmill is where the property gets the name Windmill Hill. The historic windmill will remain as a portion of Lot 1.

The terrain slopes down from south to north with grades at less than 30 percent. The slope will be maintained as part of the planned subdivision. The subdivision will also be providing an area designated "View Corridor Easement" at the northwest entrance of the development. This 13,503.6 sq. ft. (0.31 acres) easement is intended to remain a view corridor for the community which will increase the attractiveness and value to the area.

With these qualities in mind, it is staff's assertion that the proposed subdivision meets Criterion 1.

Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the *plat* if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for *platting* and *development* purposes of the kind proposed. Land subject to *flooding* and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be *platted* for *residential* occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate *erosion* or *flood* hazard. Such land shall be set aside within the *plat* for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:
The subject property is situated on gently sloping terrain that is well suited for the proposed 3-lot subdivision. Furthermore, the subdivision has been designed to mirror the historic compounds in the neighborhood and preserve the unique character of the area.

Staff Response:
The proposed subdivision has been determined to be in the best interest of public health, safety and welfare as it meets all applicable code provisions except for the standards of SFCC §14-9.2-1, *Design Criteria for Street Types,* which requires a minimum right of way width of 38 feet for access to 0-30 dwelling units. The project has been granted a variance to this code provision and meets all other chapter 14 requirements as well as the future land use density in the General Plan of 3-7 dwelling units per acre, therefore it meets this Criterion.

Criterion 3: All *plats* shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:
The plat complies with the standards of Chapter 14, Article 9, except for the above referenced variance request.

Staff Response:
The project meets this criterion as it complies with all applicable standards in Chapter 14, Article 9, except for SFCC §14-9.2-1, *Design Criteria for Street Types,* for which the project has been granted a variance.

Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:
A Variance from SFCC § 14-9 .2-1, Design Criteria for Street Types, is requested with this application to address off-site roadway access.

Staff Response:
This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.	**Criterion Met:** (Yes/No) **Yes**

Applicant Response:
No new non-conformities are created with this plat.

Staff Response:
This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

VII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)

The Applicant conducted an ENN on November 15, 2022. The Applicant and Staff were in attendance and there were five (5) members of the public in attendance.

Concerns from the public were regarding the egress/ingress of the easement to the properties including the speed limit in the area and the damage of construction equipment on the roadway. Attendees were also concerned about the hours of the construction noise. The neighbors were supportive of the subdivision and the number of proposed homes.

VIII. EXPIRATION

According to SFCC §14-3.19(B)(2) "*Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously*."

Should the Commission approve the final subdivision plat, the expiration date would be three years after the date the Findings of Fact and Conclusions of Law are adopted by the commission or three (3) years plus thirty-five (35) days from the vote of the Commission to approve the final subdivision plat, whichever is earliest.

IX. ATTACHMENTS

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

1. Wastewater, Stan Holland
2. Fire Marshal, Geronimo Griego/ Mark Wrolstad
3. Water Engineering, Taylor Jurgens

ATTACHMENT C: Early Neighborhood Notification

1. Notification Letter
2. Guidelines
3. Notification Poster
4. Meeting Notes

ATTACHMENT D: Maps and Photos

1. Aerial Photo
2. Zoning Maps
3. Street View Photos

ATTACHMENT E: Applicant Submittals

1. Application Letter
2. Application and Authorization
3. Proposed Subdivision Plat
4. Proposed Site Plan
5. Plans Set
6. Correspondence

ATTACHMENT F: Previous (2012) Case Documents

1. Findings of Fact and Conclusions of Law
2. Minutes
3. Staff Report
4. Historic Cultural Properties Inventory

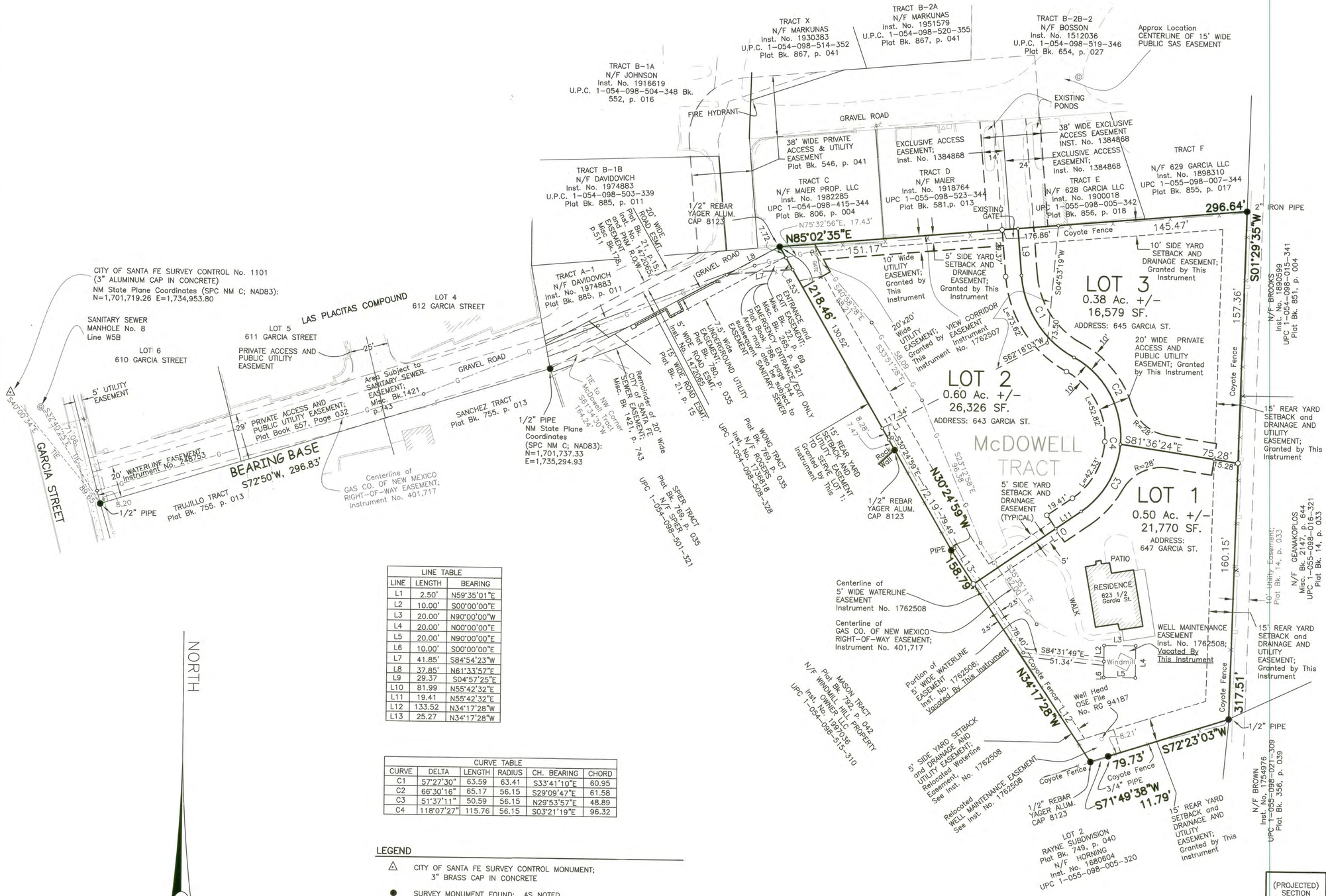
ATTACHMENT G: Preliminary Subdivision Case Documents

1. Application letter
2. Applications and authorization
3. Warranty Deed
4. STH Form
5. Santa Fe Homes Proposal
6. Preliminary Subdivision Plat
7. Correspondence
8. Staff Report
9. Finding of Facts and Conclusions of Law

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	**Name**	**Initials**
Department Director	Jason M. Kluck	jmk
Assistant Department Director	Heather Lamboy	HLL
Planning Manager	Maggie Moore	MM
Planner Senior	Daniel Alvarado	DJA

922/6



LINE TABLE		
LINE	LENGTH	BEARING
L1	2.50'	N59°35'01"E
L2	10.00'	S00°00'00"E
L3	20.00'	N90°00'00"W
L4	20.00'	N00°00'00"E
L5	20.00'	N90°00'00"E
L6	10.00'	S00°00'00"E
L7	41.85'	S84°54'23"W
L8	37.85'	N61°33'57"E
L9	29.37	S04°57'25"E
L10	81.99	N55°42'32"E
L11	19.41	N55°42'32"E
L12	133.52	N34°17'28"W
L13	25.27	N34°17'28"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	57°27'30"	63.59	63.41	S33°41'10"E	60.95
C2	66°30'16"	65.17	56.15	S29°09'47"E	61.56
C3	51°37'11"	50.59	56.15	N29°53'57"E	48.89
C4	118°07'27"	115.76	56.15	S03°21'19"E	96.32

NORTH

Y.L.S.

SCALE 1"=30' FEET
30 0 30

LEGEND

- △ CITY OF SANTA FE SURVEY CONTROL MONUMENT; 3" BRASS CAP IN CONCRETE
- ● SURVEY MONUMENT FOUND; AS NOTED
- O SURVEY MONUMENT ESTABLISHED OR RE-ESTABLISHED; Set, this survey; 1/2 inch rebar, YAGER 8123 aluminum cap
- ○ COMPUTED POINT, NOT SET
- OVERHEAD UTILITY LINES
- UTILITY POLE
- Centerline of GAS CO. OF NEW MEXICO RIGHT-OF-WAY EASEMENT; Instrument No. 401,717

(PROJECTED) SECTION	25
TOWNSHIP	17N
RANGE	9E
SANTA FE GRANT	

SUBDIVISION PLAT OF

WINDMILL HILL SUBDIVISION

OF THE

McDOWELL TRACT

Of The

MASON-McDOWELL LOT LINE ADJUSTMENT

Plat Book 792, Page 042

623 1/2 GARCIA STREET
SANTA FE, NEW MEXICO

YAGER LAND SURVEYS LLC
2387 BOTULPH ROAD SANTA FE, NEW MEXICO
505-983-8172

DATE: 12/03/24
SCALE: 1" = 30'
SHEET 3B



1 SITE PHOTO View Looking North West
Scale: Actual Size



2 SITE PHOTO View Looking North East
Scale: Actual Size



3 SITE PHOTO View Looking South West
Scale: Actual Size



4 SITE PHOTO View Looking South East
Scale: Actual Size

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505 243 8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 45331
7/22/2025
REGISTERED ARCHITECT

PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

DESCRIPTION

DATE

StudioGP PROJECT NO: 24-010

DATE: 7/22/2025

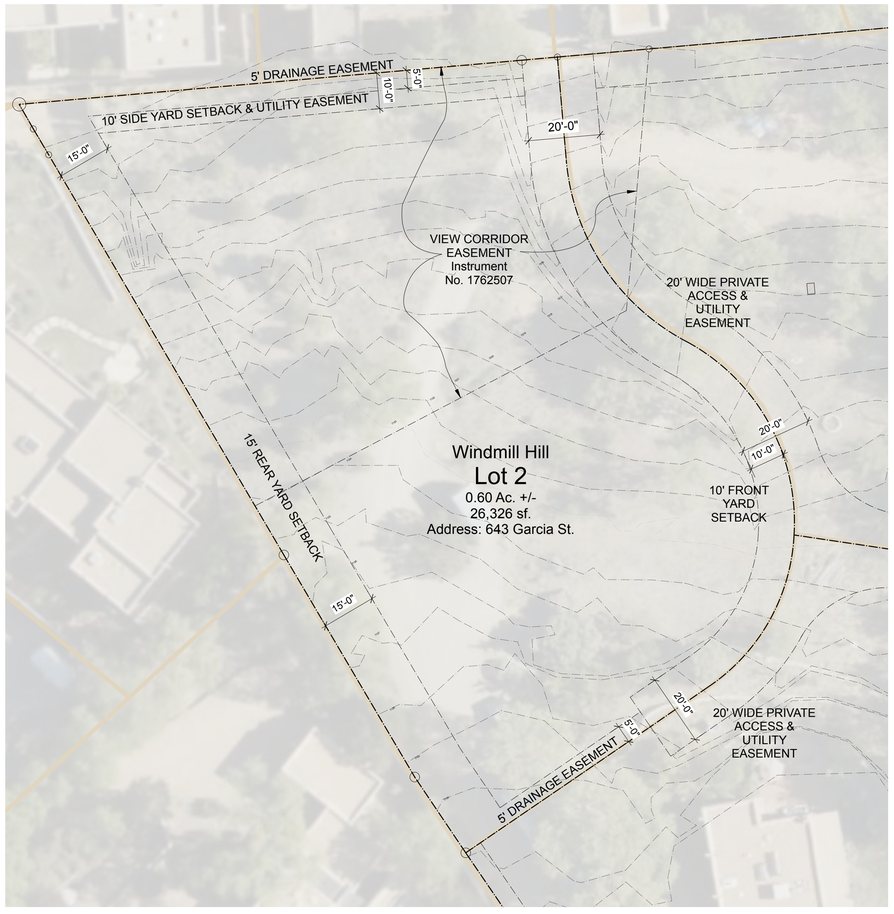
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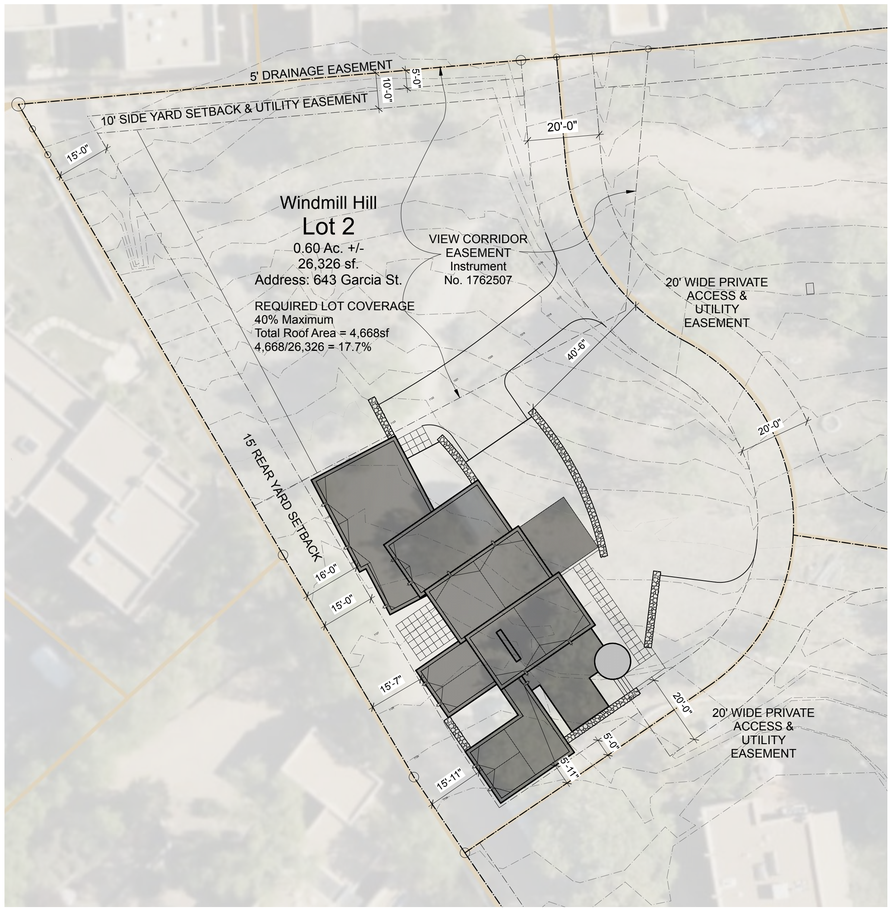
SHEET TITLE:
Site Photos

H005



1 EXISTING SITE PLAN
Scale: 1" = 20'-0"

0 40 45 50 FT NORTH



2 PROPOSED SITE PLAN 4,668 sf (roofed)
Scale: 1" = 20'-0"

0 40 45 50 FT NORTH

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505-243-8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

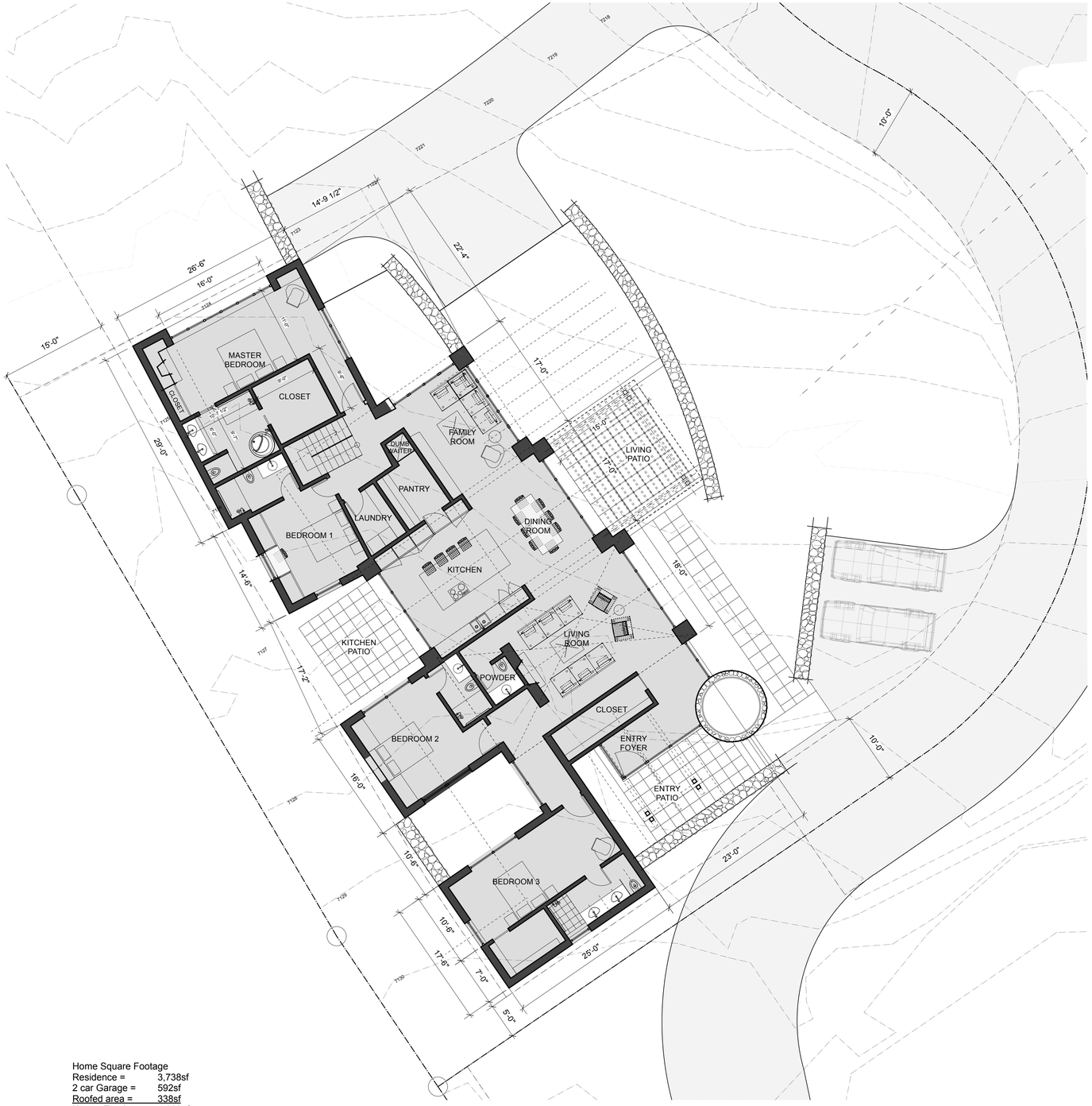
STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 4533
7/22/2025
REGISTERED ARCHITECT

PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

DATE	DESCRIPTION

StudioGP PROJECT NO: 24-010
DATE: 8/29/2025
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE:
Existing & Proposed Site Plans

H001

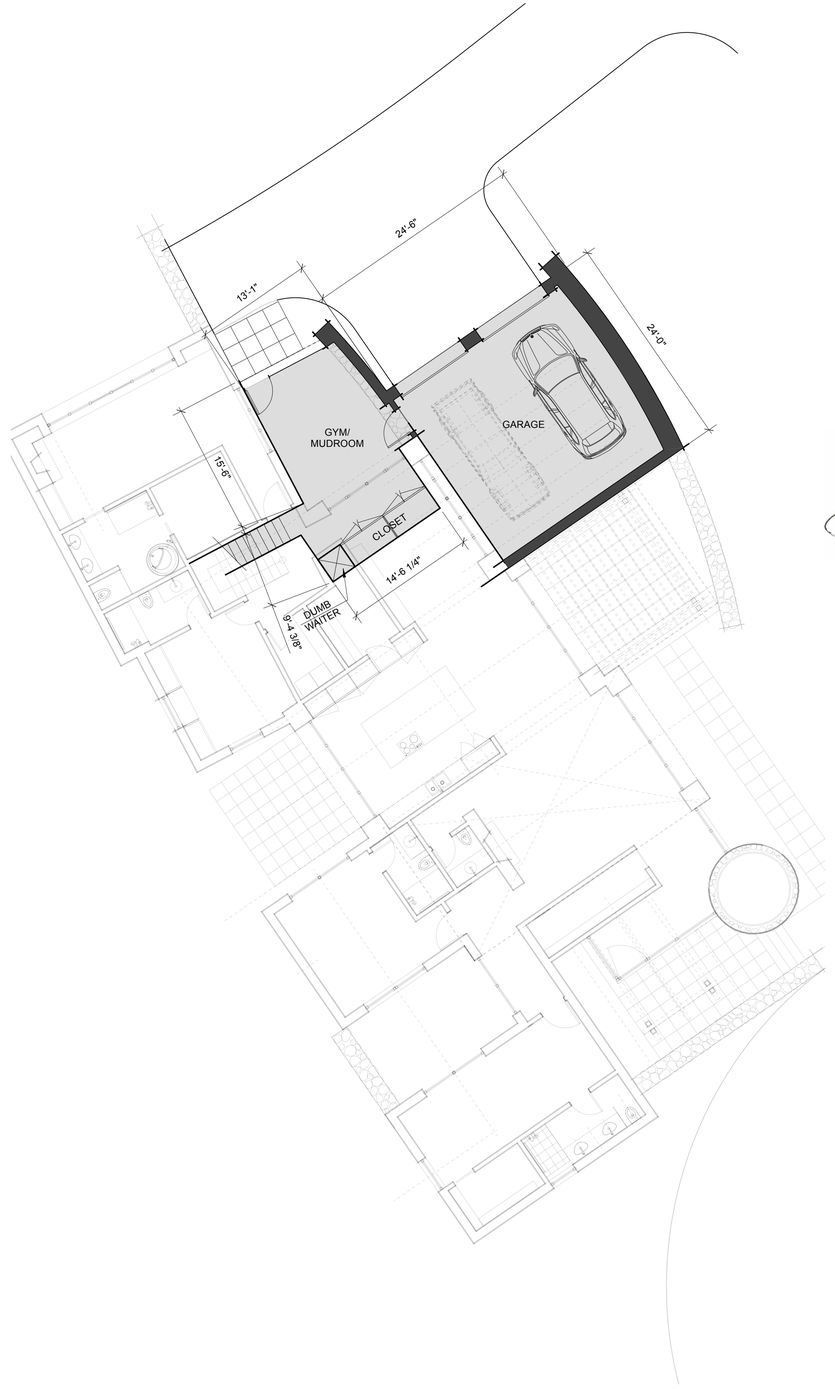


Home Square Footage

Residence =	3,738sf
2 car Garage =	592sf
Roofed area =	338sf
House Total =	**4,668sf**

1 Lot 2 Floor Plan Level 1 3392 SF
Scale: 1/8" = 1'-0"

0 15 20 25 FT NORTH



2 Lot 2 Floor Plan Level 0 940 SF
Scale: 1/8" = 1'-0"

0 15 20 25 FT NORTH

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505 243 8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

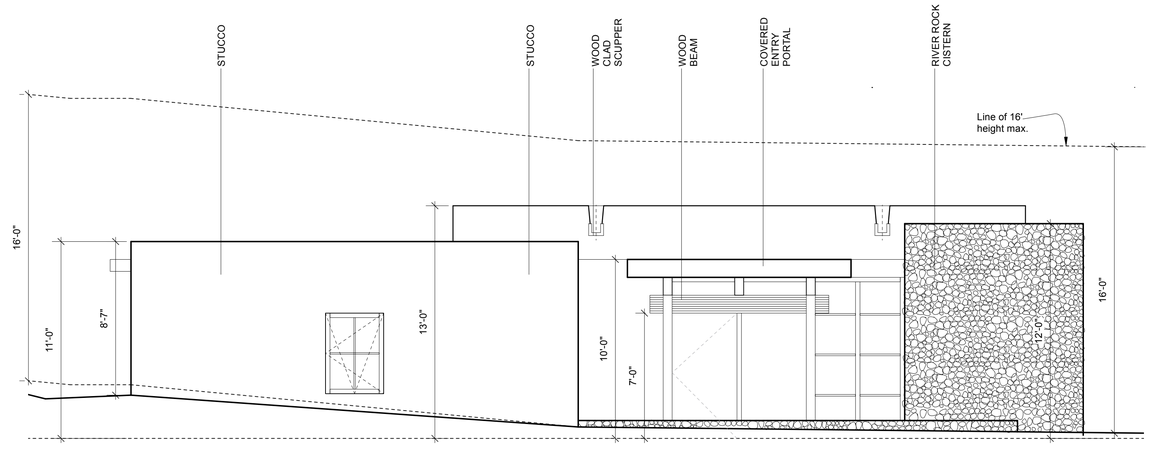
STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 45331
7/22/2025
REGISTERED ARCHITECT

PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

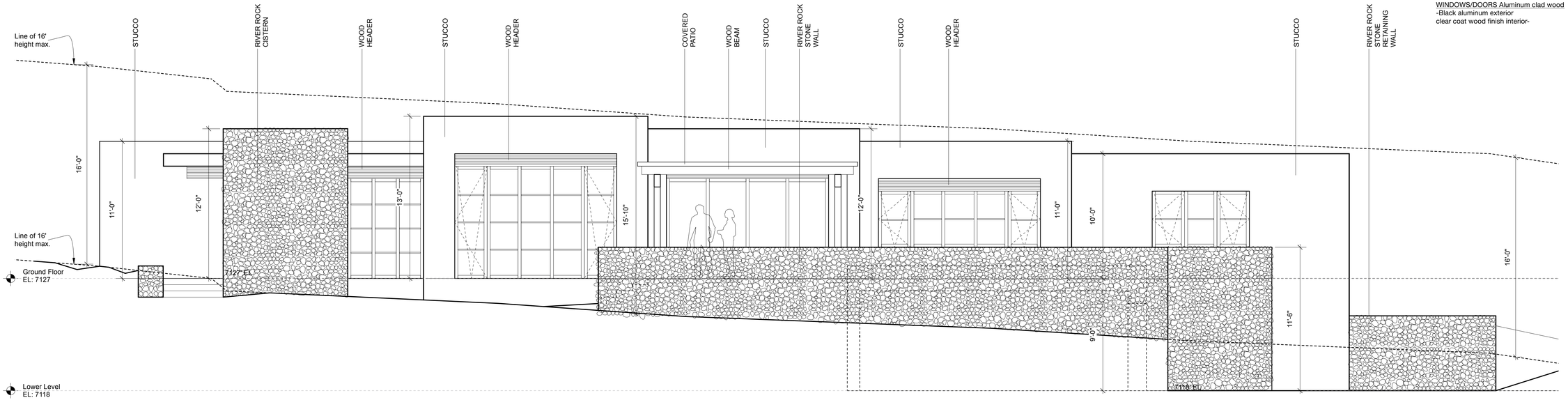
DESCRIPTION
DATE

StudioGP PROJECT NO: 24-010
DATE: 8/29/2025
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE: Floor Plans

H002



1 Lot 2 South Elevation
Scale: 1/4" = 1'-0"



2 Lot 2 East Elevation
Scale: 1/4" = 1'-0"

PROJECT MATERIALS



STUCCO
Approved SF Color: El Rey 118 Suede
-Sand float smooth finish-



WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



STONE Walls & Cistern
-Local river rock-



WINDOWS/DOORS Aluminum clad wood
-Black aluminum exterior
clear coat wood finish interior-

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE NEW MEXICO
8 7 1 0 2
TEL 505-243-8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

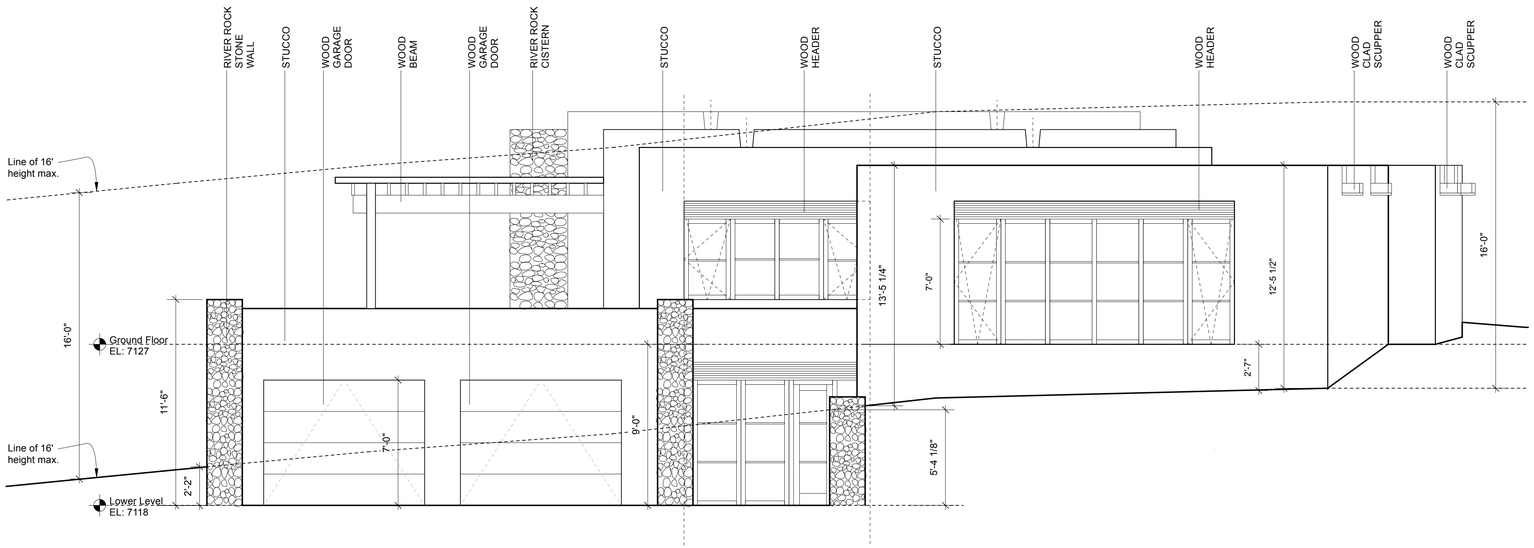
STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 45331
7/22/2025
REGISTERED ARCHITECT

PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

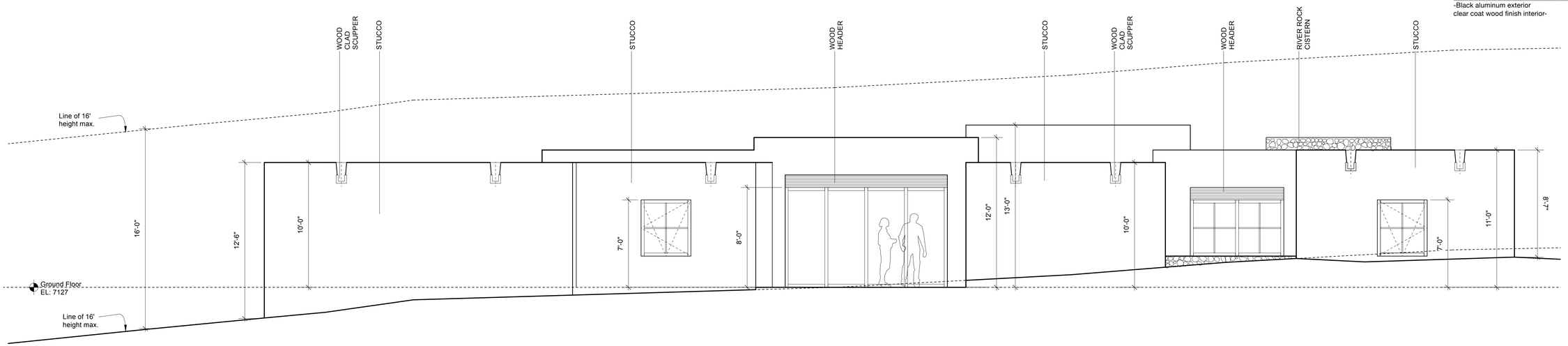
DESCRIPTION	DATE

StudioGP PROJECT NO: 24-010
DATE: 8/29/2025
DRAWN BY: ..
CHECKED BY: ..
SET NO:
SHEET TITLE: Elevations

H003



6 Lot 2 North Elevation
Scale: 1/4" = 1'-0"



2 Lot 2 West Elevation
Scale: 1/4" = 1'-0"

PROJECT MATERIALS



STUCCO
Approved SF Color: El Rey 118 Suede
-Sand float smooth finish-



WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



STONE Walls & Cistern
-Local river rock-



WINDOWS/DOORS Aluminum clad wood
-Black aluminum exterior
clear coat wood finish interior-

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ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 45331
7/22/2025
REGISTERED ARCHITECT

Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

PROJECT NAME:

DESCRIPTION

DATE

StudioGP PROJECT NO: 24-010

DATE: 8/29/2025

DRAWN BY: ..

CHECKED BY: ..

SET NO:

SHEET TITLE:

Elevations

H004



1 SITE PHOTO View Looking North West
Scale: Actual Size



2 SITE PHOTO View Looking North East
Scale: Actual Size



3 SITE PHOTO View Looking South West
Scale: Actual Size



4 SITE PHOTO View Looking South East
Scale: Actual Size

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ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP

STATE OF NEW MEXICO
GRAHAM HOGAN
NO. 45331
7/22/2025
REGISTERED ARCHITECT

PROJECT NAME:
Windmill Hill Residence
643 Garcia St.
Santa Fe, NM 87505

DESCRIPTION

DATE

StudioGP PROJECT NO: 24-010

DATE: 8/29/2025

DRAWN BY: ..

CHECKED BY: ..

SET NO:

SHEET TITLE:
Site Photos

H005

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011103-HDRB, 126 Camino Santiago, Downtown & Eastside Historic District, contributing, John Padilla, agent for Onesimo and Rachel Vigil Revocable Trust, owner, propose an amendment to case 2023-007680-HDRB to construct a 105 sq. ft. addition to a height of 12'-6", replace windows and doors, construct a freestanding 960 sq. ft. garage to a height of 15'-0" where the maximum allowable height is 13'-3", exception previously approved, install exterior stairs and roof deck to a height of 15'-0", and other alterations. Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: previous case file

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** exception criteria

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade.
2. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade.
3. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.
4. Otherwise, staff recommends denial of the other elements of the application because the proposed rooftop feature is incompatible with the simplistic lines of the structure, the clean lines of the building conflict with the concentrated lines of the rooftop feature. as they do not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Four motions will be required in this case. One motion is required for the exception to 14-5.2 (D)(5)(a), one is required for the exception to 14-5.2(D)(2)(d), one required for the exception to 14-5.2(D)(2)(d), and one is required for the elements that do not require an exception.

a. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade, finding that the exception criteria have/have not been met.
b. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, finding that the exception criteria have/have not been met.
c. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint, finding that the exception criteria have/have not been met.
d. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the elements of the project that do not require an exception.

Should the Board deny any of the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre subdivision that is "L" shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias.

While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Mr. Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes low retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases, and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. A few of them rise above grade, but some of the lots do have above-ground property line walls, which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8” up to 38”, though most are 20” in height. No property has front yard fencing. All fencing is a minimum of 10’ from the front property line. Those properties that have rear yard fencing have a height is generally 5’-0”. Fences built on top of retaining walls or perimeter fences tend to be at 6’-0”. There are two sections of retaining wall with fencing that reach 8’-0” between the compound and neighboring lots.

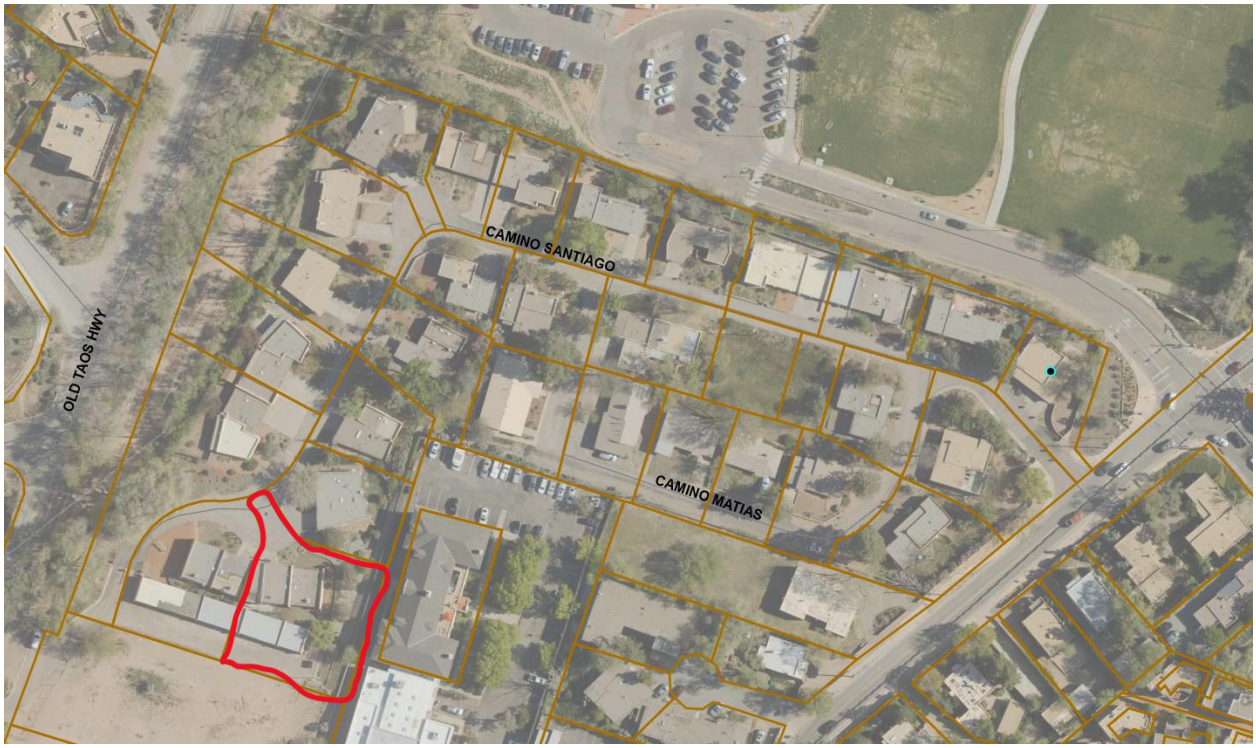


Figure 1. Plaza del Monte. 126 Camino Santiago is in the lower left corner of the property.

Property Summary:

The residence at 126 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District, with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. fourplex-family residence with a shared laundry room. It has now been divided into two individual residential structures as part of a subdivision that was created in 2022. The residence now addressed as 126 Camino Santiago is the eastern side of the previous four-plex and is 2,588 sq. ft. The property also has a low yard wall constructed of rock that is listed as contributing.

The quad apartment block at 126 Camino Santiago was designed with room block massing at the center to act as a hood over the laundry and raised triangular party walls that divided the sections and bookended the building, and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structures.



Figure 2: Comparison of 126 & 128 Camino Santiago (left) and 125 Camino Santiago (right).

The contributing rock wall at 126 Camino Santiago is erected next to a concrete walkway and is approximately 32" tall, measured from the sidewalk to the top of the wall. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. The short wall is capped with puddled concrete. The wall runs along the east of the structure to the north and turns to the west along the north of the residence.

PREVIOUS CASE SUMMARIES:

ARC:

As the property comprises less than 10 acres, an archaeological survey was not required for the subdivision.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B, the residence and garage structures at 126 Camino Santiago were requested to be demolished. Due to the contributing status of the residence and a

lack of exception criteria, the demolition of the residence was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Before this, there were no known cases of the property.

In June 2018, under case H-17-098A, the quadplex addressed as 126 Camino Santiago was designated as contributing to the north elevation, designated as the primary facade. The garages behind the unit were designated as non-contributing. The garage unit has since been demolished per case 2024-007794-HDRB.

In February 2023, under case 2024-007794-HDRB, the applicant was approved to demolish the garage and carport structure to the south of the residence.

On March 26, 2024, under case 2024-007680-HDRB, the applicant was approved with some conditions to construct additions, a carport, and reestablish the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 2,340 sq. ft. of additions was requested and approved. The applicant requested replacing the corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials was requested and approved. They also requested to infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building was requested. The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary façade would not be blocked, should not connect to the primary façade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure. The applicant made the requested changes, and the design was approved with conditions on March 26, 2024. The following conditions were made at this hearing:

1. The north elevation existing steel casement windows that are being retained should be repaired rather than replaced.
2. The existing wood entry door will be repaired and reused.
3. The windows and doors throughout the project should be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames, and be sympathetic to the existing doors and windows.
4. The garage and bunkhouse structure be reduced in height a minimum of 1’ with a preference being 1½’ and 2’ to be more in scale with the historic part of the building,
5. The southern property yard wall and gate in the motor court be lowered to 5’0” in height, and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines.
6. The front yard wall on the east and north retains the multiple height design, but the heights are lowered to 3½’ and 4½’, and
7. The applicant shall update the drawings and submit window selections to the staff for final approval.

ADDRESSING:
In case 2024-007680-HDRB, this property shows as 128 Camino Santiago, and its neighboring lot to the west as 126 Camino Santiago, in reverse of how the City normally does addressing. This addressing error has been corrected. So that this property is now 126 Camino Santiago, and the neighbor to the west is 128 Camino Santiago.

ADMINISTRATIVE:
No administrative approval cases are on file.

APPLICANT'S REQUEST:
The applicant has made design changes from the approved application under case 2024-007680-HDRB. These changes include:

1. Replace windows and doors and enclose windows on the primary façade. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements, with no change in size. The proposed windows are undivided double-pane. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade. The previously approved window and door changes include the infill of doors on the north facade at the far east (1A) and two center mechanical doors (B2A and 3A) and the replacement of the two corner windows (A1 and D1). This request is to replace the other windows, B1 and C1.



Figure 3: Window Schedule

2. Construct a 105 sq. ft. addition to a height of 12’-6”. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10’ of the primary façade, and section 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. The previously approved additions under case 2024-007680-HDRB have granted the applicant an exception to add additions at 100.5% of the historic footprint. This addition added to the original approval will exceed the historic footprint by 105%, which is a net 4% increase over that previously approved (see calculation below).
3. Construct a freestanding 960 sq. ft. garage to a height of 15’-0” where the maximum allowable height is 13’-3”. A height exception was previously approved for the property to construct at 15’0” due to the slope of the lot under case 2024-007680-HDRB. The previous

approval was for a carport in this location. The carport will not be constructed. This two-car garage is in addition to the previously approved three-car garage that is attached to the rear of the residence.

4. Install exterior stairs and roof deck to a height of 15'-0" on the south residential portal, which was previously approved under case 2024-007680-HDRB.

Summary of square footage:
Existing roofed area including portals: 2588 sq. ft.

Previously approved:
Proposed additions: 785 sq. ft.
Proposed attached garage: 1391 sq. ft.
Proposed portal: 427 sq. ft.
Total additions: 2,603 sq. ft. or 100.5% of the existing historic footprint for this address

Current proposal:
Proposed addition: 105 sq. ft.
Total additions, previous and current: 2,708 sq. ft. or 105% of the original footprint

Staff recommends denial of the windows.

The proposed windows are undivided double-pane windows where there are currently divided lite windows. As part of the previous case, the board did request that these additional windows be repaired rather than replaced. Furthermore, there was a condition that those who were approved be sympathetic to the existing doors and windows with the same lite pattern, thin muntins, and thin frames. The currently proposed muntin pattern, or lack thereof, does not replicate the historic material and style.

Staff recommends denial of additional square footage.

The current proposed additional square footage brings the new construction to within ten feet of the primary facade and causes the new construction to wrap around the core historic structure, which obscures the original building and its historic design. The original approval maintained all of the new square footage, most of which replaced the previous garage structure, on a single rear elevation. This addition will eliminate the distinctive character of the "bookend" walls that are at each the east and west of the duplex on the east end. This distinctive feature is part of the reason this building is a contributing structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows on a primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in

the steel casements to insert insulated glass into the frames. The single-pane and steel casement windows have had a considerable amount of condensation, and over time, this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in kind, with dual-pane glass to cut down the condensation and preserve the structure."

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence into greater harmony with the subdivision's single-family character.

Staff Response: Staff finds that this criterion is not met. The historic windows are in satisfactory condition and can continue to serve the residence, streetscape, and historic district as long as they are maintained.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the Owner with a designated "Front Door" and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

Staff Response: Staff finds that this criterion is not met. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable at this time. There is no hardship in retaining the windows.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

Staff Response: Staff finds that this criterion is not met. These windows were discussed at the previous hearing, and it was the understanding of the HDRB and staff that they would be retained if the HDRB allowed the infill and replacements that it approved under the previous case. The applicant is now again requesting the replacement of the windows. Therefore, they are not looking at other options to retain these historic windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to constructing an addition within 10' of the primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with the space needed for the residence. The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The property will maintain a residential appearance on the north façade. The east façade has limited public visibility, and with the closet set back 7'-0" from the primary façade, and the 13'-0" tall east end wall, public visibility will be significantly restricted.

Staff Response: Staff finds that this criterion is not met. The square footage of additions on this property is already 100% the size of the contributing historic residence. This addition will increase that to 105%. The new construction on the small contributing house is overwhelming the historic building, as it creeps closer to the primary façade, and this damages the character of the historic district and the credibility of the contributing designation of the structure. Furthermore, the proposed lines of the rooftop balcony and associated stairs are not consistent with the simple character of a reinterpreted Spanish-Pueblo Revival style with mid-century modern lines.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The proposed alterations will provide the Owner with the necessary space for the functions of the residence. The residence will continue to blend in harmony with the subdivision's single-family character.

Staff Response: Staff finds that this criterion is not met. This addition is not due to hardship. Furthermore, the addition of a feature that changes the overall character of the building can threaten the historically contributing status of the building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alterations will not affect the heterogeneous character of the city and the subdivision. The proposed improvements maintain the streetscape's single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the extended family. A larger closet will not change the livability of the residence, and not all design options, which include the placement of the closet in a different location, were considered.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to exceed 50% of the historic footprint.

(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not compromise the character of the district and will provide the owners with a residence and the necessary amenities to reside in the historic district.

Staff Response: Staff finds that this criterion is not met. This addition, while small, is in addition to the other additions that were previously approved. The contributing historic home is small enough that the additions approved are 100% of the size of the historic home. This addition will increase that to 105%. The new construction on the small contributing house is enveloping the historic building, and this damages the character of the historic district and the credibility of the contributing status of the structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the owner with the space needed to occupy the residence. The typical house for the timeframe had minimal garage vehicle storage space, and closet, and storage space.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

Staff Response: Staff finds that this criterion is not met. There is no definable hardship that could require a larger closet space.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be

occupied by the extended family. A larger closet will not change the livability of the residence, and not all design options, including placement of the closet within the existing footprint, were considered.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection

14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from

natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(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 complementary 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_2_ Buildings: (garage/carport), 126 "A"
_1_ Structures
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.692970, -105.937327



10. Photo Information Negative: John Murphey View of: Front, front elevation, facing, southeast.

11. Brief Description of the Property:

Terminating the south end of the development, 126 Camino Santiago is a modernistic four-unit apartment building designed by architect Philippe Register. In plan, the apartment is a curved bow arranged along a roughly east-west axis. The rectangle contains four one-bedroom apartments, each of approximately containing 725 square feet. At the center of the rectangle is a shared laundry and storage room. The front (north) elevation is divided four bays, reflecting the arrangement of apartments. The bays are defined by party walls which rise several feet above the roof. Bridging between each wall is a section of viga-roofed portal. The portals shelter the entry and kitchen window of each apartment. The entries are fitted with raised wood block doors with center view lights. The kitchen windows are standard steel casement sash. The rear (south) elevation is divided into four patios. Each is sheltered by a shallow overhang framed by the party walls. Non-original sliding glass doors open onto a concrete slab patio. Original steel casement windows are found along the elevation. The east and west end walls are without fenestration. The apartment was constructed in c.1967, after a design by architect Philippe Register. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1967
_x_Known _x_ Source: aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The apartments constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified with the apartments are Ruth Barber, Juanita Ortega, Elsie L. Stocklin and Florence M. Sayer, who are listed as tenants in the 1969 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only. ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: - Apartment Only

__ Adobe __ Brick __ Composition __ Concrete: Block
__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated
__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar
Stone:
__ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular
_x_ Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten
Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle
__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	3-3	8
Casement	Steel	3-3F-3	3

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	8
Single-Leaf	½-Glass [?]	Wood	2
Sliding	Patio	Aluminum	4
Overhead	Sectional	Wood	4

12. Chimneys
Four, stucco-clad, south exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

#1 Date: Unknown; replaced sliding glass doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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: Plaza del Monte Residence 24 & Garage/Carport	**2. Location:** 126 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Continuation of Architectural Description:

Garage/Carport

South of the apartment building is a free-standing combined carport and garage structure. Arranged on an east-west axis, it consists of three two-bay carports flanked by garages. The carports have a viga roof system and stucco-on-frame walls. The garages are fenestrated with sectional wood overhead doors. The majority of the structure was constructed in c.1977, after a design by Philippe Register and Associates. It appears to have incorporated an existing parking structure which possibly takes up the west end of the building.

The site includes a concrete-and-stone retaining wall that holds back dirt between the apartment building and the parking stalls. A separate low wall of similar construction follows the east and northeast edges of the apartment building lot.

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 126 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District. Constructed mainly after the 50-year period, the combined garage/carport structure does not meet the age criteria, and is recommended a Noncontributing Structure to the district. Given their low architectural value, and presumed c.1968+ construction dates, neither retaining wall is recommended for Contributing Structure status to the district.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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	
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Illustrations



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Apartment Building Not Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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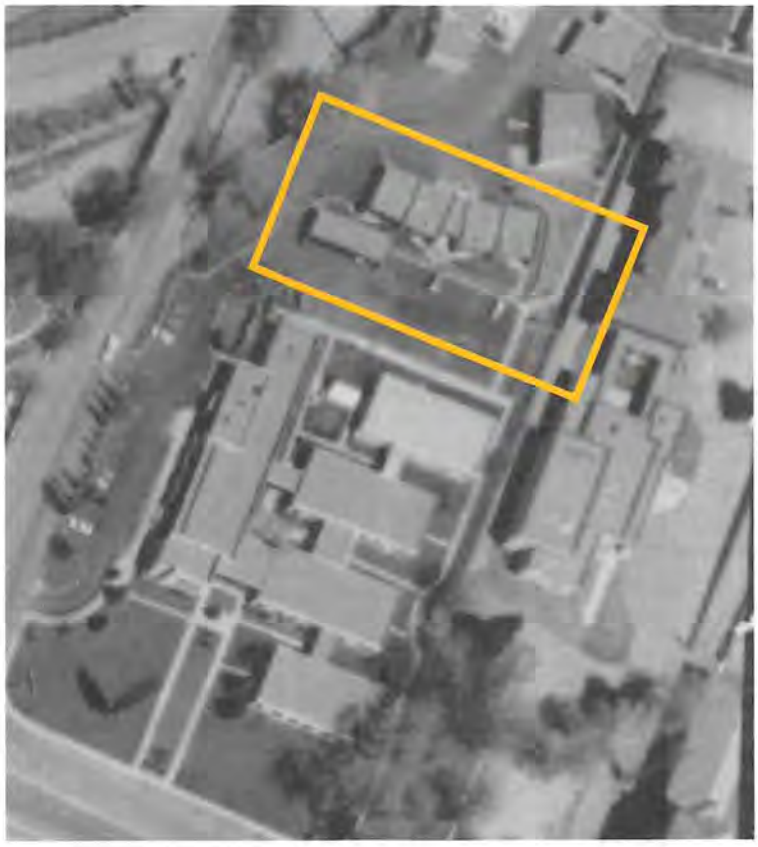


Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Aerial 3: April 19, 1975 aerial photograph. Majority of parking structure not present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: Plaza del Monte Residence 24 & Garage/Carport	2. Location: 126 Camino Santiago *Downtown and Eastside Historic District*	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

Survey Photographs

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



Photo 1: North elevation, facing southwest.
Low wall in foreground.

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: Plaza del Monte Residence 24 & Garage/Carport	**2. Location:** 126 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 2: East and south elevations, facing northwest.
Low wall in foreground.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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1. Name of property: **Plaza del Monte** **Residence 24** **& Garage/Carport**	**2. Location:** **126 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 3: Combined garage and carport, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 24** **& Garage/Carport**	**2. Location:** **126 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Photo 4: Retaining wall between apartment and parking structure, facing northeast. May 3, 2018.

126 Camino Santiago

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 07/25/25

Property Owner of Record: Onesimo Vigil.

Applicant/Agent Name: John A. Padilla.

Contact Person Phone Number: [redacted] 1682

Site Address: 126 Camino Santiago.

Proposed Construction Description: Single Family Residence Renovation & Addition.

TOTAL ROOF AREA:

Zoning District: R-29

Overlay:
- ☐ Escarpment —
- ☐ Flood Zone*
- ☒ Other: H. Dist D.T.E.S.

Submittals Reviewed with PZR:

☑ Legal Lot of Record ☒ Development Plan ☑ Building Plans ☑ Existing Site Plan ☒ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
- ☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

Use of Structure: ☑ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes - NA -

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

Lot Coverage: 40.37%
X Open Space Required: 990.8 SF.

Setbacks:
Proposed Front: 28.5' Minimum: 7'
2nd Front? -
Proposed Rear: 26.5' Minimum: 10'
Proposed Sides: L 10' R ___ Minimum: 5'

Height: Proposed 15'0"
Maximum Height: _____ or
X Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible -
Minimum: -

Bicycle Parking:**
Proposed: — Minimum: —
** Commercial Requirement

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

John A. Padilla. [☐OWNER ☐APPLICANT ☒AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 07/25/25

To Be Completed By City Staff: 2025-010942-PAR

Additional Agency Review if Applicable:
- ☐ Escarpment Approval by _____ Date: __/__/__
- ☐ Flood Plain Approval by _____ Date: __/__/__
- ☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes: _____

Zoning Approval:

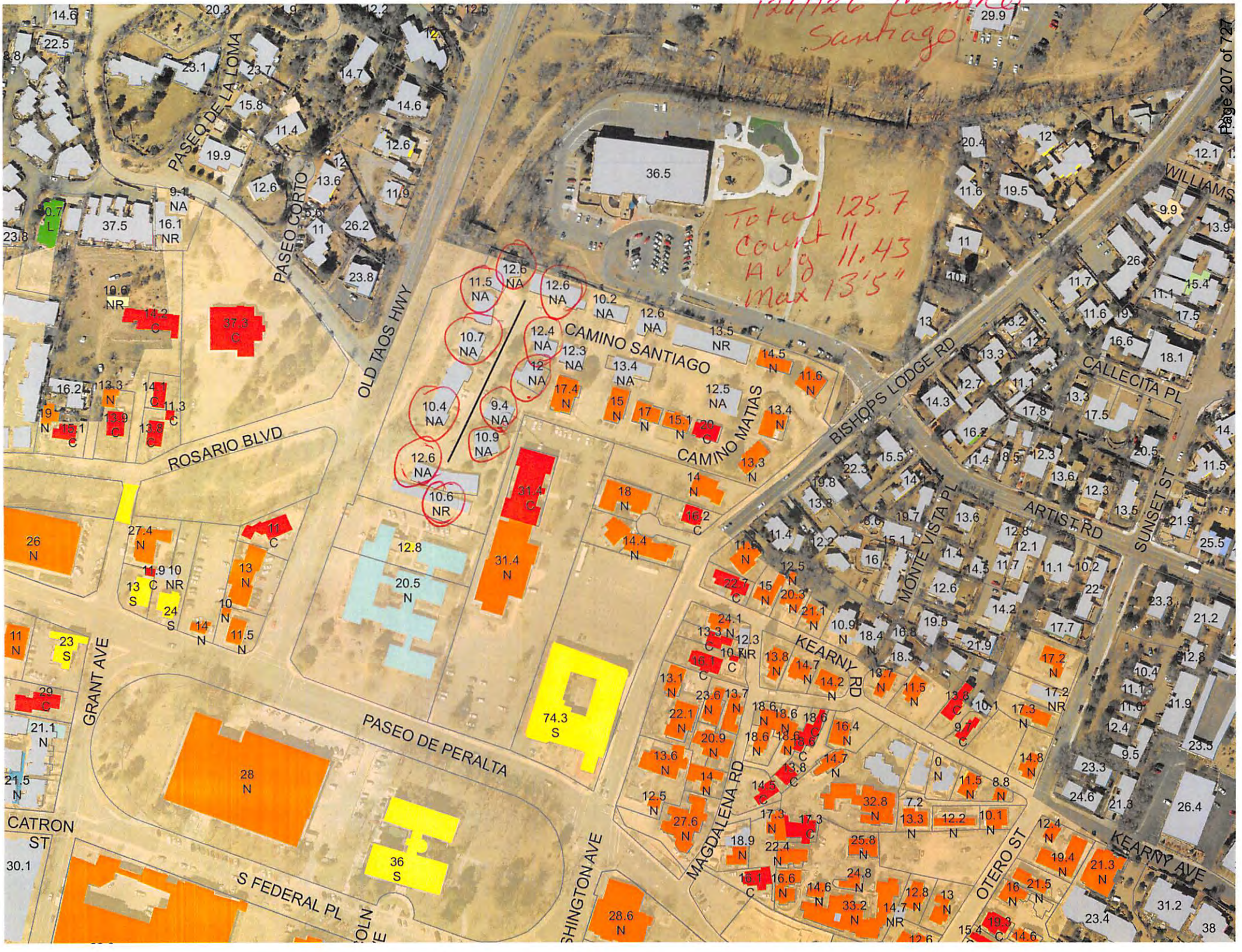
☒ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: Proposal compliant w/ Ch. 14 Zoning Standards, including open space requirements.

REVIEWER: Rachael Hamilton **DATE:** 08/04/2025

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

Revised 20 November 2020


126/126 Camino Santiago
Total 125.7
Count 11
Avg 11.43
Max 13'5"
CAMINO SANTIAGO
CAMINO MATIAS
OLD TAOS HWY
BISHOPS LODGE RD
ROSARIO BLVD
PASEO DE LA LOMA
PASEO CORTO
CALLECITA PL
WILLIAMS
MONTE VISTA PL
ARTIST RD
SUNSET ST
KEARNY RD
KEARNY AVE
GRANT AVE
PASEO DE PERALTA
MAGDALENA RD
OTERO ST
CATRON ST
S FEDERAL PL

PLAZA DEL MONTE

Santa Fe, New Mexico

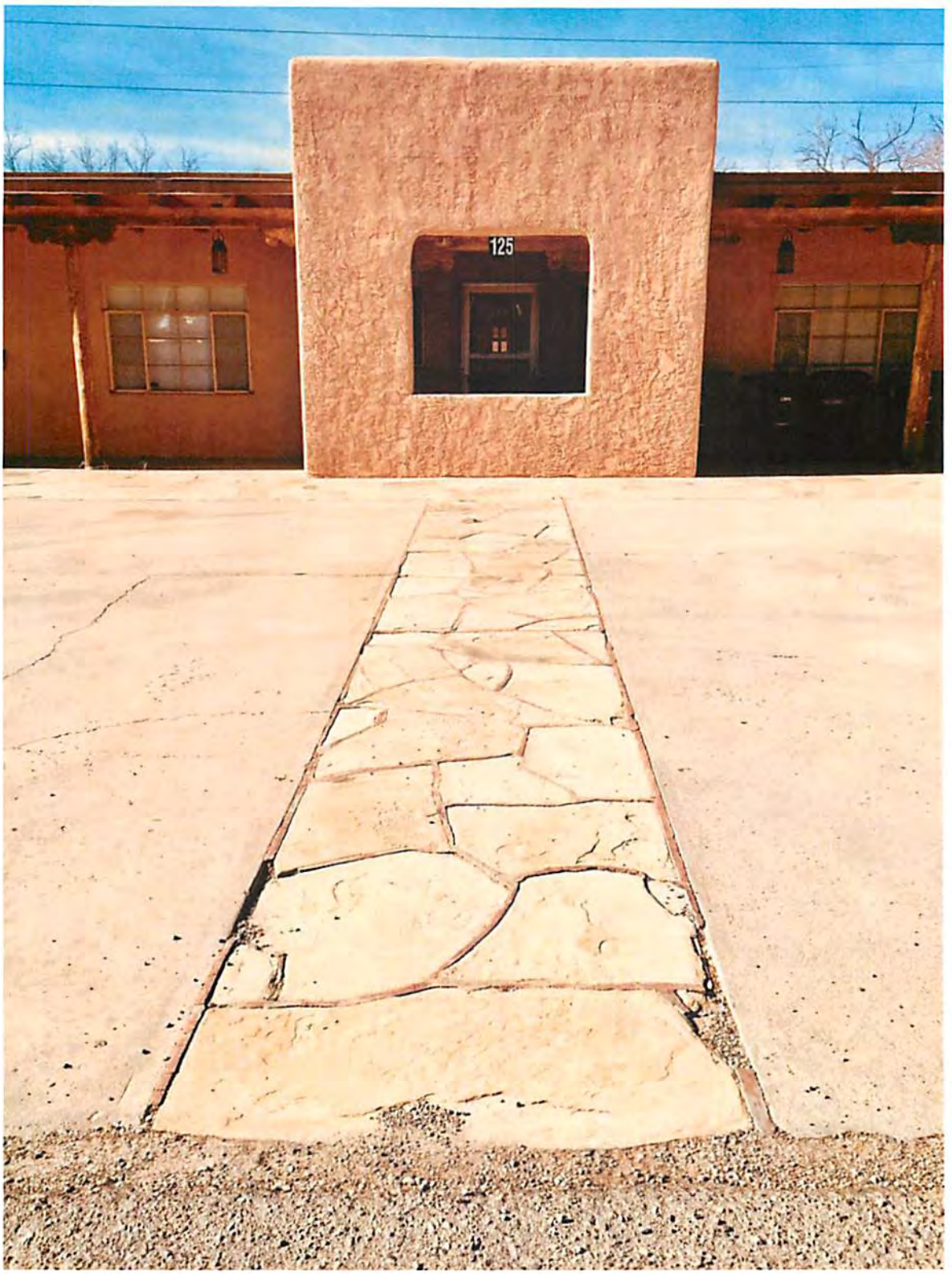
Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507


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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

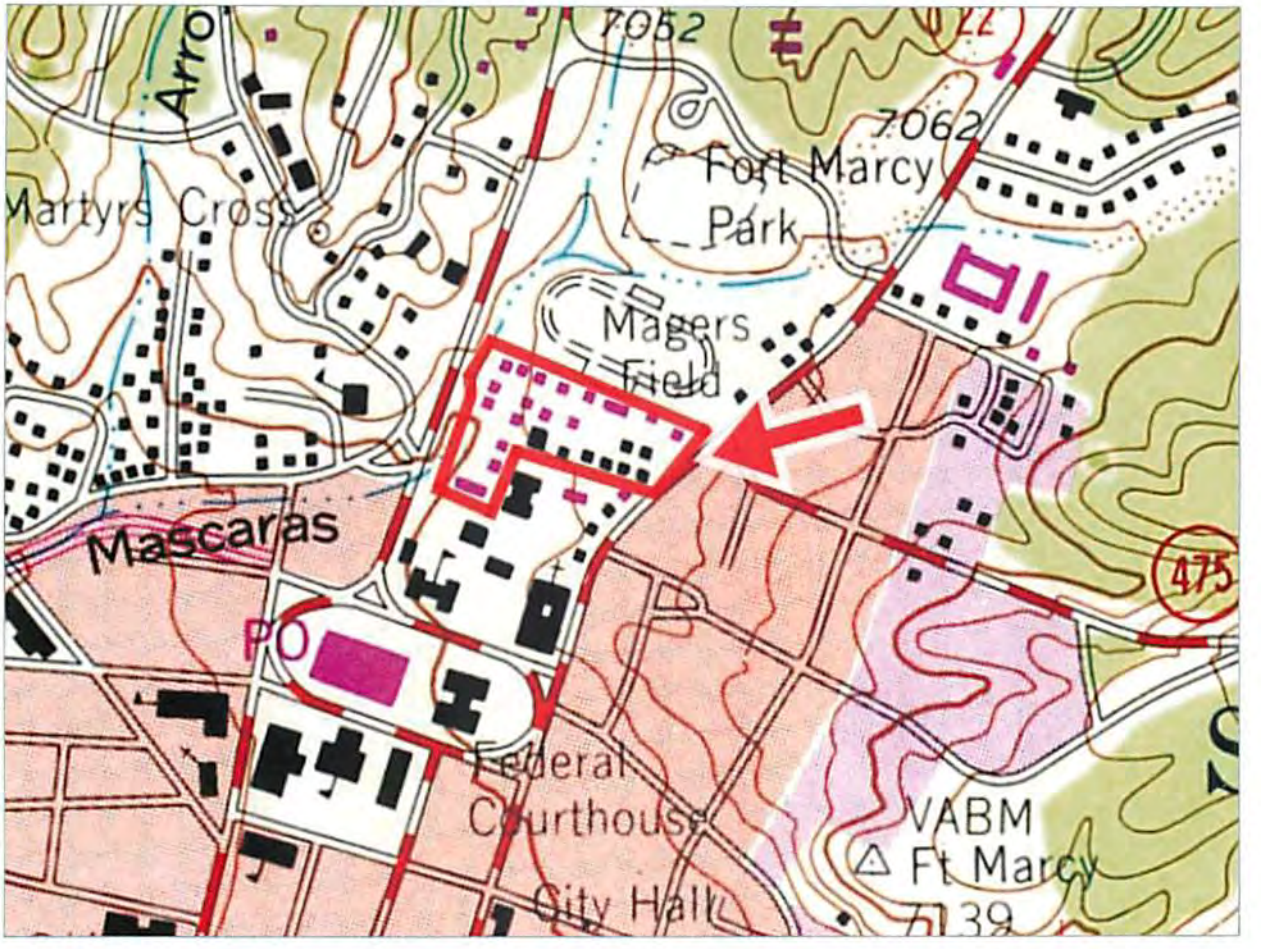


Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

[2] *Santa Fe New Mexican*, August 31, 1961, 27.
[3] Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).
[4] *Santa Fe New Mexican*, September 4, 1960, 12.
[5] Ibid., October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the $750,000 development.[6]



Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.[7] This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

[6] Ibid., September 28, 1961, 51.
[7] Ibid., August 31, 1961, 27.



Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

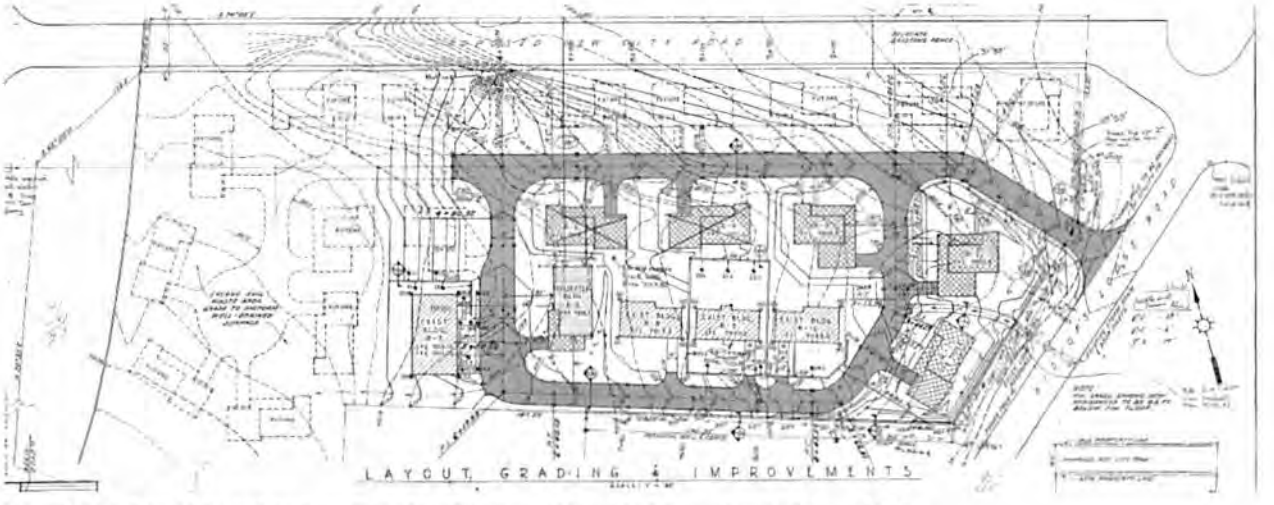


Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

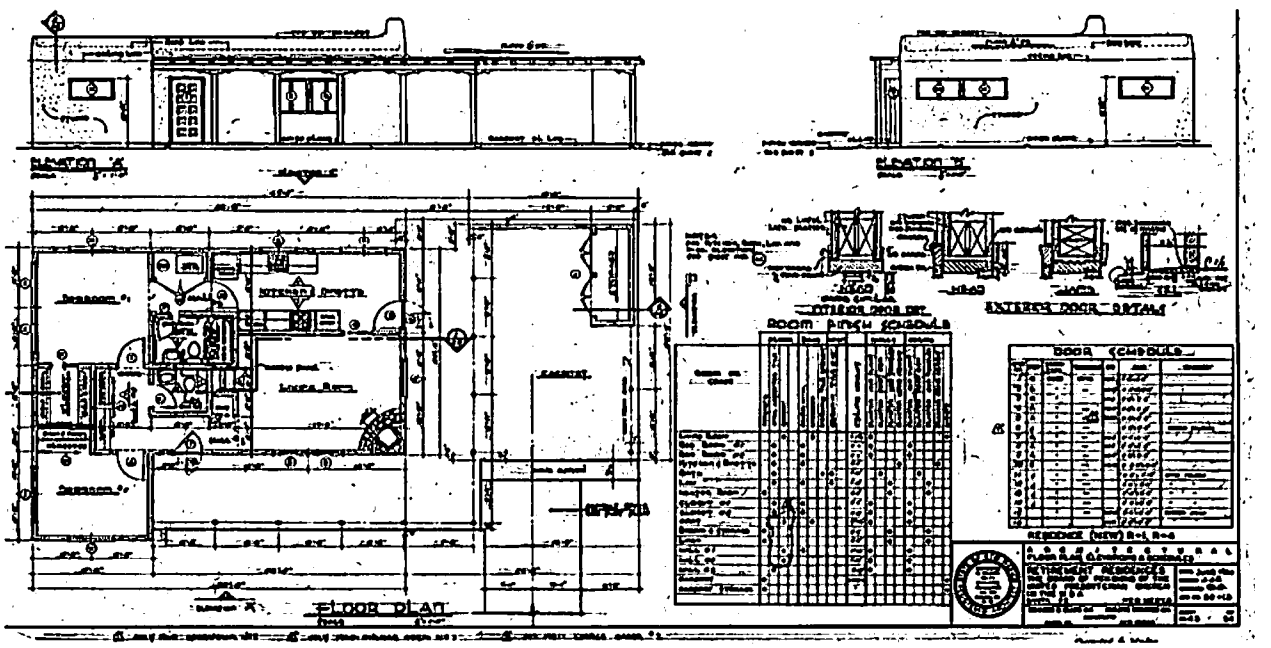


Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.



Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-poplar horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.



Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.

Soon the architect began to insert more radical elements to the retirement units. Register experimented with angular composition, in which side walls were divided into several splayed planes (109, 117, 119, 124 Camino Santiago) (Figure 9). This may have been influenced by his work at the College of Santa Fe, and fit within the experiments of younger architects such as Ted Luna.

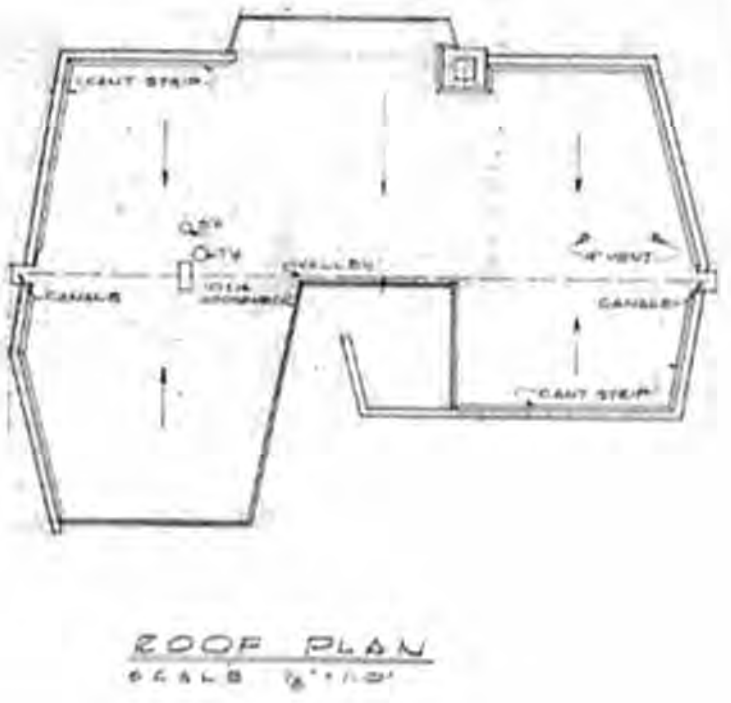


Figure 9: Roof plan for 109 Camino Santiago, 1963.

The design of each unit, however, was totally driven by economy. While not particularly well-suited for the climate, carports were employed as an economical method to shelter automobiles. Prominent carports emerged as almost a design motif in the drawings produced in Register's shop. Framed by either vigas or square beams, the structures were often placed in front of the dwelling, sometimes marring the balance of composition (109, 120, 121, 122 Camino Santiago and 111 Camino Matias) (Figure 10). The use of carports further ushered the houses into the contemporary context.



Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodwork included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.[8] Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.



Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

[8] Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.



Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.[9]

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.[10] Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

[9] Ibid., October 29, 1972, C-3.
[10] Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at $1.5 million. Fear of its sale led residents to leave.[11] Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.[12]

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

[11] Ibid., January 3, 1988, 9; March 23, 1988, 3.
[12] Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillipe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
.3	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
125 R-21	c.1970	Register, Ross & Burnet 1969	No Status	Non Contributing	1971 John M. Currie, Violet Sherratt, Merrill Henry, Warren Blodgett
126 R-24	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
126 Garage	c.1968/ 1977	Unknown		Non Contributing	N/A
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	Non Contributing	Contributing	1966 Frederick Dawson
105 R-10	1950	Unknown	Contributing	Non Contributing	N/A Pre-existing Building

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
107 R-9	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
109 R-8	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
111 R-6	Pre-1960, moved to site	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	Non Contributing	Non Contributing	N/A Pre-existing Building

** The date of construction is derived from a number of sources, including original drawings, aerial photographs, USGS quadrangle maps, city directory entries and newspaper accounts. The identified construction date is considered for more accurate than dates provided by the Santa Fe County Assessor records, which are often inaccurate.*

IX. Bibliography

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Bunting, Bainbridge and John P. Conron. "The Architecture of Northern New Mexico." New Mexico Architecture. Vol. 8 Nos. 9 and 10, September-October 1966: 14-50.

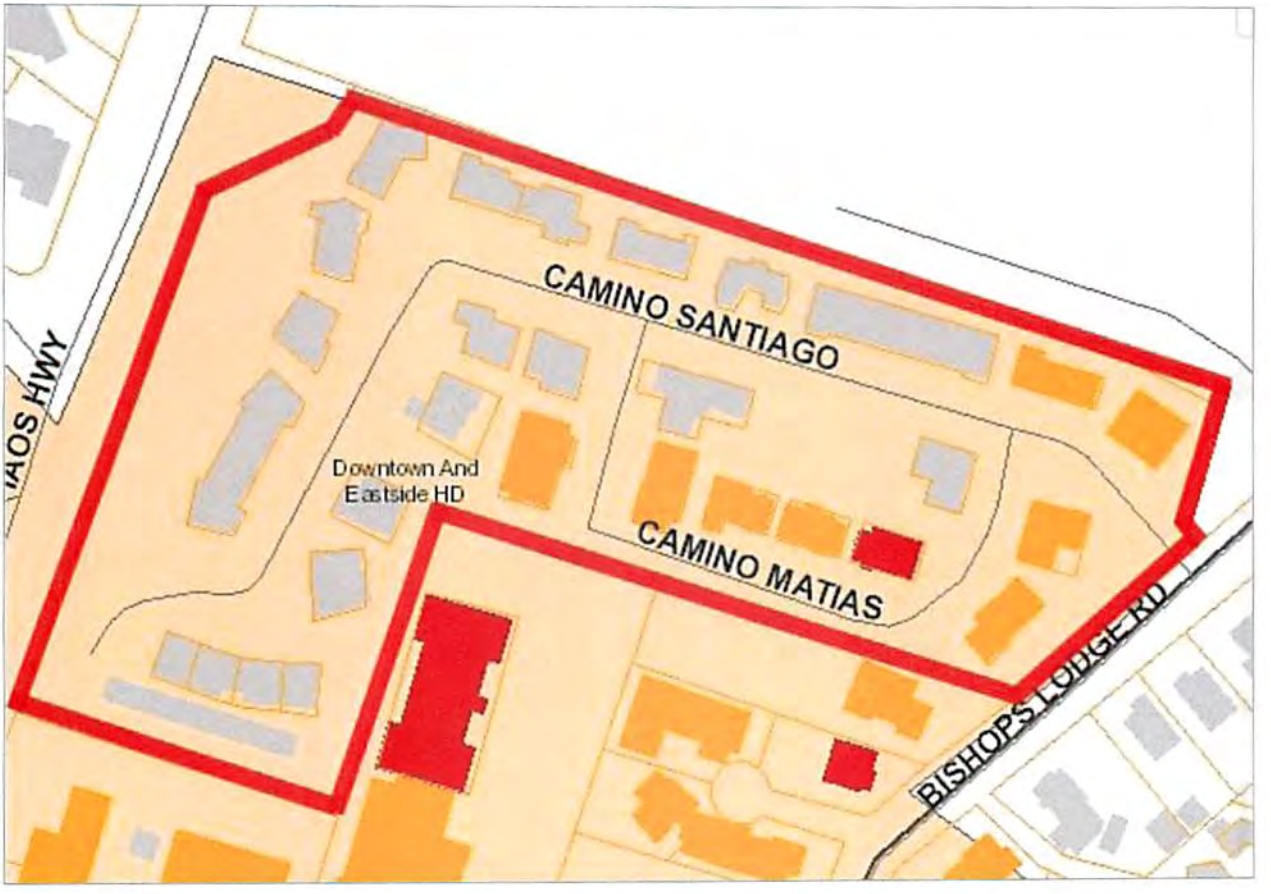
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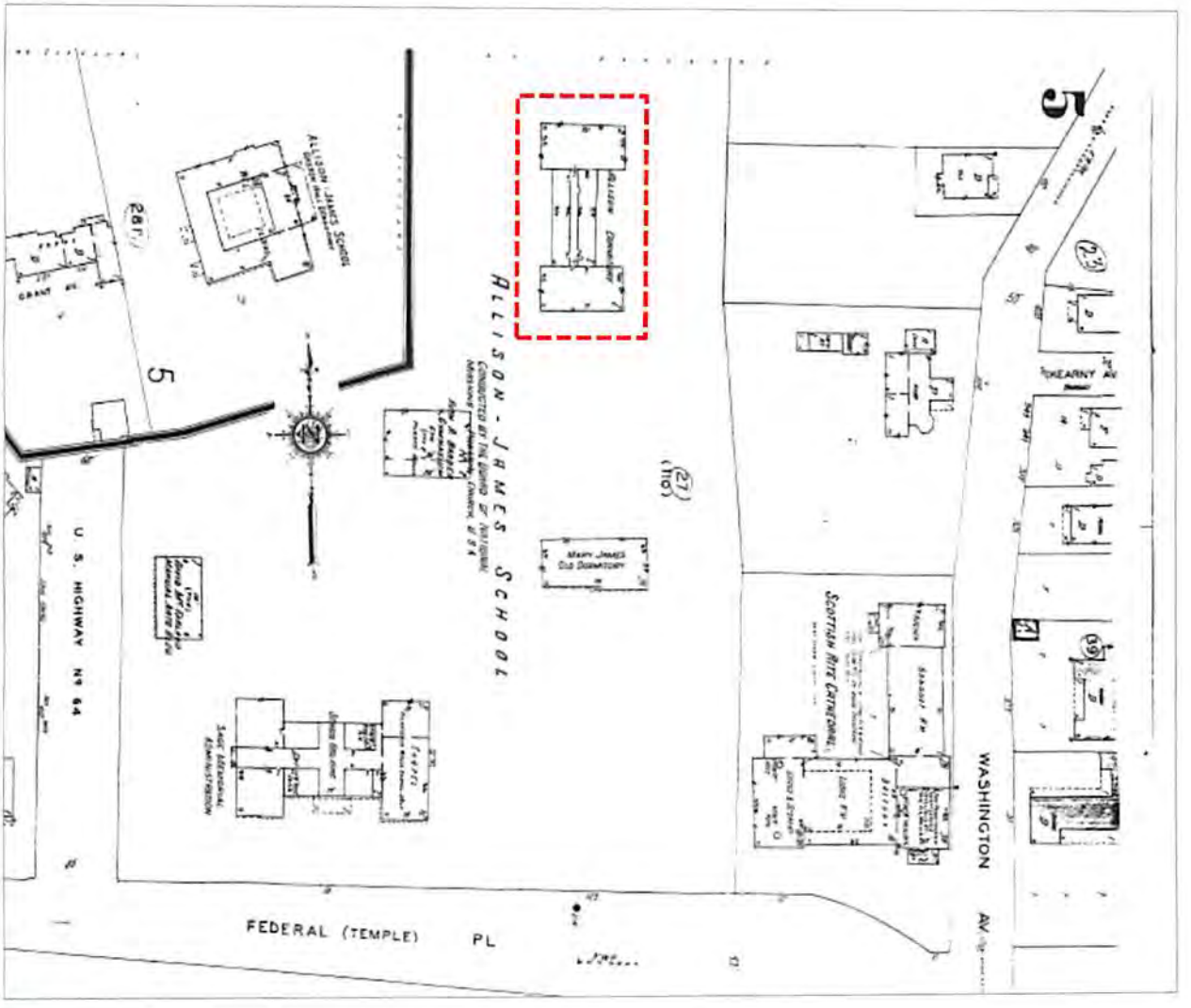
X. Maps and Aerial Photographs



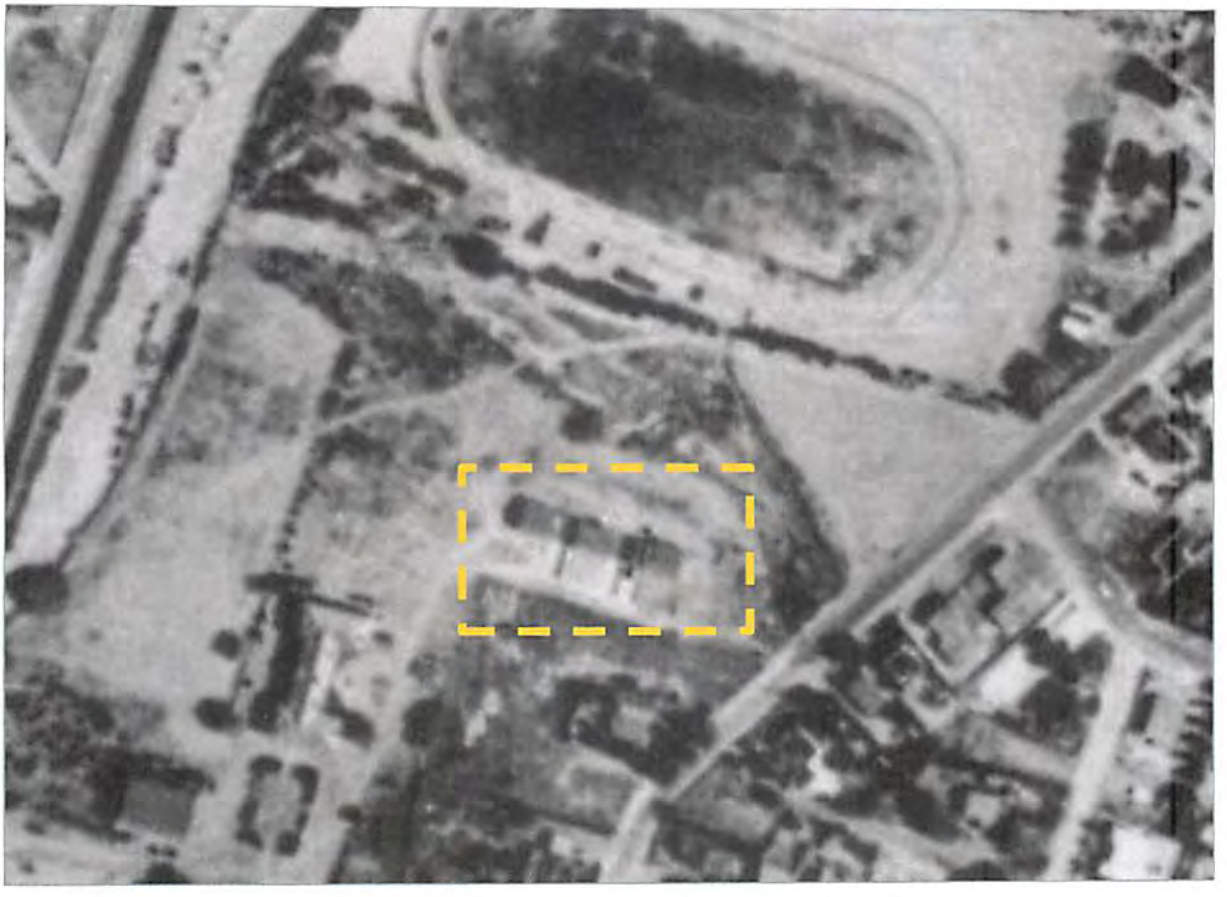
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



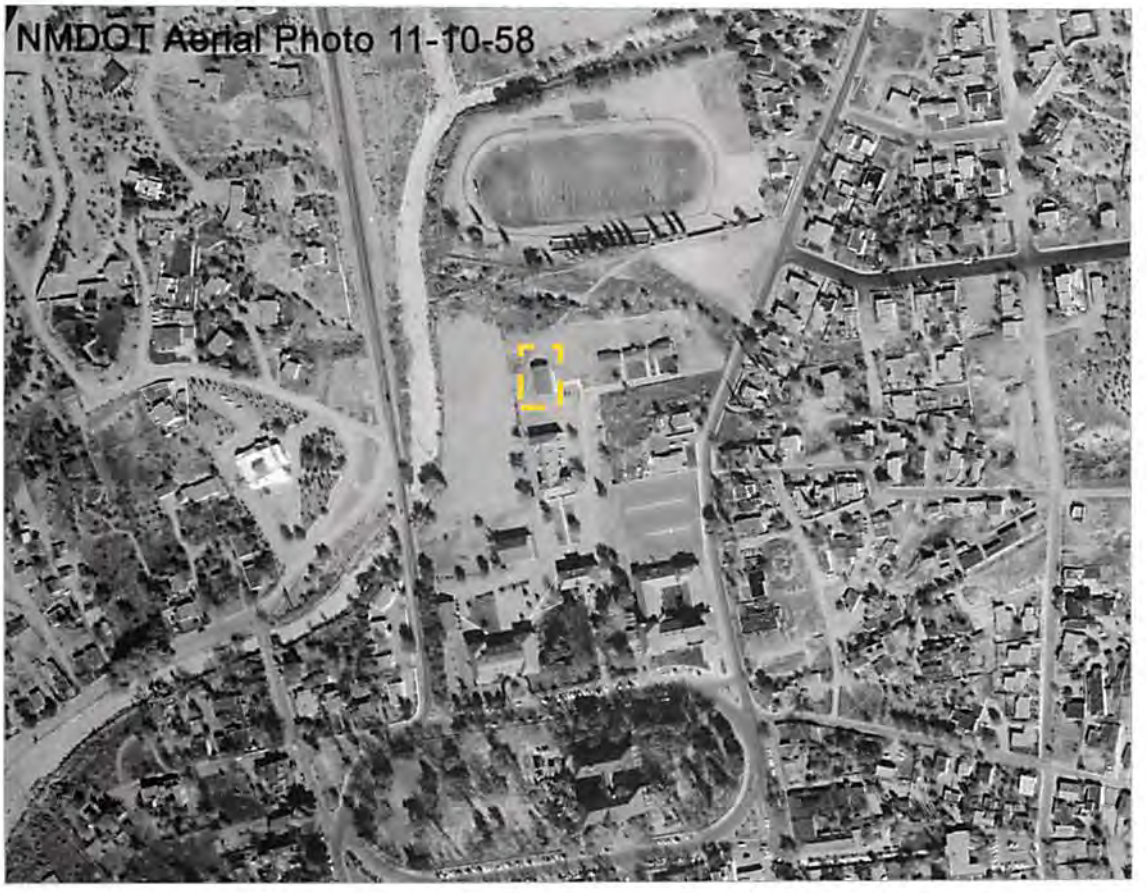
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



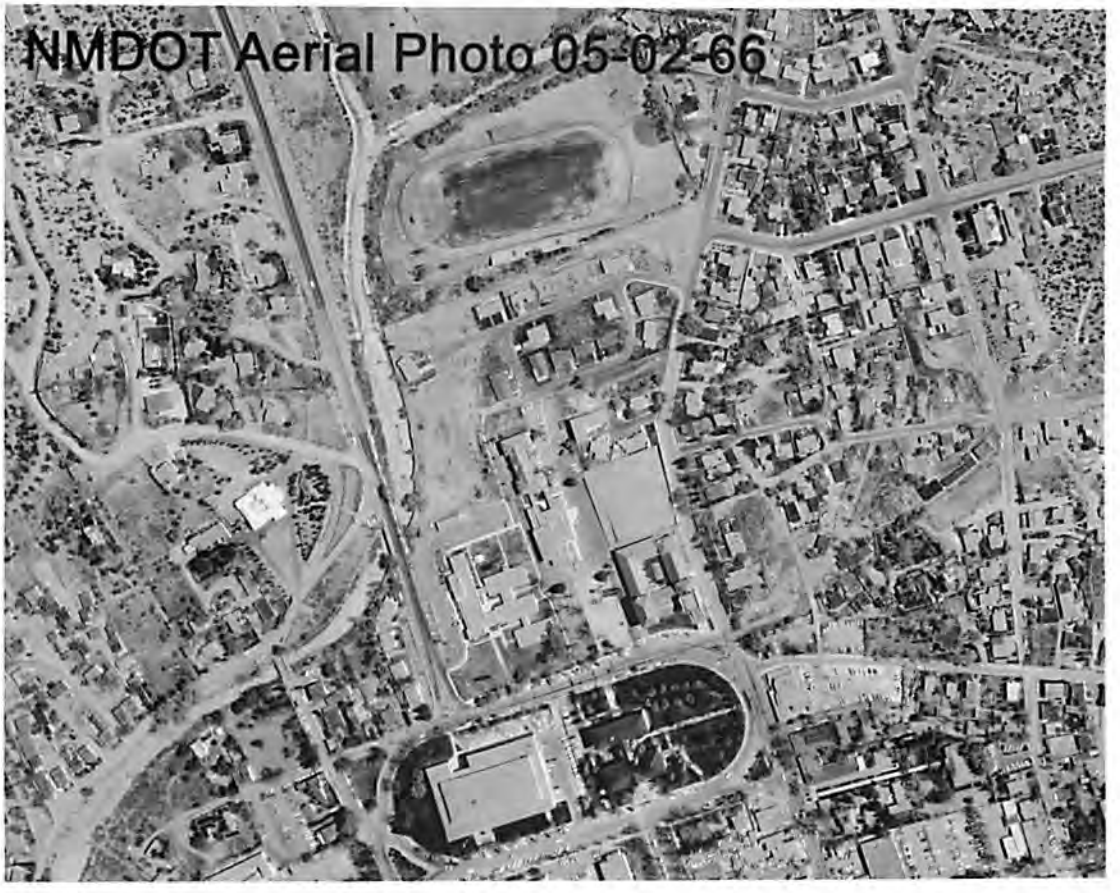
Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

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[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs



Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



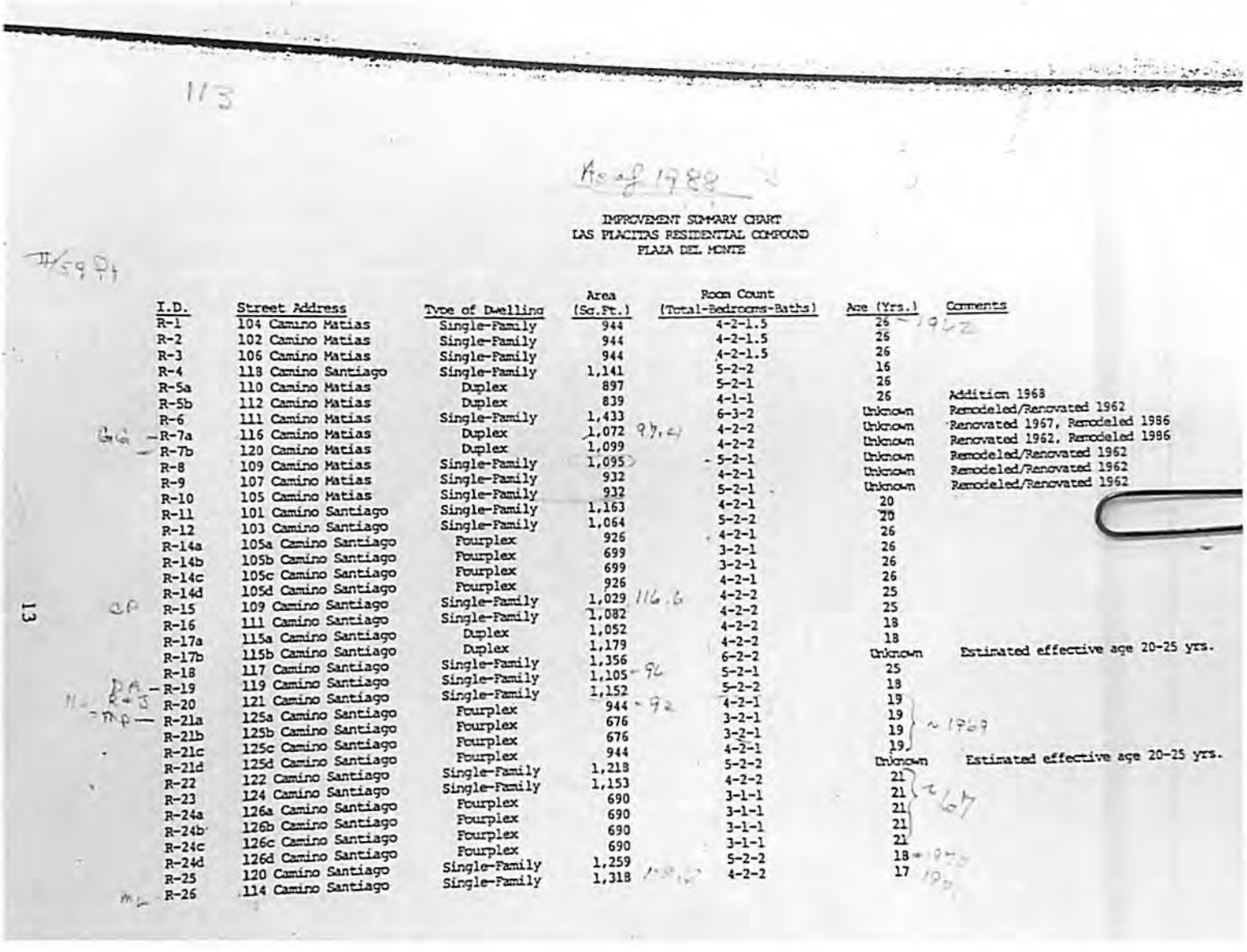
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

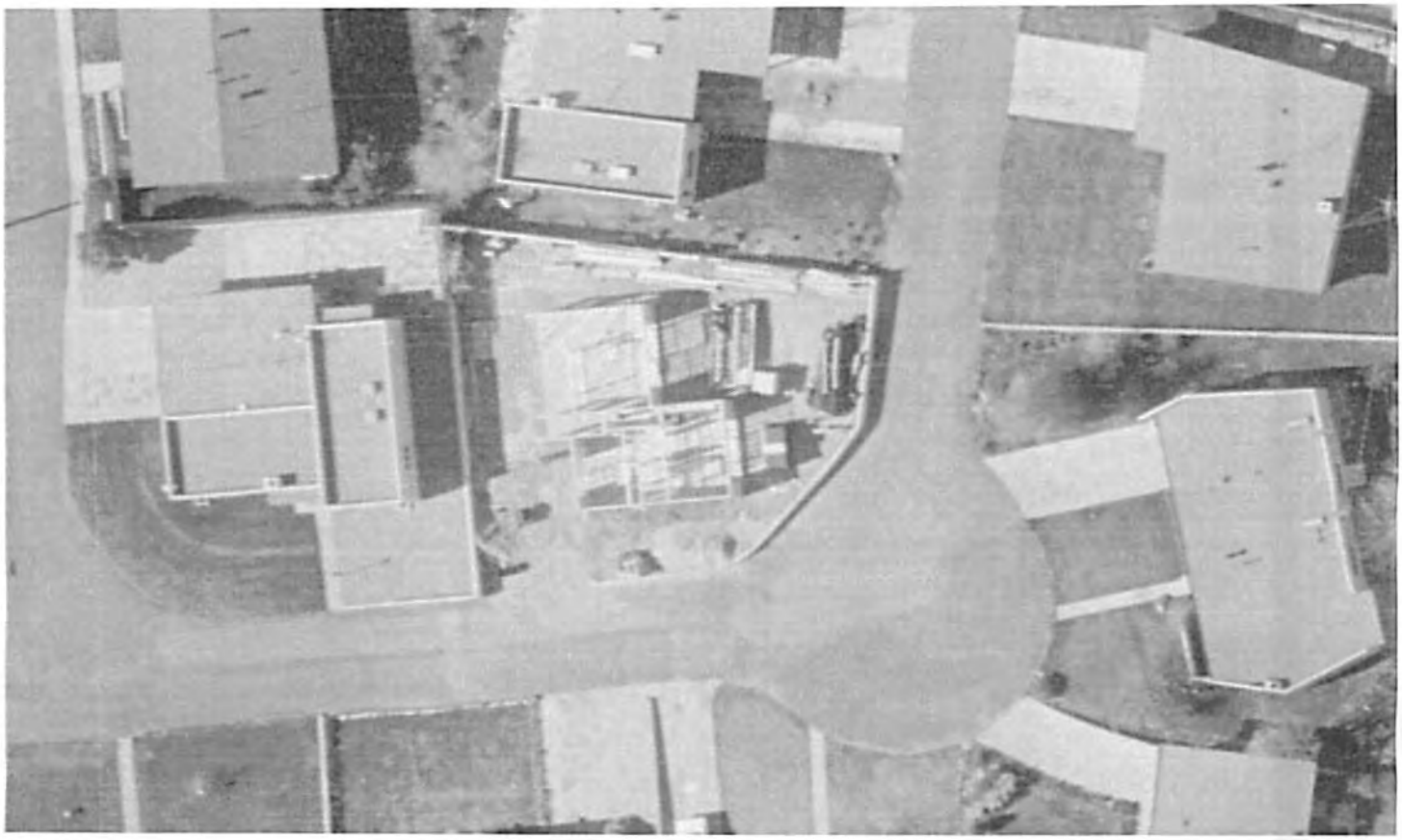
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1967**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1967**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 5).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Table 2: Santa Fe County Assessor Dates

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
CAMINO SANTIAGO			
101	c.1967-68	1964	Does not appear on May 2, 1966 aerial photograph
102 R-2	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
103 R-12	Before 1966	1964	Does not appear on May 2, 1966 aerial photograph
105 R-14	1971	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
106 R-3	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
109 R-15	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
110 (112) R-5	110: c.1962 112: c.1968	1969	Appears on May 2, 1966 aerial photograph
111	Before 1966	No Date Provided	
113	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
114 R-26	c.1972	No Date Provided	
115	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
117	1966-67	1964	Only May 2, 1966 aerial photograph available for the period
118	1973		Does not appear on February 27, 1969 aerial photograph; still under construction on May 3, 1973 aerial photograph
119	Before 1966	1969	Appears on May 2, 1966 aerial photograph
120 R-25	c. 1971	1968	Does not appear on February 27, 1969 aerial photograph

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
121 R-20	c.1971	1969	Does not appear on February 27, 1969 aerial photograph
122	c.1971	1968	Does not appear on February 27, 1969 aerial photograph
124 R-23	c.1967	1968	
125 R-21	c.1970	No Date Provided	
126 R-24	c.1967	No Date Provided	
126 Garage	c.1968/ 1977	No Date Provided	
CAMINO MATIAS			
104	Before 1966	1968	Appears on May 2, 1966 aerial photograph
105 R-10	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
107 R-9	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
109 R-8	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
111 R-6	Pre-1960, moved to site	1969	Appears on May 2, 1966 aerial photograph
116/120 R-7	Pre-1957, with c.1984 additions	No Date Provided	

Key:

**The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018, and additional review of images after May 15 hearing.*

*** Dates as taken from Santa Fe County Assessor parcel map (http://assessor.santafecountynm.gov/map.php) on May 17, 2018. Webpage states the information was accurate as of April 3, 2018.*

Figures and Aerial Photographs

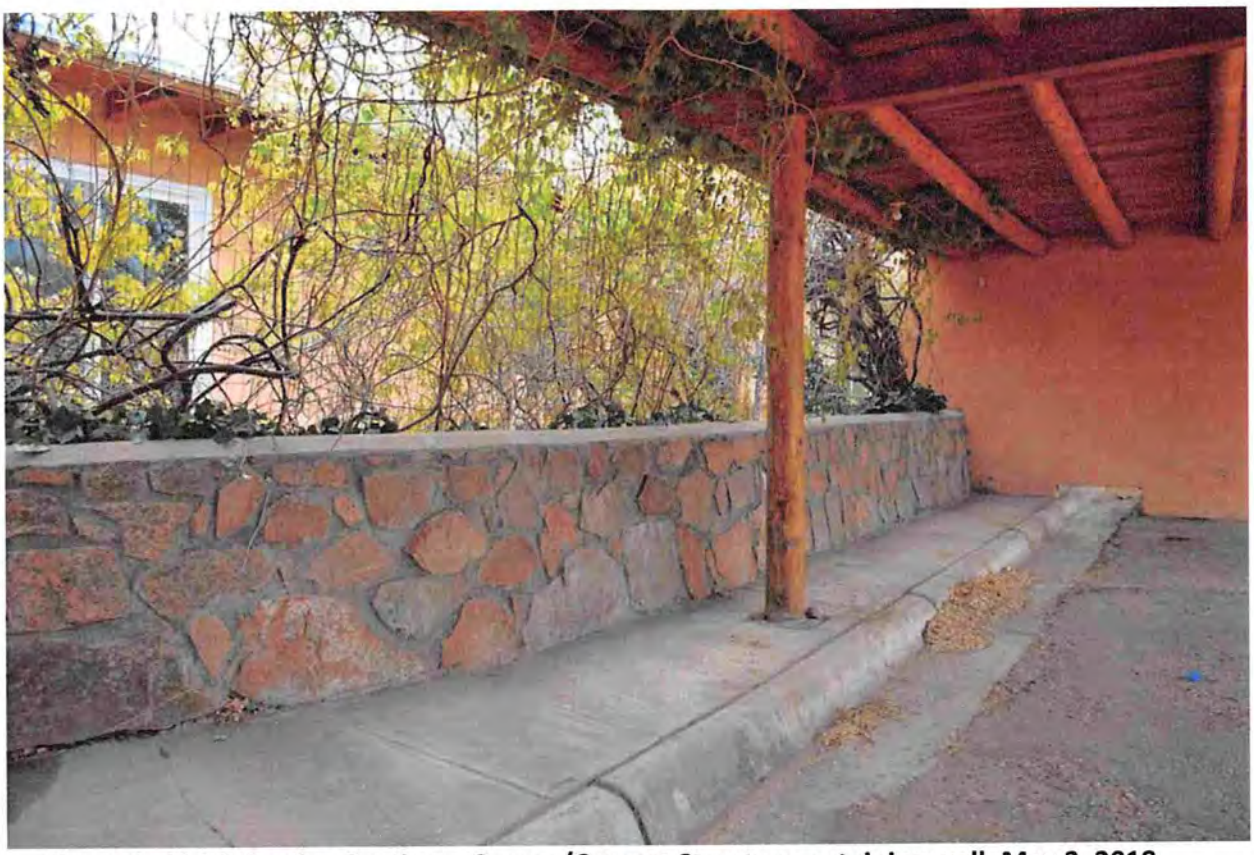


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

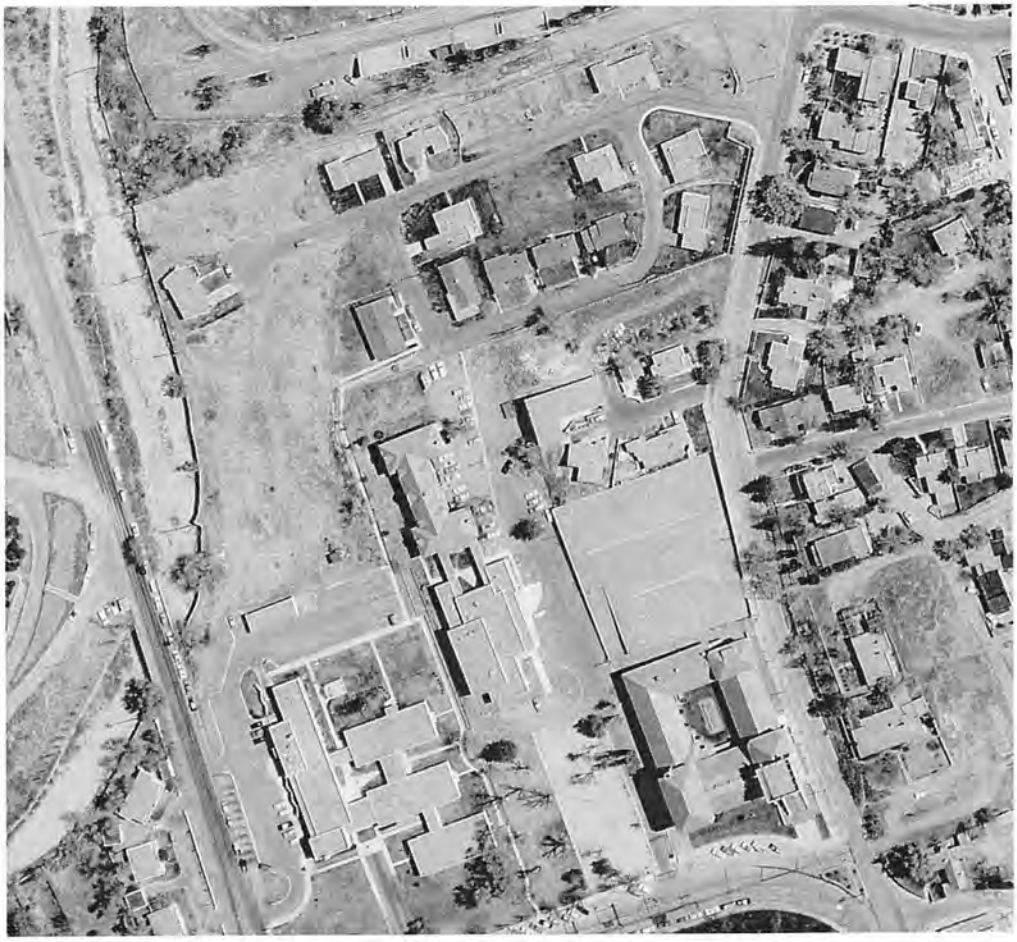


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

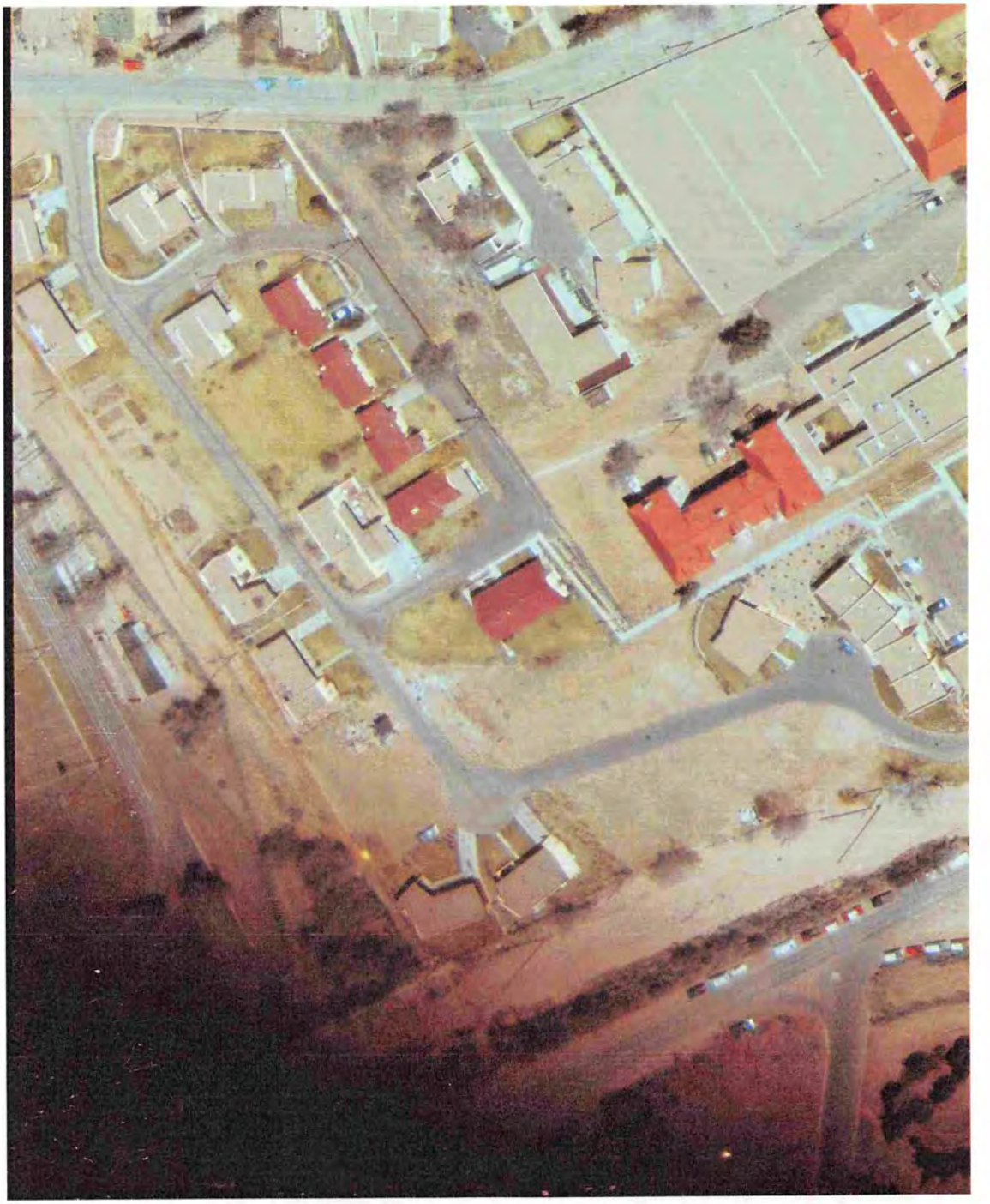
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



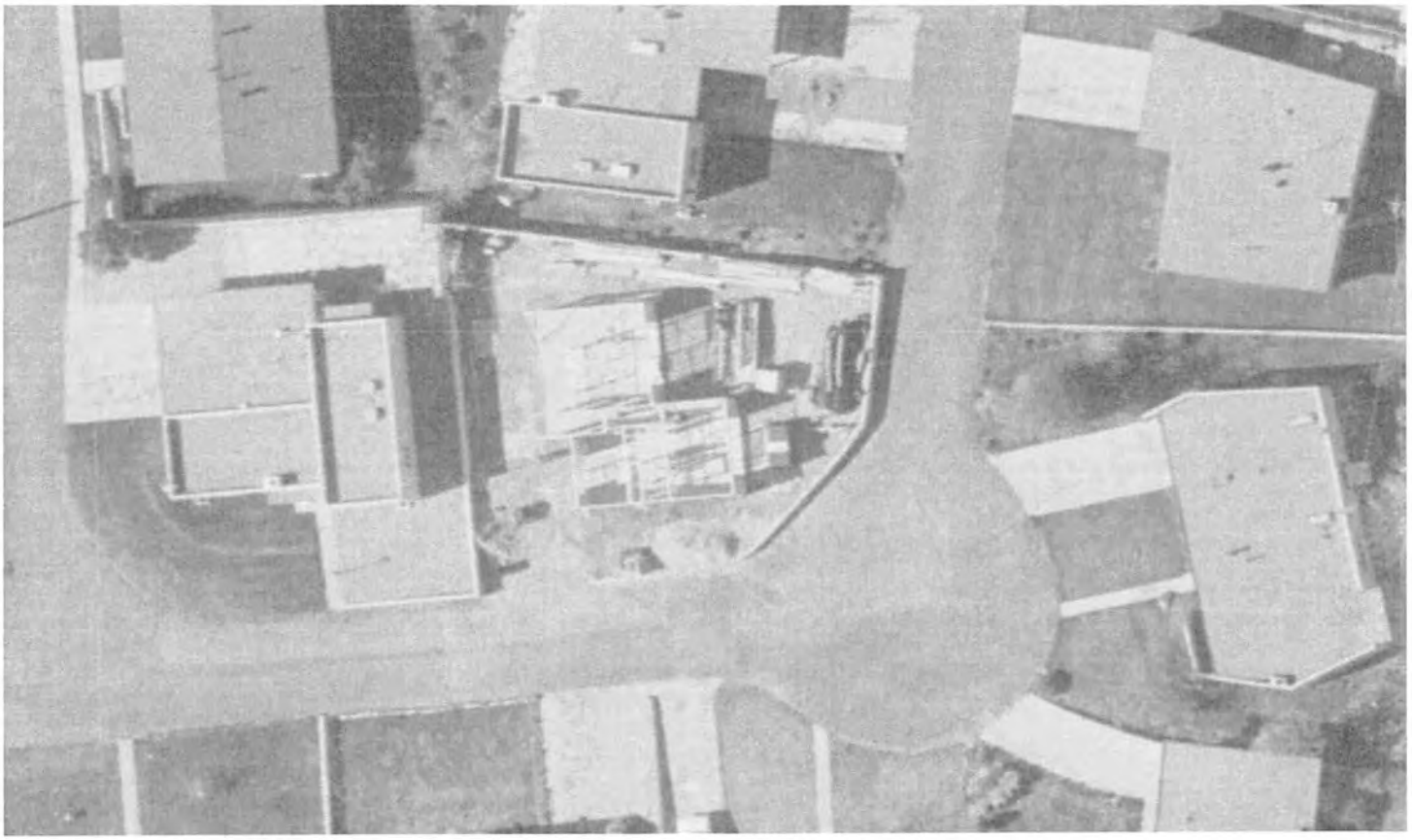
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

DONNELL
DONNELL
AND ASSOCIATES

April 29, 1988

Board of Pensions
Presbyterian Church (USA)
c/o Gaylan and Leona Friesenborg
417 Paseo de Peralta
P.O. Box 1888
Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
Plaza del Monte Retirement Community
417 Paseo de Peralta
Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	$1,350,000
Las Placitas Tract	$1,275,000
Total Property (Plaza del Monte)	$2,625,000

Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small ampitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697± acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608± sq.ft., leaving a net usable area of 8.627± acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735± sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning is to provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:	Pueblo style, stuccoed masonry construction.
Building Area:	Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.
Floor Plan:	The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.
Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

DONNELL

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

DONNEL DONNEL AND ASSOCIATE

The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

DONNELL DONNELL AND ASSOCIATES
Page 287 of 727

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND ASSOCIATI

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES

John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

DONNELL DONNELL AND ASSOCIATES
Page 291 of 325

September 8, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
126 Camino Santiago

Dear Lani
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 126 Camino Santiago. This address is Lot #15 of the Plaza Del Monte subdivision and was established by the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias", City of Santa Fe, NM, recorded on December 23, 2022. The subdivision survey is included as a part of this application.

At the meeting of the Historic Districts Review Board on May 26, 2024, Case #2023-007680--HDRB 128 Camino Santiago (address update by City of Santa Fe GIS to 126 Camino Santiago) was reviewed as one building "Contributing Structure" including the yard wall with the North façade given "Primary Façade" designation. The H-Board reviewed the garage and carports with the designation of structures south of the main structure as "Non-Contributing" without any proposed improvements or demolition for the property.

The "Non-Contributing" garage and carport structure has been removed under permit #2024-37011, with the site cleared for the proposed improvements.

My client currently presents the proposed amended improvements for the property designated as 126 Camino Santiago, Lot #15, in the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias," City of Santa Fe, NM, recorded on December 23, 2022.

The proposed amended improvements include:

- Removal of the existing front door of the residence and replacement with a new wood door in the existing opening.
- Removal of windows approved to remain on the north side elevation in the primary façade, and replacement of those windows in-kind within the existing openings (exception required Section 14-5.2 (D) (2)).
- Addition of a closet to serve the Master Bedroom along the east elevation, a non-primary façade. The addition will be low-profile and set back 7'-0" from the primary north façade.

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- The approved southeast Carport to be substituted by a freestanding 2-Car Garage 992 SF, and built within the required rear and side setbacks and to the approved maximum building height.
- Addition of a new stair and deck area above the south residence portal. This addition is not publicly visible.
- The existing residence roof with minimal insulation cannot meet the 2018 International Energy Conservation Code without adding insulation to meet the current building codes. After review with Historic Preservation and Residential Green Code staff, it was determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements. The proposed additions (new construction) will be required to meet the City's and State's 2021 Green Code and the City's HERS and WERS requirements. Meeting the required HERS rating will be compromised as the existing structure will not have the minimum required insulation to meet the 2021 Energy Code requirements.
- The existing residence ceiling heights are 8'-0" with roof deck materials and minimal insulation that cannot meet the 2021 International Energy Conservation Code without adding to the existing roof line to meet the current building codes. Historic Preservation and Residential Green Code staff have determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements.

The removal of windows and doors on the north side of a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The removal of windows and doors on the north side of a primary façade and the closing of the existing openings is requested for 128 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago, Unit B-1 and B-2.

Criteria for approval:

(i) Do not damage the character of the district;

The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casement s of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure."

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence into greater harmony with the subdivision's single-family character.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed alterations will provide the Owner with a designated “Front Door” and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

The addition to the East façade at 7’-0” from a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The addition of a closet addition on the east façade that is 7’-0” from the north side of a primary façade and is requested for 126 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago Unit B-1 and B-2.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed alterations will not damage the character of the district and will provide the owner with the

space needed for the residence. The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The property will maintain a residential appearance on the north façade. The east façade has limited public visibility, and with the closet set back 7'-0" from the primary façade, and the 13'-0" tall east end wall, public visibility will be significantly restricted.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The proposed alterations will provide the Owner with the necessary space for the functions of the residence. The residence will continue to blend in harmony with the subdivision's single-family character.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alterations will not affect the heterogeneous character of the city and the subdivision. The proposed improvements maintain the streetscape's single-family residential appearance from Camino Santiago.

Exceeding the existing historic footprint of the main house by 50% requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- Exceeding the historic footprint of the main house is requested for 126 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The Historic Review Board previously approved the request in case 2023-007680-HDRB where the 50% rule was exceeded. This new request is for a minor addition of 594 SF that adds to the amount that exceeds the historic footprint.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed alterations will not compromise the character of the district and will provide the owners with a residence and the necessary amenities to reside in the historic district.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed alterations will provide the owner with the space needed to occupy the residence. The typical house for the timeframe had minimal garage vehicle storage space and closet and storage space.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

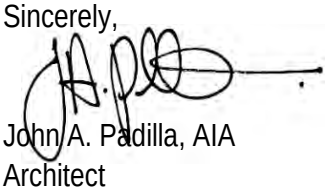
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

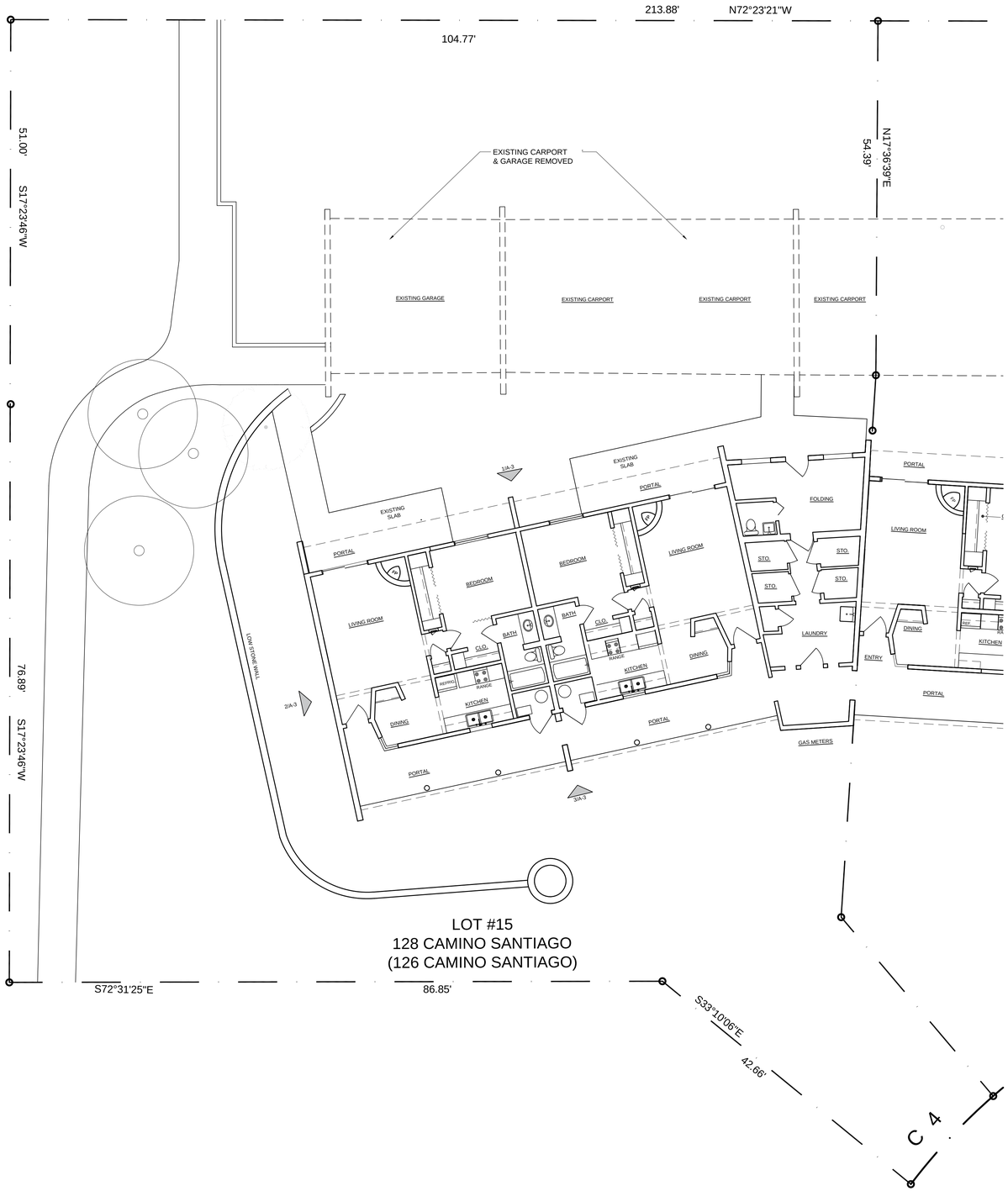
We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect



EXISTING SITE PLAN

SCALE: 1" / 8 = 1'-0"

1

JAP ARCHITECT

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

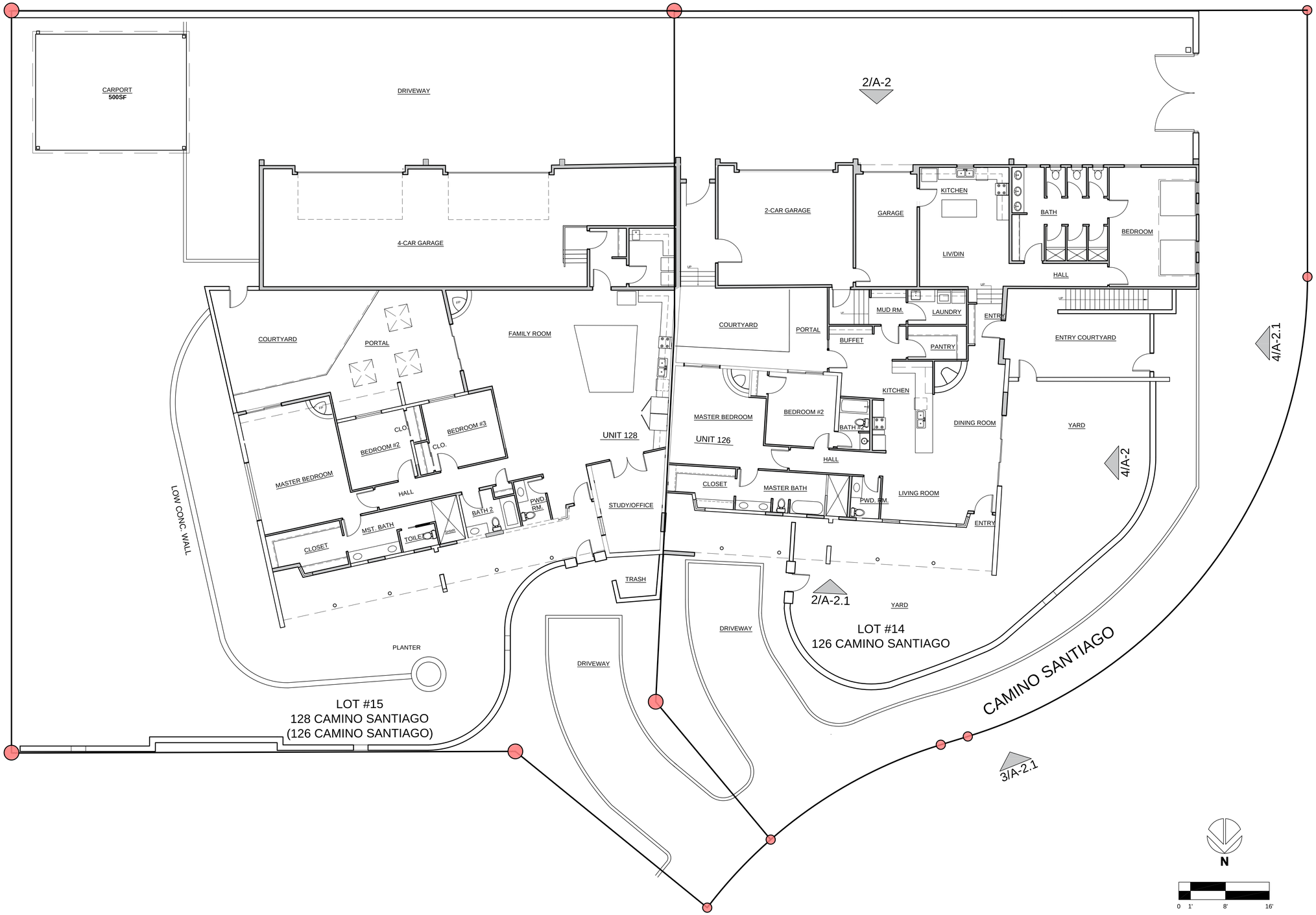
SHEET TITLE:

EXISTING
SITE PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-1



PREVIOUSLY APPROVED PROPOSED SITE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

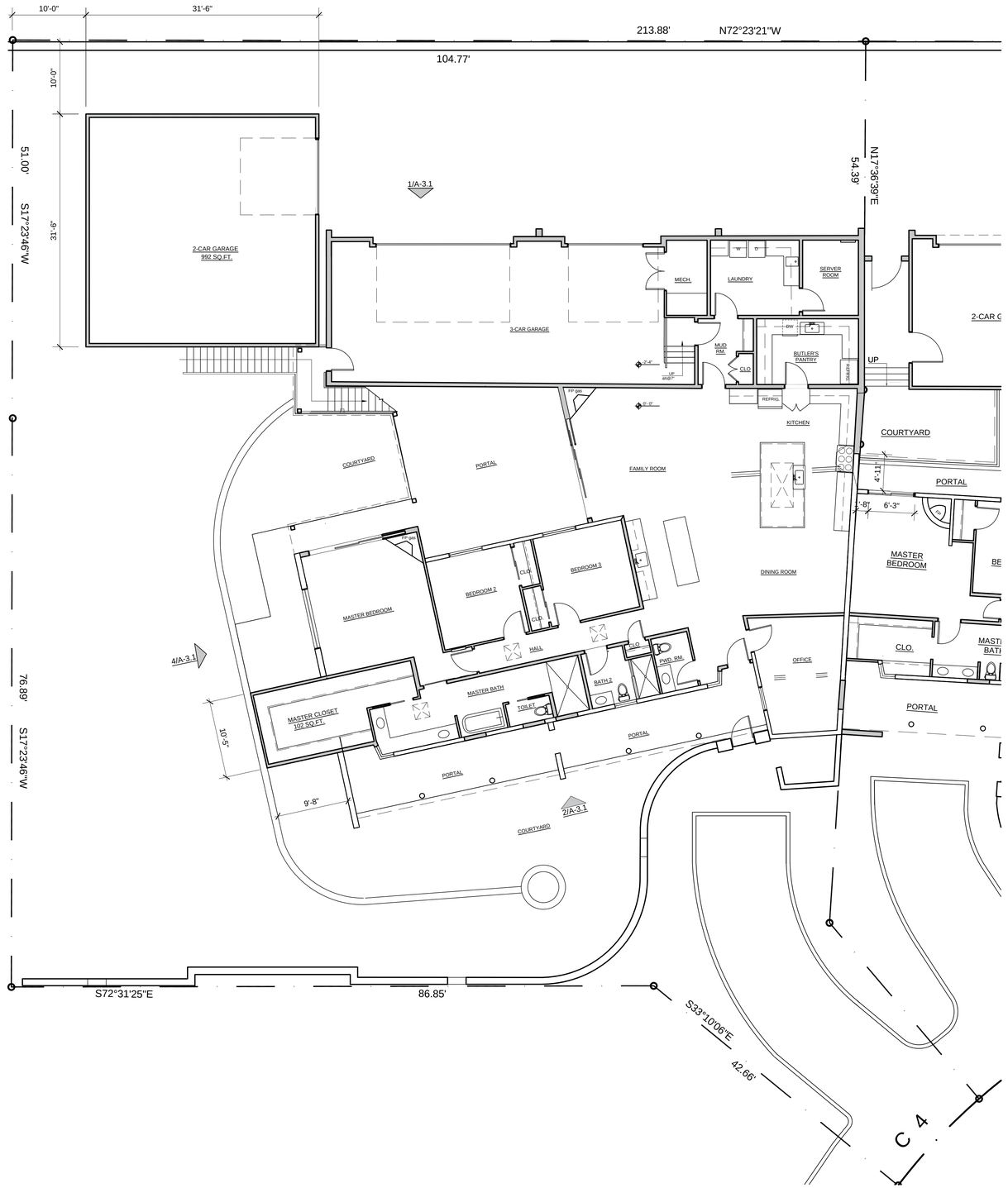
SHEET TITLE:

126
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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SHEET NO:

SP-1.1



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT

ISSUE DATE: 09/09/2025

DRAWN BY: RDE

CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:

SHEET TITLE:

PROPOSED SITE PLAN

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SHEET NO:

SP-2



AREA CALCULATIONS

EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT	3999 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	28.3%

N

GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

EXISTING FLOOR PLAN

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

1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

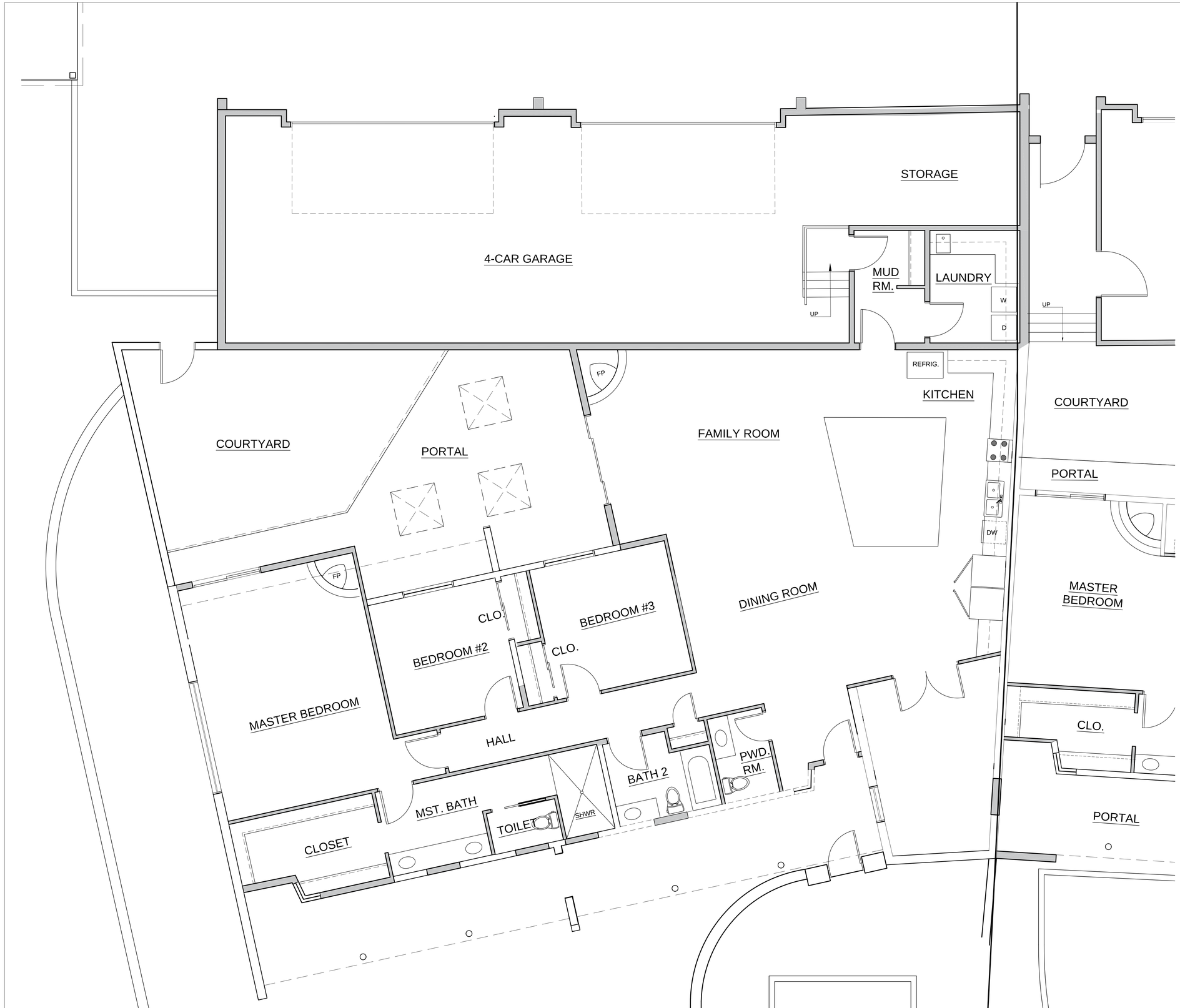
SHEET TITLE:

EXISTING FLOOR PLAN

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SHEET NO:

A-1



AREA CALCULATIONS	
PROPOSED GARAGE(STO):	1391 SF
PROPOSED PORTALS	678 SF
PROPOSED RESIDENCE	2684 SF
TOTAL FOOTPRINT	4753 SF
LOT #15 AREA	15,102 SF
EXISTING LOT COVERAGE	31.5%

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

PREVIOUSLY APPROVED PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

1

JAP ARCHITECT

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

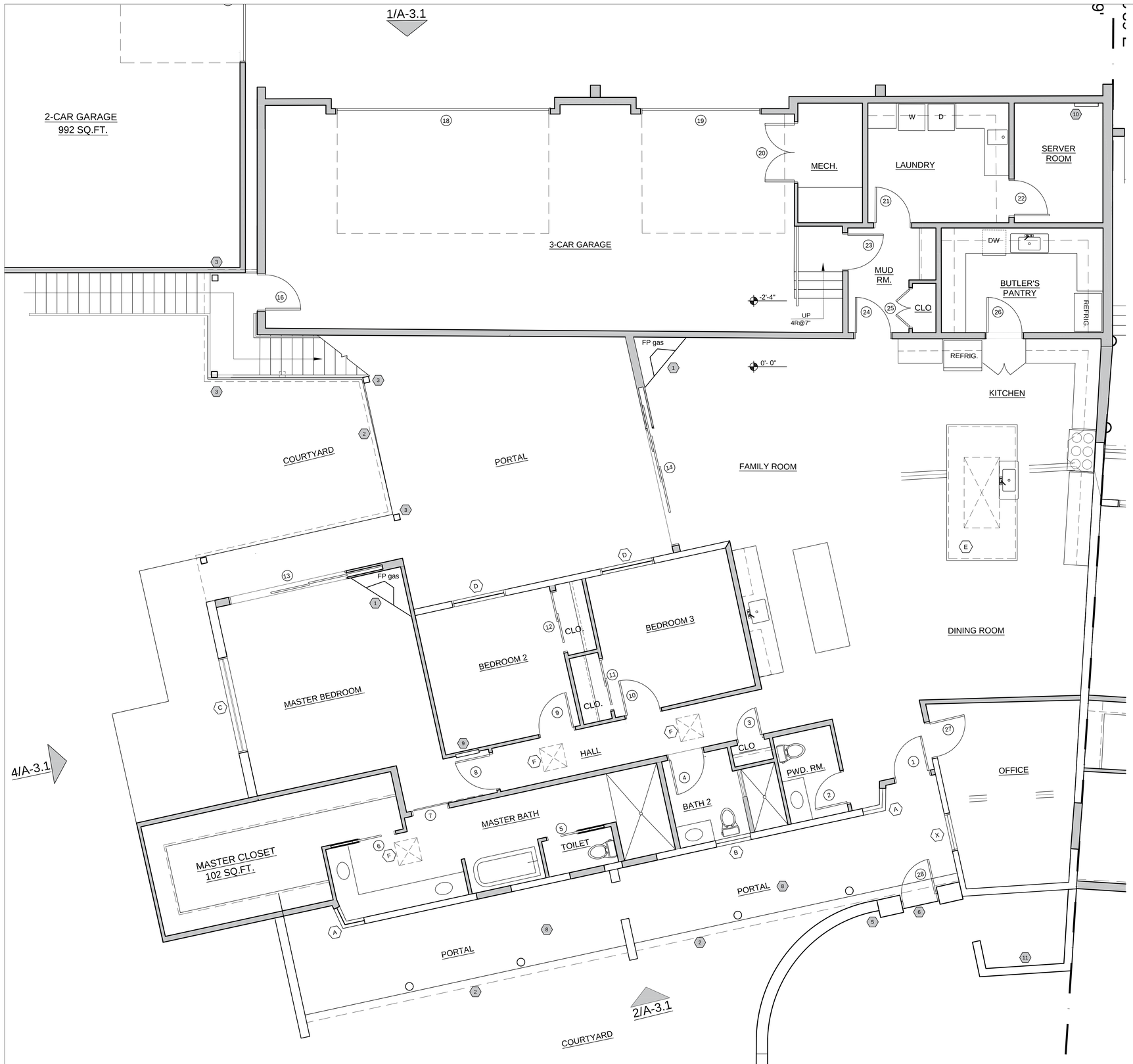
SHEET TITLE:

126 CAMINO SANTIAGO PROPOSED FLOOR PLAN

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JOHN A. PADILLA AIA

SHEET NO:

A-1.1



126 PROPOSED FLOOR PLAN

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

1

N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

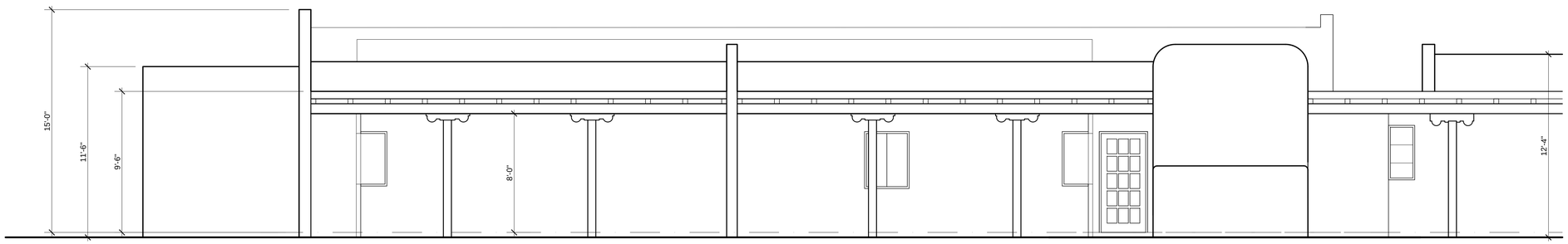
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PROPOSED FLOOR PLAN

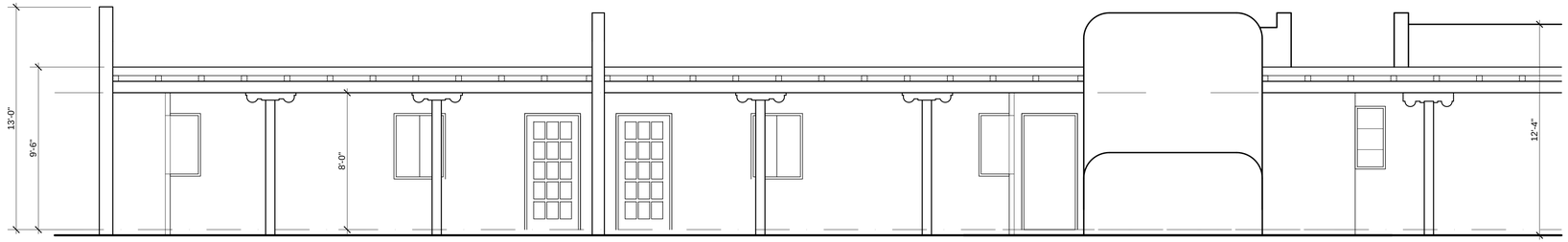
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SHEET NO:

A-1.2

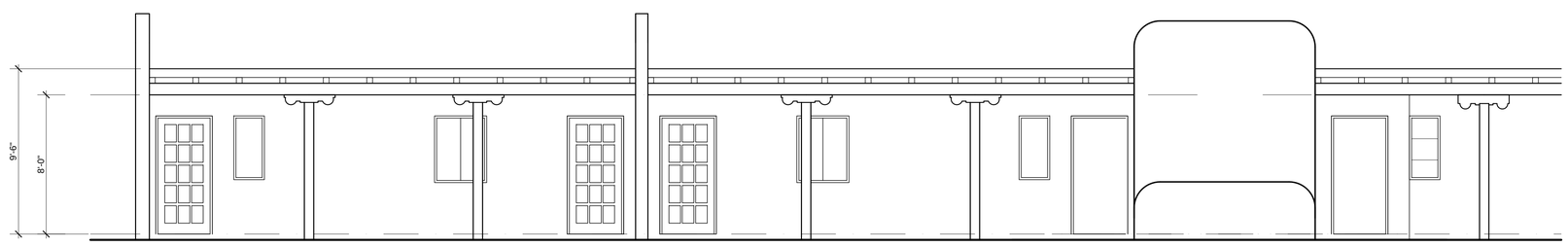


PROPOSED NORTH ELEVATION - NO YARD WALL | SCALE: 1/4" = 1'-0" | 4



PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - (NO YARD WALL) | SCALE: 1/4" = 1'-0" | 3

PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL | SCALE: 1/4" = 1'-0" | 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

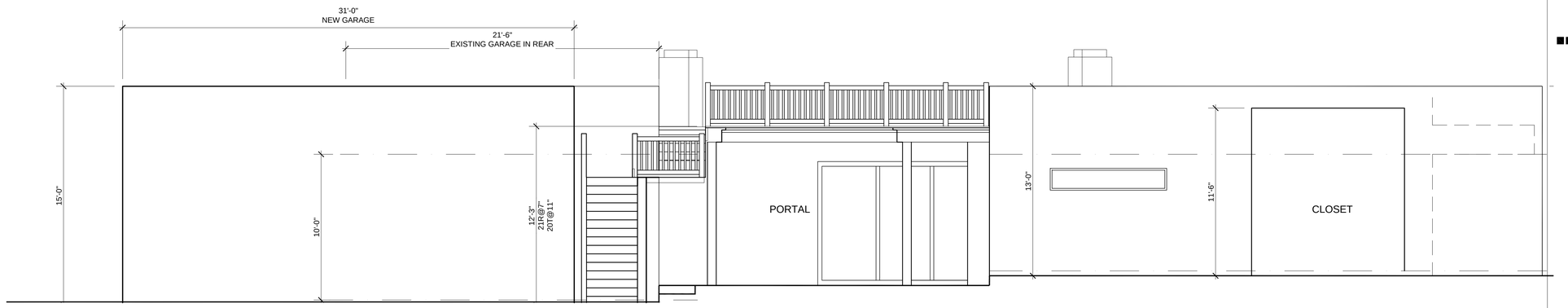
PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

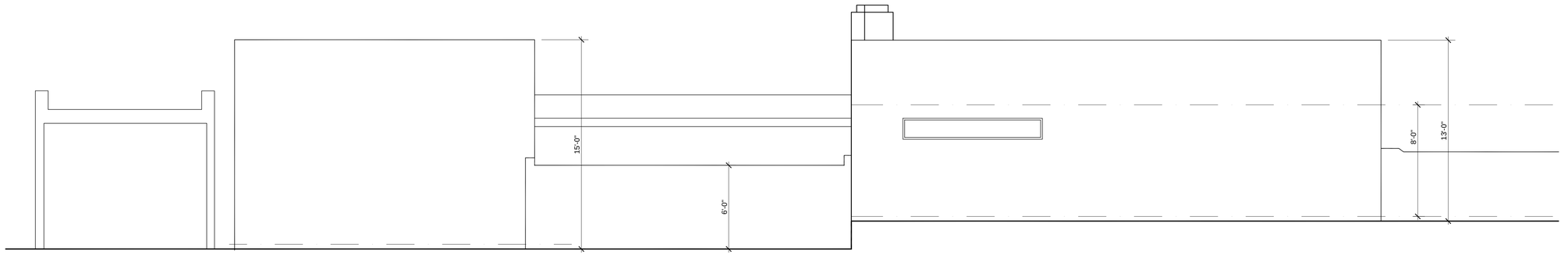
SHEET TITLE:
126
CAMINO SANTIAGO
PROPOSED
NORTH
ELEVATIONS

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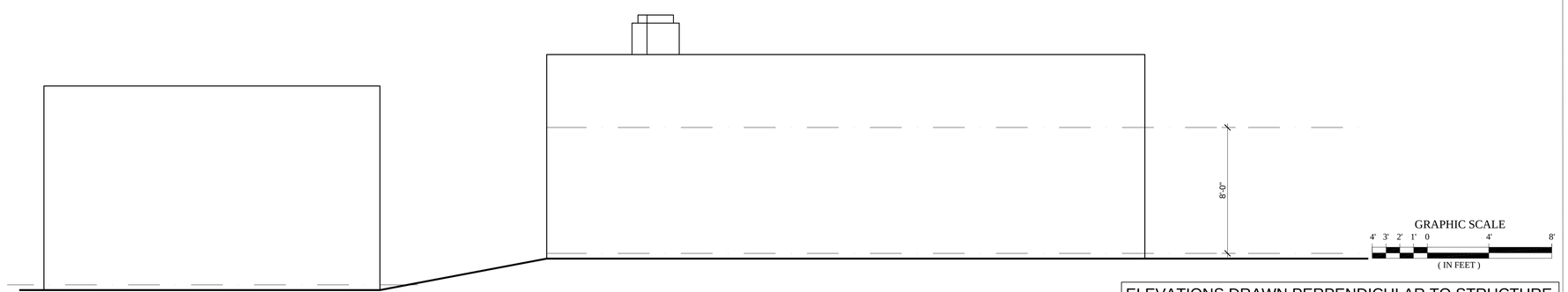
SHEET NO:
A-2



PROPOSED EAST ELEVATION | SCALE: 1/4" = 1'-0" | 3



PREVIOUSLY APPROVED PROPOSED EAST ELEVATION | SCALE: 1/4" = 1'-0" | 2



ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

JAP ARCHITECT

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padillaarchitect.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

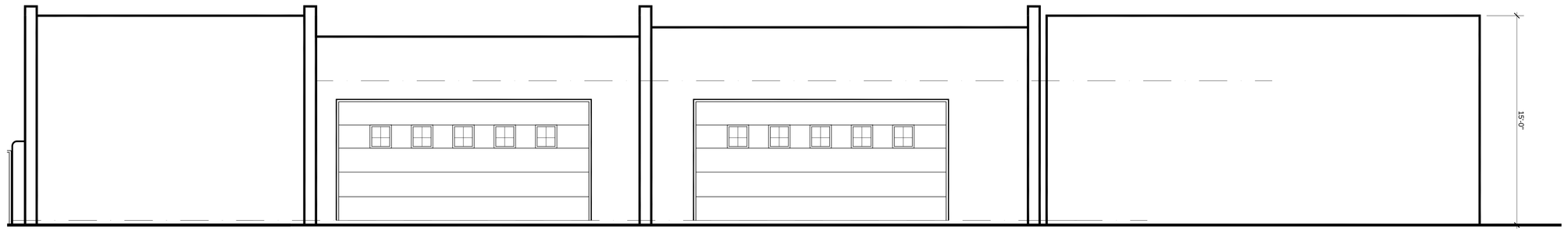
SHEET TITLE:

126
CAMINO SANTIAGO
EAST
ELEVATIONS

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SHEET NO:

A-2.1

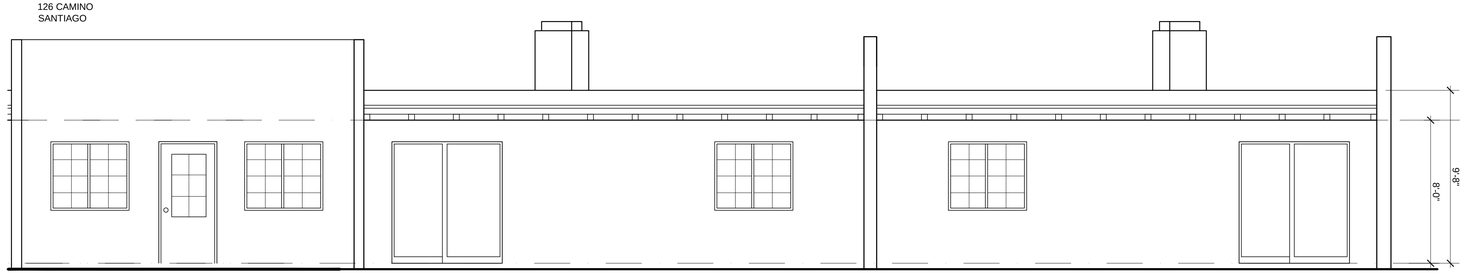


PROPOSED SOUTH ELEVATION | SCALE: 1/4" = 1'-0" | 3



PREVIOUSLY APPROVED PROPOSED SOUTH ELEVATION | SCALE: 1/4" = 1'-0" | 2

126 CAMINO
SANTIAGO



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

JAP ARCHITECT

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japadillaarchitect@gmail.com
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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
126
CAMINO SANTIAGO
SOUTH
ELEVATIONS

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SHEET NO:
A-2.2

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO JAP Architect
P.O BOX 22986
SANTA FE, NM 87502
japadillaarchitect@gmail.com
(505) 660-1682



JOB	DATE
Unit 126 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1	36 x 80 LH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
A	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
B	38 x 38 LR STEEL CASEMENT 1W3H
DR #2	36 x 80 LH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
DR #3	36 x 80 RH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
C	38 x 38 LR STEEL CASEMENT 1W3H
D	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
DR #4	36 x 80 RH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
SOUTH ELEVATION	
DR #5	72 x 80 SGD OX WHITE VINYL 1-LT
E	54 x 51 LSR STEEL CASEMENT 1W4H
F	54 x 51 LSR STEEL CASEMENT 1W4H
DR #6	72 x 80 SGD OX WHITE VINYL 1-LT

In closing, my professional opinion as follows:

Doors 1, 2, 3, 4, 5, & 6 are non-historic.

Windows A, B, C, D, E & F are historic windows. The steel casements are single glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

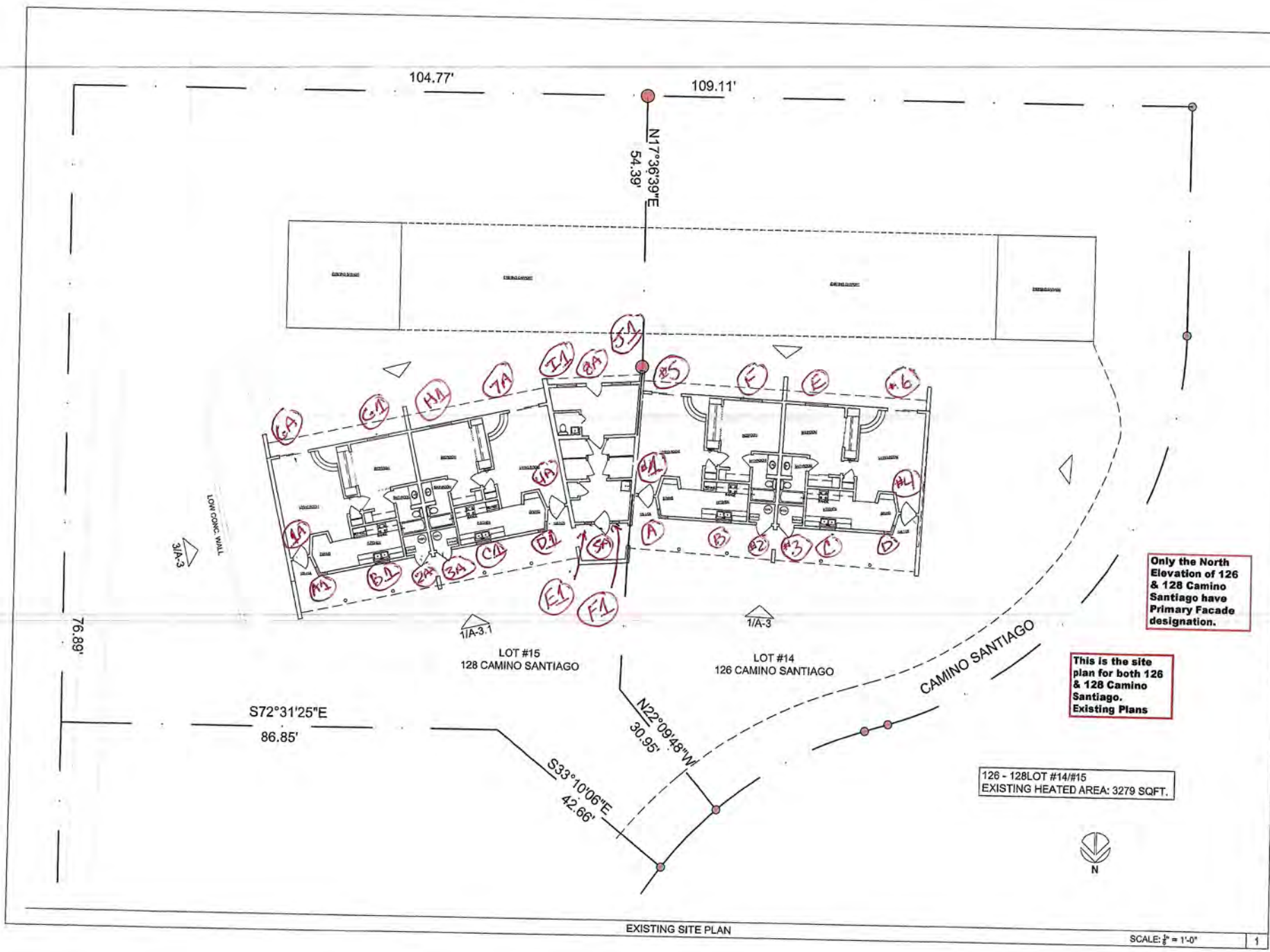
RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
A	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
B	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2	36 x 80 LH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3	36 x 80 RH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
C	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
DR #4	36 x 80 RH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #5	72 x 80 SCD OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL
E	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
F	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #6	72 x 80 OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL

NOTES:



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PO BOX 22985
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(505) 660-1682
jpcottesantiago@gmail.com
jap@japarch.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 12/04/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
128
LOT #15
EXISTING
SITE
PLAN

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JOHN A. PADILLA AIA

SHEET NO:
SP-1

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501

U126
North
DR# 1

U126
North
A

U126
North
B

U126
North
DR #2

U126
North
DR#3

U126
North
C

U126
North
D

U126
North
DR#4

U126
South
DR# 5

U126
South
E

U126
South
F

U126
South
DR# 6

Unit 126- Unit 128

Typical water damage stain from condensation On interior plaster

City of Santa Fe

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

PROJECT DESC: 2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

CASE NUMBER: 2023-007680--HDRB

PROJECT TYPE: Remodel

LOCATION: 128 CAMINO SANTIAGO
Santa Fe, NM 87501

CONTACTS:			
	Property Owner	Onesimo Vigil	128 CAMINO SANTIAGO Santa Fe, NM 87501
	Applicant	J O H N P A D I L L A ARCHITECT	PO BOX 22986 SANTA FE, NM 87502

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 26, 2024. The decision of the Board was to Approve the application as submitted noting that the exception criteria have been met with the conditions that:

1. the north elevation existing steel casement windows that are being retained be repaired rather than replaced,
2. the existing wood entry door be repaired and reused,
3. the windows and doors throughout the project be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames and be sympathetic to the existing doors and windows,
4. the garage and bunkhouse structure be reduced in height a minimum of 1' with a preference being 1½' and 2' to be more in scale with the historic part of the building,
5. the southern property yard wall and gate in the motor court be lowered to 5'0" in height and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines,
6. the front yard wall on the east and north retain the multiple height design but the heights be lowered to 3½' and 4½', and
7. the applicant shall update the drawings and submit window selections to the staff for final approval.

For further information please call 505-955-6605.

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.**

Sincerely,



Lani McCulley

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.**

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007680--HDRB

Project Description: 2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

Project Location(s): 128 CAMINO SANTIAGO
Santa Fe, NM 87501

Contacts:

Applicant: JOHN PADILLA ARCHITECT
PO BOX 22986
SANTA FE, NM 87502
japadillaarchitect@gmail.com

Property Owner: Onesimo Vigil
128 CAMINO SANTIAGO
Santa Fe, NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: Non-Contributing: Contributing: True Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: circa 1967

Project Type: Remodel

Historic Building Name: Plaza del Monte Compound

City of Santa Fe, New Mexico

memo

DATE: **March 26, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [bldg. height, Plaza del Monte Evaluation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [Subdivision plat]

STAFF RECOMMENDATION:

Staff finds that all exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is "L" shape and is bounded by Bishops Lodge Road on the east and Old Taos

Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Few of them rise above grade but some of the lots do have above-ground property line walls which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8" up to 38" though most are 20" in height. No property has front yard fencing. All fencing is a minimum of 10' from the front property line. Those properties who have rear yard fencing the height is generally 5'-0". Fences built on top of retaining walls or perimeter fences tend to be at 6'-0". There are two sections of retaining wall with fencing that reaches 8'-0" between the compound and neighboring lots.



Figure 1. Plaza del Monte. 128 Camino Santiago is in the lower left corner of the property.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Property Summary:

The residence at 128 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. fourplex-family residence with a laundry room. It has now been divided into two individual residential structures as part of a subdivision that was created in 2022. The residence now addressed as 128 Camino Santiago is the eastern side of the previous four-plex and is 2,588 sq. ft. The property also has low yard wall constructed of rock that is listed as contributing.

The quad apartment block at 128 Camino Santiago was designed with room block massing at the center of to act as a hood over the laundry and raised triangular party walls divide the sections and bookend the building and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structure.



Figure 2: Comparison of 126 Camino Santiago (left) and 125 Camino Santiago (right).

The rock wall at 128 Camino Santiago is erected next to a concrete walkway and is approximately 32" measured from the sidewalk to the top of wall. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. The short wall is capped with puddled concrete. The wall runs along the east of the structure to the north and turns to the west along the north of the residence.

In February 2023, under case 2024-007794-HDRB the applicant was approved to demolish the garage and carport structure to the south of the residence.

Now, the applicant proposes the following exterior alterations:

South Elevation:

1. A 1,391 sq. ft. garage/storage structure to replace the previously demolished structure on the south of the property.
2. A 949 sq. ft. addition to the rear of the residence that will connect the residence to the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 2,340 sq. ft. of additions is requested.
3. Construct a 200 sq. ft. freestanding carport to the east and south of the garage structure.
4. Demolish the yard walls to the south of the existing residence.
5. Install a 5'-0" high yard wall to the east to connect the garage structure to the residence and create a courtyard.
6. Construct a 5'-0" yard wall along the eastern side of the garage to connect to the western corner of the carport.
7. Construct a 6'-0" yard wall at the southern property line.

East Elevation:

8. Install a window where one does not currently exist in the eastern elevation of the structure.
9. Construct a 427 sq. ft. portal in the courtyard.

North Elevation:

10. Replace corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested.
11. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested.
12. Construct a yard wall varying in height from 4'-0" to 5'-0" with 6'-0" high round conical pilasters on either side of the 5'-0" pedestrian gate and windows.

The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary façade would not be blocked, should not connect to the primary façade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure.

The applicant has made design changes to follow the directions from the previous hearing. These changes include:

South Elevation:
Designed garages with varying heights for each section to break up the parapet line.
Designed the garage with party walls to break up the singular parapet and mimic the party walls of the residence.
Set the garage doors further back in the door opening to create a shadowing effect.

Yardalls:
Lowered the yard walls from 6’-0” to varying heights from 4’-0” to 5’-0”.
Removed the square pilasters to soften the flow of the wall.
Designed the pilasters at the gate to be rounded conical at 6’-0”.
The yard wall has window openings with wood slates.

Summary of square footage:

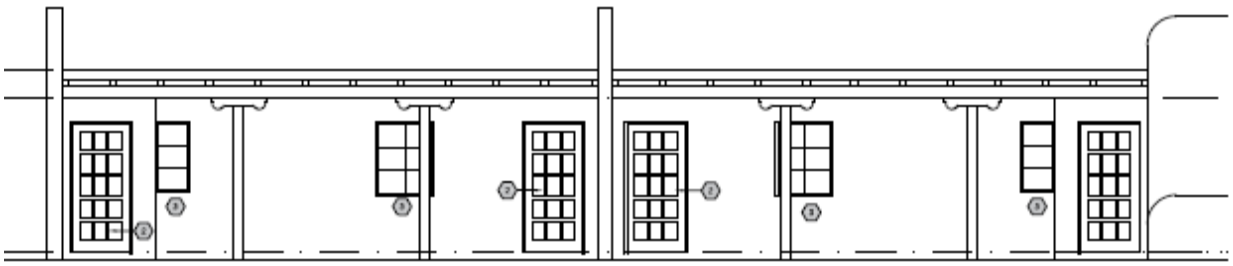
Existing roofed area including portals: 2588 sq. ft.

Proposed additions: 785 sq. ft.
Proposed attached garage: 1391 sq. ft.
Proposed portal: 427 sq. ft.
Total additions: 2,603 sq. ft. or 100.5% of the existing historic footprint for this address

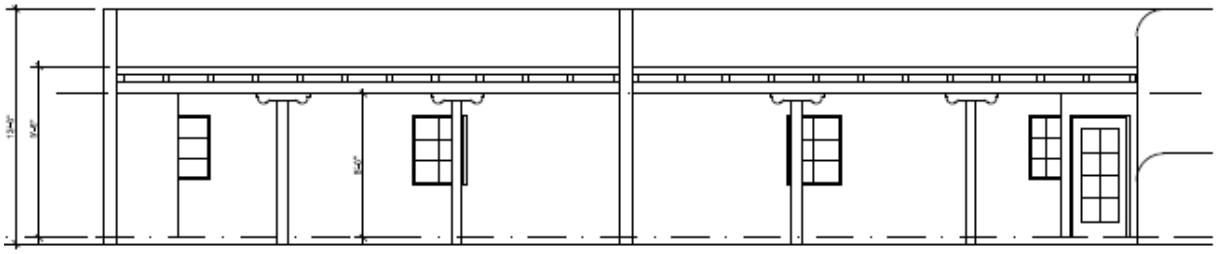
EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a): The applicant requests an exception to alter openings on a primary façade by infilling windows and doors.

Existing:



Proposed:



(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not damage the character of the district, they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so it will not damage the character of the district or neighborhood to alter the fenestrations to meet the current use of the structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The proposed alterations will provide the Owner with a designated "Front Door" a stronger front single-family residence elevation for the renovated structure. It will move this residence to be more in harmony with the subdivision's single-family nature and not the multi-unit apartment appearance.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so making it more compatible with the current use will prevent complications for the family that lives in it.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The proposed alterations strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade appears as an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agrees that as a single-family unit the single door and other opening changes are compatible with the design options for the interior remodel of the structure and blend in with the rest of the compound. The applicant did consider closing off the unnecessary openings on the interior only of the structure; however, this did not accomplish removal of confusion for what constitutes as the entrance to the single-family residence.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(2)(d): The applicant requests an exception to exceed 50% of the historic footprint.

(i) *Do not damage the character of the district*

Applicant Response: The open-air carports and the deteriorating garage do nothing to strengthen the existing streetscape of the Plaza Del Monte Subdivision. Their demolition with the proposed renovations, alterations, and additions will not damage the character of the district. These improvements work to enhance the streetscape by strengthening the single-family nature of this building. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agree that the additional square footage will not damage the character of the district. The new structure will be in the same location and the same square footage as the existing one. Therefore, the overall change is the minimal addition to the residence that will connect to the carport/garage structure which effectively minimizes the appearance of the overall non-contributing square footage.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The open-air carports and the deteriorating garage are not safe structures as noted in the Structural Engineers report. The proposed addition of a new Garage building will ensure the safety of the owners and guests on the property. It will also strengthen the single-family nature of this property to not appear as a multi-unit apartment project.

Staff Response: Staff agree that the additional square footage will help prevent hardship to the homeowner. The existing carport/garage structure is non-contributing. The new structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian access during extreme weather so this would prevent a hardship for aging residents.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed renovations, alterations, and additions work to strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agree that the additional square footage strengthens the heterogeneous character of the City and the Downtown & Eastside Historic District. The new carport/garage structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian stair access during extreme weather so this would prevent a hardship for younger and aging residents making it possible for extended families to reside in the district.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Additions exceeding 50% of the original footprint:

14-5.2(D) General Design Standards for All H Districts

(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

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.

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

Plaza del Monte: —— Perimeter Heights
R = Retaining
F = Fence



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/04/23.

Property Owner of Record: Onesimo Vigil.

Applicant/Agent Name: John A. Padilla.

Contact Person Phone Number: ( ) - 5056601682

Site Address: 128 Camino Santiago.

Proposed Construction Description: Renovation & Additions.

TOTAL ROOF AREA: 4,011 SF.

Zoning District: R-29

Overlay:
- ☐ Escarpment
- ☐ Flood Zone*
- ☑ Other: Historic DT&E

Submittals Reviewed with PZR:
- ☐ Legal Lot of Record ☐ Development Plan ☐ Building Plans
- ☐ Existing Site Plan ☐ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
- ☐ Zero Lot Line Affidavit NA.

Access and Visibility: ☐ Arterial or Collector**
- ☐ Visibility Triangle Required

Use of Structure: ☑ Residential
- ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes - NA -

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

Lot Coverage : 31.5 %
- ☐Open Space Required: NA

Setbacks:
Proposed Front: 21'-6" Minimum: 7'
2nd Front? ____
Proposed Rear: 26'-8" Minimum: 10'
Proposed Sides: L 36'-8" - 43'-0" R - Minimum: 5'

Height: Proposed 15'-0"
Maximum Height: 13'-5" or 13'-10"
- ☑ Regulated by Historic Districts Ordinance
- ☐ Regulated by Escarpment District

Parking Spaces:
Proposed ~~X~~ 6 Accessible -
Minimum: 3

Bicycle Parking:**
Proposed: NA Minimum: _____
** Commercial Requirement

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

John A. Padilla. [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 12/04/23. 01/10/24 JA.

To Be Completed By City Staff:

Additional Agency Review if Applicable:
- ☐ Escarpment Approval by _____ Date: ___/___/___
- ☐ Flood Plain Approval by _____ Date: ___/___/___
- ☐ Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**

Comments/Conditions: Legal lot of record provided. Unit requires 2 off street parking and one space for guest parking according to plat, six provided.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 1 /16 / 24

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

Revised 1-14-13

February 26, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Revised submission post H-Board review
128 Camino Santiago

Dear Lani
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed plan revisions for renovations and additions to 128 Camino Santiago. The revisions are in response to the review and comments from the H-Board at the hearing for this case on February 13, 2024.

The proposed improvements are responding to:

- A recommendation that the Yard Walls be re-designed to be more responsive to the overall design of the building and to work with the vernacular of the subdivision and its streetscape. The yard walls should be more organic and allow the façade to read by a variation in heights along the length of the wall.
- A recommendation that the proposed additions work better to integrate with the existing structure and allow the existing structure to read from the streetscape.
- A recommendation that the garage elevations (south elevation) better articulate the composition of the façade and introduce elements that reflect the historic nature of the south garage/carport design.
- A recommendation that the top of parapets along the south elevation of the garages have a change in elevation to prevent a non-historic parapet line.

The plan revisions include a more organic line for the yard walls with a variation in height to allow for the primary façade to read better from the streetscape.

Plan revisions have been introduced to allow for the historical element to read prominent of the new elements of the plan.

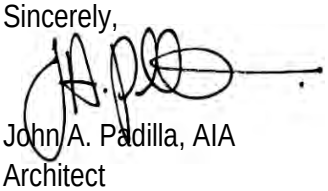
The south elevation of the garages sees the introduction of a vertical element that reflects the original building design for the walls that serve as separations for the original building units. The parapets have been set at varying heights to provide a break-up of their lines along the south façade.

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

We desire to have the Historic Districts Review Board reconsider our submission with the changes implemented in response to their comments for the February 13, 2024, case review.

Thank you for considering our request and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

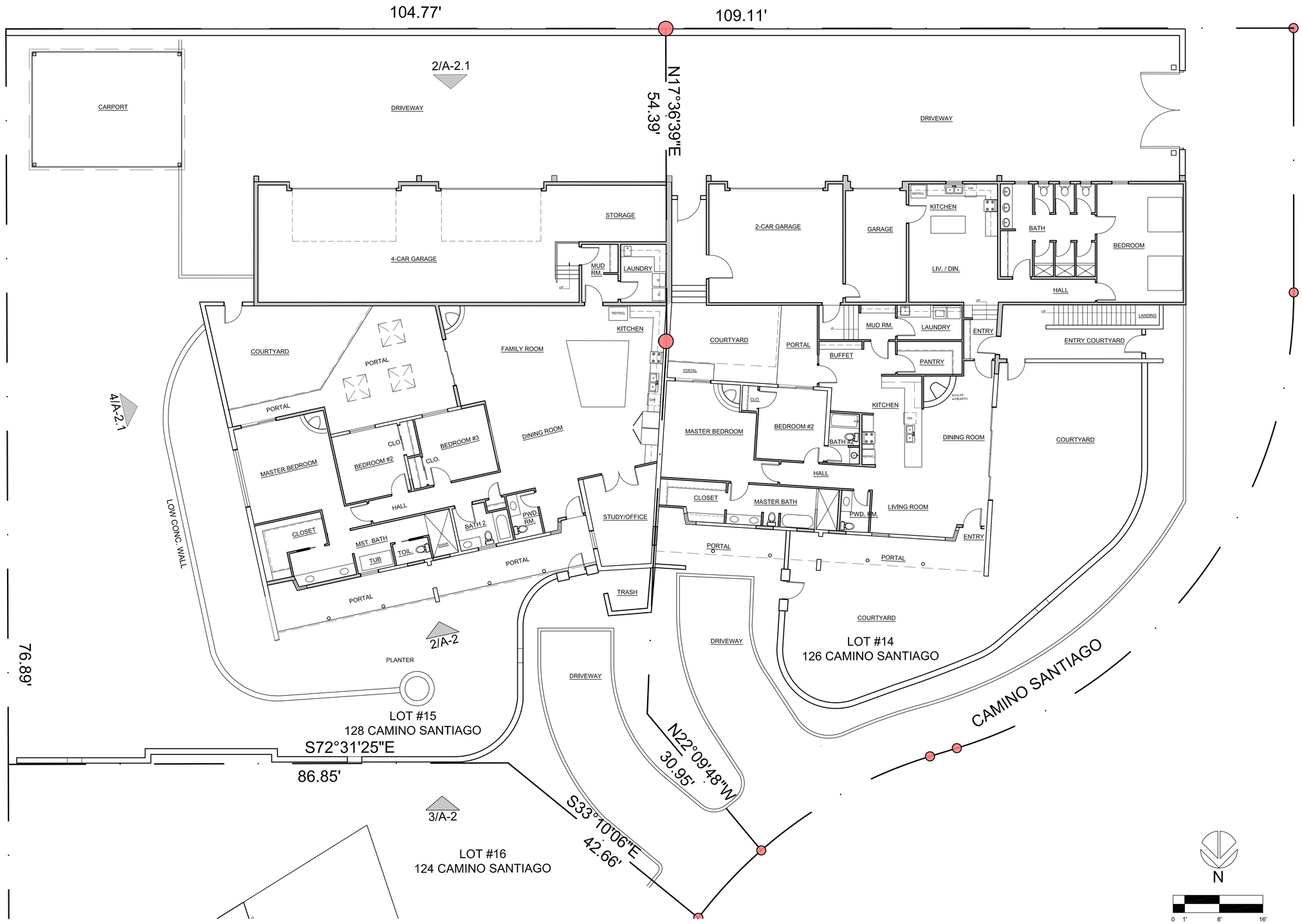
Responding to your questions on the areas for 126 Camino Santiago here are the totals for your review.

128 Camino Santiago

EXISTING CARPORT:	1550 SF
EXISTING RESIDENCE:	2588 SF
TOTAL FOOTPRINT:	**4138 SF**

PROPOSED GARAGE & STO:	1391 SF
PROPOSED PORTALS:	427 SF
PROPOSED ADDITION:	785 SF
EXISTING RESIDENCE:	2296 SF
TOTAL FOOTPRINT:	**4899 SF**

LOT 14 AREA:	15,102 SF
EXISTING LOT COVERAGE:	32.4%



PROPOSED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

JAP ARCHITECT

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(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/26/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

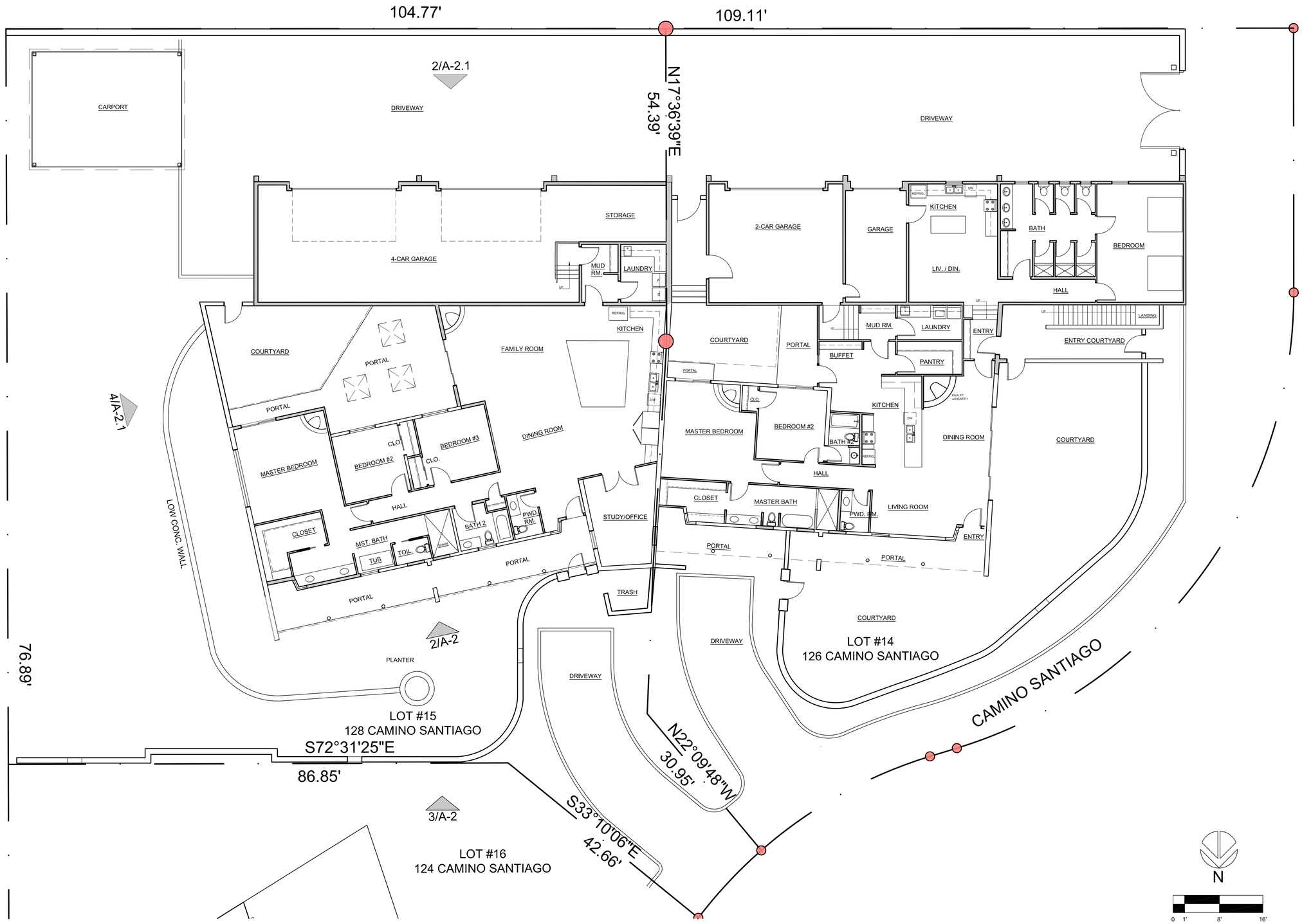
SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

COPYRIGHT 2024
JOHN A. PADILLA AIA

SHEET NO:

SP-2



PROPOSED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

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RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/26/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

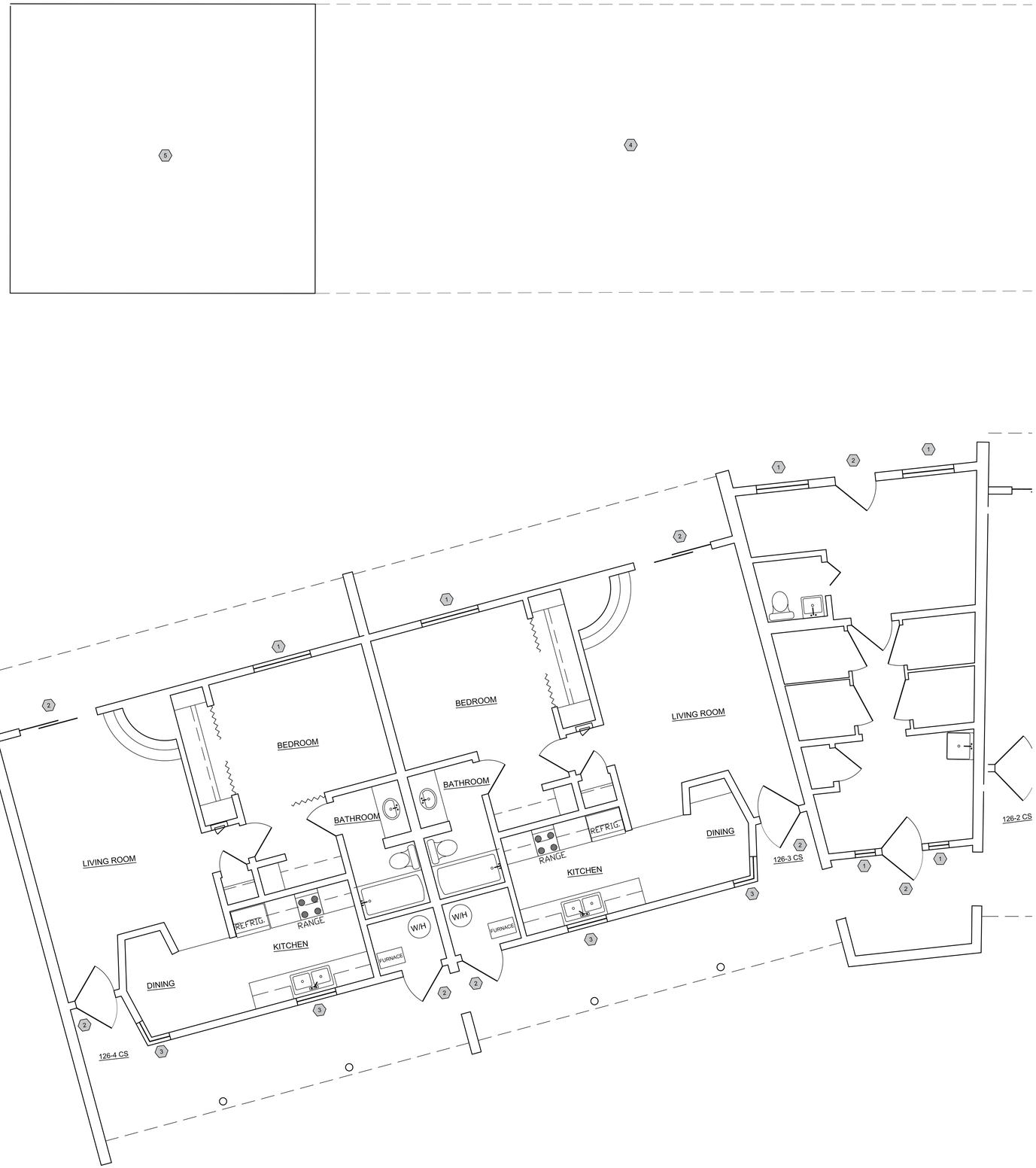
SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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SHEET NO:

SP-2



PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED

AREA CALCULATIONS

AREA CALCULATIONS	
EXISTING CARPORT:	1550 SF
EXISTING RESIDENCE /LAUNDRY:	2613 SF
TOTAL FOOTPRINT	4163 SF
LOT #15 AREA	15,102 SF
EXISTING LOT COVERAGE	27.6%

N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

1

JAP ARCHITECT

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japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

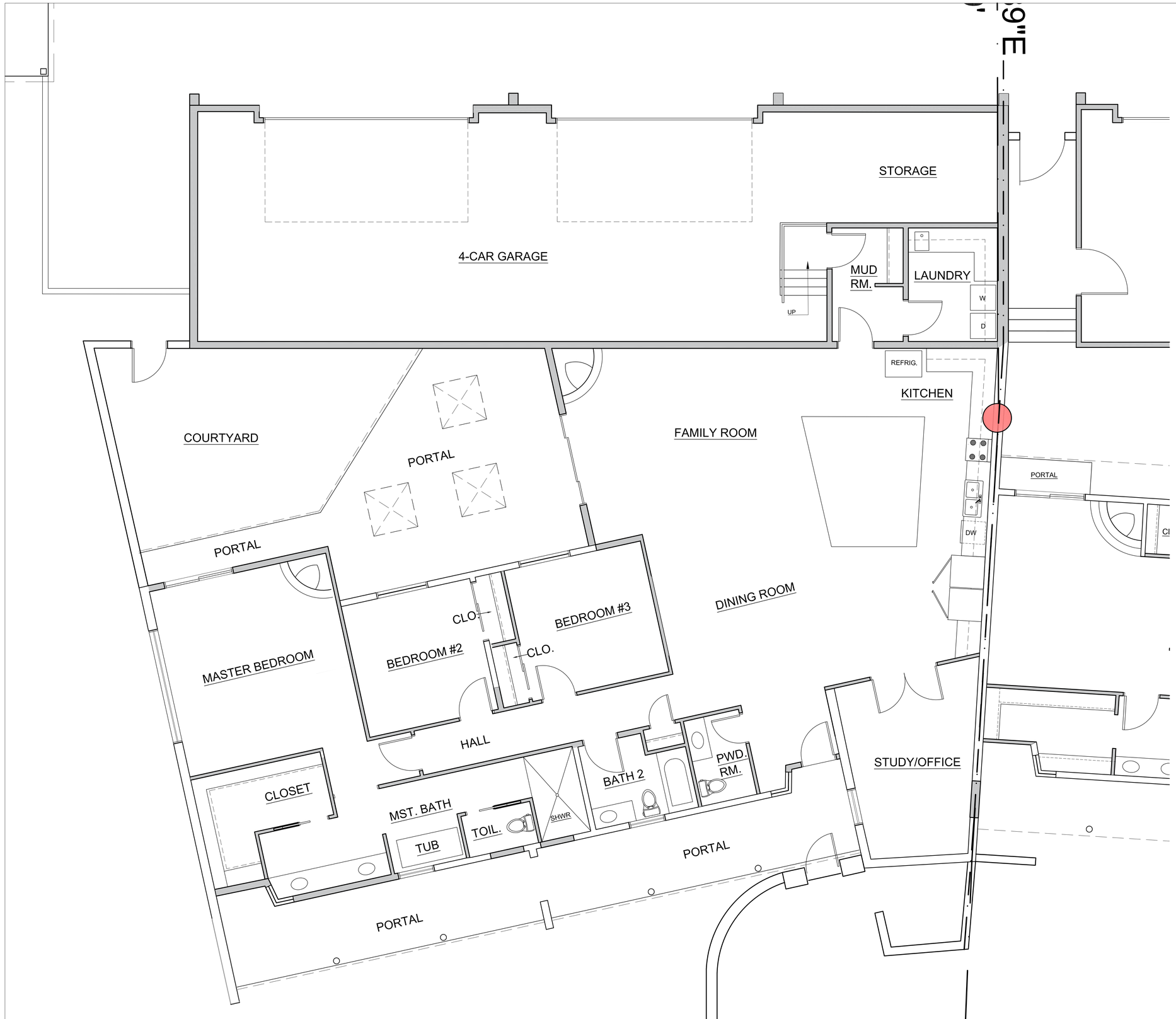
SHEET TITLE:

128
CAMINO SANTIAGO
EXISTING
FLOOR
PLAN

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SHEET NO:

A-1



PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1.

AREA CALCULATIONS

	PROPOSED GARAGE/STO:	1391 SF
	PROPOSED PORTALS	678 SF
	PROPOSED RESIDENCE:	2684 SF
	TOTAL FOOTPRINT	4753 SF
	LOT #15 AREA	15,102 SF
	EXISTING LOT COVERAGE	31.5%

N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

PROPOSED FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

JAP ARCHITECT

PO BOX 22986
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(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
FLOOR
PLAN

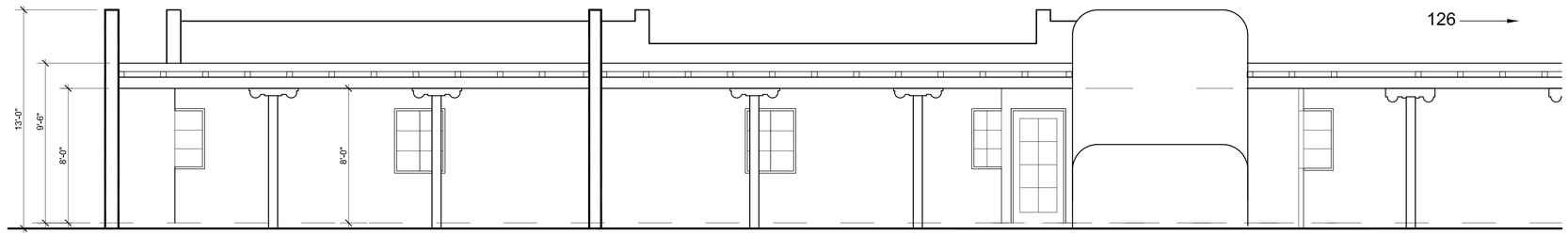
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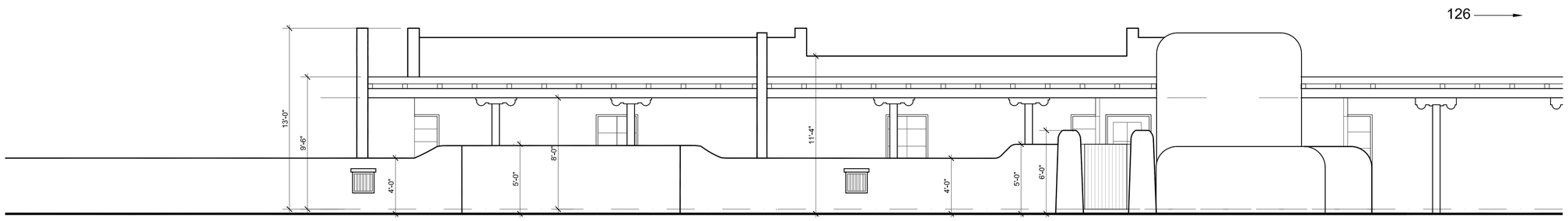
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JAP ARCHITECT

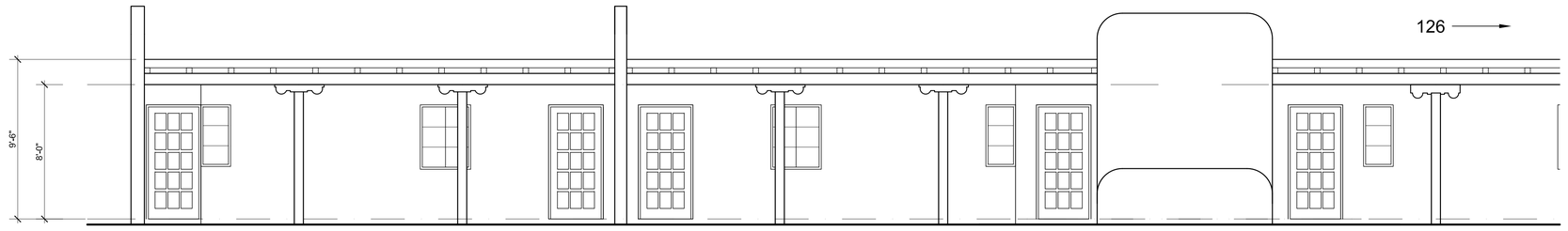
PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com



PROPOSED NORTH ELEVATION (NO YARD WALL) | SCALE: 1/4" = 1'-0" | 3



PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL | SCALE: 1/4" = 1'-0" | 2



ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 03/19/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
EXISTING &
PROPOSED
NORTH
ELEVATIONS

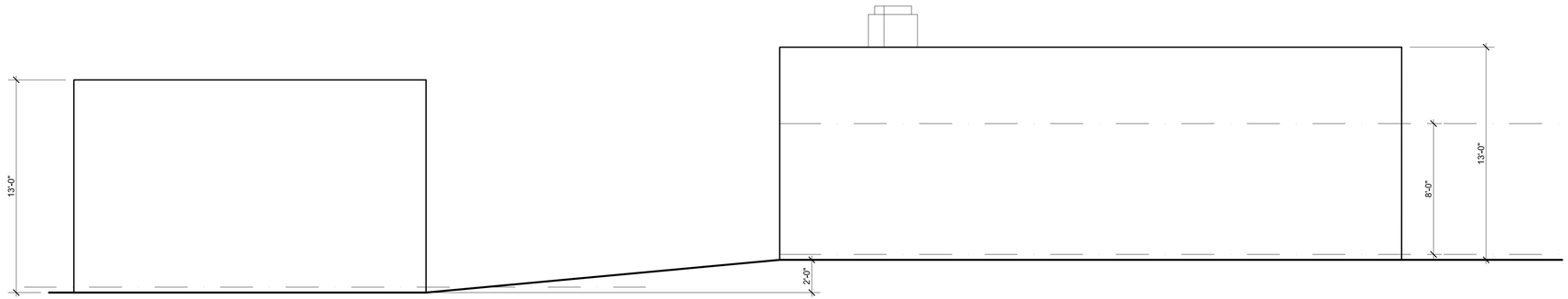
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JOHN A. PADILLA AIA

SHEET NO:

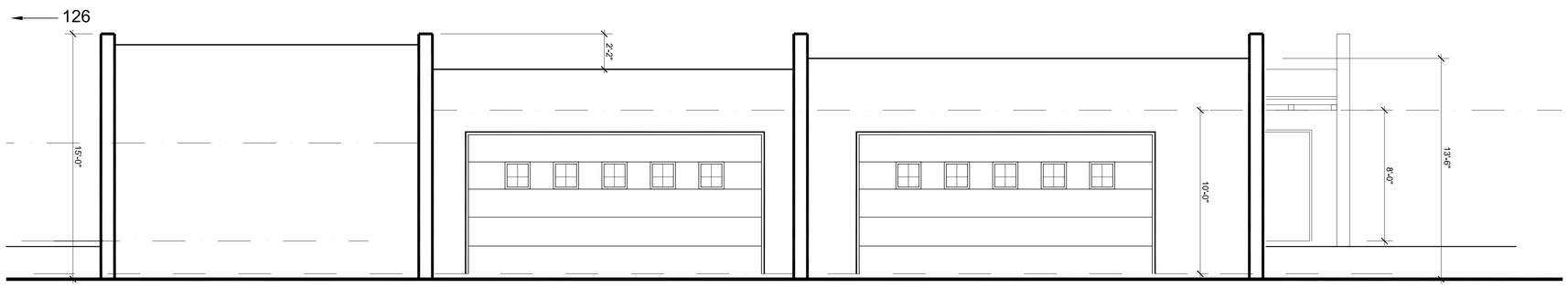
A-2



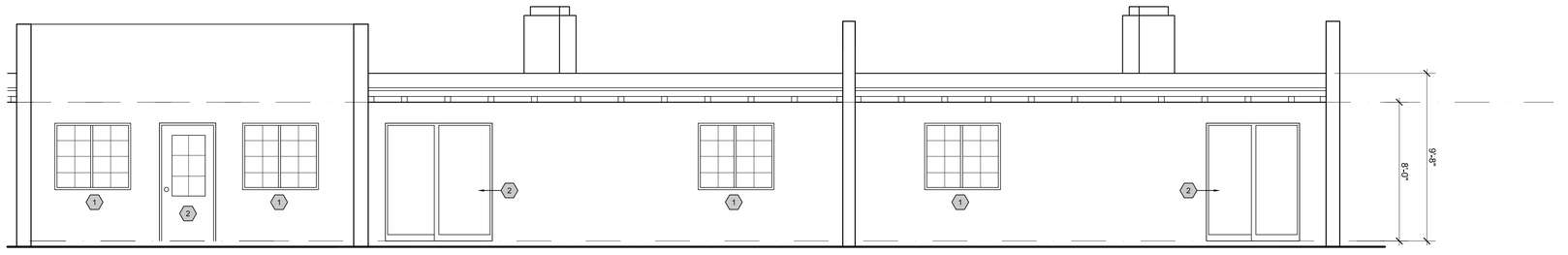
PROPOSED EAST ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 4



EXISTING EAST ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 3



PROPOSED SOUTH ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

EXISTING SOUTH ELEVATION - 128 | SCALE: $\frac{1}{4}$" = 1'-0" | 1

JAP ARCHITECT
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padillaarchitect.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 03/19/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
EXISTING &
PROPOSED
SOUTH & EAST
ELEVATIONS

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SHEET NO:

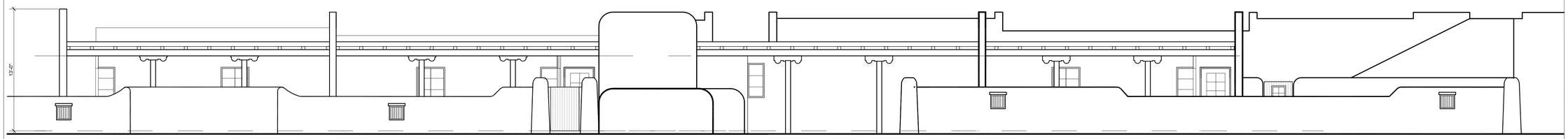
A-2.1

EXISTING PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED

4



PROPOSED NORTH ELEVATION OVERALL — SCALE: $\frac{3}{16}$" = 1'-0" — 3



PROPOSED SOUTH ELEVATION OVERALL — SCALE: $\frac{3}{16}$" = 1'-0" — 2

1

JAP ARCHITECT

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126 - 128
CAMINO SANTIAGO
PROPOSED
NORT & SOUTH
ELEVATIONS
OVERALL

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JOHN A. PADILLA AIA

SHEET NO:

A-3

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO JAP ARCHITECT
P.O BOX 22986
SANTA FE, NM 87502
japadillaarchitect@gmail.com
(505) 660-1682



JOB	DATE
UNIT 128 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1A	36 x 80 LH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
A1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
B1	38 x 38 LR STEEL CASEMENT 1W3H
DR# 2A	36 x 80 LH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
DR # 3A	36 x 80 RH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
C1	38 x 38 LR STEEL CASEMENT 1W3H
D1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
DR# 4A	36 x 80 RH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
E1	20 x 38 L STEEL CASEMENT 1W3H
F1	20 x 38 R STEEL CASEMENT 1W3H
DR# 5A	30 x 68 LH INSWING DOOR 6-LT/2-PANEL 2W3H
SOUTH ELEVATION	
DR #6A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
G1	54 x 51 LSR STEEL CASEMENT 1W4H
H1	54 x 51 LSR STEEL CASEMENT 1W4H
DR # 7A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
I1	48 x 48 HS 2W6H BRONZE ALUMINUM GRILLES IN AIR SPACE
DR # 8A	36 x 80 RH METAL DOOR 3W3H GRILLED/2-PANEL METAL
J1	48 x 48 HS 2W4H BRONZE ALUMINUM GRILLES IN AIR SPACE

In closing, my professional opinion is as follows:

Doors 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A and windows I1 and J1 are historic.

The steel casements are single glazed however do not have enough shelf area to install insulated glass into the frame.

The single panes and the steel casements have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style, will not work because the fact is, the steel will still condensate and will allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

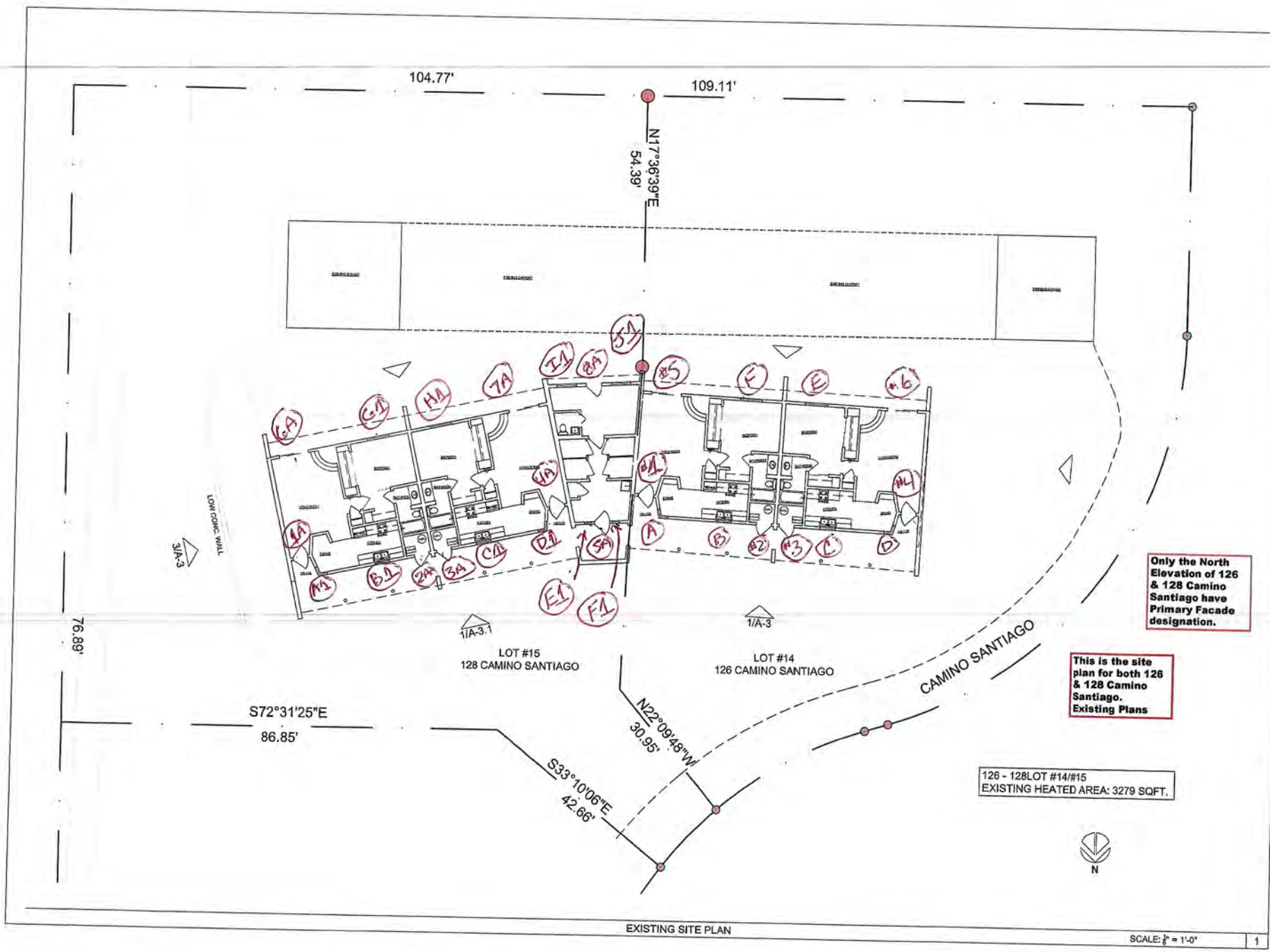
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
A1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
B1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2A	36 x 80 LH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3A	36 x 80 RH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
C1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
DR #4A	36 x 80 RH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
E1	20 x 38 L STEEL CASEMENT 1W3H	S	HISTORIC
DR #5A	36 x 80 LH INSWING DOOR 6-LT/2-PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
F1	20 x 38 R STEEL CASEMENT 1W3H	S	HISTORIC
DR #6A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
G1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
H1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #7A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
I1	48 x 48 HS 2W4H BRONZE OX ALUMINUM GRILLES IN AIR SPACE	S	NON-HISTORIC – 1992

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #8A	36 x 80 RH METAL DOOR 3W3H/2-PANEL GRILLES IN AIR SPACE	U	NON-HISTORIC – 1992
J1	48 X 48 HS 2W4H GLASS BRONZE OX ALUMINUM GRILLES IN. AIR SPACE	S	NON-HISTORIC – 1992

NOTES:



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1

JAP ARCHITECT

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Santa Fe, NM 87502
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jpcadillaarchitect@gmail.com
jpadillaarch@aol.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 12/04/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
128
LOT #15
EXISTING
SITE
PLAN

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SHEET NO:
SP-1

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501

U128
NORTH
DR#1A

U128
NORTH
A1

U128
NORTH
B1

U128
North
2A

U128
North
3A

U128
North
C1


3
U128
North
D1

U128
North
4A

U128
North
E1

U128
North
F1

U128
North
5A

U128
South
6A

U128
South
G1


U128
South
H1

U128
South
7A

3

U128
South
I1

U128
South
8A


U128
South
J1

Unit 126- Unit 128

Typical water damage stain from condensation On interior plaster

Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

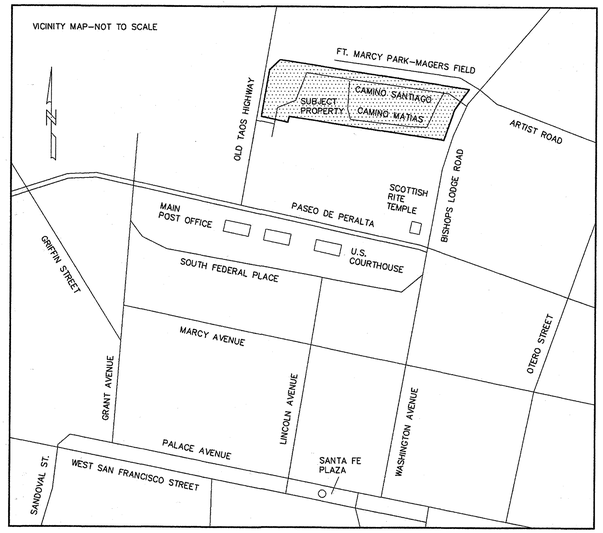
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

~~SANGRE DE CRISTO WATER COMPANY~~ CITY OF SANTA FE WATER DIVISION — DATE 10-13-2022

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

89[illegible]

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Oct. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B
EASEMENT FILED AS INSTRUMENT NO. 1753,281
EX. NO. 11.
EX. NO. 11.

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
11: TIE-S84°20'21"E 18.39'

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

SSMH TIE TO CENTER OF SEWER MANHOLE COVER FOUND. CITY OF S.F. SEWER MANHOLE NO. X5-5.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

F:\RICK\1-PROJECTS\ARMIJO\PLAZA DEL MONTE\dwg\2022-08-03 PDM PLAT.dwg, SUBDIVISION PLAT, 8/3/2022 10:17:53 PM

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 205, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L204	52.79	N28°51'50"E
L205	9.28	N28°51'50"E
L206	3.96	N72°22'04"W
L207	8.38	N72°22'04"W
L208	2.08	N33°43'06"W
L209	5.9	N33°43'06"W
L210	61.31	N63°11'34"W
L211	25.02	N28°51'50"E
L212	39.71	S63°11'34"E
L213	37.37	S49°56'25"E
L214	18.17	S17°28'11"W
L215	27.37	S63°11'34"E
L216	5.08	S33°43'06"E
L217	34.47	S72°22'04"E
L218	5.00	S16°33'15"W
L219	10.00	S16°33'15"W
L220	10.00	S16°33'15"W
L221	31.37	N72°22'04"W
L222	56.10	S72°22'04"E
L223	10.00	S17°37'56"W
L224	55.91	N72°22'04"W
L225	10.00	S17°37'56"W
L226	55.72	N72°22'04"W
L227	11.72	S14°12'51"W
L228	37.95	N72°22'04"W
L229	25.00	N17°37'56"E
L230	16.28	S72°22'04"E
L231	1.18	S15°59'24"W
L232	43.37	S17°28'35"W
L233	3.77	N68°31'49"W
L234	10.03	N68°31'49"W
L235	43.75	N17°12'31"E
L236	43.12	N17°12'31"E
L237	79.61	S17°28'35"W
L238	3.38	N72°31'25"W
L239	10.00	N72°31'25"W
L240	80.57	N17°12'31"E
L241	79.37	N17°12'31"E
L245	127.89	S17°26'39"W
L246	2.86	N72°23'21"W
L247	10.00	N72°23'21"W
L248	129.38	N17°12'31"E
L249	127.86	N17°12'31"E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	34°06'47"	11.91	20.00	N35°53'17"E	11.73
C2	26°59'48"	46.09	97.82	S43°43'36"W	45.67
C3	30°07'23"	55.90	106.32	S75°18'36"W	55.26
C4	61°45'17"	70.06	65.00	N59°44'28"E	66.72
C5	28°53'13"	32.77	65.00	S43°18'27"W	32.43
C6	17°42'02"	20.08	65.00	S66°36'04"W	20.00
C7	29°48'20"	33.81	65.00	N89°38'45"W	33.43
C8	0°45'53"	13.55	1015.00	N74°21'38"W	13.55
C9	6°54'48"	12.13	100.50	N72°42'17"W	12.12
C10	17°35'01"	18.57	60.50	N60°27'22"W	18.49
C11	9°02'47"	9.55	60.50	N47°08'28"W	9.54
C12	25°30'46"	13.59	30.52	N07°06'45"W	13.48
C13	12°06'10"	8.92	42.24	N35°49'29"W	8.91
C14	98°09'31"	40.98	23.92	S85°00'40"W	36.15
C15	8°27'31"	29.45	199.50	N20°15'04"E	29.43
C16	0°47'41"	2.77	199.50	N24°52'41"E	2.77
C17	19°47'15"	35.00	101.35	N35°10'09"E	34.83
C18	33°14'35"	47.45	81.79	N61°41'04"E	46.79
C19	1°38'27"	2.20	76.79	N79°07'35"E	2.20
C20	27°50'49"	37.32	76.79	S86°07'47"E	36.96
C21	25°33'49"	20.30	45.50	S59°25'29"E	20.13
C22	15°31'22"	13.68	50.50	S38°52'53"E	13.64
C23	17°55'34"	15.80	50.50	S22°09'25"E	15.74
C24	23°54'25"	18.99	45.50	S02°15'38"W	18.85
C25	60°05'13"	20.45	19.50	N15°49'45"W	19.53
C26	28°08'16"	12.02	24.50	N59°55'33"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	34°59'11"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L171	5.01	N20°12'47"E
L172	9.21	N72°12'23"W
L173	9.81	S47°47'37"W
L174	26.56	N72°12'23"W
L175	5.00	S53°01'41"W
L176	4.86	N14°12'51"E
L177	9.81	N74°12'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

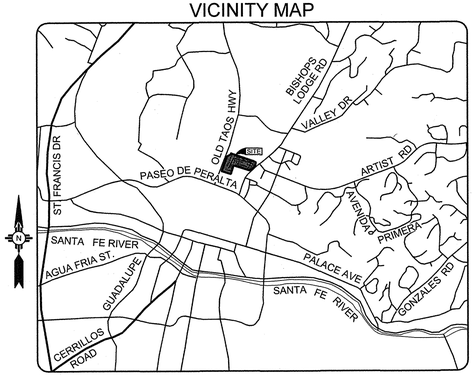
10-4-22

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

PLAZA DEL MONTE, LLC

8C3023 83-0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

OCTOBER 8, 2023
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan
THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

10.8.2023
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

DEPUTY

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548 / 2021-4549 CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

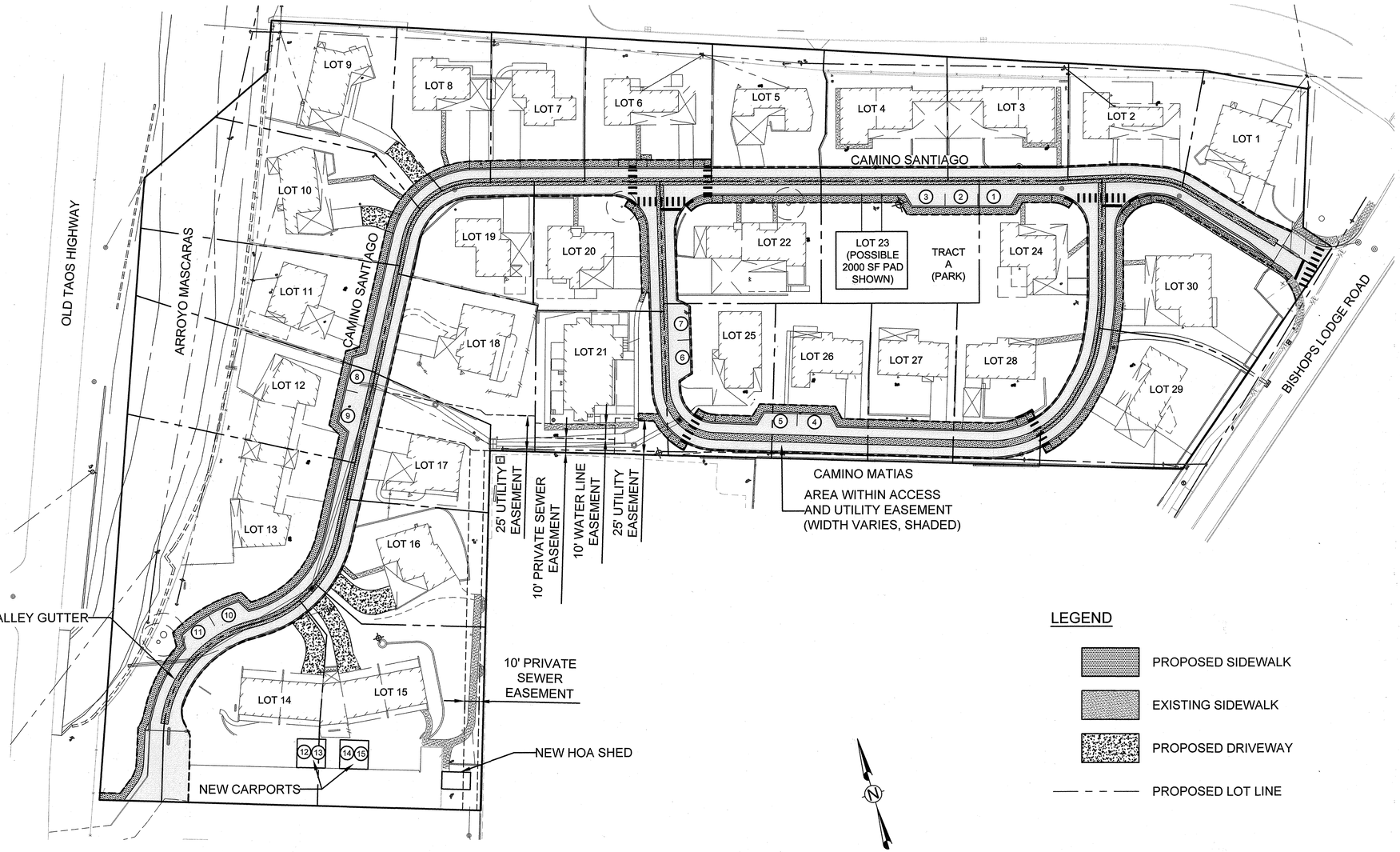
DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

8090.24

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

2021-4548
CASE # 2021-4549

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director MRM
Gary Moquino, Historic Preservation Division Manager GM

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LFM

2025-011105-HDRB, 128 Camino Santiago, Downtown & Eastside Historic District, contributing, John Padilla, agent for Josh Gonzales, owner, proposes an amendment to case 2023-007678-HDRB by constructing a 162 sq. ft. portal to a height of 10'-6" where the maximum allowable height is 13'-3", replace windows and doors, and other alterations, Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	_x_ Proposal Letter
_x_ Historic Inventory Form	_x_ Site Plan/Floor Plan
_x_ Zoning Review Sheet	_x_ Elevations
_x_ Other: previous case documents	_x_ Photographs
	_x_ Other: exception criteria

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade.
2. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade.

3. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.
4. Staff recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Three motions will be required in this case. One motion is required for the exception to 14-5.2 (D)(5)(a), one is required for the exception to 14-5.2(D)(2)(d), and one is required for the exception to 14-5.2(D)(2)(d). There are no elements of this proposal that do not require an exception.

a. In case 2025-011105-HDRB, for 128 Camino Santiago, approve/deny the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade, finding that the exception criteria have/have not been met.
b. In case 2025-011105-HDRB, for 128 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, finding that the exception criteria have/have not been met.
c. In case 2025-011105-HDRB, for 128 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint, finding that the exception criteria have/have not been met.

Should the Board deny any of the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre subdivision that is "L" shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Mr. Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once

fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes low retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases, and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. A few of them rise above grade, but some of the lots do have above-ground property line walls, which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8" up to 38", though most are 20" in height. No property has front yard fencing. All fencing is a minimum of 10' from the front property line. Those properties that have rear yard fencing have a height is generally 5'-0". Fences built on top of retaining walls or perimeter fences tend to be at 6'-0". There are two sections of retaining wall with fencing that reach 8'-0" between the compound and neighboring lots.



Figure 1. Plaza del Monte. 128 Camino Santiago is in the lower left corner of the property.

Property Summary:

The residence at 128 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District, with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. four-plex-family residence with a shared laundry room. It has now been divided into two individual residential

structures as part of a subdivision that was created in 2022. The residence is now addressed as 128 Camino Santiago, and consists of the structures' 2,085 sq. ft. western end.

The quad apartment block at 128 Camino Santiago was designed with room block massing at the center to act as a hood over the laundry, and raised triangular party walls divide the sections and bookend the building, and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structure.



Figure 2: Comparison of 126 & 128 Camino Santiago (left) and 125 Camino Santiago (right).

PREVIOUS CASE SUMMARIES:

ARC:

As the property comprises less than 10 acres, an archaeological survey was not required for the subdivision.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B, the residence and garage structures at 126 Camino Santiago were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Before this, there were no known cases of the property.

In June 2018, under case H-17-098A, the quadplex addressed as 126 Camino Santiago was designated as contributing to the north elevation, designated as the primary facade. The garages behind the unit were designated as non-contributing. The garage unit has since been demolished per case 2024-007794-HDRB.

In February 2023, under case 2024-007794-HDRB, the applicant was approved to demolish the garage and carport structure.

On March 26, 2024, under case 2024-007678-HDRB, the applicant was approved with some conditions to reconstruct the garage structure, construct additions, with an exception to Section 14-5.2(D)(2)(d) for constructing greater than 50% of the original footprint. Replace corner

windows and the entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested. Construct a yard wall varying in height from 4'-0" to 5'-0" with 6'-0" high round conical pilasters on either side of the 5'-0" pedestrian gate and windows. The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary façade would not be blocked, should not connect to the primary façade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure. The applicant made the requested changes, and the design was approved with conditions on March 26, 2024. The conditions for the approval include:

1. The north elevation existing steel casement windows that are being retained should be repaired rather than replaced.
2. The existing wood entry door will be repaired and reused.
3. The windows and doors throughout the project should be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames, and be sympathetic to the existing doors and windows.
4. The garage and bunkhouse structure be reduced in height a minimum of 1' with a preference being 1½' and 2' to be more in scale with the historic part of the building,
5. The southern property yard wall and gate in the motor court be lowered to 5'0" in height, and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines.
6. The front yard wall on the west and north retains the multiple height design, but the heights are lowered to 3½' and 4½', and
7. The applicant shall update the drawings and submit window selections to the staff for final approval.

ADDRESSING:
In case 2024-007678-HDRB, this property shows as 126 Camino Santiago and its neighboring lot to the east as 128 Camino Santiago in reverse of how the City normally does addressing. This address error has been corrected. So that this property is now 128 Camino Santiago, and the neighbor to the east is 126 Camino Santiago.

ADMINISTRATIVE:
No administrative approval cases are on file.

APPLICANT'S REQUEST:
The applicant has made design changes from the approved application under case 2024-007678-HDRB. These changes include:

1. Replace windows and doors and enclose windows on the primary façade. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements, with no change in size. The proposed windows are undivided double-pane. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade. The previously approved window and door changes include the infill of doors on the north facade at the far east (1), and two center mechanical doors (2 and 3), and the replacement of the two corner windows (A and D). This request is to replace the other windows B and C.

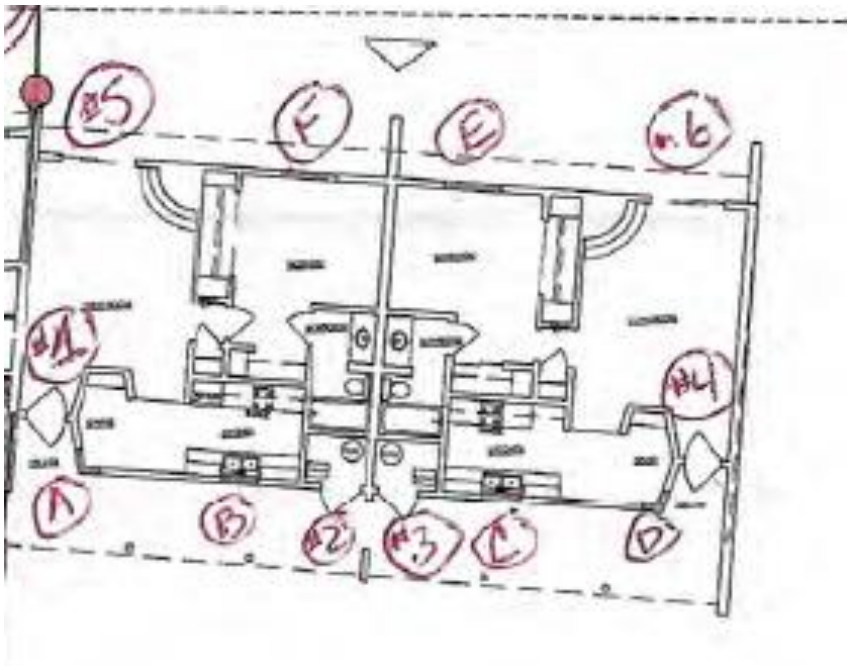


Figure 3: Window Schedule

2. Construct a 162 sq. ft. portal to a height of 10'-6" where the maximum allowable height is 13'-3". Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. The previously approved additions under case 2024-007678-HDRB have granted the applicant an exception to add additions at 115% of the historic footprint. This addition added to the original approval will exceed the historic footprint by 122% (see calculation below).

Summary of square footage:
Existing roofed area including portals: 2,085 sq. ft.

Previously approved:
Proposed additions: 467 sq. ft.
Proposed attached garages: 745 sq. ft.
Proposed attached Guesthouse: 1,037 sq. ft.

Proposed portal:150 sq. ft.
Total additions: 2,399 sq. ft. or 115 % of the original footprint

Current proposal:
Proposed addition: 162 sq. ft.
Total additions, previous and current: 2,561 sq. ft. or 122% of the original footprint

Staff recommends denial of the windows.

The proposed windows are undivided double-pane windows where there are currently divided lite windows. As part of the previous case, the board did request that these additional windows be repaired rather than replaced. Furthermore, there was a condition that those who were approved be sympathetic to the existing doors and windows with the same lite pattern, thin muntins, and thin frames. The currently proposed muntin pattern, or lack thereof, does not replicate the historic material and style.

Staff recommends denial of additional square footage.

The current proposed additional square footage of the portal brings the new construction to within ten feet of the primary facade and causes the new construction to wrap around the core historic structure, which obscures the original building and its historic design. The original approval maintained all of the new square footage, most of which replaced the previous garage structure, on a single rear elevation. This addition will eliminate the distinctive character of the "bookend" walls that are at each of the east and west of the duplex on the west end. This distinctive feature is part of the reason this building is a contributing structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows on a primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single-pane and steel casement windows have had a considerable amount of condensation, and over time, this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in kind, with dual-pane glass to cut down the condensation and preserve the structure."

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will help bring this residence into greater harmony with the subdivision's single-family character.

Staff Response: Staff find that this criterion is not met. The historic windows are in satisfactory condition and can continue to serve the residence, streetscape, and historic district as long as they are maintained.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response: The proposed alterations will provide the Owner with a designated "Front Door" and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

Staff Response: Staff finds that this criterion is not met. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable at this time. There is no hardship in retaining the windows.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*
Applicant Response: The proposed window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

Staff Response: Staff find that this criterion is not met. These windows were discussed at the previous hearing, and it was the understanding of the HDRB and staff that they would be retained if the HDRB allowed the infill and replacements that it approved under the previous

case. The applicant is now again requesting the replacement of the windows. Therefore, they are not looking at other options to retain these historic windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to constructing an addition within 10' of the primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with a portal on the west side of the residence to protect it from direct sunlight. The property will maintain a residential appearance on the north façade. As determined by the historic and green code staff of the City, the energy conservation green code is not required. This portal addition is requested to mitigate the heat gain through the west-facing doors to the proposed yard area.

Staff Response: Staff finds that this criterion is not met. The square footage of additions on this property is already 115% the size of the contributing historic residence. This addition will increase that to 122%. The new construction on the small contributing house is overwhelming the historic building, as it creeps closer to the primary façade, and this damages the character of the historic district. Furthermore, the proposed lines of the portal are not consistent with the simple character of a reinterpreted Spanish-Pueblo Revival style with mid-century modern lines.

Commented [LH1]: I would also make note that the addition alters the clean lines of the Spanish-Pueblo Revival style as interpreted in a mid-Century modern style by Phillipe Register.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the Owner with the necessary shading for the residence's functions. The residence will remain in harmony with the subdivision's single-family character.

Staff Response: Staff finds that this criterion is not met. The portal may alleviate some heat and glare from the setting sun, but there is no hardship in not having it. Furthermore, the addition of a feature that changes the overall character of the building can threaten the historically contributing status of the building.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alteration strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the family. A portal will not change the livability of the residence.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to exceed 50% of the historic footprint.

(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not compromise the character of the district and will provide the owner with a portal on the west side of the residence to protect it from direct sunlight.

Staff Response: Staff finds that this criterion is not met. This portal addition, while small, is in addition to the other additions that were previously approved. The contributing historic home is small enough that the additions approved are 115% of the size of the historic home. This addition will increase that to 122%. The new construction on the small contributing house is enveloping the historic building, and this damages the character of the historic district and the credibility of the contributing status of the structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the Owner with the necessary shading for the residence's functions and help maintain energy efficiency within the historic footprint of the building. The residence will remain in harmony with the subdivision's single-family character. The residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

Staff Response: Staff finds that this criterion is not met. The portal may alleviate some heat and glare from the setting sun, but there is no hardship in not having it.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the extended family. A portal will not change the livability of the residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant,

contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop*

appurtenances. For contributing *buildings,* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing, and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the

height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(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

(f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(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 complementary 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.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

REVISED MAY 21, 2018, BASED ON NEWLY AVAILABLE AERIAL PHOTOGRAPHS

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_2_ Buildings:
(garage/carport), 126 "A"
_1_ Structures
__ Site __ Object

6. Date of Survey:
January 18, 2018

7. Previous Survey Date(s):
__ Yes:
_x_ No:

8. Name of Project:
HDRB status review
Plaza del Monte

9. Lat/Long:
35.692970, -105.937327



10. Photo Information Negative: John Murphey View of: Front, front elevation, facing, southeast.

11. Brief Description of the Property:

Terminating the south end of the development, 126 Camino Santiago is a modernistic four-unit apartment building designed by architect Philippe Register. In plan, the apartment is a curved bow arranged along a roughly east-west axis. The rectangle contains four one-bedroom apartments, each of approximately containing 725 square feet. At the center of the rectangle is a shared laundry and storage room. The front (north) elevation is divided four bays, reflecting the arrangement of apartments. The bays are defined by party walls which rise several feet above the roof. Bridging between each wall is a section of viga-roofed portal. The portals shelter the entry and kitchen window of each apartment. The entries are fitted with raised wood block doors with center view lights. The kitchen windows are standard steel casement sash. The rear (south) elevation is divided into four patios. Each is sheltered by a shallow overhang framed by the party walls. Non-original sliding glass doors open onto a concrete slab patio. Original steel casement windows are found along the elevation. The east and west end walls are without fenestration. The apartment was constructed in c.1967, after a design by architect Philippe Register. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1967
_x_Known _x_ Source: aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



North

Source:
Google Imagery, 2018

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

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
John@archhistoryservices.com

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

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

Plaza del Monte, LLC

19. Is Property Endangered? __ Unknown _x_ No __ Yes How?

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

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
The apartments constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first residents identified with the apartments are Ruth Barber, Juanita Ortega, Elsie L. Stocklin and Florence M. Sayer, who are listed as tenants in the 1969 Santa Fe city directory.

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? __ No _x_Yes
Why? See Analysis of Historical Status.

23. National or State Historic District:

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Contributing __ Non-contributing _x_ No Status

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

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

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) __ Continuation Sheets, # pages: _____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only. ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: Plaza del Monte Inventory 4. County: Santa Fe 5. Date of Survey: January 18, 2018

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: - Apartment Only

__ Adobe __ Brick __ Composition __ Concrete: Block
__ Concrete: Cast Stone __ Concrete: Poured __ Earth Plaster __ Masonry: Simulated
__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar
Stone:
__ Random Coursed __ Stone: River Rock __ Stone: Rusticated __ Stone: Tabular
_x_ Stucco: __ Tile: Clay __ Vinyl Siding __ Wood: Board and Batten
Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle
__ Wood: Tongue and Groove ___ Other: Frame

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
_x_ At Grade __ Raised
Materials: _x_ Concrete __ Stone
Other: _____
Notes:

9. Roof: __ N/A

Shape: _x_Flat
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _ Asphalt
__ Earth _x_ Gravel
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Windows* __ N/A

Operation	Material	Glazing	Number**
Casement	Steel	3-3	8
Casement	Steel	3-3F-3	3

*Because of storm covers, the operation and material is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel w/ View Light	Wood	8
Single-Leaf	½-Glass [?]	Wood	2
Sliding	Patio	Aluminum	4
Overhead	Sectional	Wood	4

12. Chimneys
Four, stucco-clad, south exposure

13. Porches __ N/A
Type: _x_ Entry- portal __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ **No known modifications**

#1 Date: Unknown; replaced sliding glass doors; drawings and material and visual evidence.

HCPI Detail Form (FORM 2) *(Continued from other side)*

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes:

Other: Contemporary with Spanish-Pueblo Revival ornamentation

17. Documents Available and Their Locations

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

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

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? No

19. Site Plan: Current plan is not available.

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: Plaza del Monte Residence 24 & Garage/Carport	**2. Location:** 126 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Continuation of Architectural Description:

Garage/Carport

South of the apartment building is a free-standing combined carport and garage structure. Arranged on an east-west axis, it consists of three two-bay carports flanked by garages. The carports have a viga roof system and stucco-on-frame walls. The garages are fenestrated with sectional wood overhead doors. The majority of the structure was constructed in c.1977, after a design by Philippe Register and Associates. It appears to have incorporated an existing parking structure which possibly takes up the west end of the building.

The site includes a concrete-and-stone retaining wall that holds back dirt between the apartment building and the parking stalls. A separate low wall of similar construction follows the east and northeast edges of the apartment building lot.

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 126 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District. Constructed mainly after the 50-year period, the combined garage/carport structure does not meet the age criteria, and is recommended a Noncontributing Structure to the district. Given their low architectural value, and presumed c.1968+ construction dates, neither retaining wall is recommended for Contributing Structure status to the district.

Ordinance Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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: Plaza del Monte Residence 24 & Garage/Carport	**2. Location:** 126 Camino Santiago *Downtown and Eastside Historic District*	**3. Local Reference Number:** Santa Fe ID #: Plaza del Monte Inventory **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

Illustrations



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Apartment Building Not Present.

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: **Plaza del Monte** **Residence 24** **& Garage/Carport**	**2. Location:** **126 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**

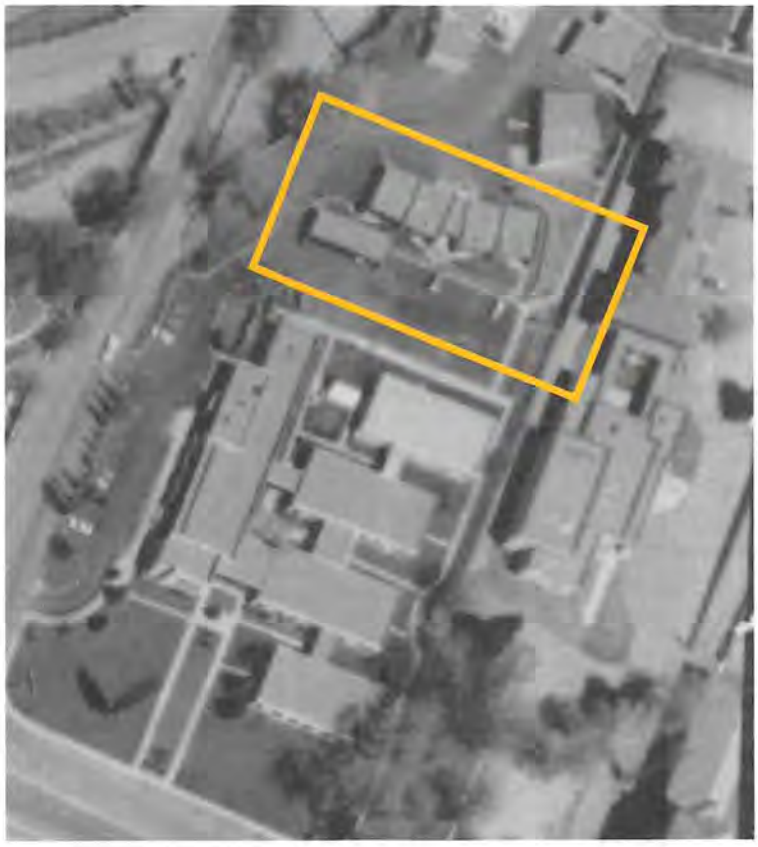


Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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Aerial 3: April 19, 1975 aerial photograph. Majority of parking structure not present.

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Survey Photographs

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



Photo 1: North elevation, facing southwest.
Low wall in foreground.

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Photo 2: East and south elevations, facing northwest.
Low wall in foreground.

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Photo 3: Combined garage and carport, facing northwest.

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Photo 4: Retaining wall between apartment and parking structure, facing northeast. May 3, 2018.

128 Camino Santiago

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 07/25/25	128 Camino SANTIAGO.
Property Owner of Record: JOSH GONZALES.	Proposed Construction Description: RENOVATION &
Applicant/Agent Name: JOHN A. PADILLA.	Single family residence ADDITION.
Contact Person Phone Number: 505 660-1682	TOTAL ROOF AREA: 4,492 SQ.FT.

Zoning District: R-29.

Overlay: ☐ Escarpment —
☐ Flood Zone*
☑ Other: H. Dist. DT. & E.S.

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans ☑ Existing Site Plan ☑ Proposed Site Plan ☑ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes - na -

Lot Coverage: 40.89%
X Open Space Required: 953.18 SF

Setbacks:
Proposed Front: 32' Minimum: 7'
2nd Front? _____
Proposed Rear: 26.5' Minimum: 10'
Proposed Sides: L ___ R 19' Minimum: 5'

Height: Proposed 15'-0"
Maximum Height: _____ or
X Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed 2 Accessible —
Minimum: —

Bicycle Parking:**
Proposed: — Minimum: —
** Commercial Requirement

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

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

JOHN A. PADILLA. [☐OWNER ☐APPLICANT X AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 07/28/25

To Be Completed By City Staff: 2025-010943-PAR

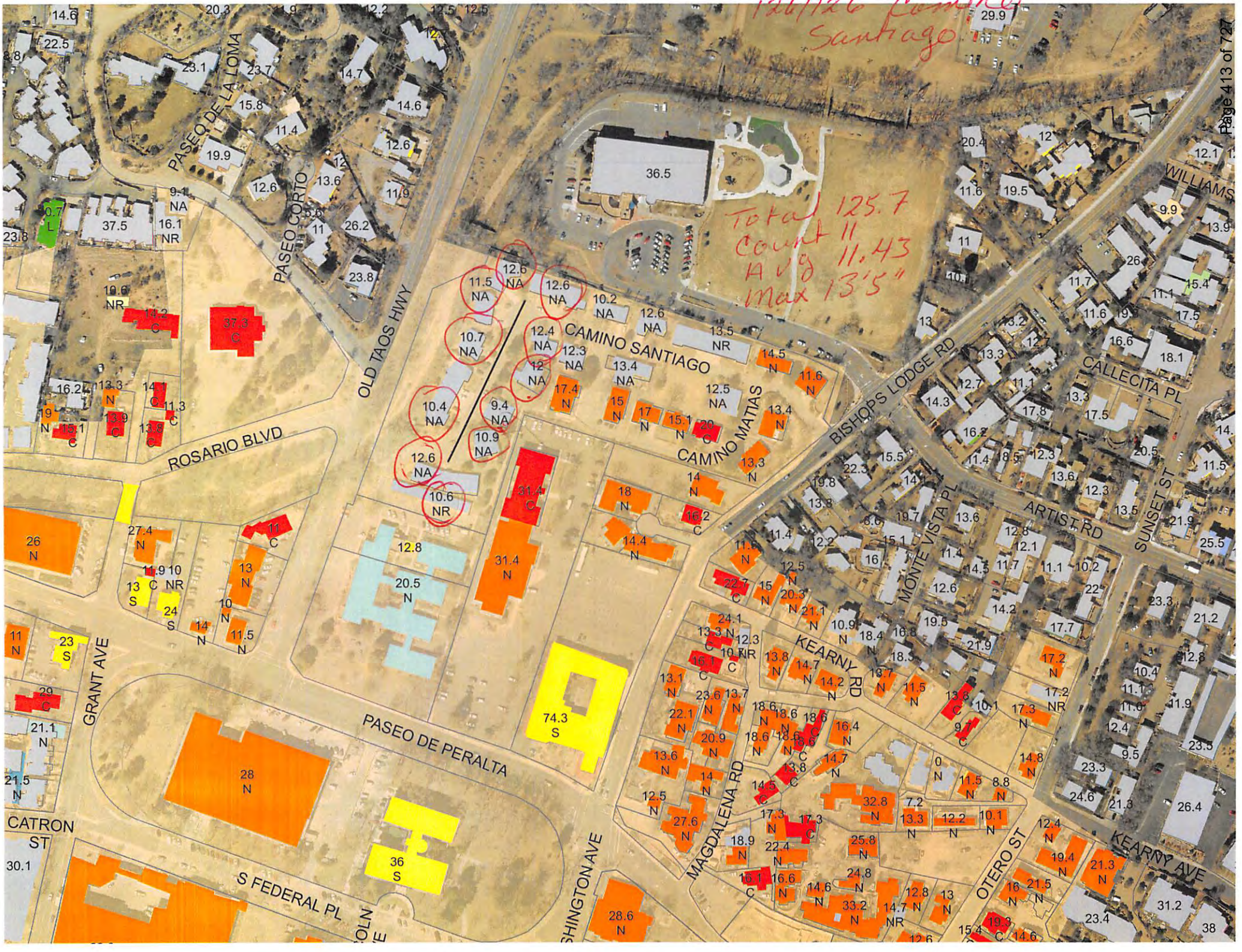
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: __/__/__
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: _____

Zoning Approval:
☑ Preliminary Approval ☐ with conditions ☐ Rejected
Comments/Conditions: Proposal compliant w/ Ch. 14 Zoning standards, including open space requirements.

REVIEWER: Rachael Hamm **DATE:** 08/04/2025

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

Revised 20 November 2020


126/126 Camino Santiago
Total 125.7
Count 11
Avg 11.43
Max 13'5"
CAMINO SANTIAGO
CAMINO MATIAS
OLD TAOS HWY
BISHOPS LODGE RD
ROSARIO BLVD
PASEO DE LA LOMA
PASEO CORTO
CALLECITA PL
WILLIAMS
ARTIST RD
SUNSET ST
MONTE VISTA PL
KEARNY RD
KEARNY AVE
MAGDALENA RD
OTERO ST
GRANT AVE
PASEO DE PERALTA
S FEDERAL PL
CATRON ST

PLAZA DEL MONTE

Santa Fe, New Mexico

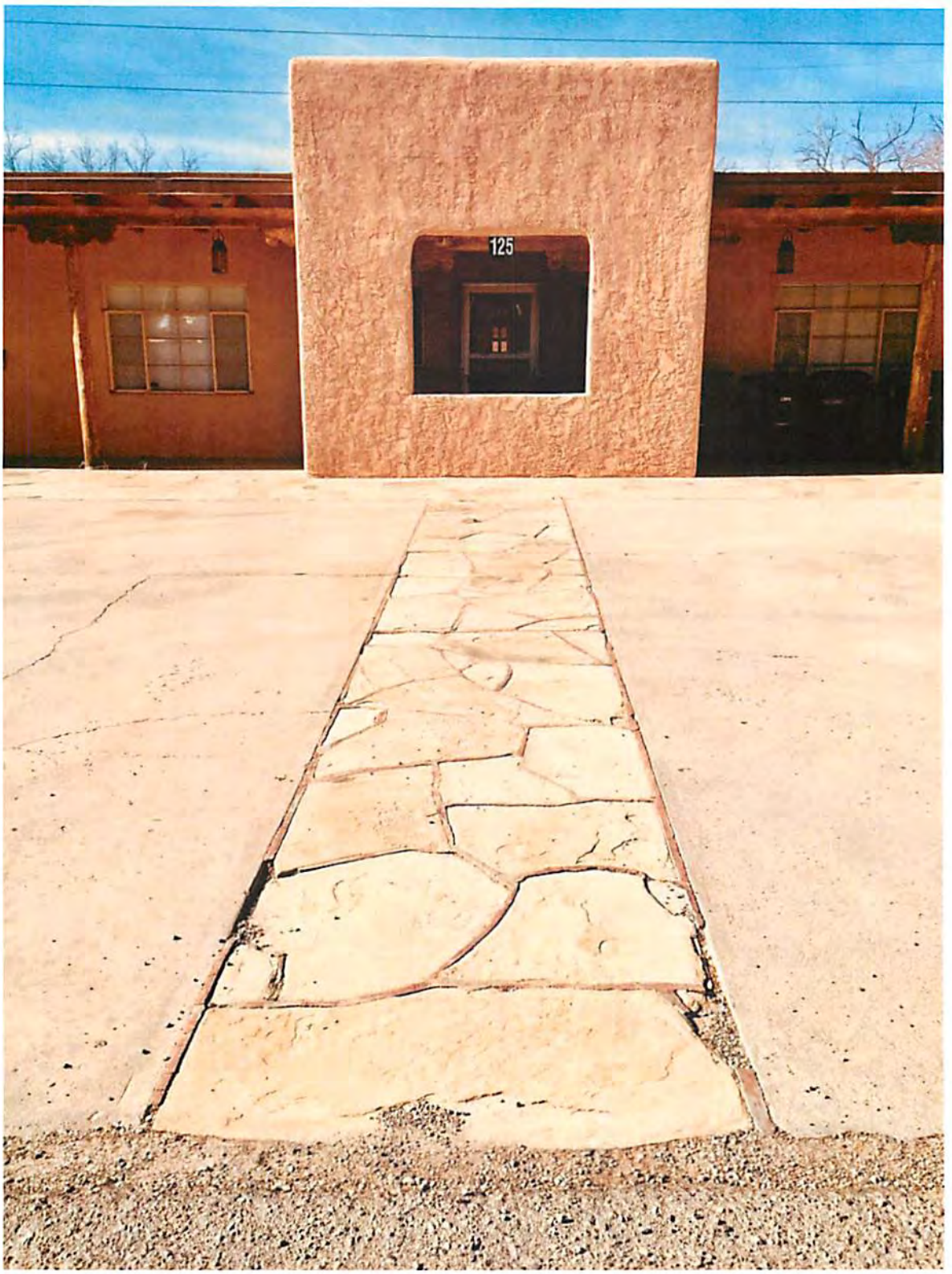
Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd & Associates, Architects
321 W. San Francisco St., Suite A
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507


125

Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

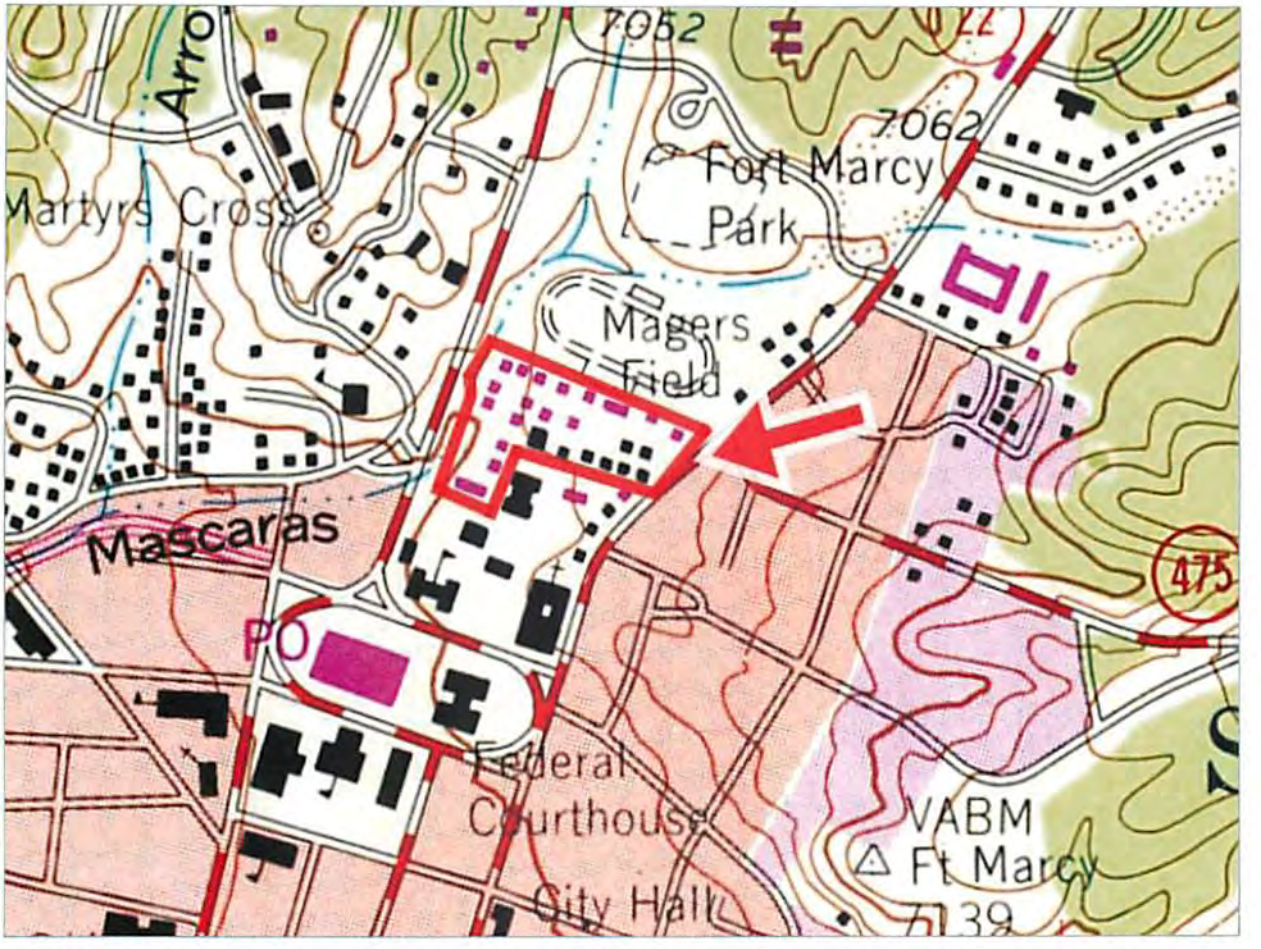


Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

[2] *Santa Fe New Mexican*, August 31, 1961, 27.
[3] Geneva Mathiasen and Edward H. Noakes, editors, *Planning Homes for the Aged*, (New York: F.W. Dodge Corporation, 1959).
[4] *Santa Fe New Mexican*, September 4, 1960, 12.
[5] Ibid., October 22, 1968, 3; August 31, 1971, 15.

Facing two public streets, the southwest corner of the Congregant Home received the most architectural treatment of the development. This area became the public face of the retirement community. Here the architects placed a long entrance portal leading to the front (public) doors. A Pueblo style mass anchored the southwest corner, its broad walls cut with narrow, vertical church-like windows (Figure 3).

The Congregant Home opened on November 16, 1961. Nearly 300 people attended the ceremony for the $750,000 development.[6]



Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

The parcel north of Casa Grande would be developed over the years with 20 free-standing retirement residences, colloquially called cottages.[7] This section had been lightly worked during the school's use of the property, and contained three houses constructed in 1950 for married faculty and a few ancillary structures (Figure 4 and Aerial 1). The faculty units and a moved building (111 Camino Matias) were converted into retirement homes, and were in use by the fall of 1961.

[6] Ibid., September 28, 1961, 51.
[7] Ibid., August 31, 1961, 27.



Figure 4: Rear (north) elevation of married faculty cottages, c. 1950s. Source: Atkins, 1983.

Retirement Cottages

A June 1960 preliminary layout developed by Clark and Register depicted a typical suburban cul-de-sac arrangement of free-standing homes built around two new streets (Figure 5). Camino Santiago, running along the north side of the property, terminated as a tight cul-de-sac. A second street, Camino Matias, worked as a circulating loop between Camino Santiago and the existing teacher residences to the south.

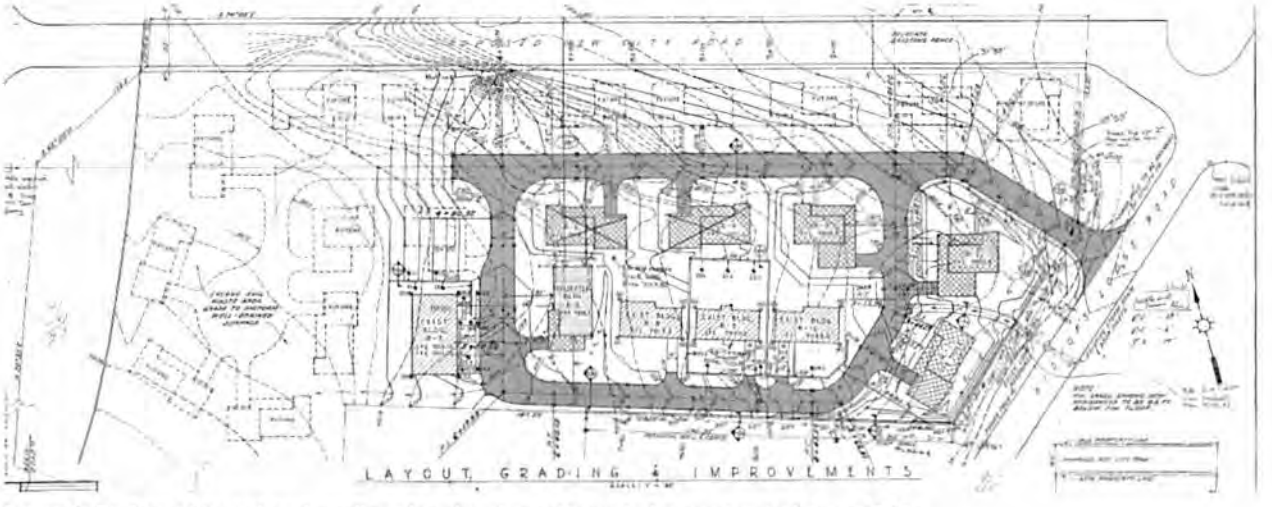


Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

The architects initially proposed five new houses (R1-R5), completing the loop between the streets. Of these, four were constructed before 1966. Another 14 units, principally sited along Camino Santiago, were identified for future development on the plan.

The houses depicted on the plan reveal a uniform design. Each consisted of a modified L-plan to which was attached a carport and connecting portal. The earliest elevations prepared by Clark and Register show a design sympathetic to the Spanish-Pueblo Revival tradition (Figure 6). The front elevation included a projecting roomblock-like mass with rounded corners and a portal at a slight offset, a design trope introduced by architect John Gaw Meem nearly four decades earlier. Anchoring the end of the structure was a carport pushed back from the façade. Following the idiom, vigas were used for the actual roofing structure, window openings were small, and in most cases, arranged on the horizontal. The Spanish-Pueblo Revival theme continued along the portal and carport with a viga structure supported by rustic round posts topped with zappos-type corbels (Figure 6).

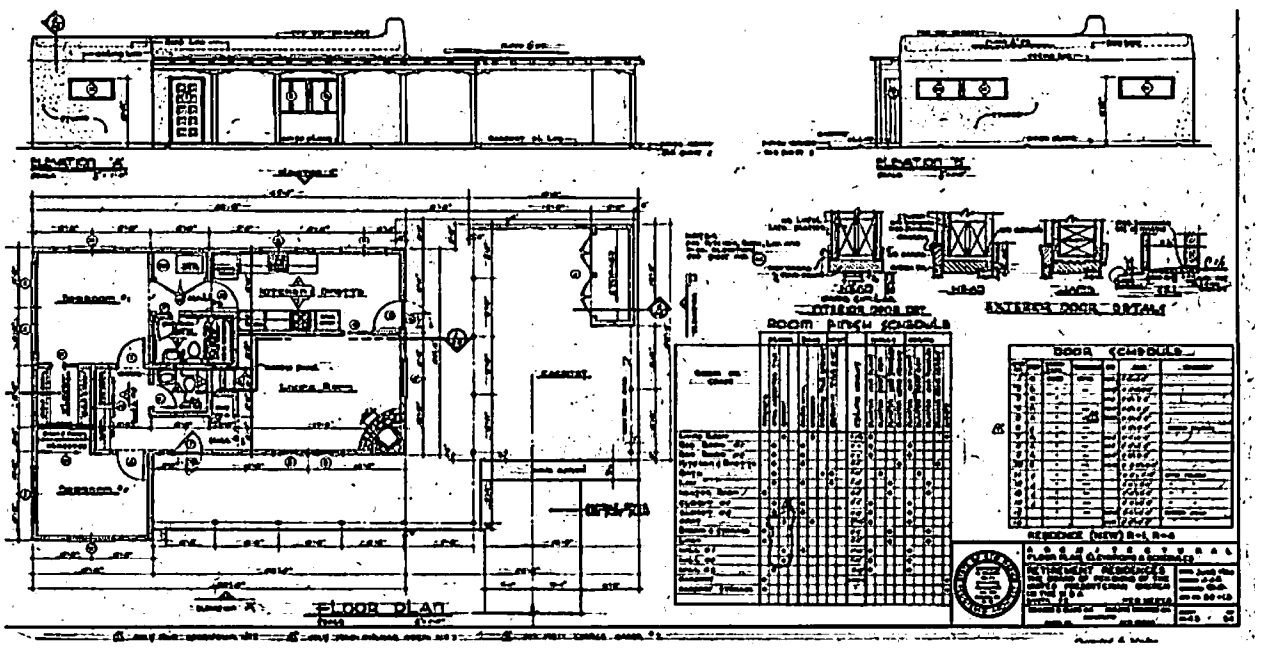


Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

The floor plan, however, was mostly modern. It segregated bedrooms to a wing placed in the ell, which from the exterior looked like a rounded roomblock. The remaining functions of the house were clustered in a tight square (Figure 6).

Resident Number 1, at 104 Camino Matias, is representative of this early composition.

Evolution of Design

The design of the retirement units began to evolve as the project progressed. After the first construction phase, Philippe Register left the firm, opening his own practice in late 1960. It appears that Register and his evolving firm were contracted at least twice (1963 and 1967) by the Board of Retirement to further expand the retirement center, including a job to build an additional wing on Casa Grande. (Several houses constructed in the late 1960s and early '70s are not associated with Register's firm; their designers, at this point, are unknown).

Surviving drawings show Register pushing beyond the traditional plan of the earlier Clark and Register designs. While previous elevation and floor plans were recycled for subsequent houses, Register opted to add large areas of glass across the front façade, primarily by inserting sliding doors under the portal (103 and 111 Camino Santiago) (Figure 7). While retaining the basic roomblock bedroom wing, Register often attenuated the stem of the "L" with a more contemporary, one-room-wide Ranch house plan.



Figure 7: 111 Camino Santiago, an example of Philippe Register's transitional work.

The contemporary influence later moved to the exterior, as elevations became longer and leaner. Many reveal a then-poplar horizontal emphasis. This emphasis was furthered with overhangs arranged across front, back, and sometimes side elevations (117, 119, 121 Camino Santiago) (Figure 8). In this way, many of the units constructed in the mid-to-late 1960s are examples of the Contemporary flat-roof house form.



Figure 8: 119 Camino Santiago, an example of a Contemporary flat-roof form.

Soon the architect began to insert more radical elements to the retirement units. Register experimented with angular composition, in which side walls were divided into several splayed planes (109, 117, 119, 124 Camino Santiago) (Figure 9). This may have been influenced by his work at the College of Santa Fe, and fit within the experiments of younger architects such as Ted Luna.

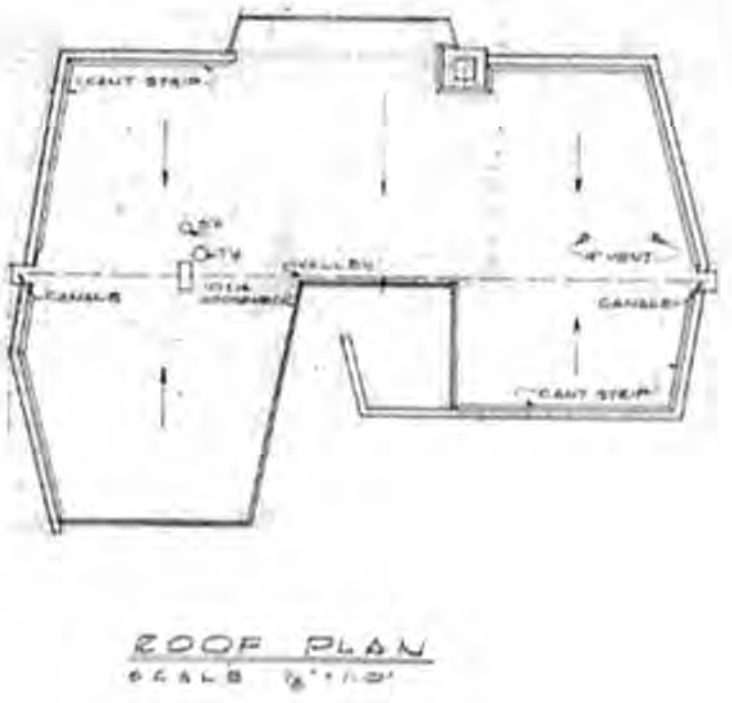


Figure 9: Roof plan for 109 Camino Santiago, 1963.

The design of each unit, however, was totally driven by economy. While not particularly well-suited for the climate, carports were employed as an economical method to shelter automobiles. Prominent carports emerged as almost a design motif in the drawings produced in Register's shop. Framed by either vigas or square beams, the structures were often placed in front of the dwelling, sometimes marring the balance of composition (109, 120, 121, 122 Camino Santiago and 111 Camino Matias) (Figure 10). The use of carports further ushered the houses into the contemporary context.



Figure 10: Example of carport dominated front façade, 109 Camino Santiago.

Cost-savings also informed the selection of construction materials and finishes. All houses were erected with standard 2x4 framing, clad with stucco. The stucco was worked, most likely with rubber gloves, into a heavily textured brocade finish, a treatment used frequently in tract developments of the period. The later units were fenestrated with pre-fitted windows (steel casement or aluminum sliding) and manufactured doors. Finished floors were carpet or vinyl over concrete; walls and ceiling were faced with sand or smooth plaster.

In contrast to the factory-built materials, the carports and portales were — somewhat ironically — built with heavy, traditional timber and viga framing. The woodwork included in many instances end-lapped girders and zappos-type corbels. Even though these elements were most likely pre-cut, they added a romanticized, regional touch to the otherwise Contemporary designs.

Further Development

From aerial photographs, it appears the first phase of the retirement cottages was completed by 1966, with eight new units constructed (Aerial 3). Similar to the projected layout, the houses were grouped along Camino Matias and the east end of Camino Santiago. Two residences placed north of the earlier faculty houses framed an open grassy area, which informally became a communal area.

Subsequent work focused on developing the remaining lots. By the mid-1960s, Register had reworked the earlier layout, extending Camino Santiago several hundred feet south. He eliminated a few freestanding houses and replaced with them quad apartments.

Construction of the apartments met delays, as a variance was required to build multi-unit buildings on the residential (R2) zoned property. Further delay arrived when the Board of Adjustment voted down the apartments in 1964.[8] Eventually approved, the buildings erected between 1969 and 1971 (105, 125 and 126 Camino Santiago) contained a line of apartments flanking a central laundry room. Each apartment had a small concrete patio at the rear.

The development's later phases were prepared by a partnership Register formed in 1967 with architects James Abelardo Brunet and Terrance Ross, going by the name RSB Architects. For the apartments, the firm used novel triangular-shaped walls as dividers and end pieces. They introduced one of these walls cut with a passage to the addition given to the original Kenneth S. Clark design at 110 Camino Santiago.



Figure 11: 126 Camino Santiago.

The quad apartment block terminating Camino Santiago (126) represents the most radical plan of the development. For its design, the architects removed the roomblock massing from the ends, moving it to the center to act as hood over the laundry. Raised triangular party walls divide the sections and bookend the building (Figure 11). Despite its avant-garde appearance, a viga portal was tacked on to the front façade.

Some of the last residential units to be built in the early 1970s (120 and 122 Camino Santiago) returned to a more traditional compact, room-block massing, yet with a carport-dominant façade (Figure 12). Construction of the originally planned 20 units was finished by 1977 with the expansion of the garage/carport structure behind 126 Camino Santiago.

[8] Ibid., June 23, 1964, 36; December 29, 1964, 20; December 31, 1964, 20.



Figure 12: 120 Camino Santiago, constructed in c. 1971.

A Tightknit Community

In its nearly two decades of existence, Plaza del Monte developed into a community of retired, service-oriented professionals. Between Casa Grande and the cottages, at its height the community supported around 100 residents. Residents ranged from pastors, to clergy, to nurses and doctors who had once worked for the church. Many had been missionaries, serving across the world. A few were noteworthy. Reverend Ovid R. Sellers, who arrived in 1972 to live in the recently finished house at 120 Camino Santiago, was known in his day as a Biblical scholar with expertise on the Dead Sea Scrolls.[9]

The retirees bonded together, forming a gardening club and reading circles. Those with musical talent gave performances in their homes; another group of less talented formed the tongue-in-cheek Geriatric Glee Club.[10] Plaza del Monte, along with El Castillo and other smaller developments, set the opening chapter of a trend to accommodate retirees in the city of Santa Fe.

[9] Ibid., October 29, 1972, C-3.
[10] Ibid., December 31, 1971, 17.

Decline of Center

In the late 1980s, after experiencing heavy losses, the Presbyterian Board of Pensions began shedding retirement centers across the United States. The Board placed the entire Santa Fe property for sale in December 1987, listing it at $1.5 million. Fear of its sale led residents to leave.[11] Nearly two years later, the Presbyterian Medical Services and the Ghost Ranch Foundation signed an agreement to purchase the land. Under the terms of the agreement, Ghost Ranch would manage Casa Grande, while Presbyterian Medical Services would take over the retirement cottages.[12]

The joint use of the property lasted over 20 years before economic conditions forced both entities to sell their holdings. In 2015, a group of Albuquerque and Santa Fe investors acquired Plaza del Monte. The earlier sale of the land containing Casa Grande resulted in its demolition, which was completed in the fall of 2017.

[11] Ibid., January 3, 1988, 9; March 23, 1988, 3.
[12] Ibid., July 10, 1989, A-8.

VI. Description of Resources

Plaza del Monte holds 27 separate buildings, erected between approximately 1950 and 1977. Five of these buildings pre-date the retirement community, and are associated with the Allison-James School, a nearly 100-year-old Presbyterian mission school that was demolished in 1960 for the development of Plaza del Monte.

Of the buildings directly associated with retirement center, 12 are (or will be) 50 years of age in 2018. The remaining ten buildings were constructed after the 50-year mark, with the last completed in 1977.

The majority of units are small, single-family residences, containing 1,000 to 1,500 square-feet. These have compact and economical floor plans holding two or three bedrooms. Plaza del Monte additionally includes three apartment buildings. They are laid out as single-story, linear forms, with one to two bedroom apartments stacked in a line.

Constructed over several phases, the retirement cottages reveal a variety of architectural forms and styles. The earliest residences, designed by Kenneth S. Clark and Philippe Register, show a sympathy for the Spanish-Revival Revival tradition — employing a modified L-plan form with bedrooms placed in a wing emulating an adobe mass. Set back from the wing is a viga-roof portal, and further back, a one-bay carport.

After Register started his own firm in 1960, the designs became more contemporary, typically with a horizontal emphasis and a stronger placement of the carport. Later work became more abstracted from regional traditions, as Register and fellow architects introduced angled and splayed wall enclosures. Equally during this time, the use of glazing across the front and back elevations increased, with insertion of glass doors. While the forms and elevations were contemporary, Register continued to include regional revival elements, mostly confined to the use of canales and viga-roof portales and carports.

VII. Resource Evaluation

Existing Status

Currently, nine of the 27 freestanding structures have been assigned an historical status. Of these, eight were determined at the time to be Noncontributing (101, 102, 103 Camino Santiago and 104, 107, 109, 111, 116/120 Camino Matias) to the Downtown and Eastside Historic District (Map 1). The one Contributing structure is a 1950 teacher's cottage, located at 105 Camino Matias.

Integrity

Based on the survey, the majority of buildings were found to retain their integrity of location, design and setting. Many, if not most, have experienced a change in materials, principally through replacement of doors and windows. Only three buildings (102 and 110 (112) Camino Santiago and 116/120 Camino Matias) have received a major addition.

Evaluation

The north half of the former Plaza del Monte Presbyterian retirement center holds an array of buildings constructed in different phases between roughly 1950 and 1977. The earliest buildings are associated with the Allison-James School, which was demolished in 1960. The remaining 22 units were built as part of Plaza del Monte.

The inventory determined that of the Plaza del Monte ear buildings, 12 met (or will meet) the 50-year age mark in 2018 (Table of Surveyed Resources and Map 2). Five of these were deemed to be good examples of the development's original design template, developed by Kenneth S. Clark and Philippe Register and later, Phillipe Register. These are mostly compatible with the Old and Recent Santa Fe styles, because of their Spanish-Pueblo Revival façade treatment. The recommended Contributing houses, show a balanced composition, where the carport is set back from the portal.

The remaining seven age-eligible structures were determined Noncontributing, due to their more contemporary forms and façade treatments. In many cases, they are Contemporary-style designs dressed with regional elements, and do not represent the Recent Santa Fe Style. While novel, the use of angled and canted walls and other treatments does not contribute to the historic district or reflect the intent of the ordinance. In addition, the strong placement of

carports was found to be incompatible with the Spanish-Pueblo Revival idiom or the intent of the district ordinance.

The ten buildings constructed after 1968 were deemed Noncontributing, as they did not meet the 50-year age requirement.

Historic District

The surveyed area comprises only half of what was once a larger campus. The earliest and most architecturally significant part of the campus lay south of the retirement residences, as the Congregate Home. This building and several ancillary structures were demolished in 2017. This land is now under different ownership.

The section comprising the retirement houses reveals a mixed lineage. It encompasses buildings that predate Plaza del Monte, as well as disparate retirement units constructed during multiple phases of work, starting in 1960 and ending in 1977.

The original design for the retirement campus is represented in only a few buildings. The remaining units move away from that template and reflect more evolving architectural trends. In this way, the development does not communicate a unified history, pattern of development, or unified architectural vocabulary, as found with other multi-phased communities in Santa Fe.

Given its disparate origins and lack of cohesive architectural style, it was determined that the collection of retirement residences is not eligible for separate Historic District designation.

VIII. Table of Surveyed Resources

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
CAMINO SANTIAGO					
101	c.1967-68	Unknown	Non Contributing	Non Contributing	1967 "Under Construction"
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	Non Contributing	Contributing	1966 Gaylord Knox
103 R-12	c.1965	Philippe Register 1962	Non Contributing	Contributing	1966 Joseph M. McNeill
105 R-14	1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ruth Erwin and Ellen Foster
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	No Status	Contributing	1966 Deforest N. Shotwell
R-15	c.1965	Philippe Register 1963	No Status	Non Contributing	1966 Jane Barber
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	No Status	Non Contributing	1966 Dorothy B. Fritz (110) 1970 Theo R. Finley (112)
111	c.1965	Philippe Register 1963	No Status	Contributing	1966 Neva B. Palameter
113	c.1970	Unknown	No Status	Non Contributing	1971 Harry B. Wood
114 R-26	c.1972	Register, Ross & Burnet 1971	No Status	Non Contributing	1972 "Under Construction"
115	c.1970	Unknown	No Status	Non Contributing	1971 Westley L. Almy

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
117	1966-67	Philippe Register 1965; 1966	No Status	Non Contributing	1967 Reverend David H. Thomas
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	No Status	Non Contributing	1974 Duncan R. Spinning
119	c.1965	Philippe Register 1965/1968	No Status	Non Contributing	1966 Muriel M. Boone
120 R-25	c. 1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Ovid Sellers
121 R-20	c.1971	Register, Ross & Burnet 1970	No Status	Non Contributing	1972 Boyd L. Gilbert
122	c.1971	Register, Ross & Burnet 1967	No Status	Non Contributing	1972 Dewitt Safford
.3	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
125 R-21	c.1970	Register, Ross & Burnet 1969	No Status	Non Contributing	1971 John M. Currie, Violet Sherratt, Merrill Henry, Warren Blodgett
126 R-24	c.1968	Philippe Register 1967	No Status	Non Contributing	1968 "Under Construction"
126 Garage	c.1968/ 1977	Unknown		Non Contributing	N/A
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	Non Contributing	Contributing	1966 Frederick Dawson
105 R-10	1950	Unknown	Contributing	Non Contributing	N/A Pre-existing Building

Address	Year Built*	Architect Date of Drawings	Existing Status	Recommended Status	First City Directory Entry
107 R-9	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
109 R-8	1950	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
111 R-6	Pre-1960, moved to site	Unknown	Non Contributing	Non Contributing	N/A Pre-existing Building
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	Non Contributing	Non Contributing	N/A Pre-existing Building

** The date of construction is derived from a number of sources, including original drawings, aerial photographs, USGS quadrangle maps, city directory entries and newspaper accounts. The identified construction date is considered for more accurate than dates provided by the Santa Fe County Assessor records, which are often inaccurate.*

IX. Bibliography

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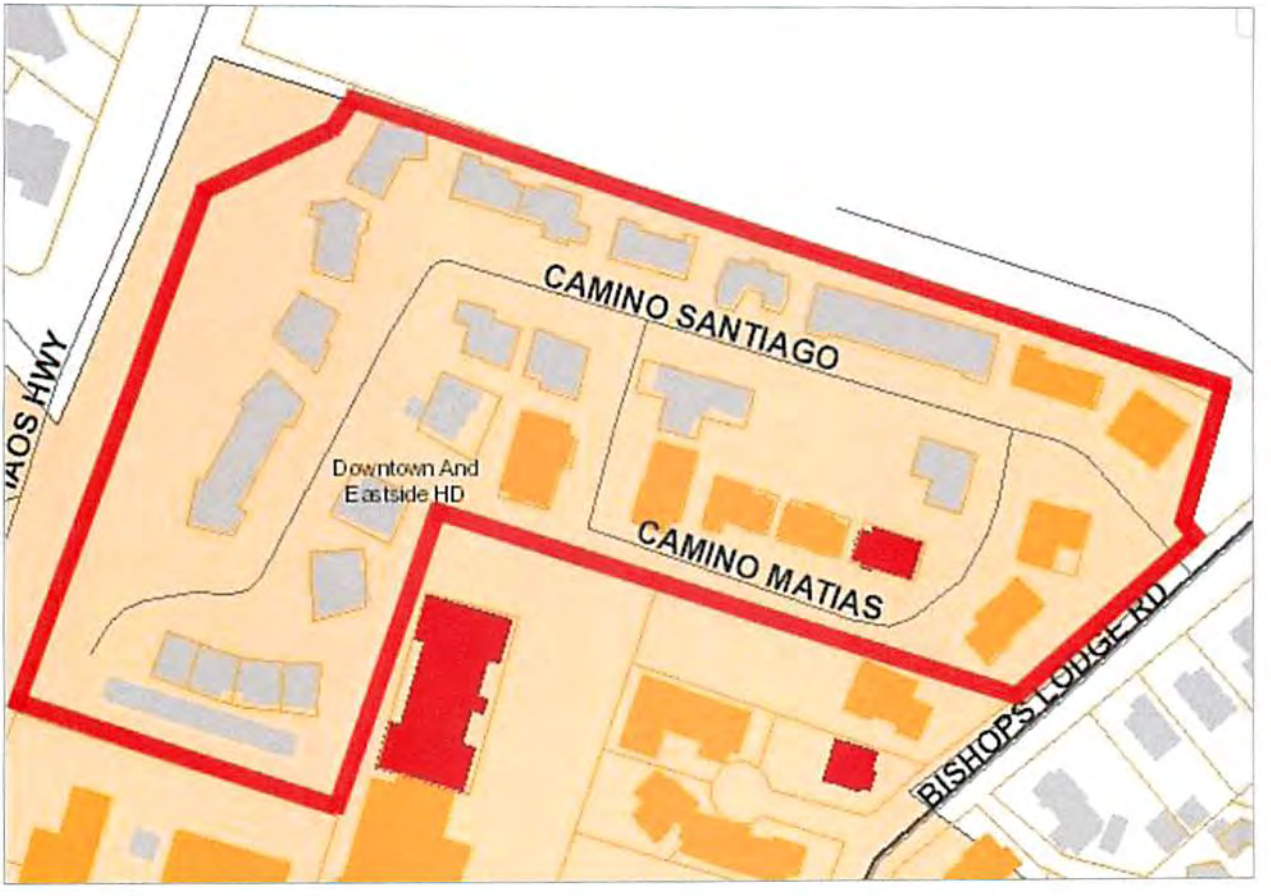
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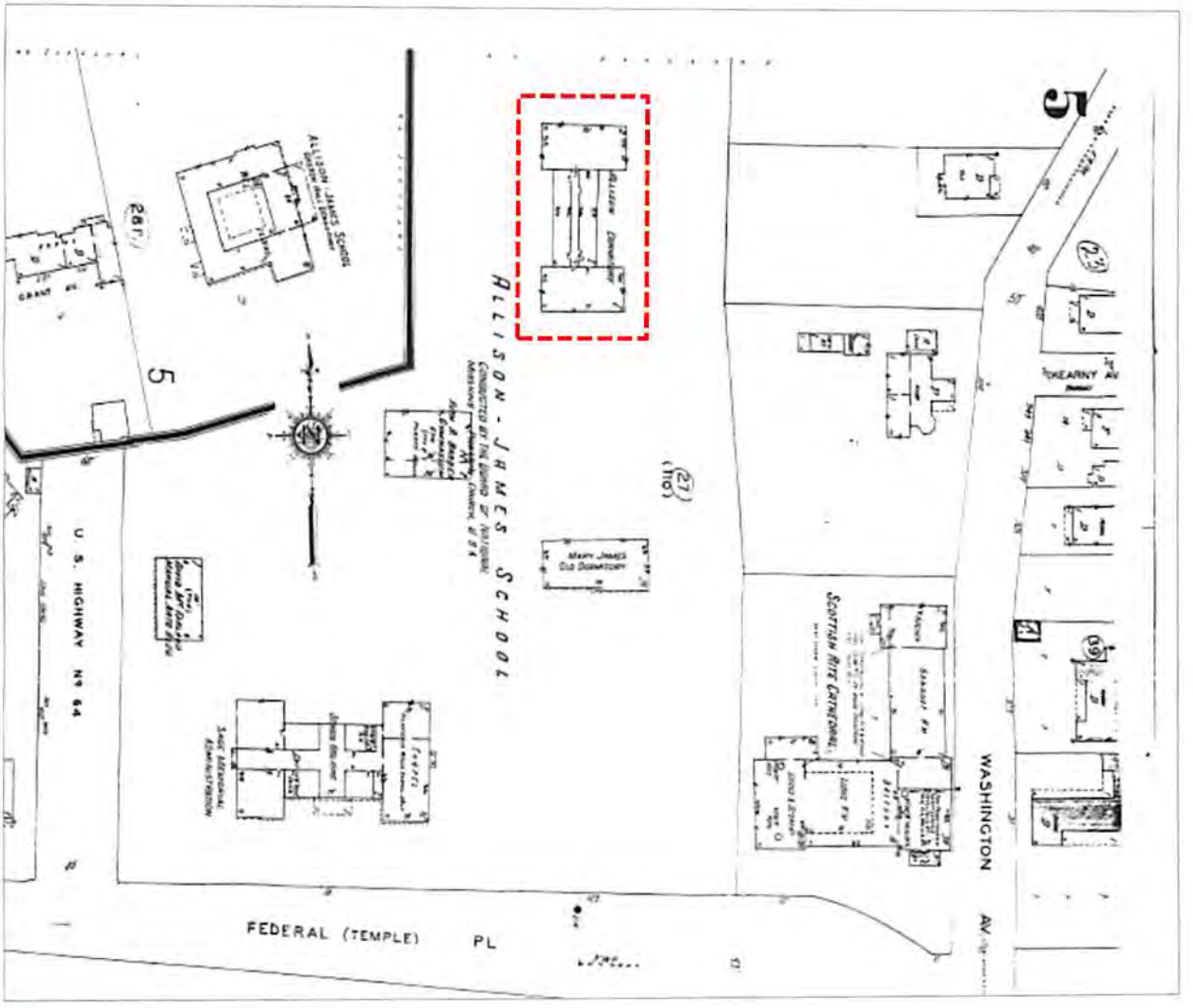
X. Maps and Aerial Photographs



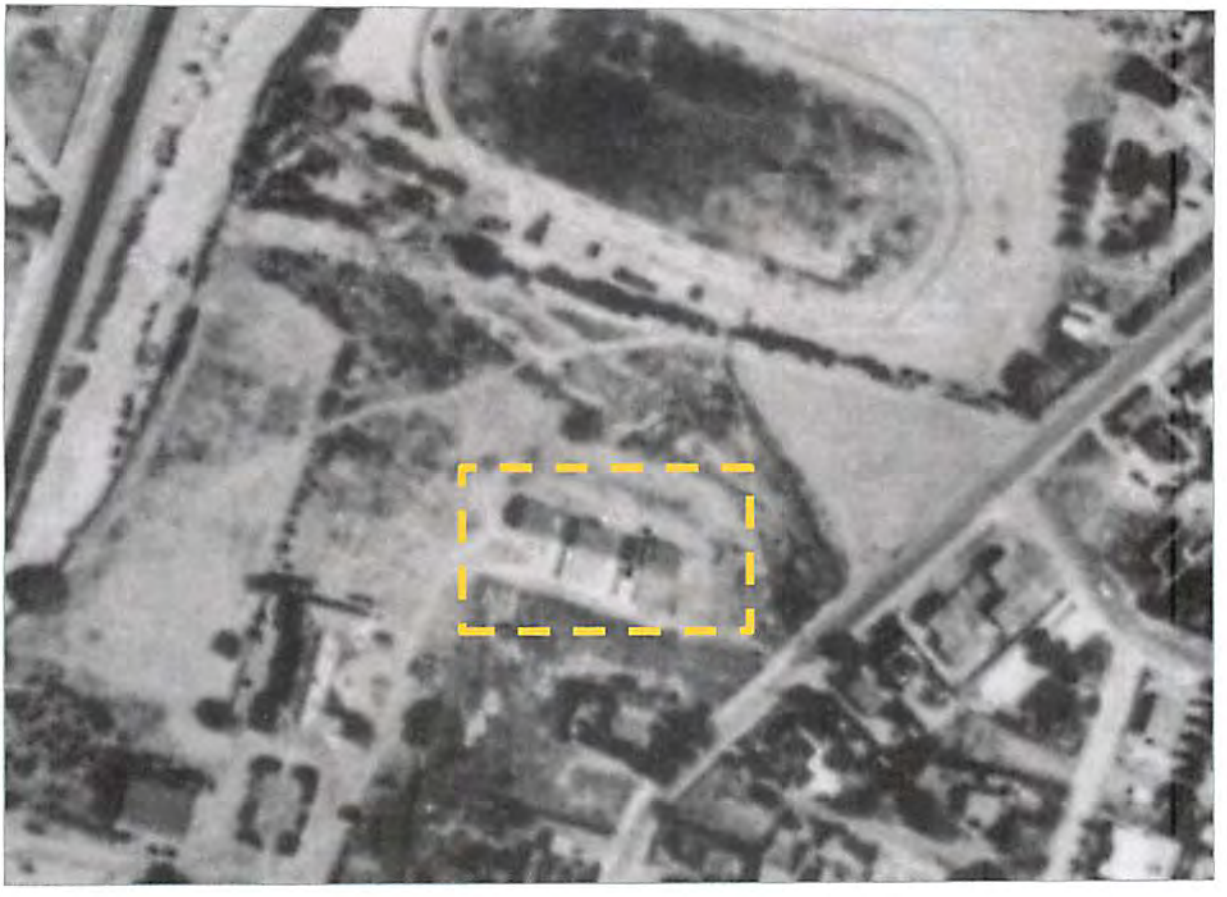
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



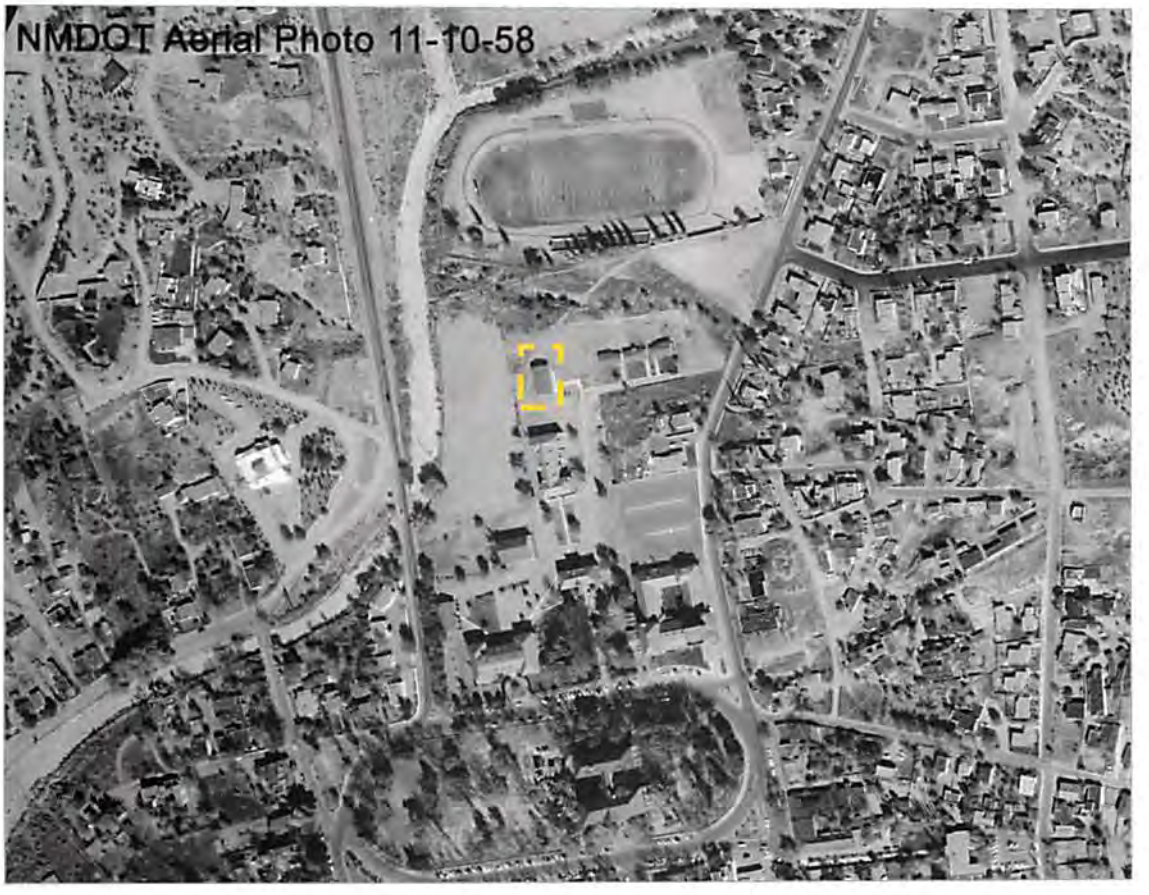
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



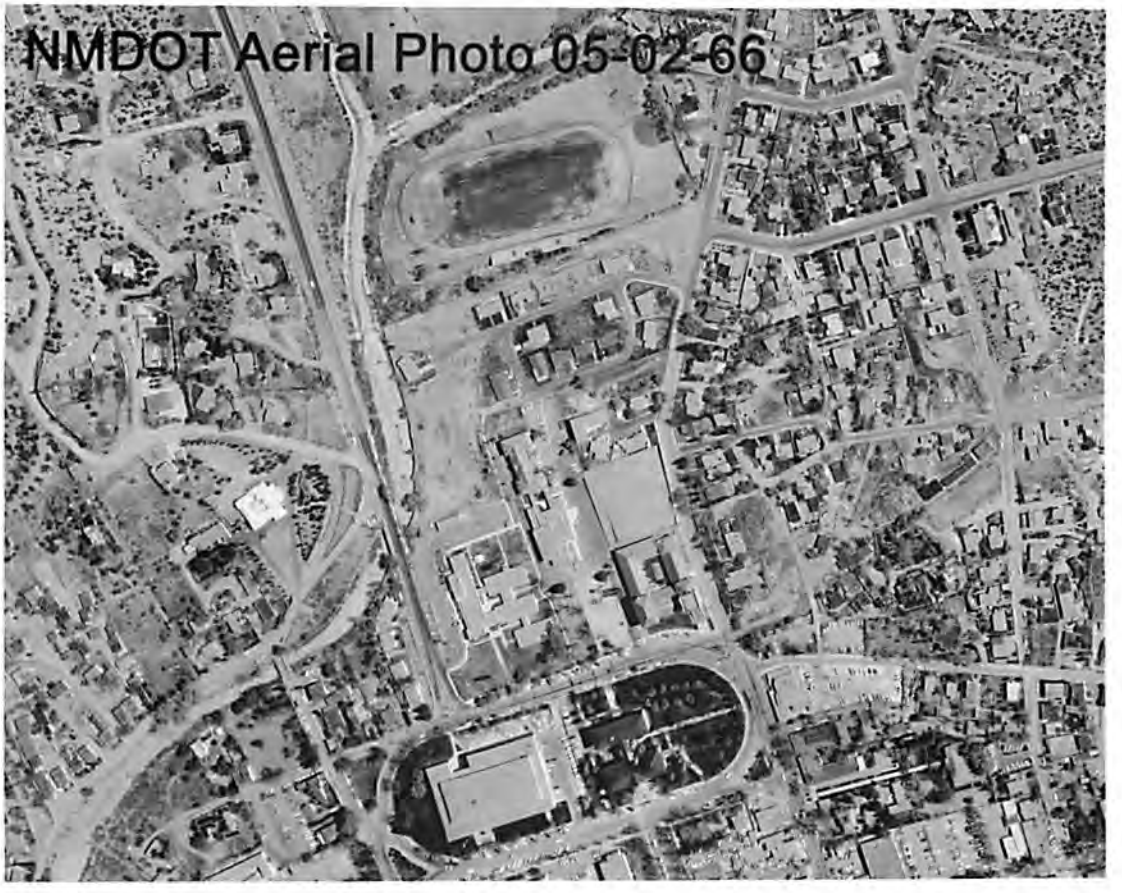
Map 3: 1948 map showing extent of Allison-James School campus.
All buildings except for structure in dashed box were demolished in 1960 to create Plaza del Monte.
Source: 1930/1948 Sanborn Fire Insurance Map.



Aerial 1: 1951 Aerial Photograph.
Dashed box indicates presence of three married residences.
Courtesy NMDOT.



Aerial 2: November 10, 1958 Aerial Photograph. Dashed box indicates presence of combined unit, currently addressed as 116/120 Camino Matias. Courtesy NMDOT.



Aerial 3: May 2, 1966 Aerial Photograph.
Images indicates eight residences had been completed at this time.
Courtesy NMDOT.



Aerial 4: February 27, 1969 Aerial Photograph. Image shows residences constructed to date. Courtesy NMDOT.

XI. Historic Cultural Properties Inventory Forms

See attached forms

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Amendment to March 28, 2018 Report

May 7, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

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Introduction

This brief amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, as well as information requested by the City of Santa Fe Historic Preservation Division after the hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition at the April 24, 2018 hearing.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 1). The retaining walls are apparent on a February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 2).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, on April 30 Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several images from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 1 & 2).

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[1] Alane Wainwright, email communication to John Murphey, January 17, 2018.
[2] Ibid., April 30, 2018.

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 3).

Construction Dates

At the April 24, 2018 hearing, the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in the table below.

After this exercise, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1968**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1968**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs



Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



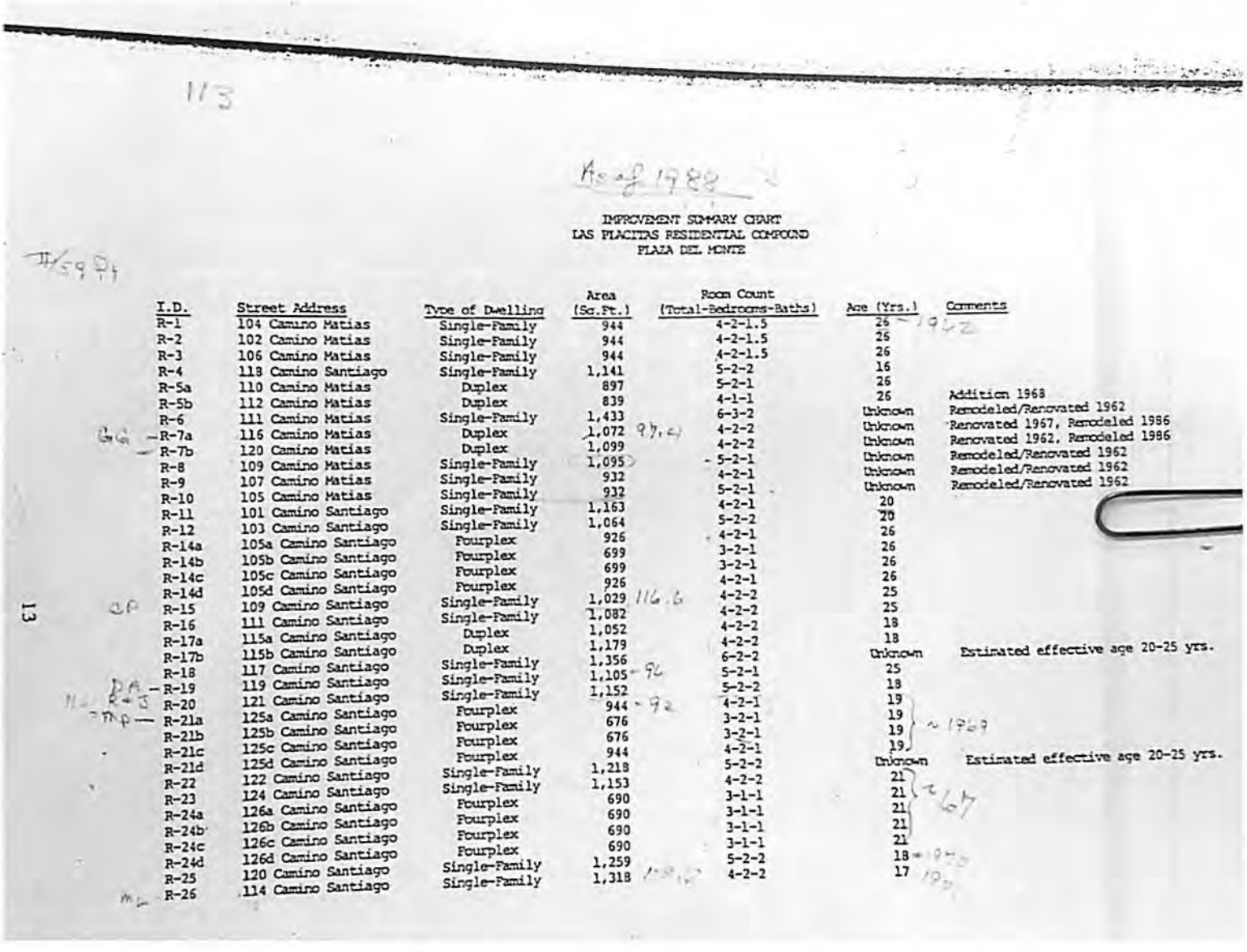
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

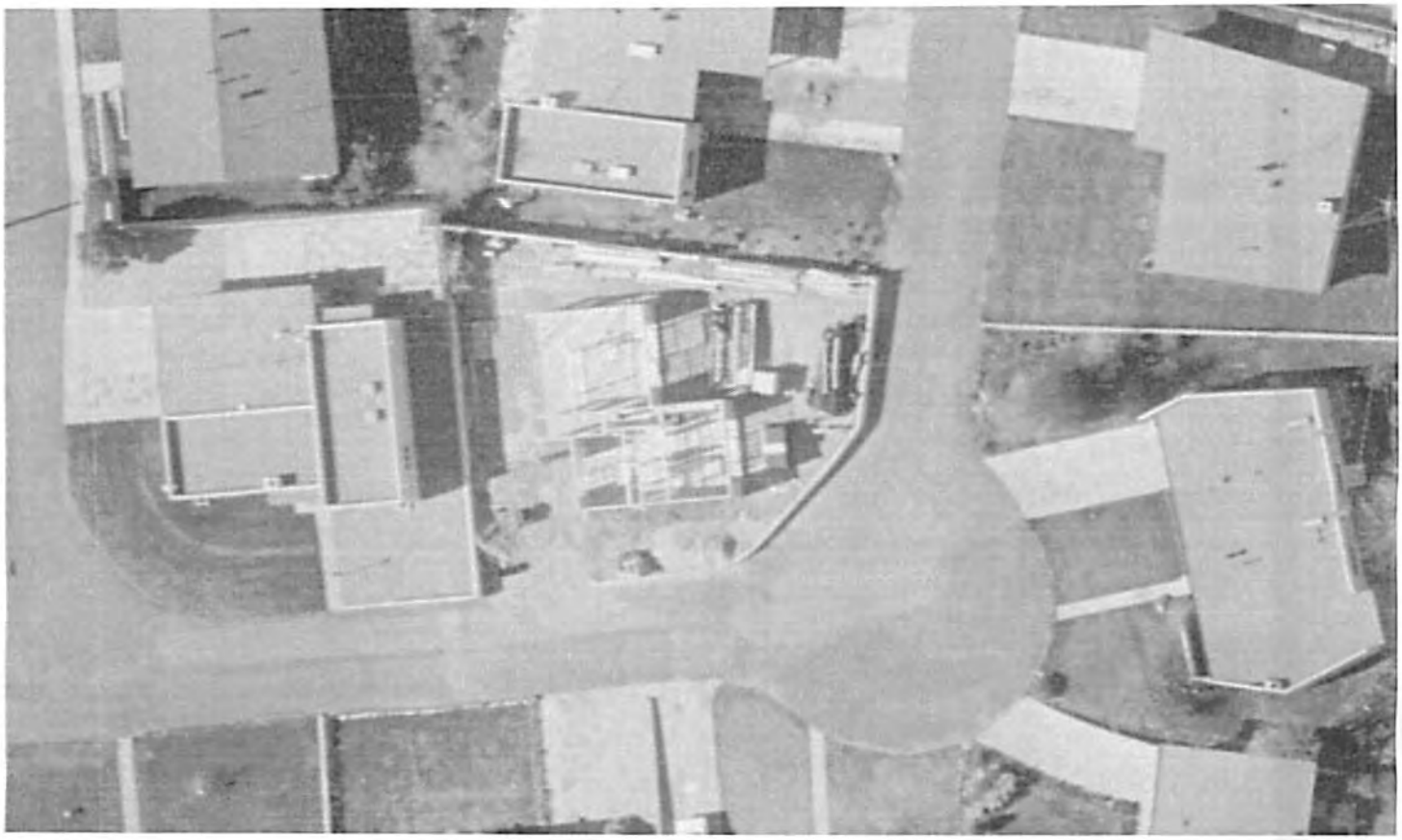
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
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Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
103 R-12	c.1965	Philippe Register 1962	1968	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
105 R-14	1971	Register, Ross & Burnet 1970	1962	**1971**	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs Drawing, aerial photographs and first city directory entry
106 R-3	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
109 R-15	c.1965	Philippe Register 1963	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
110 (112) R-5	c.1962/ c.1968	Kenneth S. Clark 1962, original house; Register, Ross & Burnet, addition	110: 1962 112: 1968	110: **c.1962** 112: **c.1968**	Drawings, aerial photographs and first city directory entries
111	c.1965	Philippe Register 1963	Unknown; remodeled, 1962	**Before 1966**	Drawings, aerial photographs and first city directory entry
113	c.1970	Unknown	1970 *Appraiser assigns address as 115 a*	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
114 R-26	c.1972	Register, Ross & Burnet 1971	1971	**c.1972**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
115	c.1970	Unknown	1970	**c.1970**	Does not appear on February 27, 1969 aerial photograph First city directory entry
117	1966-67	Philippe Register 1965; 1966	Unknown; estimated 1963-1968	**1966-67**	May 2, 1966 aerial photograph and first city directory entry
118	c.1973	Register, Ross & Burnet 1971 Register & Burnet 1972	1972	**1973**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
119	c.1965	Philippe Register 1965/1968	1963	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
120 R-25	c. 1971	Register, Ross & Burnet 1970	1970	**c. 1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
121 R-20	c.1971	Register, Ross & Burnet 1970	1970	**c.1971**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
122	c.1971	Register, Ross & Burnet 1967	Unknown; estimated 1963-1968	**c.1971**	Does not appear on February 27, 1969 aerial photograph First city directory entry
124 R-23	c.1968	Philippe Register 1967	1964	**c.1967**	Does not appear on May 2, 1966 aerial photograph.
125 R-21	c.1970	Register, Ross & Burnet 1969	1969	**c.1970**	Does not appear on February 27, 1969 aerial photograph Drawings and first city directory entry
126 R-24	c.1968	Philippe Register 1967	1967	**c.1967**	Drawings, aerial photographs and first city directory entry
126 Garage	c.1968/ 1977	Unknown	No covered	**c.1968/ 1977**	Drawings and April 9, 1975 aerial photograph
CAMINO MATIAS					
104	c.1965	Kenneth S. Clark & Philippe Register, assumed; Philippe Register 1963, alteration	1962	**Before 1966**	May 2, 1966 aerial photograph

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
105 R-10	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	**Pre-1960, moved to site**	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	**Pre-1957, with c.1984 additions**	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 5).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Table 2: Santa Fe County Assessor Dates

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
CAMINO SANTIAGO			
101	c.1967-68	1964	Does not appear on May 2, 1966 aerial photograph
102 R-2	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
103 R-12	Before 1966	1964	Does not appear on May 2, 1966 aerial photograph
105 R-14	1971	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
106 R-3	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
109 R-15	Before 1966	1964	Only May 2, 1966 aerial photograph available for the period
110 (112) R-5	110: c.1962 112: c.1968	1969	Appears on May 2, 1966 aerial photograph
111	Before 1966	No Date Provided	
113	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
114 R-26	c.1972	No Date Provided	
115	c.1970	1964	Does not appear on either May 2, 1966 or February 27, 1969 aerial photographs
117	1966-67	1964	Only May 2, 1966 aerial photograph available for the period
118	1973		Does not appear on February 27, 1969 aerial photograph; still under construction on May 3, 1973 aerial photograph
119	Before 1966	1969	Appears on May 2, 1966 aerial photograph
120 R-25	c. 1971	1968	Does not appear on February 27, 1969 aerial photograph

Address	Consultant's Original and/or Revised Estimate *	Santa Fe County Assessor Estimate**	Errors with County Estimated Dates
121 R-20	c.1971	1969	Does not appear on February 27, 1969 aerial photograph
122	c.1971	1968	Does not appear on February 27, 1969 aerial photograph
124 R-23	c.1967	1968	
125 R-21	c.1970	No Date Provided	
126 R-24	c.1967	No Date Provided	
126 Garage	c.1968/ 1977	No Date Provided	
CAMINO MATIAS			
104	Before 1966	1968	Appears on May 2, 1966 aerial photograph
105 R-10	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
107 R-9	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
109 R-8	1950	1964	Documented as constructed in 1950 in Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25, and appears on 1951 aerial photograph
111 R-6	Pre-1960, moved to site	1969	Appears on May 2, 1966 aerial photograph
116/120 R-7	Pre-1957, with c.1984 additions	No Date Provided	

Key:

**The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018, and additional review of images after May 15 hearing.*

*** Dates as taken from Santa Fe County Assessor parcel map (http://assessor.santafecountynm.gov/map.php) on May 17, 2018. Webpage states the information was accurate as of April 3, 2018.*

Figures and Aerial Photographs

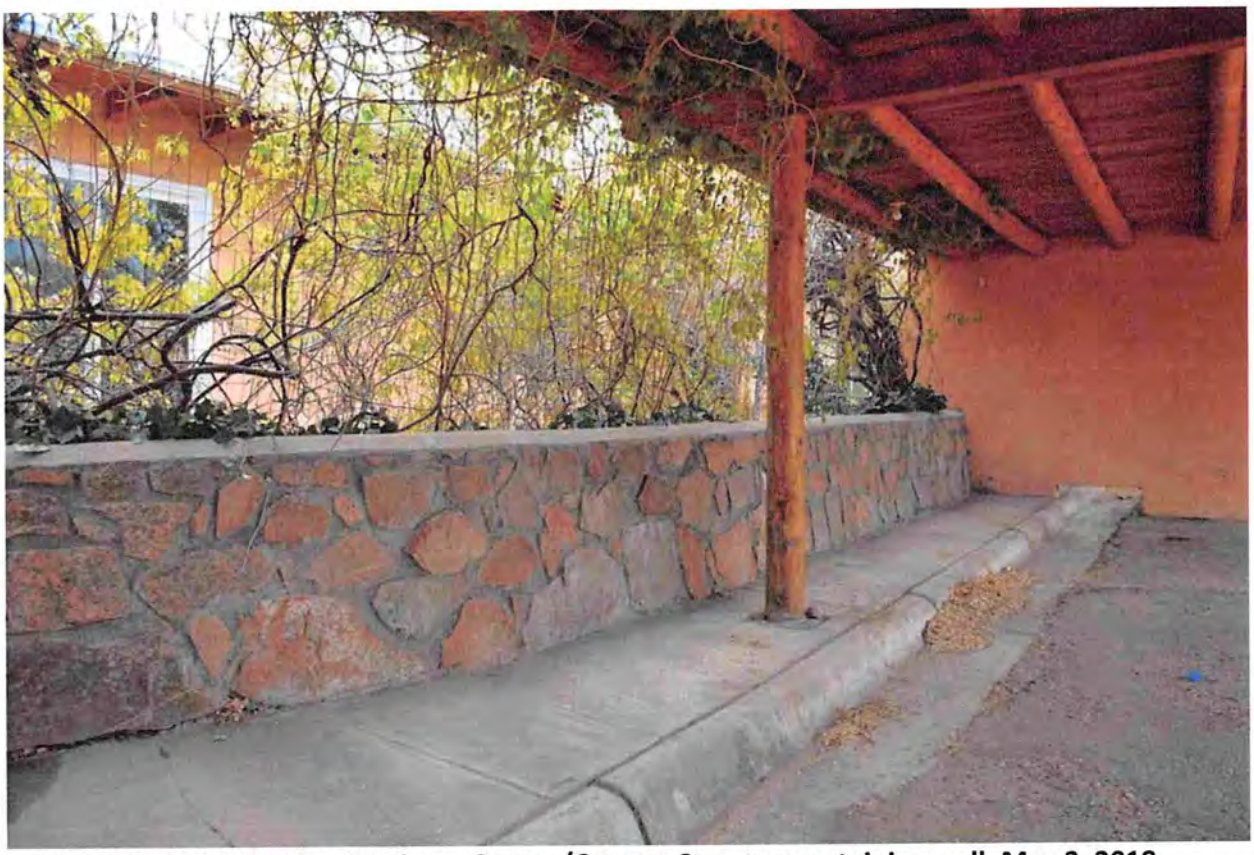


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



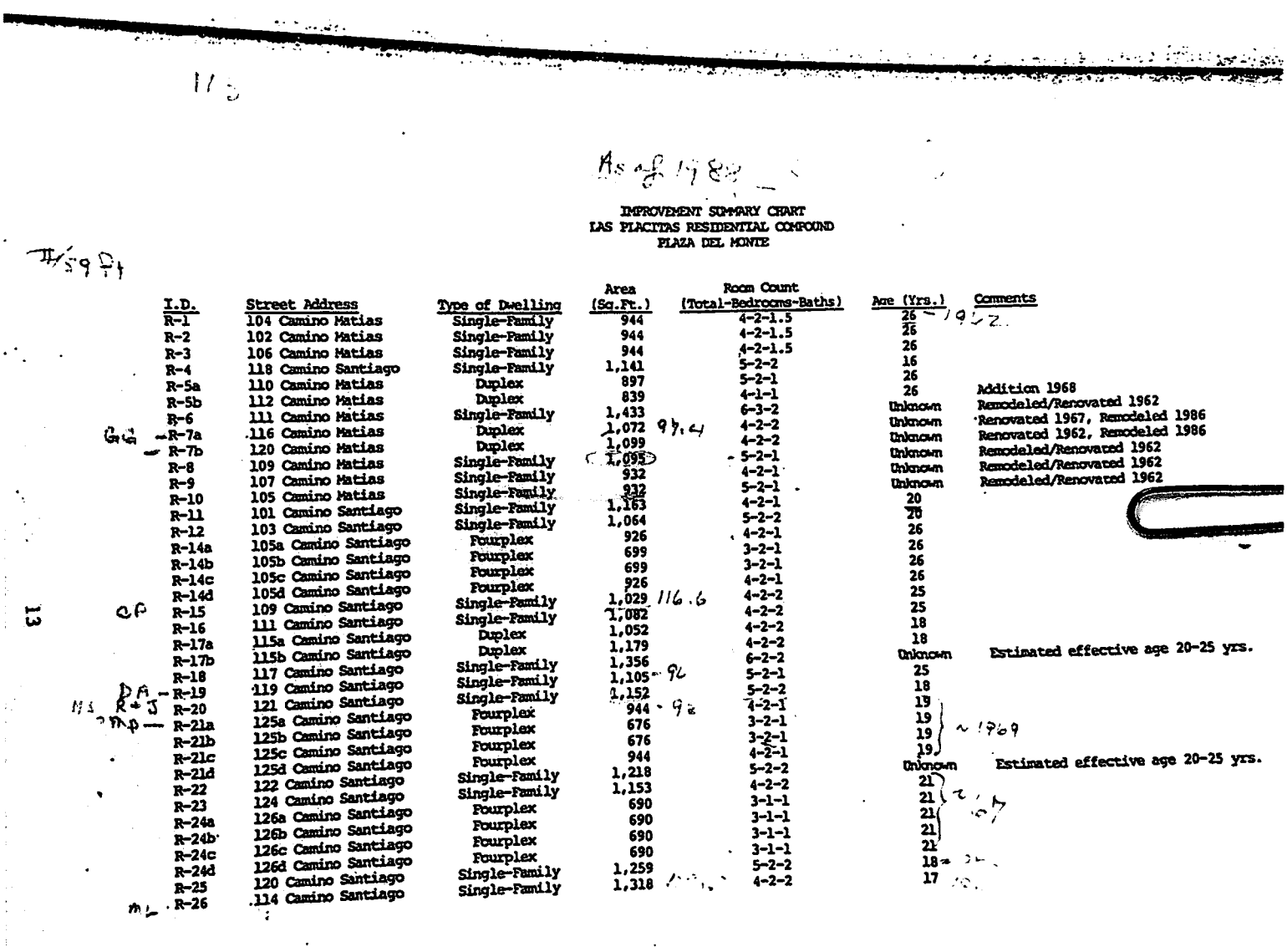
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



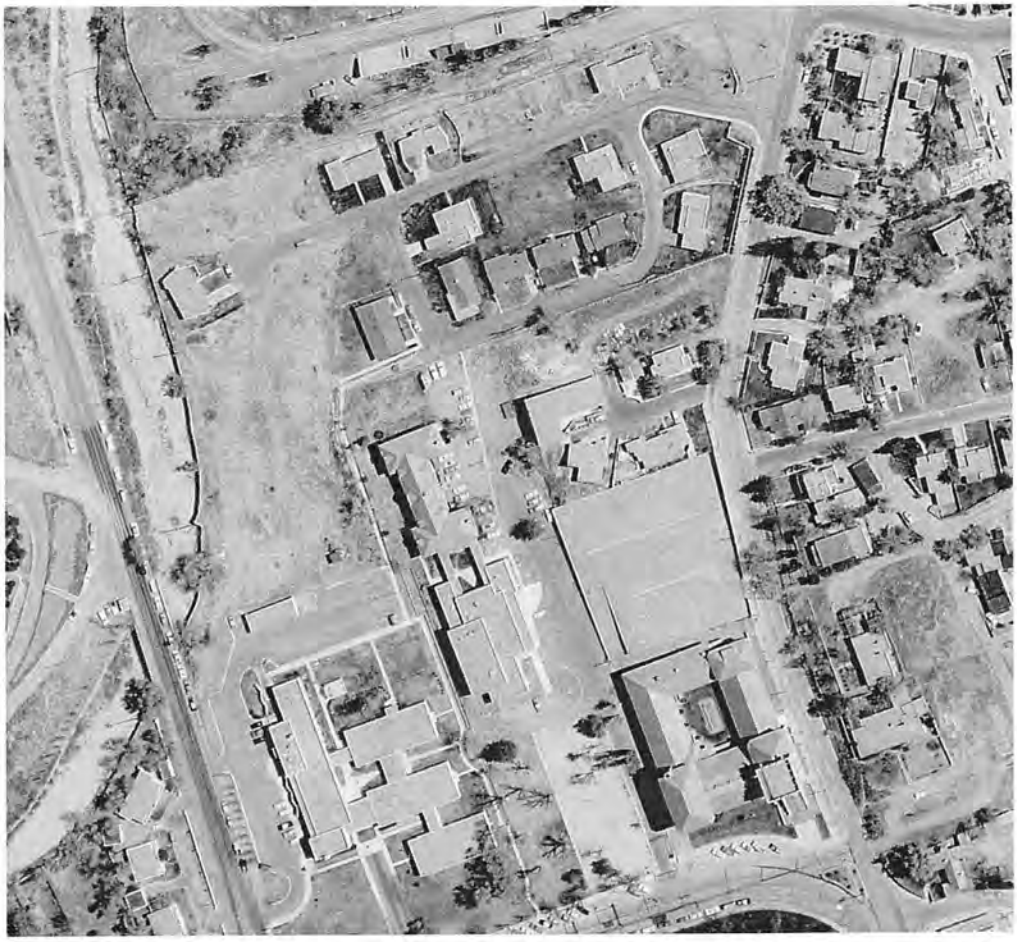
Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

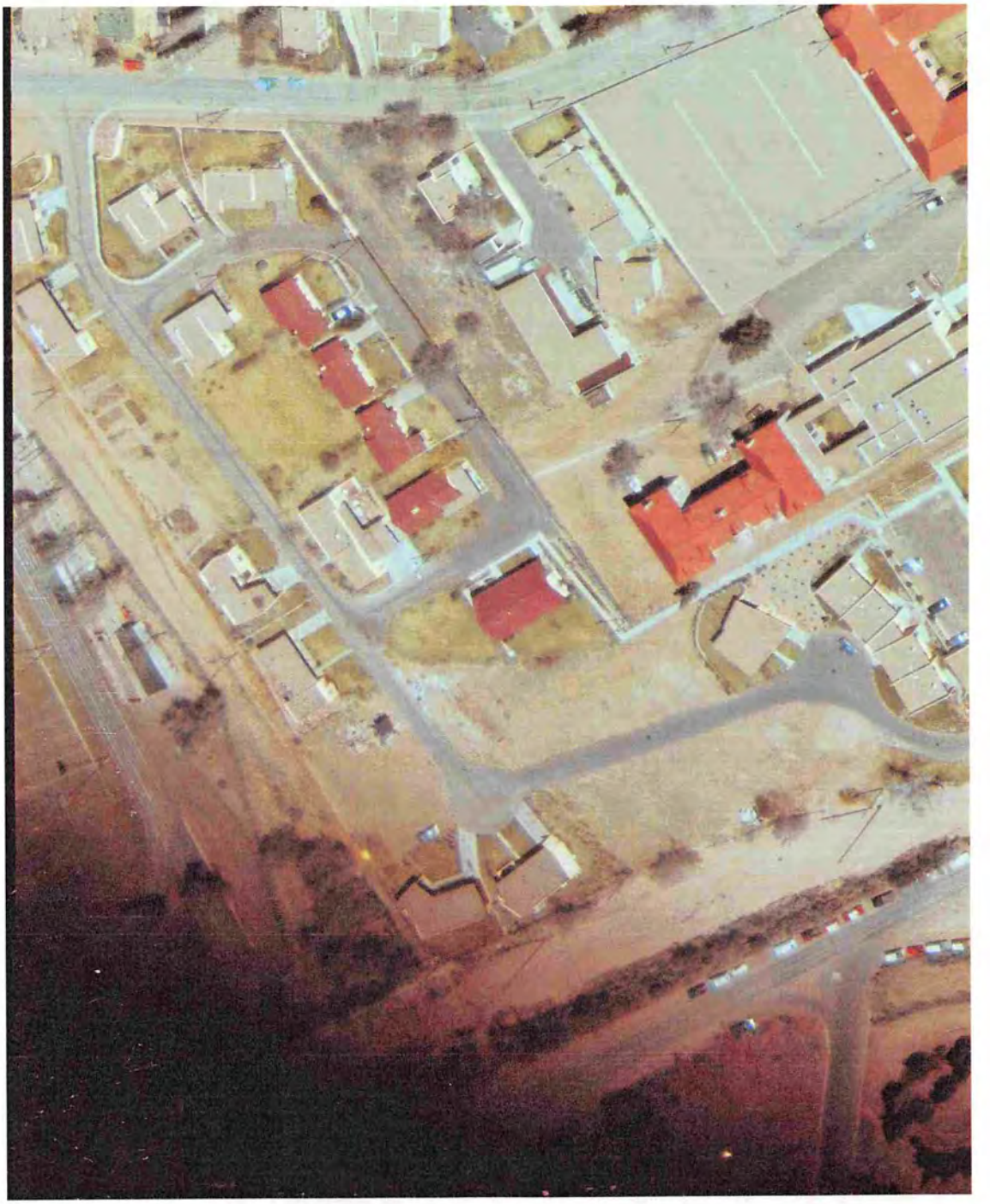
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



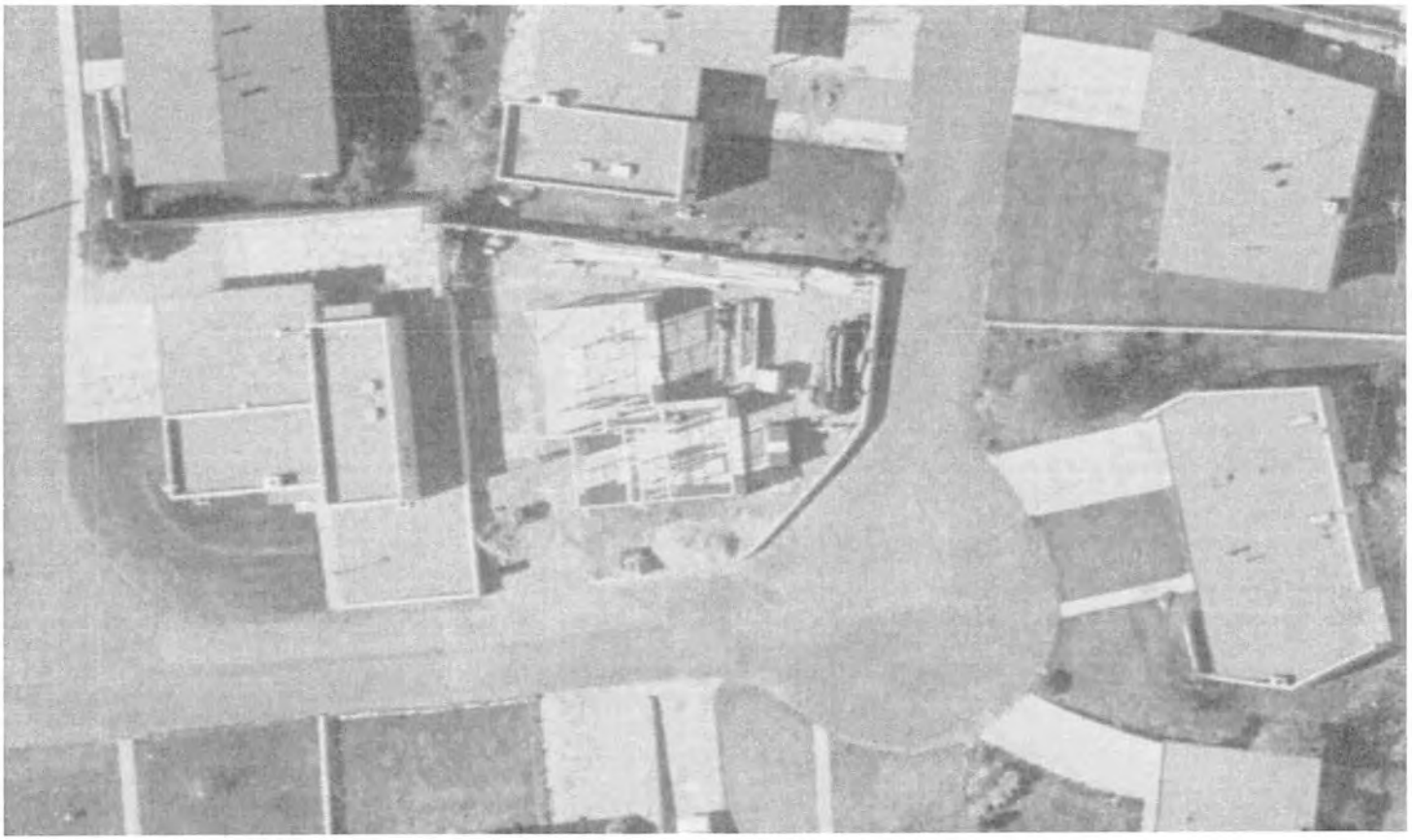
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



Aerial 2: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



Aerial 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.



Aerial 4: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

DONNELL
DONNELL
AND ASSOCIATES

April 29, 1988

Board of Pensions
Presbyterian Church (USA)
c/o Gaylan and Leona Friesenborg
417 Paseo de Peralta
P.O. Box 1888
Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
Plaza del Monte Retirement Community
417 Paseo de Peralta
Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	$1,350,000
Las Placitas Tract	$1,275,000
Total Property (Plaza del Monte)	$2,625,000

Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small ampitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697± acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608± sq.ft., leaving a net usable area of 8.627± acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735± sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning is to provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:	Pueblo style, stuccoed masonry construction.
Building Area:	Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.
Floor Plan:	The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.
Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

DONNELL DONNELL AND ASSOCIATES

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND ASSOCIATI

PRESENT VALUE STUDY

Under a phased marketing strategy, sale proceeds may not be received until a future date. A prudent investor would therefore most likely discount future income (sale proceeds) to reflect lost income generating capacity until the income is received (the time value of money). A payment can be discounted to present value by calculating the amount that should be invested now to grow with compound interest at a satisfactory rate to equal the future payment.

From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for future sale of the property is in the 12% to 13% range. Future sales will therefore be discounted to present value at a 12% interest rate. No appreciation or depreciation is projected over the proposed time frame. Our discounting analysis is summarized on the following chart.

Also:

* The property has been inspected by the undersigned.
* Facts cited or used are deemed accurate.
* We have no present or anticipated interest, neither do we have any other personal bias.
* Our compensation in no way depends on the reported conclusions.
* All limiting conditions are presented within.
* We have prepared this report in conformity with the professional standards of the organizations to which we subscribe.
* The use of this report is subject to the requirements of the American Institute of Real Estate Appraisers relating to review by its duly authorized representatives.
* No one provided significant professional assistance to the person signing this report.
* The analyses, conclusions, and opinions are ours.

Respectfully,

DONNELL, DONNELL & ASSOCIATES

John T. Donnell, MAI

The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000
4. Las Placitas Tract, as a residential rental compound	$1,200,000	$ 950,000	$ 775,000
5. Entire Property (Plaza del Monte), at its market supportable Highest and Best Use (Land Value)	$2,625,000	$2,100,000	$1,675,000
6. Plaza del Monte as a retirement community			
Non-Profit	$1,500,000	$1,200,000	$ 950,000
For-Profit	$1,300,000	$1,050,000	$ 825,000

DONNELL DONNELL AND ASSOCIATES
Page 127 of 175

September 8, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
128 Camino Santiago

Dear Lani
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 128 Camino Santiago. This address is Lot #14 of the Plaza Del Monte subdivision and was established by the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias", City of Santa Fe, NM, recorded on December 23, 2022. The subdivision survey is included as a part of this application.

At the meeting of the Historic Districts Review Board on May 26, 2024, Case #2023-007680--HDRB 126 Camino Santiago (address update by City of Santa Fe GIS to 128 Camino Santiago) was reviewed as one building "Contributing Structure" including the yard wall with the North façade given "Primary Façade" designation. The H-Board reviewed the garage and carports with the designation of structures south of the main structure as "Non-Contributing" without any proposed improvements or demolition for the property.

The "Non-Contributing" garage and carport structure has been removed under permit #2024-37011, with the site cleared for the proposed improvements.

My client currently presents the proposed amended improvements for the property designated as 128 Camino Santiago, Lot #14, in the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias," City of Santa Fe, NM, recorded on December 23, 2022.

The proposed amended improvements include:

- Removal of the existing front door of the residence and replacement with a new wood door in the existing opening.
- Removal of windows approved to remain on the north side elevation in the primary façade, and replacement of those windows in-kind within the existing openings (exception required Section 14-5.2 (D) (2)).
- Addition of a 6'-0" deep portal along the west elevation, a non-primary façade. The addition will be low-profile and set back 7'-0" from the primary north façade and will match the portal design of the primary façade.

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- The existing residence roof with minimal insulation cannot meet the 2018 International Energy Conservation Code without adding insulation to meet the current building codes. After review with Historic Preservation and Residential Green Code staff, it was determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements. The proposed additions (new construction) will be required to meet the City's and State's 2021 Green Code and the City's HERS and WERS requirements. Meeting the required HERS rating will be compromised as the existing structure will not have the minimum required insulation to meet the 2021 Energy Code requirements.
- The existing residence ceiling heights are 8'-0" with roof deck materials and minimal insulation that cannot meet the 2021 International Energy Conservation Code without adding to the existing roof line to meet the current building codes. Historic Preservation and Residential Green Code staff have determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements.

The removal of windows and doors on the north side of a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The removal of windows and doors on the north side of a primary façade and the closing of the existing openings is requested for 128 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago, Units B-1 and B-2.

Criteria for approval:

(i) Do not damage the character of the district;

The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casement s of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure."

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will help bring this residence into greater harmony with the subdivision's single-family character.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed alterations will provide the Owner with a designated "Front Door" and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

The addition to the West façade at 7'-0" from a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The addition of a portal on the west façade that is 7'-0" from the north side of a primary façade and is requested for 128 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago Unit B-1 and B-2.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed alterations will not damage the character of the district and will provide the owner with a portal on the west side of the residence to protect it from direct sunlight. The property will maintain a residential appearance on the north façade. As determined by the historic and green code staff of the City, the energy conservation green code is not required. This portal addition is requested to mitigate the heat gain through the west-facing doors to the proposed yard area.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The proposed alterations will provide the Owner with the necessary shading for the residence's functions. The residence will remain in harmony with the subdivision's single-family character.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alteration strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago.

Exceeding the existing historic footprint of the main house by 50% requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- Exceeding the historic footprint of the main house is requested for 126 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The Historic Review Board previously approved the request in case 2023-007680-HDRB where the 50% rule was exceeded. This new request is for a minor addition of 165 SF that adds to the amount that exceeds the historic footprint.

Criteria for approval:

(i) Do not damage the character of the district;

The proposed alterations will not compromise the character of the district and will provide the owner with a portal on the west side of the residence to protect it from direct sunlight.

(ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

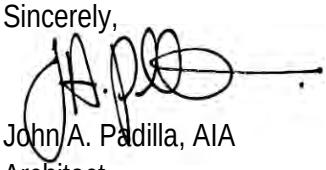
The proposed alterations will provide the Owner with the necessary shading for the residence's functions and help maintain energy efficiency within the historic footprint of the building. The residence will remain in harmony with the subdivision's single-family character. The residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

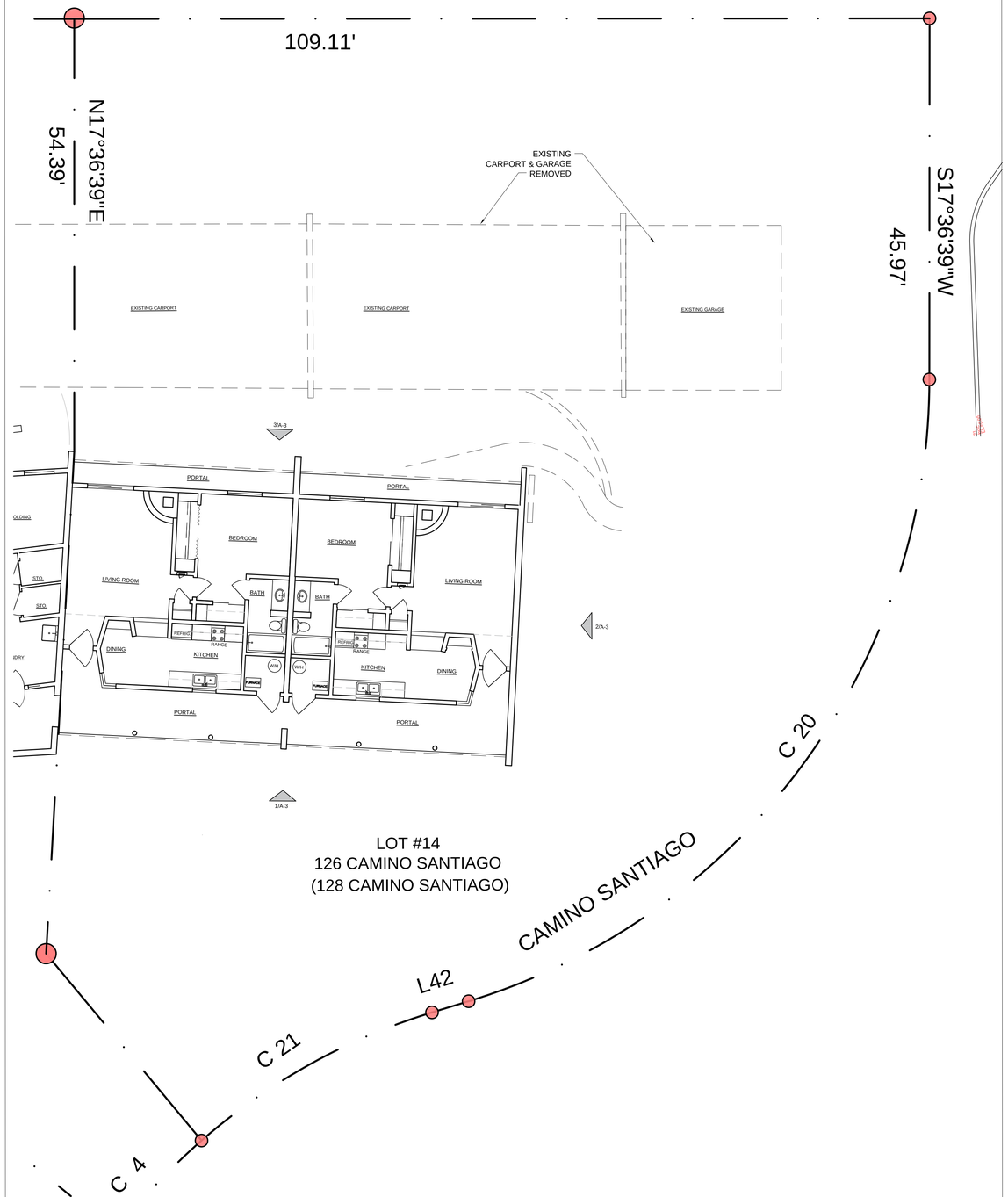
The proposed alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the standards of the district.

Sincerely,



John A. Padilla, AIA
Architect



N

0 1' 2' 8' 16'

EXISTING 128 SITE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

1

JAP ARCHITECT

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japadillaarchitect@gmail.com
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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

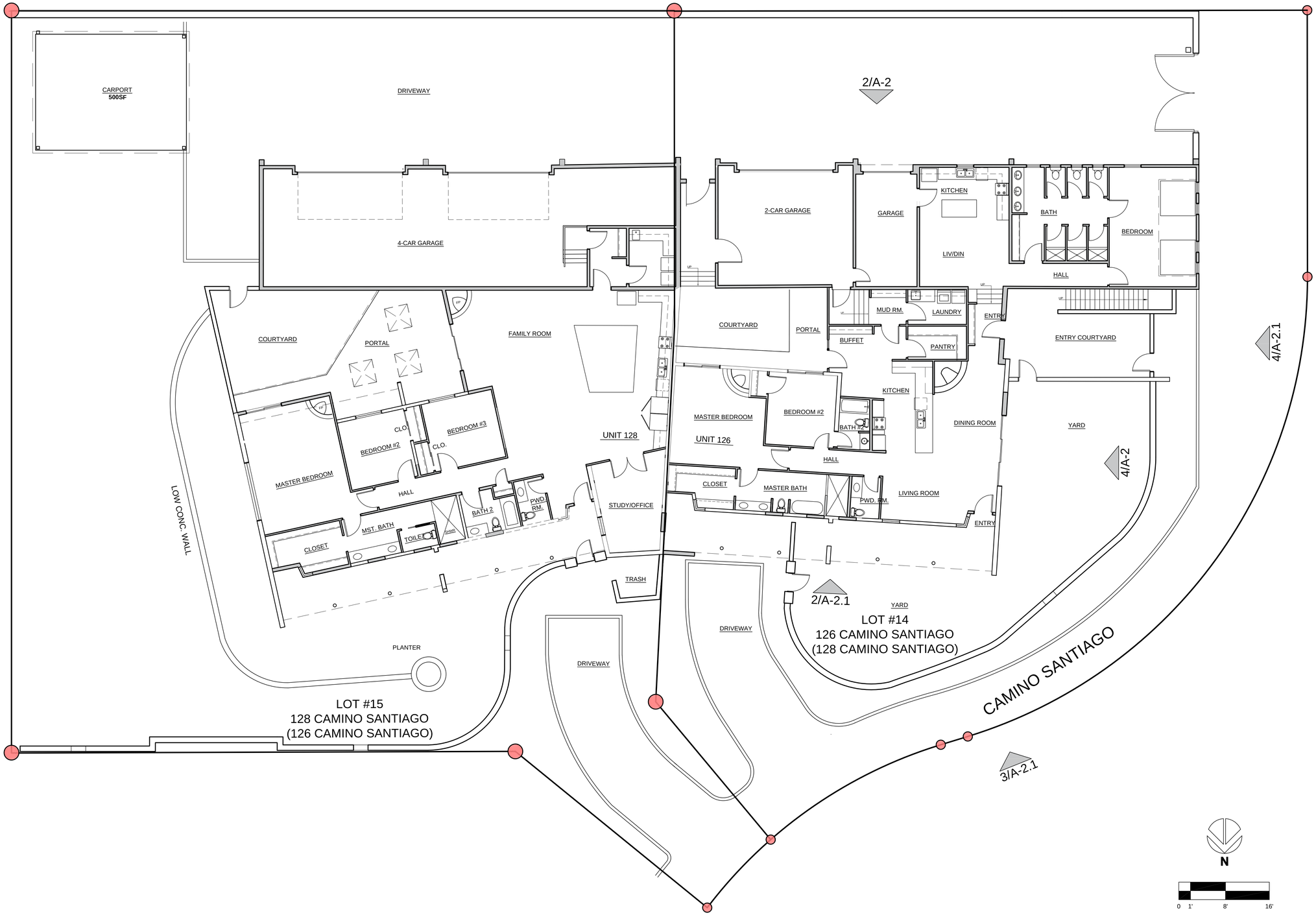
SHEET TITLE:

EXISTING
SITE PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-1



PREVIOUSLY APPROVED PROPOSED SITE PLAN

SCALE: $\frac{1}{8}$" = 1'-0"

1

JAP ARCHITECT

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

PROPOSED
SITE
PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-1.1

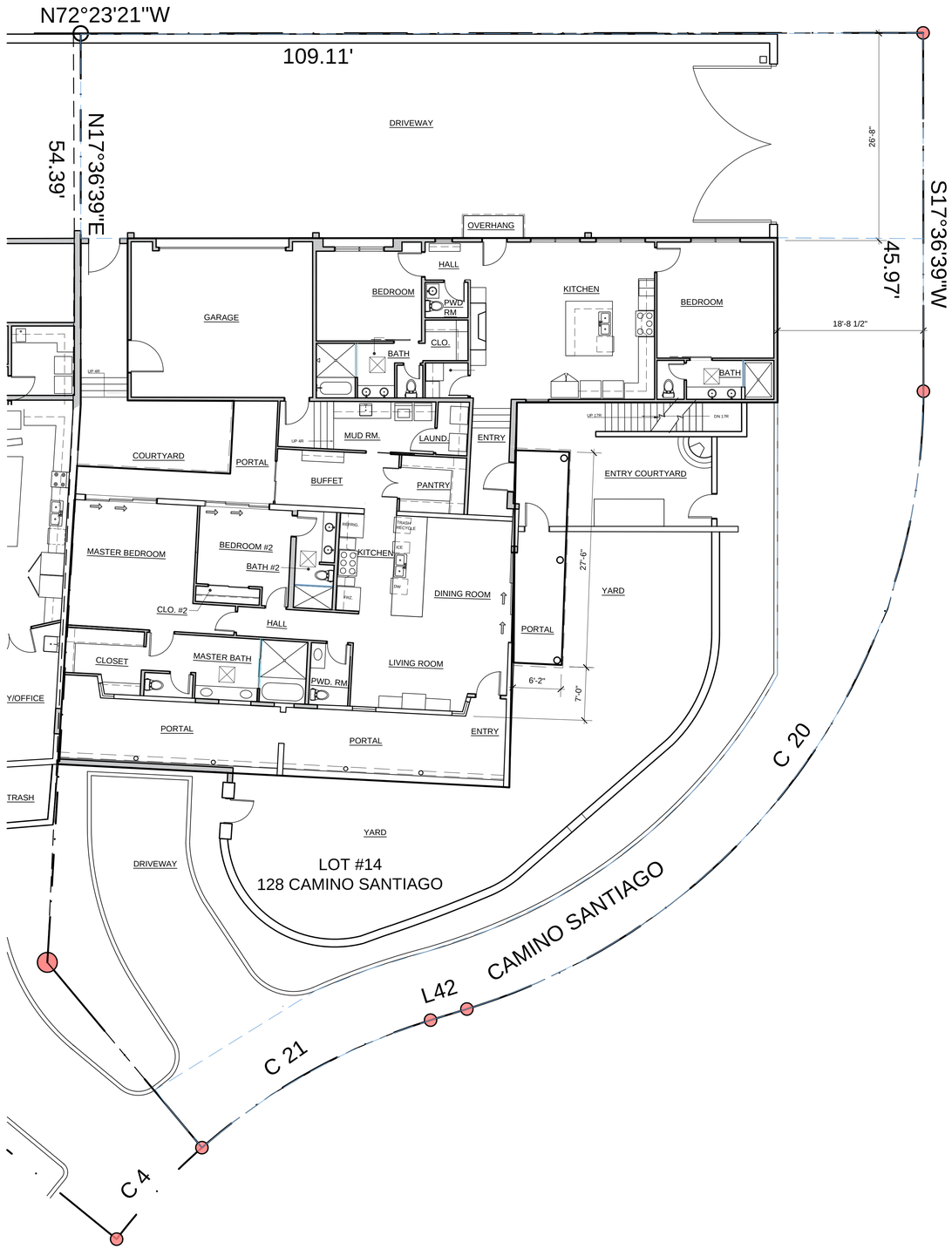
PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL:

1.

AREA CALCULATIONS

PROPOSED HEATED AREA	2035 SF



0 1' 2' 8' 16'

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

JAP ARCHITECT

PO BOX 22986
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(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.:	CAMINOSANT
ISSUE DATE:	09/09/2025
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:

NO:	DATE:	DETAIL:

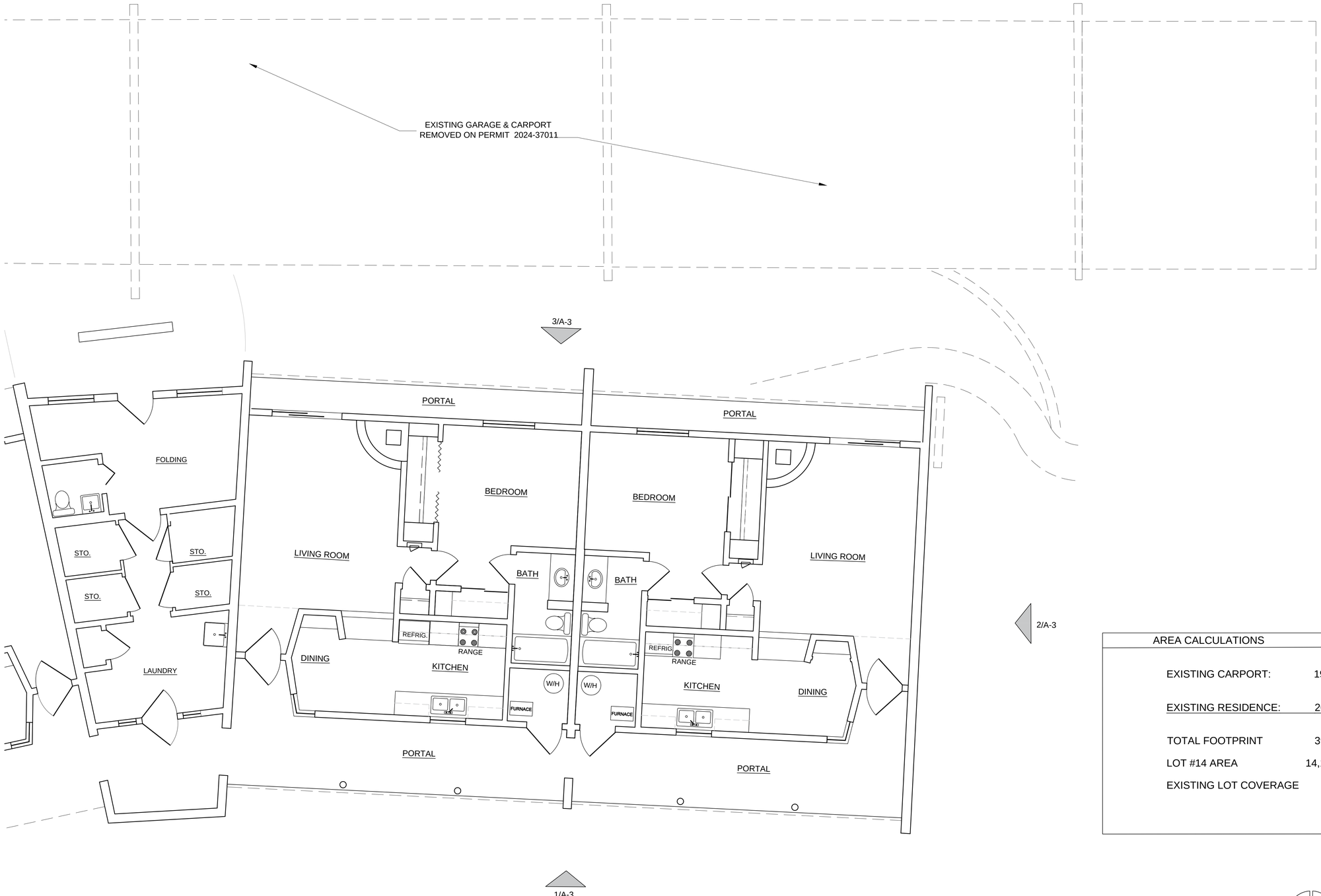
SHEET TITLE:

PROPOSED SITE PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-2



AREA CALCULATIONS

EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT	3999 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	28.3%

N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING FLOOR PLAN - 128

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

1

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
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REVISIONS:
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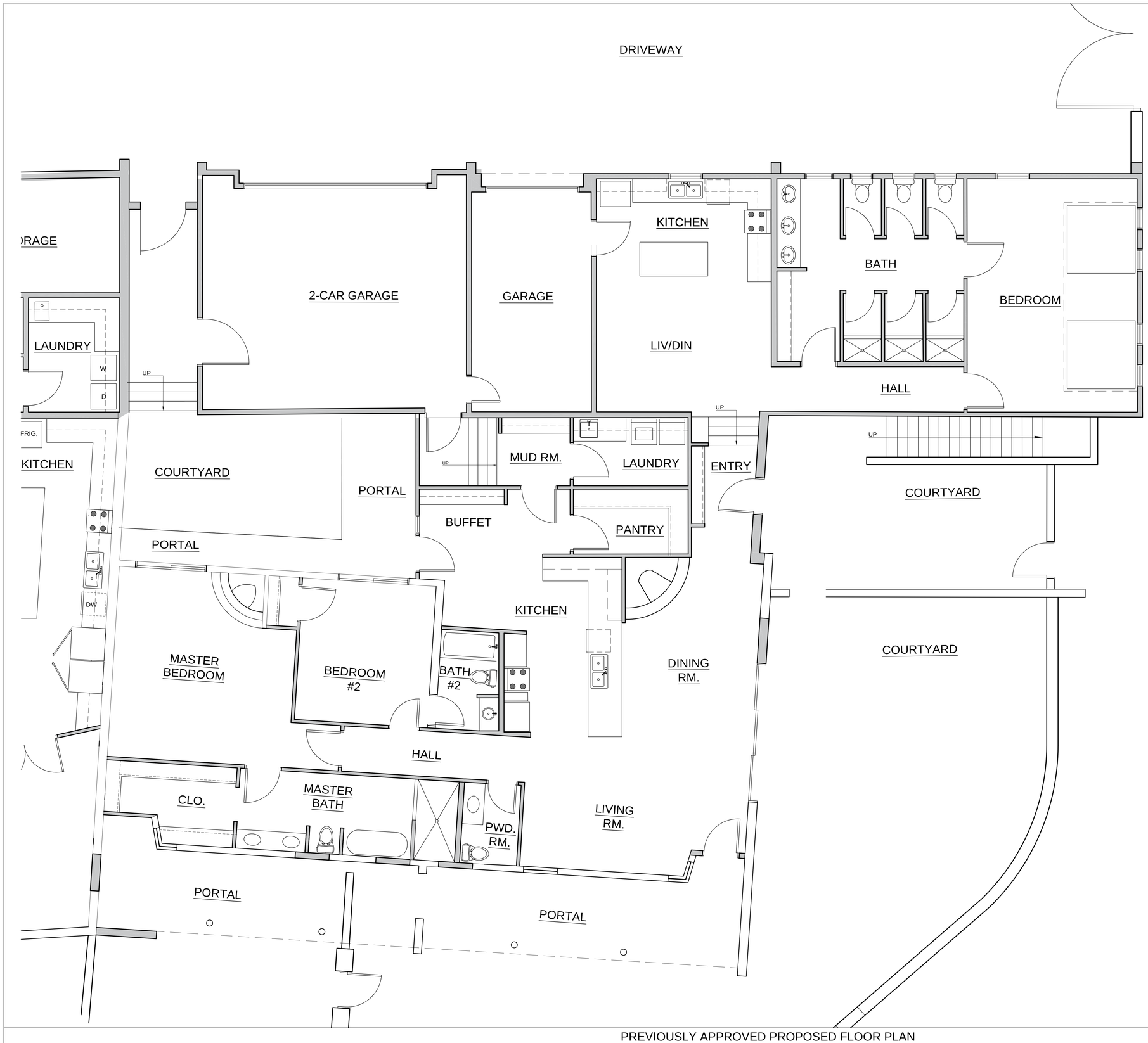
SHEET TITLE:

EXISTING FLOOR PLAN

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SHEET NO:

A-1



PREVIOUSLY APPROVED PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

1

AREA CALCULATIONS	
PROPOSED GARAGES:	745 SF
PROPOSED PORTALS	150 SF
PROPOSED ADU	1037 SF
PROPOSED ADDITION	467 SF
EXISTING RESIDENCE	1872 SF
TOTAL FOOTPRINT	4271 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	30.2%

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

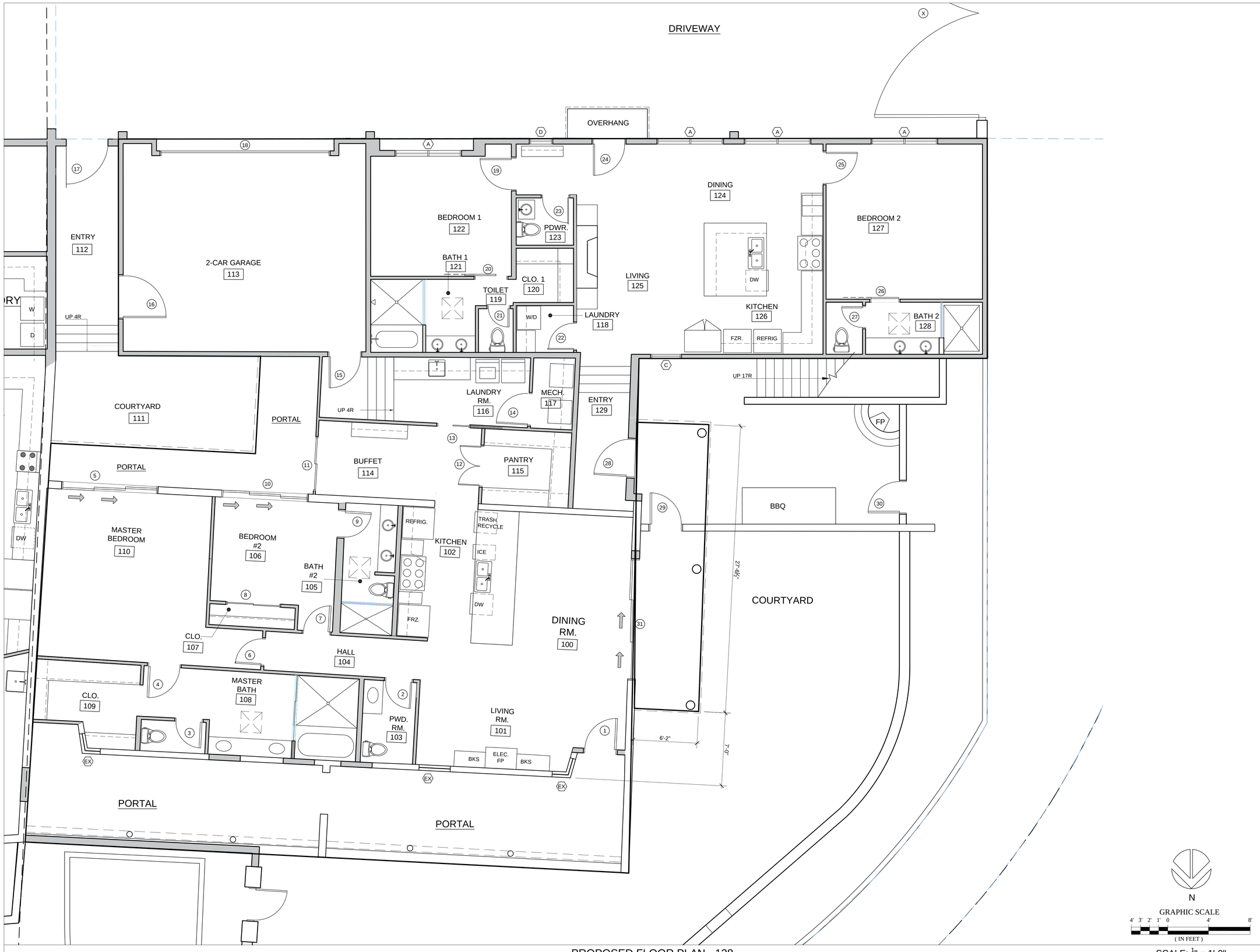
SHEET TITLE:

126 (128) CAMINO SANTIAGO PROPOSED FLOOR PLAN

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SHEET NO:

A-1.1



N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

PROPOSED FLOOR PLAN - 128

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

1

JAP ARCHITECT

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
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REVISIONS:
NO: DATE: DETAIL:

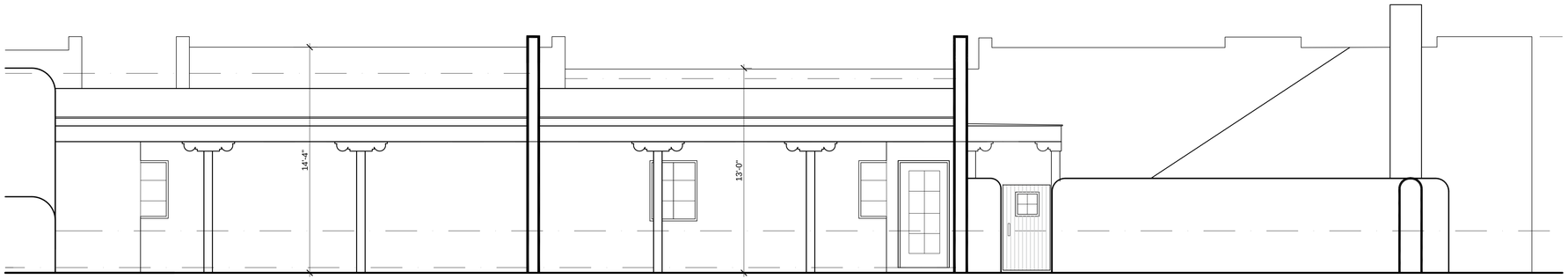
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PROPOSED PLAN

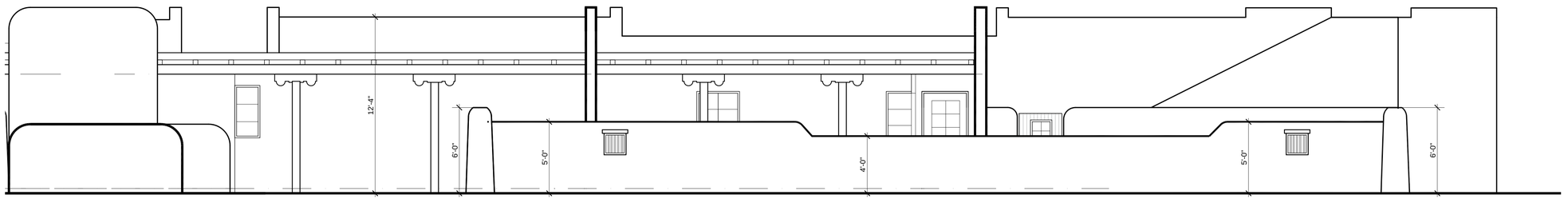
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SHEET NO:

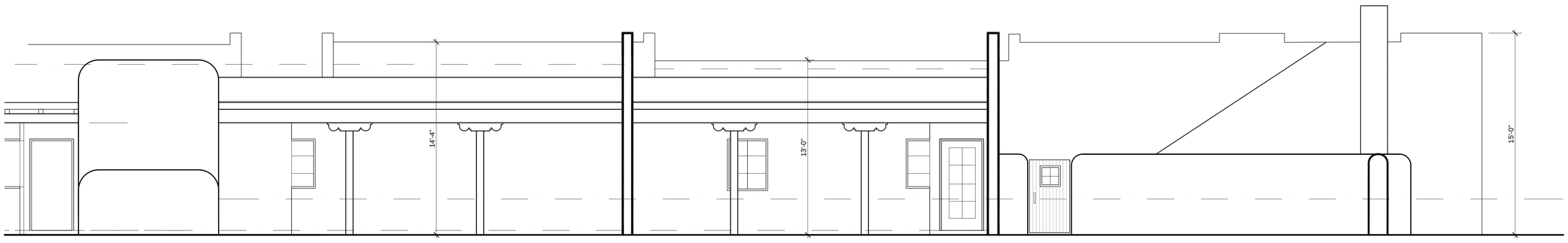
A-1.2



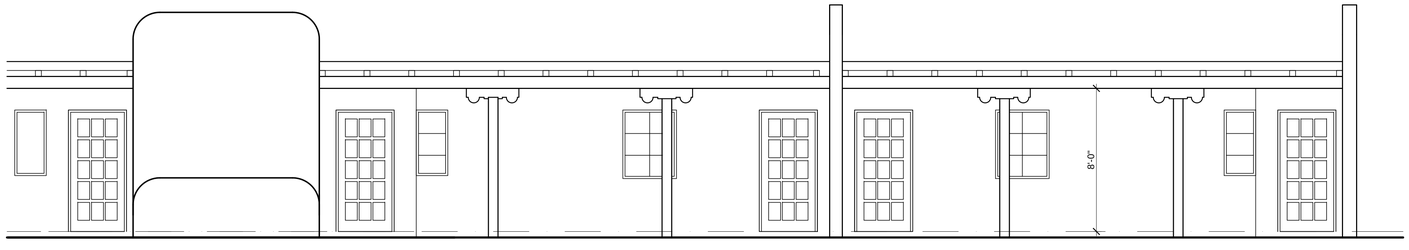
PROPOSED NORTH ELEVATION - (NO YARD WALL)



PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - (OUTSIDE YARD WALL) SCALE: $\frac{1}{4}$" = 1'-0" | 3



PREVIOUSLY APPROVED PROPOSED NOTRH ELEVATION - (NO YARD WALL) SCALE: $\frac{1}{4}$" = 1'-0" | 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

EXISTING NORTH ELEVATION SCALE: $\frac{1}{4}$" = 1'-0" | 1

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

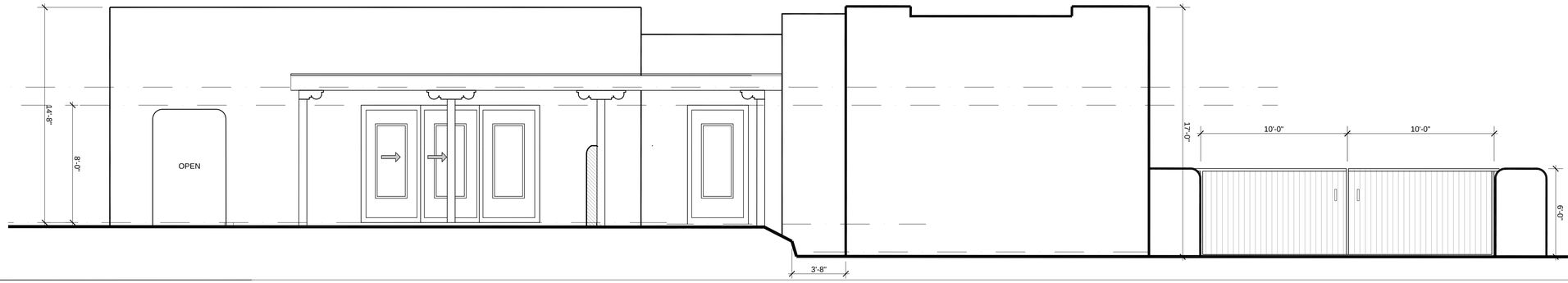
SHEET TITLE:

NORTH ELEVATIONS

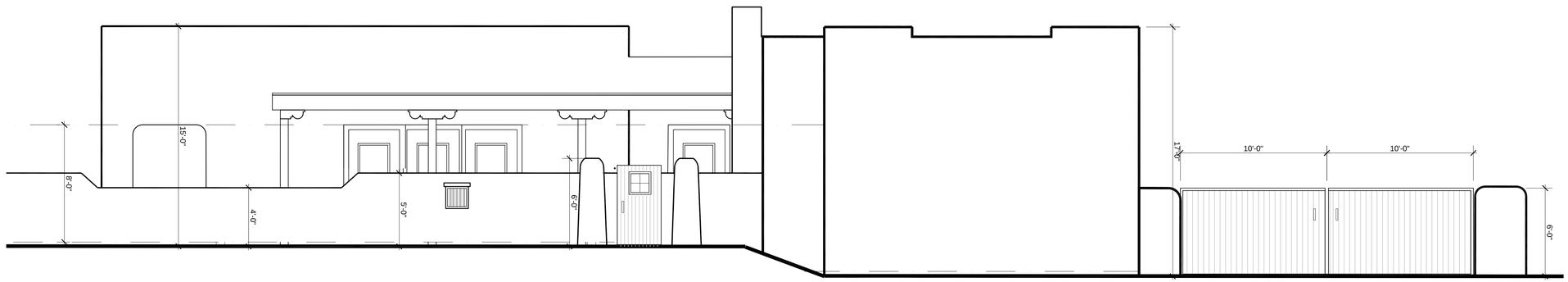
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SHEET NO:

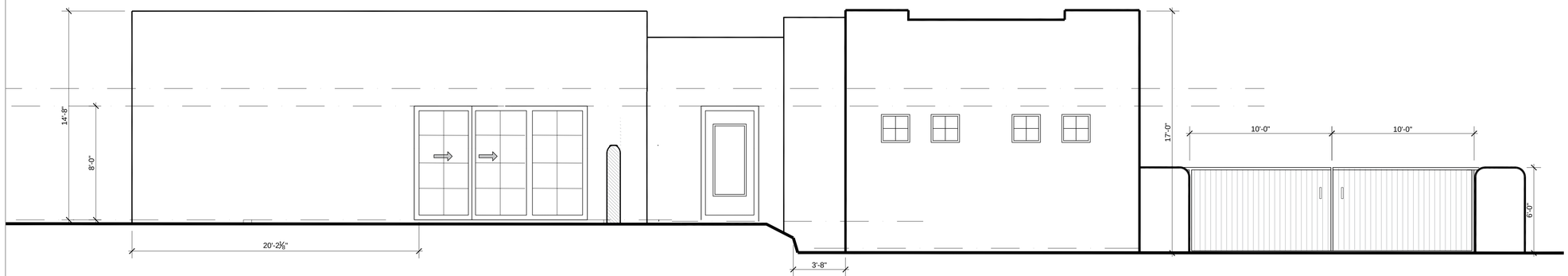
A-2



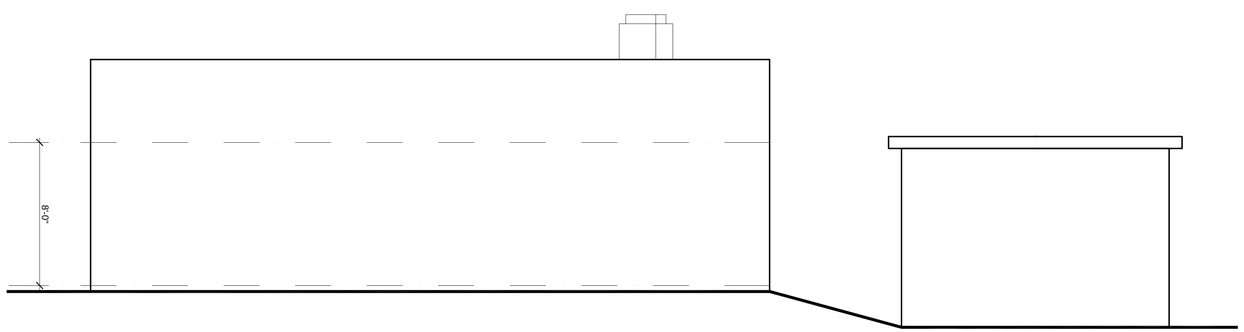
PROPOSED WEST ELEVATION (NO YARD WALL) SCALE: 1/4" = 1'-0" 4



PROPOSED WEST ELEVATION (YARD WALL) SCALE: 1/4" = 1'-0" 3



PREVIOUSLY APPROVED WEST ELEVATION SCALE: 1/4" = 1'-0" 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

PROPOSED WEST ELEVATIONS

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SHEET NO:

A-2.1

EXISTING PLAN SHEET KEYED NOTES

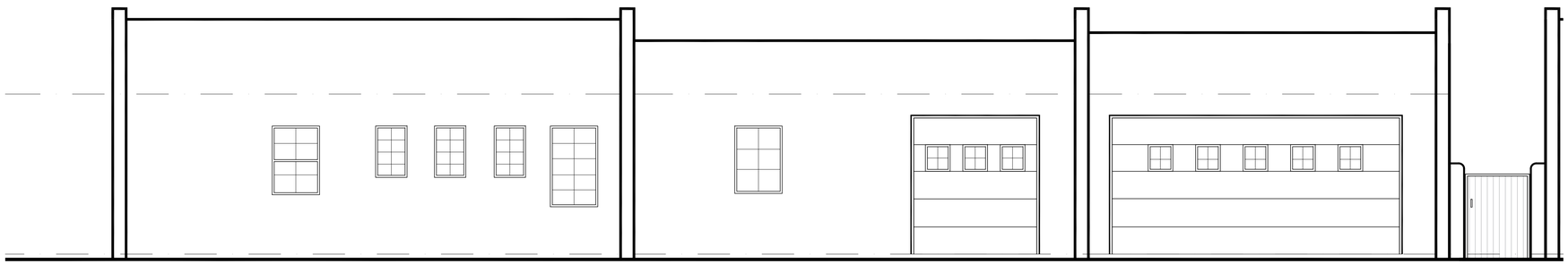
GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED

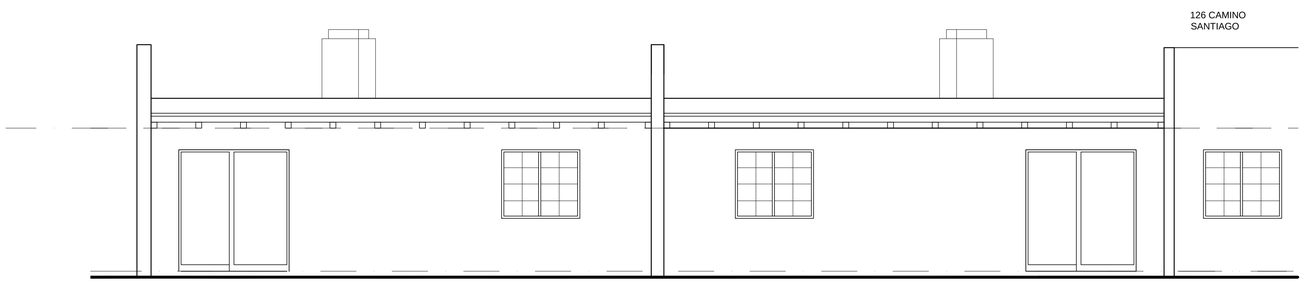
4



PROPOSED SOUTH ELEVATION — SCALE: 1/4" = 1'-0" — 3



PREVIOUSLY APPROVED SOUTH ELEVATION — SCALE: 1/4" = 1'-0" — 2



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

JAP ARCHITECT

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RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126 (128) CAMINO SANTIAGO SOUTH ELEVATIONS

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JOHN A. PADILLA AIA

SHEET NO:

A-2.2

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO JAP ARCHITECT
P.O BOX 22986
SANTA FE, NM 87502
japadillaarchitect@gmail.com
(505) 660-1682



JOB	DATE
UNIT 128 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1A	36 x 80 LH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
A1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
B1	38 x 38 LR STEEL CASEMENT 1W3H
DR# 2A	36 x 80 LH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
DR # 3A	36 x 80 RH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
C1	38 x 38 LR STEEL CASEMENT 1W3H
D1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
DR# 4A	36 x 80 RH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
E1	20 x 38 L STEEL CASEMENT 1W3H
F1	20 x 38 R STEEL CASEMENT 1W3H
DR# 5A	30 x 68 LH INSWING DOOR 6-LT/2-PANEL 2W3H
SOUTH ELEVATION	
DR #6A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
G1	54 x 51 LSR STEEL CASEMENT 1W4H
H1	54 x 51 LSR STEEL CASEMENT 1W4H
DR # 7A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
I1	48 x 48 HS 2W6H BRONZE ALUMINUM GRILLES IN AIR SPACE
DR # 8A	36 x 80 RH METAL DOOR 3W3H GRILLED/2-PANEL METAL
J1	48 x 48 HS 2W4H BRONZE ALUMINUM GRILLES IN AIR SPACE

In closing, my professional opinion is as follows:

Doors 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A and windows I1 and J1 are historic.

The steel casements are single glazed however do not have enough shelf area to install insulated glass into the frame.

The single panes and the steel casements have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style, will not work because the fact is, the steel will still condensate and will allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

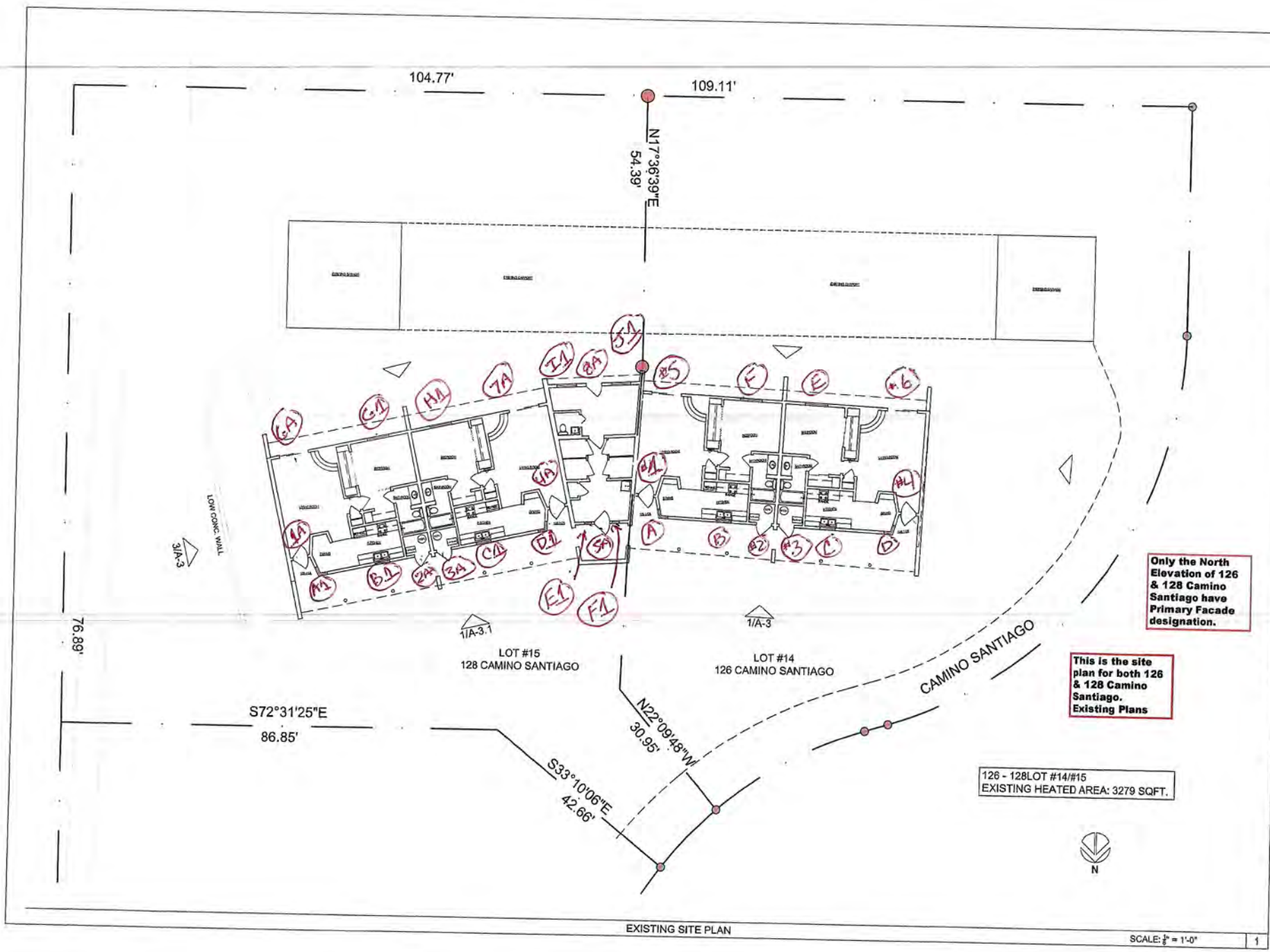
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
A1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
B1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2A	36 x 80 LH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3A	36 x 80 RH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
C1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
DR #4A	36 x 80 RH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
E1	20 x 38 L STEEL CASEMENT 1W3H	S	HISTORIC
DR #5A	36 x 80 LH INSWING DOOR 6-LT/2-PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
F1	20 x 38 R STEEL CASEMENT 1W3H	S	HISTORIC
DR #6A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
G1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
H1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #7A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
I1	48 x 48 HS 2W4H BRONZE OX ALUMINUM GRILLES IN AIR SPACE	S	NON-HISTORIC – 1992

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #8A	36 x 80 RH METAL DOOR 3W3H/2-PANEL GRILLES IN AIR SPACE	U	NON-HISTORIC – 1992
J1	48 X 48 HS 2W4H GLASS BRONZE OX ALUMINUM GRILLES IN. AIR SPACE	S	NON-HISTORIC – 1992

NOTES:



EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

1

JAP ARCHITECT

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(505) 660-1682
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jpadillaarch@aol.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 12/04/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
128
LOT #15
EXISTING
SITE
PLAN

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SHEET NO:
SP-1

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501

U128
NORTH
DR#1A

U128
NORTH
A1

U128
NORTH
B1

U128
North
2A

U128
North
3A

U128
North
C1


3
U128
North
D1

U128
North
4A

U128
North
E1

U128
North
F1

U128
North
5A

U128
South
6A

U128
South
G1


U128
South
H1

U128
South
7A

3

U128
South
I1

U128
South
8A


U128
South
J1

Unit 126- Unit 128

Typical water damage stain from condensation On interior plaster

City of Santa Fe

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

PROJECT DESC: 2023-007678-HDRB. 126 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Josh Gonzales, owner, propose to construct 2,301 sq. ft. of additions with a roof deck to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'-0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

CASE NUMBER: 2023-007678--HDRB

PROJECT TYPE: Remodel

LOCATION: 126 CAMINO SANTIAGO
Santa Fe, NM 87501

CONTACTS:		
Property Owner	Josh Gonzales	126 CAMINO SANTIAGO Santa Fe, NM 87501
Applicant	J O H N P A D I L L A ARCHITECT	PO BOX 22986 SANTA FE, NM 87502

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 26, 2024. The decision of the Board was to Approve the application as submitted noting that the exception criteria have been met with the conditions that:

1. the north elevation existing steel casement windows that are being retained be repaired rather than replaced,
2. the existing wood entry door be repaired and reused,
3. the windows and doors throughout the project be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames and be sympathetic to the existing doors and windows,
4. the garage and bunkhouse structure be reduced in height a minimum of 1' with a preference being 1½' and 2' to be more in scale with the historic part of the building,
5. the southern property yard wall and gate in the motor court be lowered to 5'0" in height and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines,
6. the front yard wall on the west and north retain the multiple height design but the heights be lowered to 3½' and 4½', and
7. the applicant shall update the drawings and submit window selections to the staff for final approval.

For further information please call 505-955-6605.

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.**

Sincerely,



Lani McCulley

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.**

City of Santa Fe

Land Use Department | Historic Preservation Division

Plan Number: 2023-007678--HDRB

Project Description: 2023-007678-HDRB. 126 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Josh Gonzales, owner, propose to construct 2,301 sq. ft. of additions with a roof deck to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'-0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2) (d) to exceed 50% of the historic footprint.

Project Location(s): 126 CAMINO SANTIAGO
Santa Fe, NM 87501

Contacts:

Applicant:	JOHN PADILLA ARCHITECT PO BOX 22986 SANTA FE, NM 87502	japadillaarchitect@gmail.com
Property Owner:	Josh Gonzales 126 CAMINO SANTIAGO Santa Fe, NM 87501	jshgnzls@hotmail.com

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused:	Non-Contributing:	Contributing: True	Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South: Yes

Publicly Visible Facade-West: Yes

Historic District Inventory Number: 2018

Year of Construction: circa 1967

Project Type: Remodel

Historic Building Name: Plaza del Monte Compound

City of Santa Fe, New Mexico

memo

DATE: **March 26, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Lani McCulley, Senior Planner, Historic Preservation Division**

2023-007678-HDRB. 126 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Josh Gonzales, owner, proposes to construct 2,301 sq. ft. of additions with a roof deck to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'-0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__X__ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [bldg. height, Plaza del Monte Evaluation]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [subdivision plat]

STAFF RECOMMENDATION:

Staff finds that all exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is "L" shape and is bounded by Bishops Lodge Road on the east and Old Taos

Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Few of them rise above grade but some of the lots do have above-ground property line walls which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8" up to 38" though most are 20" in height. No property has front yard fencing. All fencing is a minimum of 10' from the front property line. Those properties who have rear yard fencing the height is generally 5'-0". Fences built on top of retaining walls or perimeter fences tend to be at 6'-0". There are two sections of retaining wall with fencing that reaches 8'-0" between the compound and neighboring lots.



Figure 1. Plaza del Monte. 126 Camino Santiago is in the lower left corner of the property.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Property Summary:

The residence at 126 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. four-plex-family residence with a laundry room. It has now been divided into two individual residential structures as part of a subdivision that was created in 2022. The residence is now addressed as 126 Camino Santiago consists of the structures' 2,085 sq. ft. western end.

The quad apartment block at 126 Camino Santiago was designed with room block massing at the center of to act as a hood over the laundry and raised triangular party walls divide the sections and bookend the building and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structure.



Figure 2: Comparison of 126 Camino Santiago (left) and 125 Camino Santiago (right).

In February 2023, under case 2024-007794-HDRB the applicant was approved to demolish the garage and carport structure.

Now, the applicant proposes the following exterior alterations:

South Elevation:

1. A 1,237 sq. ft. garage/carport/bunkhouse structure to replace the previously demolished structure on the south of the property. This structure will house a roof deck on the top and exterior stairs with railing on the western end of the north façade.

2. A 211 sq. ft. addition to the rear of the residence that will connect the residence to the garage structure. An exception to Section 14-5.2(D)(2)(d) for constructing greater than 50% of the original footprint.
3. Demolition of the yard walls to the south of the existing residence.
4. Construct a 3'-0" high pedestrian gate on the eastern side of the garage to access the rear courtyard of the residence and create a separation between lots.
5. Construct a 6'-0" yard wall with pilasters along the southern property line.

West Elevation:

6. Install a door where one does not currently exist to access the courtyard on the western side of the structure.
7. Construct a 6'-0" high yard wall and vehicle gate on the south of the garages, running from the garage unit south to the lot line.

North Elevation:

8. Replace corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested.
9. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested.
10. Construct a yard wall varying in height from 4'-0" to 5'-0" with 6'-0" high round conical pilasters on either side of the 5'-0" pedestrian gate and windows.
11. This yard wall continues along the north and west of the property and consists of an interior yard wall with pedestrian gate on the west of the property that divides the yard into two courtyards.

East Elevation:

12. Construct a 487 sq. ft. portal in the interior courtyard.

The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary façade would not be blocked, should not connect to the primary façade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure.

The applicant has made design changes to follow the directions from the previous hearing. These changes include:

South Elevation:
Designed garages with varying heights for each section to break up the parapet line.
Designed the garage with party walls to break up the singular parapet and mimic the party walls of the residence.
Set the garage doors further back in the door opening to create a shadowing effect.

West Elevation:
Designed the addition connecting the residence to the garage unit to step in to the east to break up the singular mass of the building and make a clear distinction between the main residence and the garage unit.

Yardalls:
Lowered the yard walls from 6’-0” to varying heights from 4’-0” to 5’-0”.
Removed the square pilasters to soften the flow of the wall.
Designed the pilasters at the gate to be rounded conical at 6’-0”.
The yard wall has window openings with wood slates.

Summary of square footage:

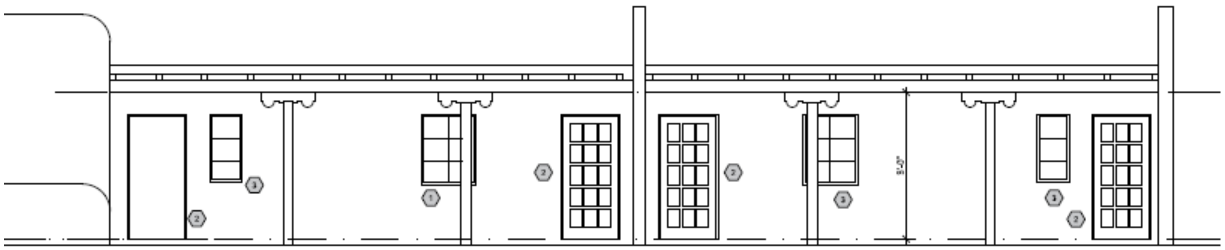
Existing roofed area including portals: 2,085 sq. ft.

Proposed additions: 467 sq. ft.
Proposed attached garages: 745 sq. ft.
Proposed attached Guesthouse: 1,037 sq. ft.
Proposed portal:150 sq. ft.
Total additions: 2,399 sq. ft. or 115 % of the original footprint

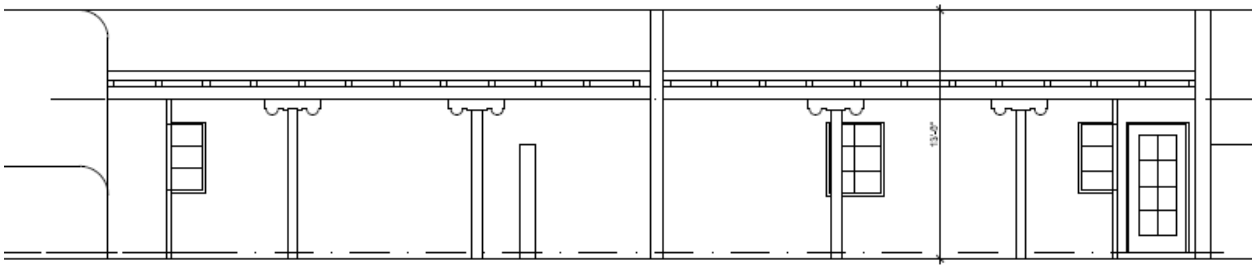
EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a): The applicant requests an exception to alter openings on a primary façade by infilling and replacing windows and doors.

Existing:



Proposed:



(i) *Do not damage the character of the district*

Applicant Response: The proposed alterations will not damage the character of the district, they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so it will not damage the character of the district or neighborhood to alter the fenestrations to meet the current use of the structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the Owner with a designated "Front Door" a stronger front single-family residence elevation for the renovated structure. It will move this residence to be more in harmony with the subdivision's single-family nature and not the multi-unit apartment appearance.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so making it more compatible with the current use will prevent complications for the family that lives in it.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed alterations strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade appears as an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agrees that as a single-family unit the single door and other opening changes are compatible with the design options for the interior remodel of the structure and blend in with the rest of the compound. The applicant did consider closing off the unnecessary openings on the interior only of the structure; however, this did not accomplish removal of confusion for what constitutes as the entrance to the single-family residence.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(2)(d): The applicant requests an exception to exceed the 50% footprint rule.

(i) *Do not damage the character of the district*

Applicant Response: The open-air carports and the deteriorating garage do nothing to strengthen the existing streetscape of the Plaza Del Monte Subdivision. Their demolition with the proposed renovations, alterations, and additions will not damage the character of the district. These improvements work to enhance the streetscape by strengthening the single-family nature of this building. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agree that the additional square footage will not damage the character of the district. The new structure will be in the same location and the same square footage as the existing one. Therefore, the overall change is the minimal addition to the residence that will connect to the carport/garage structure which effectively minimizes the appearance of the overall non-contributing square footage.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The open-air carports and the deteriorating garage are not safe structures as noted in the Structural Engineers report. The proposed addition of a new Garage building will ensure the safety of the owners and guests on the property. It will also strengthen the single-family nature of this property to not appear as a multi-unit apartment project.

Staff Response: Staff agree that the additional square footage will help prevent hardship to the homeowner. The existing carport/garage structure is non-contributing. The new structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian stair access during extreme weather so this would prevent a hardship for younger and aging residents.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The proposed renovations, alterations, and additions work to strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agree that the additional square footage strengthens the heterogeneous character of the City and the Downtown & Eastside Historic District. The new carport/garage structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian stair access during extreme weather so this would prevent a hardship for younger and aging residents making it possible for extended families to reside in the district.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and preservation of historical areas and buildings;
(b) The continued construction of buildings in the historic styles; and
(c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
  (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  (iii) No existing opening shall be closed.
(b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

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.

Additions exceeding 50% of the original footprint:

14-5.2(D) General Design Standards for All H Districts

(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

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.

WALL AND FENCE GUIDELINES
SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

Plaza del Monte: —— Perimeter Heights

R = Retaining

F = Fence



February 26, 2024

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Revised submission post H-Board review
126 Camino Santiago

Dear Lani
On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed plan revisions for renovations and additions to 126 Camino Santiago. The revisions are in response to the review and comments from the H-Board at the hearing for this case on February 13, 2024.

The proposed improvements are responding to:

- A recommendation that the Yard Walls be re-designed to be more responsive to the overall design of the building and to work with the vernacular of the subdivision and its streetscape. The yard walls should be more organic and allow the façade to read by a variation in heights along the length of the wall.
- A recommendation that the proposed additions work better to integrate with the existing structure and allow the existing structure to read from the streetscape.
- A recommendation that the garage elevations (south elevation) better articulate the composition of the façade and introduce elements that reflect the historic nature of the south garage/carport design.
- A recommendation that the top of parapets along the south elevation of the garages have a change in elevation to prevent a non-historic parapet line.

The plan revisions include a more organic line for the yard walls with a variation in height to allow for the primary façade to read better from the streetscape.

Plan revisions have been introduced to allow for the historical element to read prominent of the new elements of the plan.

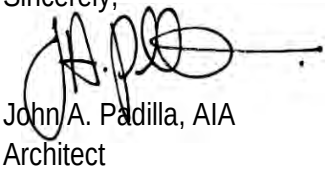
The south elevation of the garages sees the introduction of a vertical element that reflects the original building design for the walls that serve as separations for the original building units. The parapets have been set at varying heights to provide a break-up of their lines along the south façade.

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Santa Fe, NM 87502
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japadillaarchitect@gmail.com
padillaarchitect.com

We desire to have the Historic Districts Review Board reconsider our submission with the changes implemented in response to their comments for the February 13, 2024, case review.

Thank you for considering our request and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

Responding to your questions on the areas for 126 Camino Santiago here are the totals for your review.

126 Camino Santiago

EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT:	**3999 SF**

PROPOSED GARAGES:	745 SF
PROPOSED PORTALS:	150 SF
PROPOSED ADU:	1037 SF
PROPOSED ADDITION:	467 SF
EXISTING RESIDENCE:	1872 SF
TOTAL FOOTPRINT:	**4271 SF**

LOT 14 AREA:	14,126 SF
EXISTING LOT COVERAGE:	30.2%

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 12/04/23.

Property Owner of Record: Josh Gonzales

Applicant/Agent Name: John A. Padilla.

Contact Person Phone Number: (505 660-1682.

Site Address: 126 Camino Santiago.

Proposed Construction Description: Renovations & Additions

TOTAL ROOF AREA: 3,712 SF.

Zoning District: R-29

Overlay: ☐ Escarpment ☐ Flood Zone* ☑ Other: HISTORIC DT & E

Submittals Reviewed with PZR:
☑ Legal Lot of Record ☑ Development Plan ☑ Building Plans
☑ Existing Site Plan ☑ Proposed Site Plan ☐ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit NA.

Access and Visibility: ☐ Arterial or Collector** ☐ Visibility Triangle Required

Use of Structure: ☑ Residential ☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes NA.

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

Lot Coverage 29.7 %
☐ Open Space Required: NA

Setbacks:
Proposed Front: 25'-7" Minimum: 7'
2nd Front? _____
Proposed Rear: 26'-8" Minimum: 10'
Proposed Sides: L- (R) Minimum: 5'
18'-8"-36'-4"

Height: Proposed 15'-0"
Maximum Height: 13'-5" or 13'-10"
☑ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed ~~X~~ 5 Accessible —
Minimum: 5

Bicycle Parking**:
Proposed: NA. Minimum: _____
** Commercial Requirement

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

John A. Padilla. [☐OWNER ☐APPLICANT ☑AGENT]
PRINT NAME

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

SIGNATURE _____ DATE 12/04/23. 01/10/24

To Be Completed By City Staff:

Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

Zoning Approval:
☑ **Preliminary Approval** ☐ **with conditions** ☐ **Rejected**
Comments/Conditions: Legal lot of record provided. Primary unit and ADU have preliminary approval. 3 parking spaces provided via garage, 2 spaces in front driveway.

REVIEWER: Carly Venditti Carly Venditti **DATE:** 1/16/24

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

Revised 1-14-13

126 Camino Santiago



North Elevation



Northwest view



North Elevation (Looking Southeast and End Wall)



Front Door with Screen Door & Corner Window



North Elevation at Portal



North Elevation at Portal (East end)



North Elevation (East end)



West Elevation



North Elevation (Garage & Carport)



South Elevation (Garage & Carport)



South Elevation (West end)



South Elevation (Typical Window)



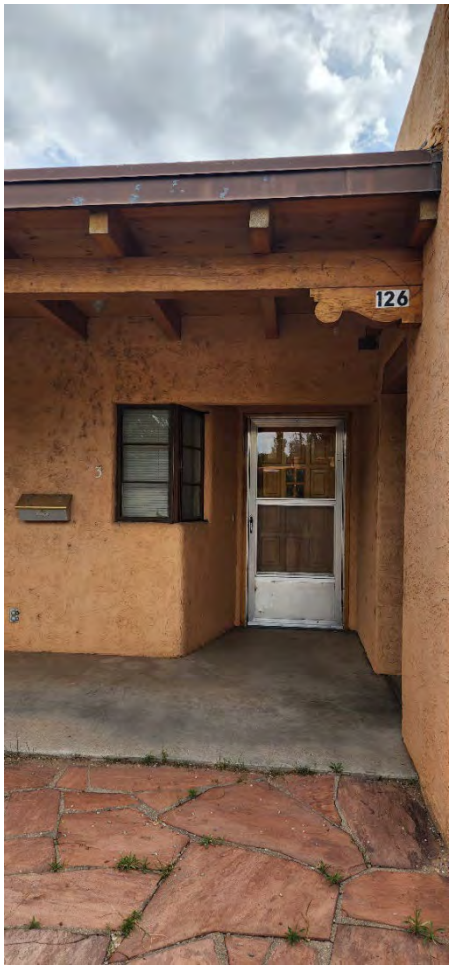
South Elevation (Overhang typical)



South Elevation (2-Car Garage & Carport)



South Elevation (Garage & Carport)



North Elevation (West entry door at Portal)



Front Screen Door



Front Door



Corner Window



Double Casement Window

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7900
rpahistoric@gmail.com

TO JAP Architect
P.O BOX 22986
SANTA FE, NM 87502
japadillaarchitect@gmail.com
(505) 660-1682



JOB	DATE
Unit 126 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1	36 x 80 LH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
A	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
B	38 x 38 LR STEEL CASEMENT 1W3H
DR #2	36 x 80 LH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
DR #3	36 x 80 RH OUTSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
C	38 x 38 LR STEEL CASEMENT 1W3H
D	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38R 1W3H
DR #4	36 x 80 RH INSWING 15-PANEL W/1-GLASS PANEL 4-LITE ALL WOOD
SOUTH ELEVATION	
DR #5	72 x 80 SGD OX WHITE VINYL 1-LT
E	54 x 51 LSR STEEL CASEMENT 1W4H
F	54 x 51 LSR STEEL CASEMENT 1W4H
DR #6	72 x 80 SGD OX WHITE VINYL 1-LT

In closing, my professional opinion as follows:

Doors 1, 2, 3, 4, 5, & 6 are non-historic.

Windows A, B, C, D, E & F are historic windows. The steel casements are single glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

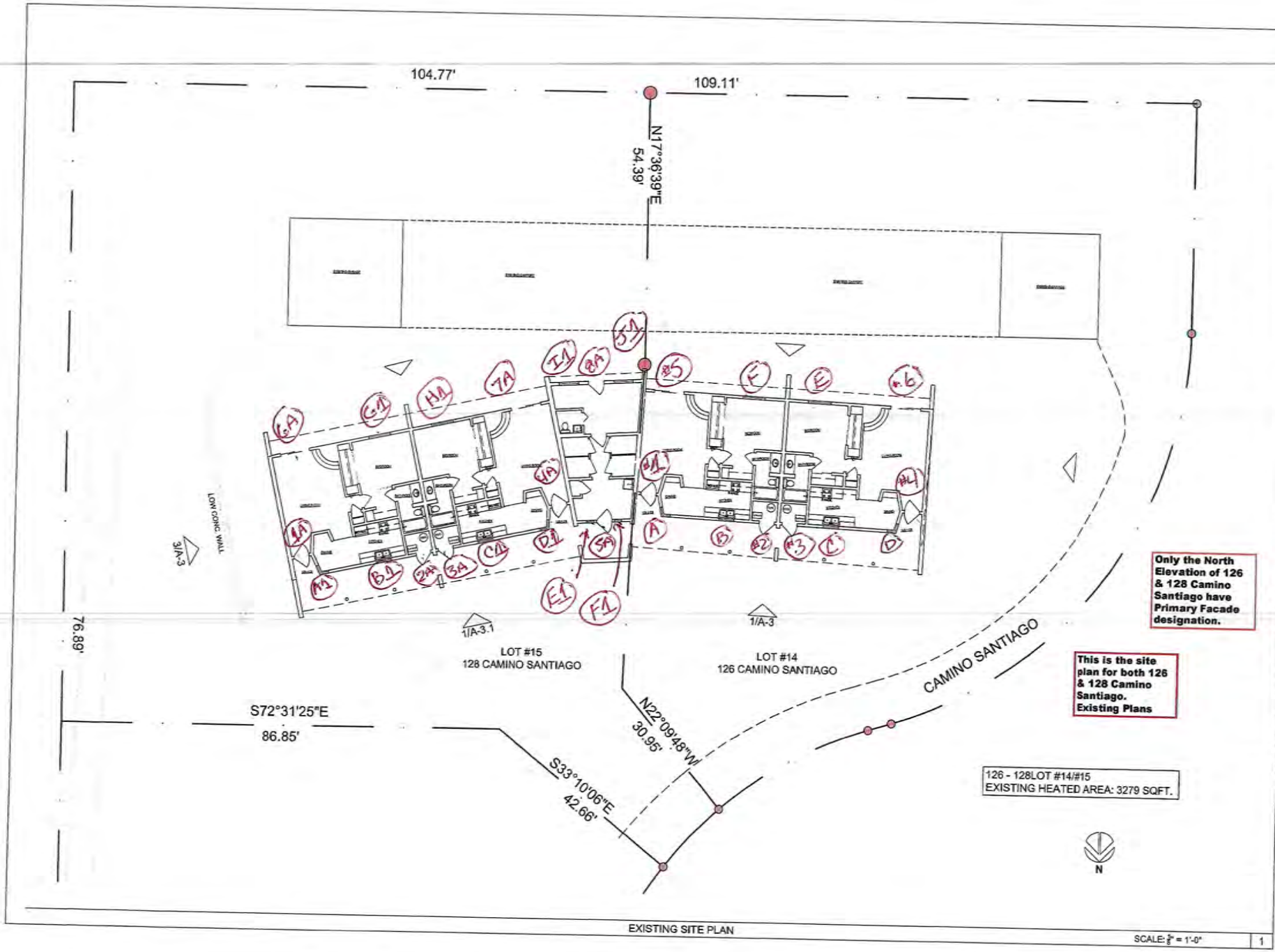
RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
A	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
B	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2	36 x 80 LH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3	36 x 80 RH OUTSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
C	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D	20 x 38 L STEEL CASEMENT 90° BAY 20 x 38 R STEEL 1W3H	S	HISTORIC
DR #4	36 x 80 RH INSWING 15-PANEL/W 1-PANEL 4-LT	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #5	72 x 80 SCD OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL
E	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
F	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #6	72 x 80 OX WHITE VINYL 1-LT	F	NON-HISTORIC – 2000 JELD-WEN DOOR VINYL

NOTES:



JAP ARCHITECT

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(505) 690-1482
japarchitectnm@gmail.com
japillard2@aol.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 12/04/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
128
LOT #15
EXISTING
SITE
PLAN

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SHEET NO:
SP-1

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501

U126
North
DR# 1

U126
North
A

U126
North
B

U126
North
DR #2

U126
North
DR#3

U126
North
C

U126
North
D

U126
North
DR#4

U126
South
DR# 5

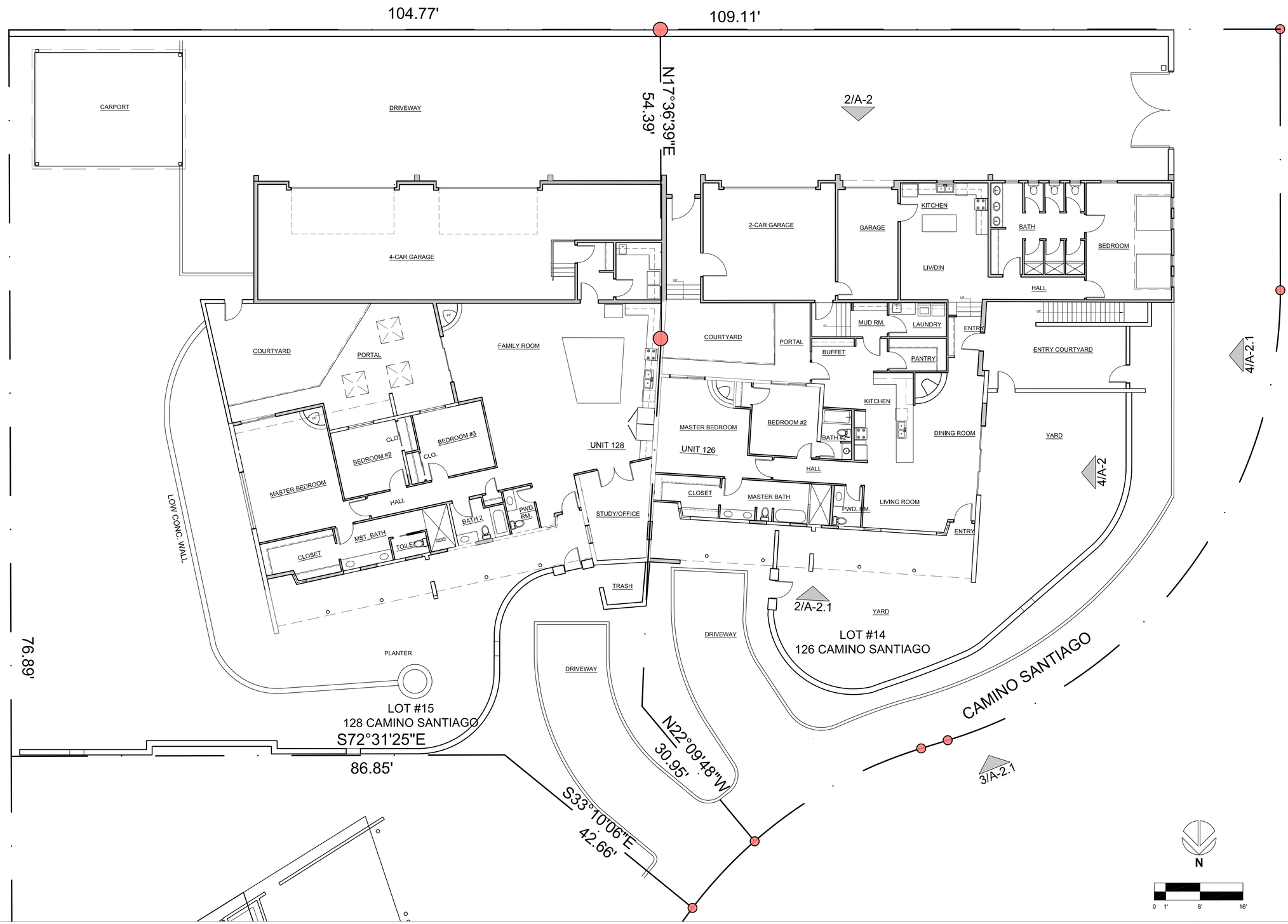
U126
South
E

U126
South
F

U126
South
DR# 6

Unit 126- Unit 128

Typical water damage stain from condensation On interior plaster



PROPOSED SITE PLAN | SCALE: 1/8" = 1'-0" | 1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 02/26/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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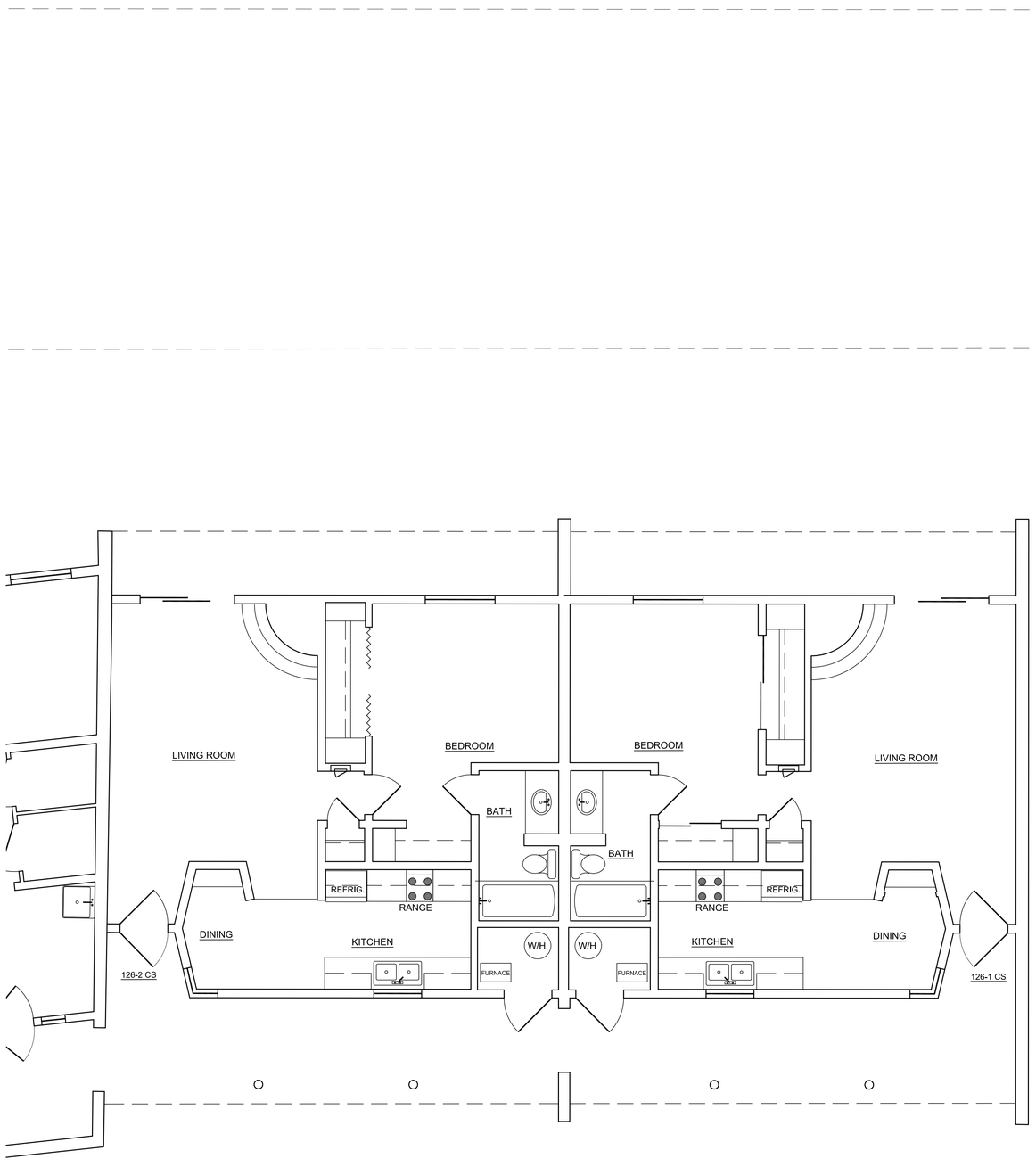
SHEET NO:

SP-2

EXISTING PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED



AREA CALCULATIONS

EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT	3999 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	28.3%

N

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

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

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/18/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

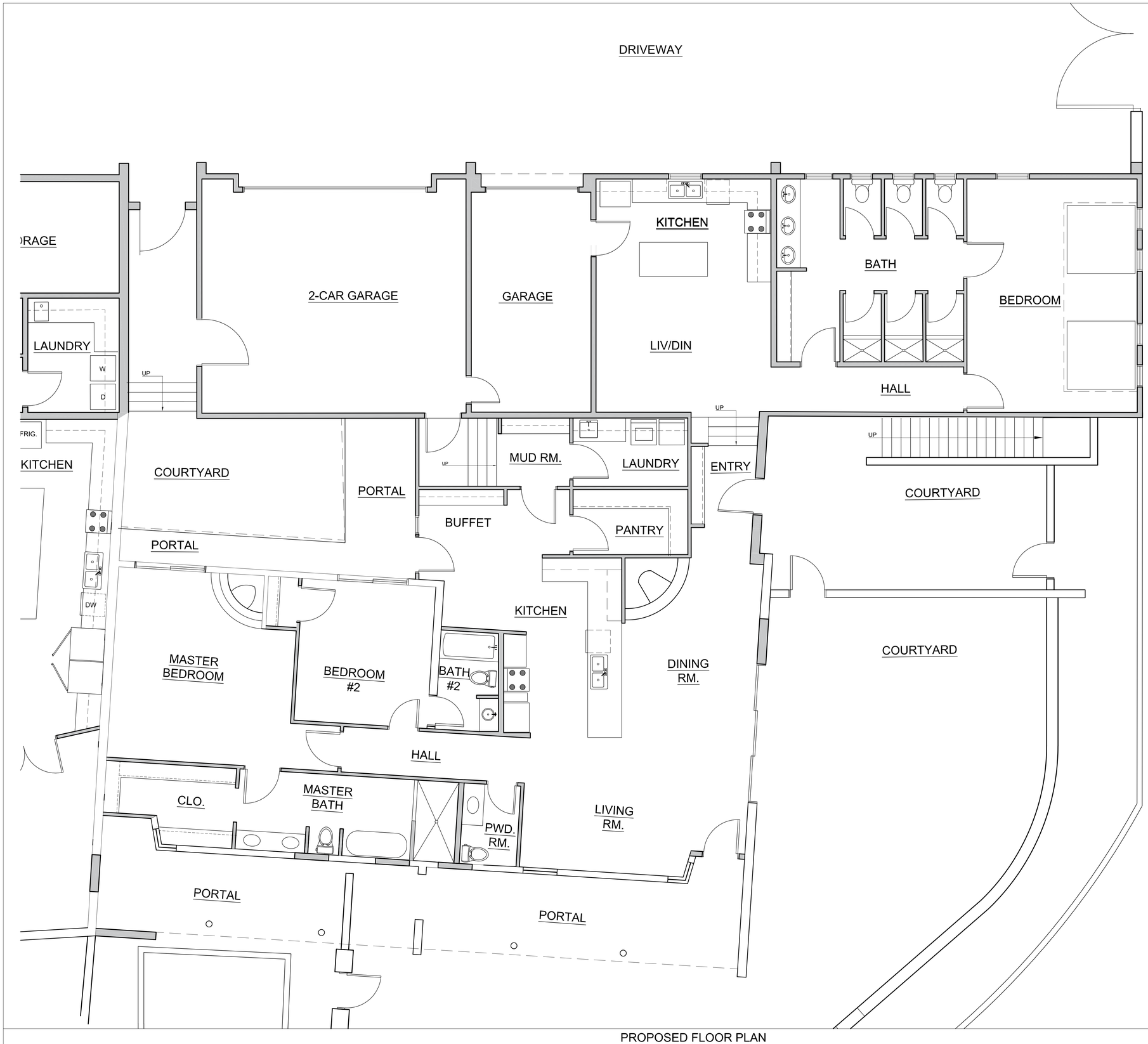
SHEET TITLE:

126 CAMINO SANTIAGO EXISTING FLOOR PLAN

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SHEET NO:

A-1



PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

1

AREA CALCULATIONS	
PROPOSED GARAGES:	745 SF
PROPOSED PORTALS	150 SF
PROPOSED ADU	1037 SF
PROPOSED ADDITION	467 SF
EXISTING RESIDENCE	1872 SF
TOTAL FOOTPRINT	4271 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	30.2%

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/18/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

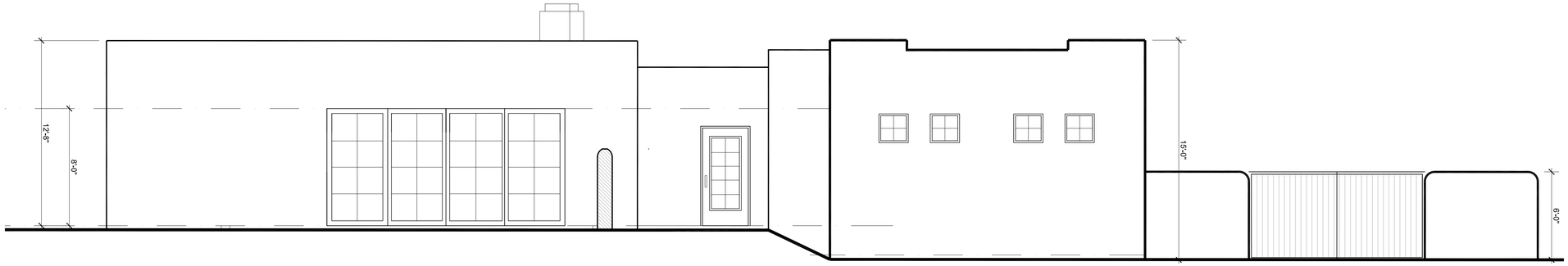
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126 CAMINO SANTIAGO PROPOSED FLOOR PLAN

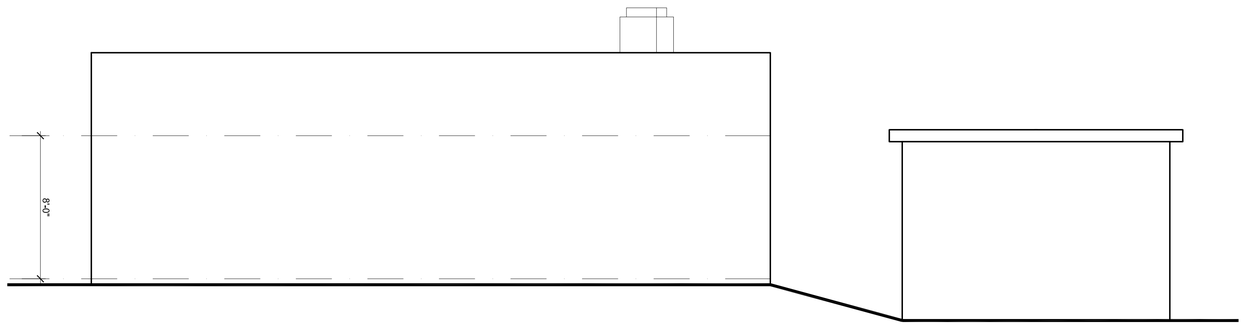
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SHEET NO:

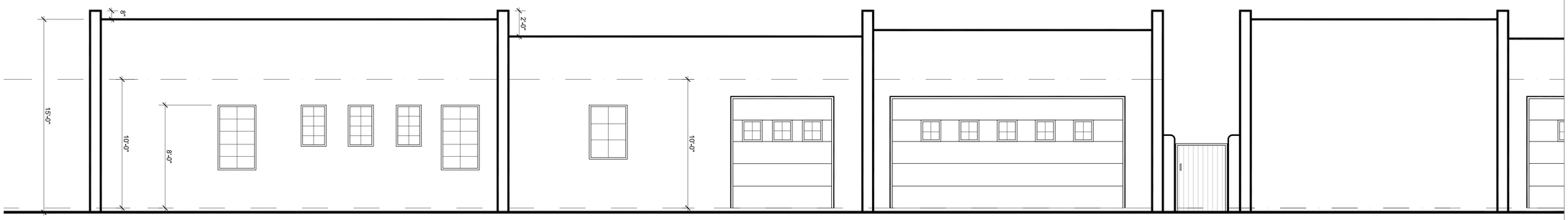
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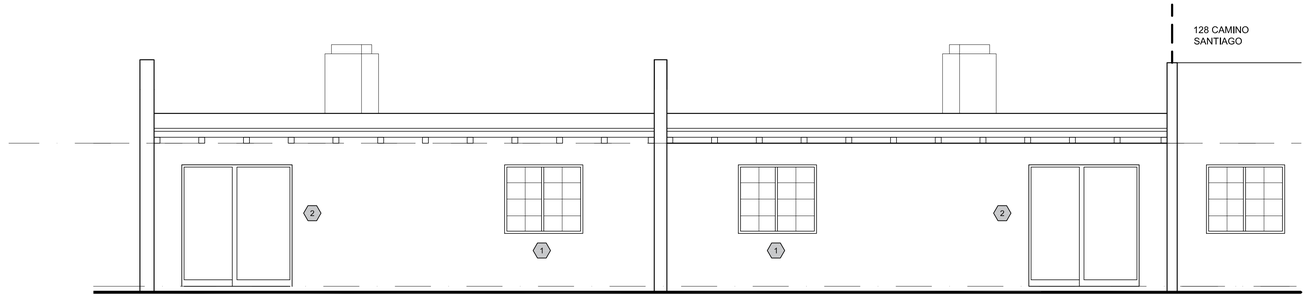
PROPOSED WEST ELEVATION (NO YARD WALL) | SCALE: $\frac{1}{4}$" = 1'-0" | 4



EXISTING WEST ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 3



PROPOSED SOUTH ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

EXISTING SOUTH ELEVATION | SCALE: $\frac{1}{4}$" = 1'-0" | 1

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

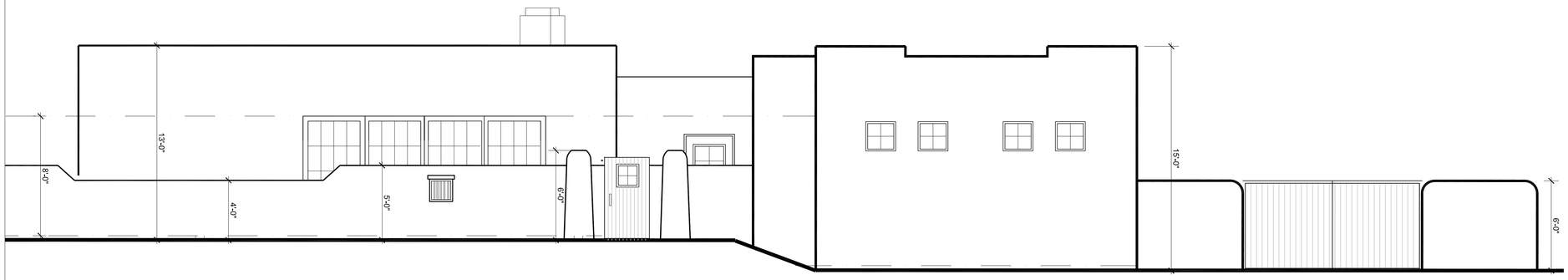
PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

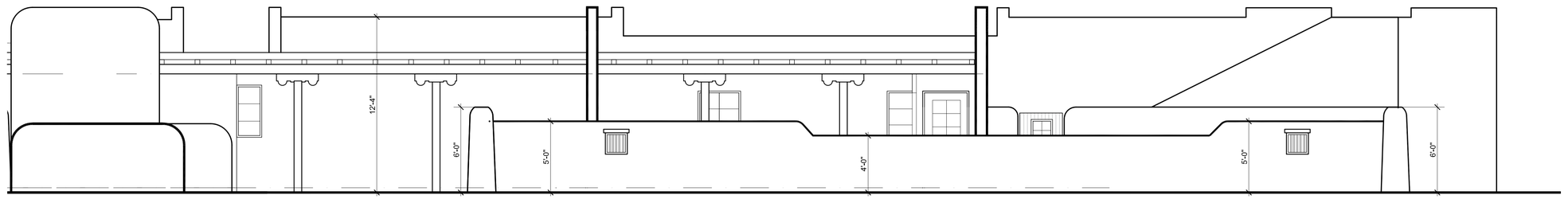
SHEET TITLE:
126 CAMINO SANTIAGO EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

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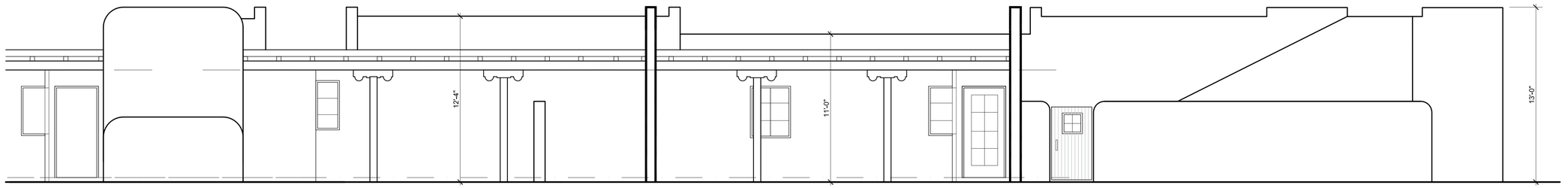
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A-2



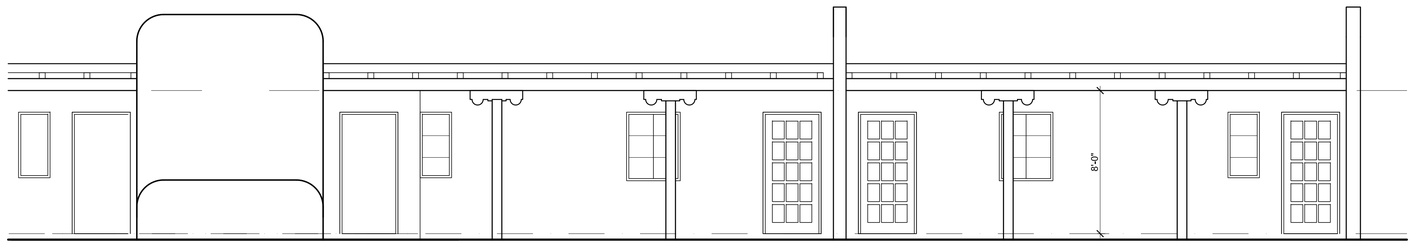
PROPOSED WEST ELEVATION - OUTSIDE YARD WALL | SCALE: 1/4" = 1'-0" | 4



PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL | SCALE: 1/4" = 1'-0" | 3



PROPOSED NORTH ELEVATION - (NO YARD WALL) | SCALE: 1/4" = 1'-0" | 2



GRAPHIC SCALE
4' 3' 2' 1' 0 4' 8'
(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126
CAMINO SANTIAGO
EXISTING &
PROPOSED
NORTH & WEST
ELEVATIONS

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SHEET NO:

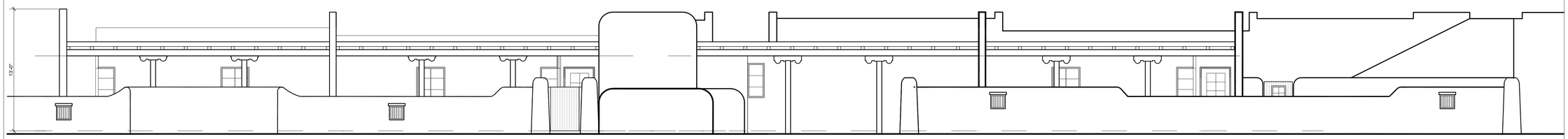
A-2.1

EXISTING PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED

4



PROPOSED NORTH ELEVATION OVERALL — SCALE: $\frac{3}{16}$" = 1'-0" — 3



PROPOSED SOUTH ELEVATION OVERALL — SCALE: $\frac{3}{16}$" = 1'-0" — 2

1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 03/25/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126 - 128
CAMINO SANTIAGO
PROPOSED
NORT & SOUTH
ELEVATIONS
OVERALL

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SHEET NO:

A-3

Subdivision Survey prepared for
Plaza Del Monte, LLC of
Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM

SUBDIVISION SURVEY ON TRACT B LAST DESCRIBED ON SURVEY FILED
IN SANTA FE COUNTY CLERK PLAT BOOK 785, PAGES 023–024, INSTRUMENT NO. 1759,727
SAID TRACT B LYING AND BEING WITHIN THE SANTA FE GRANT
PROJECTED SECTION 24, T17N, R9E, NMPM
TRACT B IS LOCATED ON CAMINO SANTIAGO AND CAMINO MATIAS IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

THE PURPOSE OF THE IS PLAT IS TO SUBDIVIDE
TRACT B INTO 30 INDIVIDUAL LOTS

OWNERS CONSENT

THE UNDERSIGNED OWNER(S) DOES HEREBY CONSENT TO THE SUBDIVISION OF LANDS AS SHOWN HEREON. THIS SURVEY AND SUBDIVISION IS BEING MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION THE CITY OF SANTA FE, STATE OF NEW MEXICO.

PLAZA DEL MONTE, LLC — DATE 10/4/22

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 4, 2022 BY E. LARRY LUJAN

NOTARY PUBLIC Colleen C. Gavin MY COMMISION EXPIRES: October 8, 2023

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

SURVEYORS NOTES

1. RECORD LOT DATA SHOWN HEREON TAKEN FROM THE RECORD SURVEY ENTITLED "LOT SPLIT OF SURVEY OF THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH U.S.A. CITY OF SANTA FE, NEW MEXICO", BY R.E. SMITH NMPS NO. 5837 AND SMITH WILLIAMSON & ASSOC., FILED ON MARCH 16, 1990, IN SANTA FE COUNTY CLERK PLAT BOOK 207, PAGE 035, AS INSTRUMENT NO. 701,830.

1. ADDITIONAL DATA TAKEN FROM THE RECORD SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR CAUWELS & STUVE REALTY & DEVELOPMENT ADVISORS, LLC", BY PAUL A. ARMIJO NMPS NO. 13604 AND ARMIJO SURVEYS, INC., FILED IN THE RECORDS OF THE SANTA FE COUNTY CLERK, ON MARCH 17, 2015, IN PLAT BOOK 785, PAGES 023 & 024 AS INSTRUMENT NO. 1759,727.

2. THE HORIZONTAL BASIS OF BEARING FOR THIS 2021 SURVEY IS THE INVERSE BETWEEN THE LOT CORNER MONUMENTS FOUND AT THE NORTHWEST AND NORTHEAST CORNERS OF TRACT B AND REFERENCED TO THE RECORD BEARING S70°50'26"E 654.34'. MEASURED BY THIS 2021 SURVEY: S70°50'26"E 654.34'. SEE MAP FOR DETAILS.

3. DATES OF FIELD SURVEY: JUNE 14–16, 2021 AND JULY 6–9, 2021.

4. SPECIAL WARRANTY DEED. PRESBYTERIAN MEDICAL SERVICES TO PLAZA DEL MONTE LLC FILED ON MARCH 20,2015, AS INSTRUMENT NO. 1759,998.

5. SEE SHEET NO. 2 FOR SUBDIVISION SURVEY MAP.

UTILITY LOCATE DATA

1. UTILITY LOCATE: NM811 LOCATE REQUEST TICKET CONFIRMATION NO. 21JN230465. ORDER DATE: 06/23/2021.

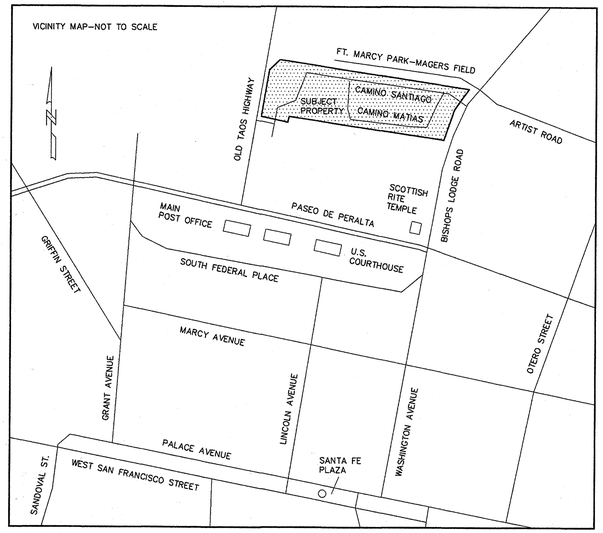
SURVEYORS CERTIFICATION

I, PAUL A. ARMIJO, CERTIFY THAT I AM NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 13604, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN JUNE–JULY, 2021 AND IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECT AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.

Paul A. Armijo OCT. 4, 2022
PAUL A. ARMIJO, N.M.P.S. NO. 13604

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

VICINITY MAP–NOT TO SCALE



UTILITY COMPANY REVIEW

CITY OF SANTA FE WASTEWATER DEPARTMENT — DATE 9-22-23

SANGRE DE CRISTO WATER COMPANY / CITY OF SANTA FE WATER DIVISION — DATE 10-13-2022

PUBLIC SERVICE COMPANY OF N.M.–ELECTRIC — DATE 09/19/2022

NEW MEXICO GAS COMPANY — DATE 9/19/2022

QWEST CORP. d/b/a/ CENTURYLINK QC — DATE 9/19/2022

XFINITY CABLE TV — DATE 9/19/2022

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities resonably necessary to provide electrical services.

B. New Mexico Gas Company (NMGCo.) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities resonably necessary to provide natural gas services.

C. Lumen Technologies for the installation, maintenance, and srevice of such lines, cable, and other related equipment and facilities resonably necessary to provide communication services.

D. Xfinity &/or Lumen Technologies for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities resonably necessary to provide Cable services.

E. City of Santa Fe (public water and private sewer) for the installation, maintenance, and service of lines and other equipment and facilities resonably necessary to provide services to Public Utility Easements. Included is the right to build, rebuild , construct, reconstruct, locate, relocate, within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Granter for the purpose set forth herein and with the right to utilize the right of way and easement to extend services to costumers of Grantee, including sufficent working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs, or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgearer doors and five (5) feet on each side.

F. QWEST CORP. d/b/a CENTURYLINK QC for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures. This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone services to the subdivision.

UTILITY DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company(NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC DO NOT waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

INDEXING INFORMATION FOR COUNTY CLERK
SFC ASSESSOR UPC NO. FOR TRACT B: 1–054–099–309–421
OWNER: PLAZA DEL MONTE LLC SPECIAL WARRANTY DEED, INSTRUMENT NO. 1759,998
LOCATION: TRACT B, PLAT BOOK 785, PAGES 023–024 LYING AND BEING SITUATE WITHIN THE SANTA FE GRANT PROJECTED SECTION 24, T17N, R9E, NMPM ADDRESS: CAMINO SANTIAGO AND CAMINO MATIAS CITY OF SANTA FE, COUNTY OF SANTA FE STATE OF NEW MEXICO

ARMIJO SURVEYS INC
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502–9438
PH. (505) 471–1955 FAX. (505) 471–1925

SUBDIVISION SURVEY PREPARED FOR
PLAZA DEL MONTE, LLC
TRACT B, CAMINO SANTIAGO/CAMINO MATIAS, SANTA FE, NM

DRAWN BY P.A.A. — DATE JULY 2021
SURVEY NO. 2021158 — SHEET NO. 1 OF 3

CITY OF SANTA FE REVIEW

CITY PLANNER — DATE 11/3/22

CITY ENGINEER FOR LAND USE — DATE 11/3/22

PUBLIC WORKS DEPT. — DATE 11/30/2022

COUNTY TREASURER — DATE Dec. 6, 2022

CITY OF SANTA FE PLANNING COMMISION APPROVAL

CASE NO. 2021–4548

CASE NO. 2021–4549

APPROVED AT THEIR MEETING OF

PLANNING DIVISION CHAIR — DATE 11/3/2022

PLANNING COMMISSION SECRETARY — DATE 11/7/22

DEVELOPMENT NOTES:

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.

3. BUILDABLE AREA FOR VACANT PARCEL(S) WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE. ANY BUILDABLE AREAS SHOWN HEREON ARE SUBJECT TO RELOCATION PER CODE REQUIREMENTS.

4. THE DEVELOPMENT SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) FOR ALL INFRASTRUCTURE IMPROVEMENTS.

5. THESE LOTS ARE SERVED BY A PRIVATE ON–SITE SEWER SYSTEM AND ARE SUBJECT TO THE AGREEMENT FOR MAINTENANCE OF SHARED PARKING, ACCESS EASEMENTS AND DRAINAGE FACILITIES RECORDED IN THE RECORDS OF SANTA FE COUNTY ON December 23, 2022, AS INSTRUMENT NO. 2003739

Document No. 2003738

COUNTY CLERKS INSTRUMENT BLOCK
COUNTY OF SANTA FE, STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 23 day of Dec A.D. 2022 at 9:30 o'clock A m, and was duly recorded in Book 898 Page 20-24 of the Records of Santa Fe County
Witness my Hand and Seal of Office
KATHERINE CLARK
County Clerk, Santa Fe County, New Mexico

DEPUTY

COUNTY CLERK SEAL

LOT	LOT AREA	ROOF AREA	COVERAGE
1	8,449 SF.	1,881 SF.	22%
2	6,946 SF.	1,664 SF.	24%
3	7,127 SF.	2,646 SF.	37%
4	7,716 SF.	2,662 SF.	34%
5	7,314 SF.	1,664 SF.	23%
6	8,719 SF.	1,650 SF.	19%
7	6,756 SF.	1,597 SF.	24%
8	6,777 SF.	1,621 SF.	24%
9	8,978 SF.	1,918 SF.	21%
10	13,549 SF.	2,002 SF.	15%
11	10,997 SF.	1,747 SF.	16%
12	12,385 SF.	1,935 SF.	16%
13	25,474 SF.	2,175 SF.	9%
14	12,915 SF.	4,463 SF.	36%
15	15,102 SF.	3,672 SF.	24%
16	8,819 SF.	1,895 SF.	21%
17	6,988 SF.	1,740 SF.	25%
18	9,337 SF.	1,781 SF.	19%
19	6,340 SF.	1,625 SF.	26%
20	8,112 SF.	1,764 SF.	22%
21	9,102 SF.	2,232 SF.	23%
22	9,552 SF.	2,678 SF.	28%
23	6,031 SF.	0 SF.	N/A
24	8,098 SF.	1,964 SF.	24%
25	8,058 SF.	2,079 SF.	26%
26	7,352 SF.	1,451 SF.	20%
27	6,658 SF.	1,435 SF.	22%
28	8,617 SF.	1,529 SF.	18%
29	9,601 SF.	1,825 SF.	19%
30	13,305 SF.	2,306 SF.	17%

BUILDING SETBACKS:

Front Yard Setback: 7 feet from edge of Access & Utility Easement.
Side Yard Setback: 5 feet from property line for Detached Homes; OR
0 feet from property line if adjacent setback is increased to 10 feet.
0 feet from property line for Attached Homes if fire-rated wall is provided.

Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots
except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.

Rear Setback: 10 feet from property line.

8630021

SUBDIVISION PLAT
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 2 OF 3

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L5	105.11	N42°37'05"W
L6	15.13	N69°14'53"W
L7	13.44	N76°09'41"W
L8	23.70	N76°09'41"W
L9	7.51	N76°09'41"W
L10	54.70	N73°58'41"W
L11	21.84	N73°58'41"W
L12	88.83'	N73°58'41"W
L13	43.53'	N72°23'21"W
L14	76.94'	N73°58'41"W
L15	36.17'	N73°58'41"W
L16	52.58	N73°58'41"W
L17	25.03	N73°58'41"W
L18	27.68	N74°44'35"W
L19	11.19	N74°44'35"W
L20	19.71'	S28°51'50"W
L21	5.85'	S28°51'50"W
L22	0.45'	S28°51'50"W
L23	25.92'	S28°51'50"W
L24	27.24	S28°51'50"W
L25	3.52'	S61°12'57"E
L26	3.51'	S28°47'03"W
L27	2.93	S28°47'03"W
L28	5.44	S14°12'51"W
L29	14.22'	S19°09'34"W
L30	7.53'	S01°25'41"E
L31	37.26'	S17°10'08"W
L32	11.14'	S39°38'13"W
L33	22.51'	S12°06'44"W
L34	23.96	N17°37'56"E
L35	10.93	N45°03'46"E
L36	6.70	N25°16'31"E
L37	76.91	N16°01'19"E
L38	47.34	S66°00'14"E
L39	5.47	S39°52'26"E
L40	18.17	S17°28'11"W
L41	64.85	N20°31'51"E
L42	4.87'	N89°22'53"W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C5	6°42'09"	5.91	50.50	N45°58'09"W	5.90
C6	19°55'39"	17.56	50.50	N59°17'03"W	17.48
C7	6°54'48"	10.92	90.50	N72°42'17"W	10.91
C8	0°35'44"	10.39	1000.00	N74°16'33"W	10.39
C9	0°10'10"	2.96	1000.00	N74°39'30"W	2.96
C10	27°17'00"	23.81	50.00	N88°23'05"W	23.58
C11	23°04'32"	20.14	50.00	S66°26'09"W	20.00
C12	26°02'03"	22.72	50.00	S41°52'51"W	22.52
C13	26°01'12"	36.33	80.00	N41°52'26"E	36.02
C14	11°30'26"	16.07	80.00	N60°38'15"E	16.04
C15	30°16'51"	35.30	66.79	N60°12'12"E	34.89
C16	19°47'15"	29.82	86.35	N35°10'09"E	29.67
C17	0°45'19"	2.43	184.50	N24°53'51"E	2.43
C18	8°29'53"	27.37	184.50	N20°16'15"E	27.34
C19	26°07'48"	57.82	126.78	N52°56'20"W	57.32
C20	73°00'28"	105.53	82.82	S54°06'53"W	98.54
C21	24°13'38"	33.83	80.00	N78°30'18"E	33.58

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 027. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14.
EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 206, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15.
EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17.
EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B. EASEMENT FILED AS INSTRUMENT NO. 175,281
EX. NO. 11.
EX. NO. 11.

LINE DATA
L1-S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')

SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

DRIVEWAY EASEMENT LINE DATA
L1-S72°23'21"E 24.52' L5-N20°11'00"E 30.00'
L2-S52°56'40"W 35.08' L6-S69°47'37"E 6.31'
L3-S17°11'14"W 68.70' L7-N17°11'14"E 38.79'
L4-N69°47'37"W 33.18' L8-N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°34'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°34'48"E
C4: Δ=35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

TRACT A
PLAT BOOK 207, PAGE 035
DOCUMENT NO. 701,830

NOW OR FORMER OWNER: THE BOARD OF PENSIONS OF THE UNITED PRESBYTERIAN CHURCH DEED, MISC. BOOK 167, PAGE 530 DOCUMENT NO. 241,274

NOW OR FORMER OWNER: MONTEZUMA LODGE NO. 1; A.P. & A.M. SPECIAL WARRANTY DEED MISC. BOOK 246, PAGE 237, DOCUMENT NO. 246,234

NOW OR FORMER OWNER: LINDA ANN PAYNE PERSONAL REPRESENTATIVE'S DEED MISC. BOOK 805, PAGE 348, DOCUMENT NO. 769,419

LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SSMH SANITARY SEWER MANHOLE COVER
- LP STREET LAMP POLE
- UP UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- EM ELECTRIC METER
- GM GAS METER
- WM WATER METER
- E ELECTRIC UTILITY MANHOLE
- T TELEPHONE UTILITY MANHOLE
- TP TELEPHONE UTILITY PEDESTAL
- E ELECTRIC JUNCTION BOX
- DI STORM DRAIN DROP INLET GRATE
- SW STUCCO WALL
- CS CRAWLSPACE ACCESS HATCH
- STOR. FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- S70°50'26"E 654.34' NEW MEASURED DATA BY THIS NEW SURVEY
- (R1-S70°50'26"E 654.35') RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

SSMH TIE TO CENTER OF SEWER MANHOLE COVER FOUND. CITY OF S.F. SEWER MANHOLE NO. X5-5.

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR
10-4-22

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

F:\RICK\1-PROJECTS\ARMIJO\PLAZA DEL MONTE\dwg\2022-08-03 PDM PLAT.dwg, SUBDIVISION PLAT, 8/3/2022 10:17:53 PM

DESCRIPTION OVERLAY
08/03/2022

ARMIJO SURVEYS INC.
PAUL A. ARMIJO N.M.P.S. NO. 13604
P. O. BOX 24438, SANTA FE, NM 87502-9438
PH. (505) 471-1955 FAX. (505) 471-1925

DRAWN BY _____ EXISTING DATA DATE MAR. 2015
JOB NO. N/A SHEET NO. N/A

SHEET 3 OF 3

EASEMENT KEY

(A) 10' WIDE WATERLINE EASEMENT MISC. BK. 176, PG. 021. CENTERLINE CALLS FROM SAID EASEMENT. EXCEPTION NO. 14. EX. NO. 14.

(B) 10' WIDE GAS PIPELINE RIGHT OF WAY AND EASEMENT, MISC. BK. 205, PG. 429 CALLS FROM SAID EASEMENT EX. NO. 15. EX. NO. 15.

(C) 5' WIDE UTILITY LINE EASEMENT MISC. BK. 253, PG. 647 EX. NO. 17 EX. NO. 17.

(D) INGRESS-EGRESS ACCESS EASEMENT ACROSS TRACT A FOR TRACT B EASEMENT FILED AS INSTRUMENT NO. 175,281 EX. NO. 11 EX. NO. 11.

HORIZONTAL SCALE: 1"=30'
30 15 0 30 60

NOTES:

1. DATA IN PARENTHESIS (R1-DATA) IS RECORD DATA TAKEN FROM REFERENCE DOCUMENT NO. 1 LISTED ON SHEET 1 OF THIS NEW SURVEY.
2. DATA SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND IS NOT A SURVEY OF ADJOINING PROPERTIES.

LINE TABLE		
LINE	LENGTH	BEARING
L204	52.79	N28°51'50"E
L205	9.28	N28°51'50"E
L206	3.96	N72°22'04"W
L207	8.38	N72°22'04"W
L208	2.08	N33°43'06"W
L209	5.9	N33°43'06"W
L210	61.31	N63°11'34"W
L211	25.02	N28°51'50"E
L212	39.71	S63°11'34"E
L213	37.37	S49°56'25"E
L214	18.17	S17°28'11"W
L215	27.37	S63°11'34"E
L216	5.08	S33°43'06"E
L217	34.47	S72°22'04"E
L218	5.00	S16°33'15"W
L219	10.00	S16°33'15"W
L220	10.00	S16°33'15"W
L221	31.37	N72°22'04"W
L222	56.10	S72°22'04"E
L223	10.00	S17°37'56"W
L224	55.91	N72°22'04"W
L225	10.00	S17°37'56"W
L226	55.72	N72°22'04"W
L227	11.72	S14°12'51"W
L228	37.95	N72°22'04"W
L229	25.00	N17°37'56"E
L230	16.28	S72°22'04"E
L231	1.18	S15°59'24"W
L232	43.37	S17°28'35"W
L233	3.77	N68°31'49"W
L234	10.03	N68°31'49"W
L235	43.75	N17°12'31"E
L236	43.12	N17°12'31"E
L237	79.61	S17°28'35"W
L238	3.38	N72°31'25"W
L239	10.00	N72°31'25"W
L240	80.57	N17°12'31"E
L241	79.37	N17°12'31"E
L245	127.89	S17°26'39"W
L246	2.86	N72°23'21"W
L247	10.00	N72°23'21"W
L248	129.38	N17°12'31"E
L249	127.86	N17°12'31"E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CH. BEARING	CHORD
C1	34°06'47"	11.91	20.00	N35°53'17"E	11.73
C2	26°59'48"	46.09	97.82	S43°43'36"W	45.67
C3	30°07'23"	55.90	106.32	S75°18'36"W	55.26
C4	61°45'17"	70.06	65.00	N59°44'28"E	66.72
C5	28°53'13"	32.77	65.00	S43°18'27"W	32.43
C6	17°42'02"	20.08	65.00	S66°36'04"W	20.00
C7	29°48'20"	33.81	65.00	N89°38'45"W	33.43
C8	0°45'53"	13.55	1015.00	N74°21'38"W	13.55
C9	6°54'48"	12.13	100.50	N72°42'17"W	12.12
C10	17°35'01"	18.57	60.50	N60°27'22"W	18.49
C11	9°02'47"	9.55	60.50	N47°08'28"W	9.54
C12	25°30'46"	13.59	30.52	N07°06'45"W	13.48
C13	12°06'10"	8.92	42.24	N35°49'29"W	8.91
C14	98°09'31"	40.98	23.92	S85°00'40"W	36.15
C15	8°27'31"	29.45	199.50	N20°15'04"E	29.43
C16	0°47'41"	2.77	199.50	N24°52'41"E	2.77
C17	19°47'15"	35.00	101.35	N35°10'09"E	34.83
C18	33°14'35"	47.45	81.79	N61°41'04"E	46.79
C19	1°38'27"	2.20	76.79	N79°07'35"E	2.20
C20	27°50'49"	37.32	76.79	S86°07'47"E	36.96
C21	25°33'49"	20.30	45.50	S59°25'29"E	20.13
C22	15°31'22"	13.68	50.50	S38°52'53"E	13.64
C23	17°55'34"	15.80	50.50	S22°09'25"E	15.74
C24	23°54'25"	18.99	45.50	S02°15'38"W	18.85
C25	60°05'13"	20.45	19.50	N15°49'45"W	19.53
C26	28°08'19"	12.02	24.50	N59°55'32"W	11.90
C27	0°36'23"	10.48	990.00	N74°16'53"W	10.48
C28	0°09'31"	2.74	990.00	N74°39'49"W	2.74
C29	76°23'35"	53.33	40.00	S67°03'38"W	49.47
C30	1°49'20"	2.87	90.17	N29°46'36"E	2.87
C31	24°24'39"	38.34	90.00	N42°53'42"E	38.06
C32	11°27'05"	17.99	90.00	N60°49'34"E	17.96
C33	24°04'00"	37.80	90.00	N78°35'07"E	37.53
C34	57°04'20"	72.54	72.82	S61°18'05"W	69.57
C35	27°42'39"	9.50	19.64	S07°49'03"W	9.41
C36	35°14'04"	11.99	19.50	S54°35'21"E	11.80
C37	51°11'10"	21.89	24.50	S11°22'44"E	21.17
C38	47°49'10"	20.45	24.50	S38°07'26"W	19.86
C39	3°25'9"	14.97	19.50	S84°01'40"W	14.61
C40	35°14'04"	11.99	19.50	N56°21'39"W	11.80
C41	54°45'56"	23.42	24.50	N11°21'39"W	22.54
C42	8°18'03"	25.28	174.50	N20°10'20"E	25.26
C43	0°57'09"	2.90	174.50	N24°47'56"E	2.90
C44	19°47'15"	26.37	76.35	N35°10'09"E	26.24
C45	28°47'51"	28.61	56.92	N59°29'45"E	28.31
C46	34°06'21"	30.83	51.79	S89°15'33"E	30.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.16	S72°23'21"E
L2	12.24	N52°56'40"E
L3	24.76	N18°49'54"E
L4	6.38	N43°44'46"E
L5	11.00	N30°13'42"E
L6	10.06	N01°06'09"E
L7	9.93	S30°28'58"E
L8	0.21	S89°22'53"E
L9	52.98	N28°51'50"E
L10	17.20	N28°51'50"E
L11	9.81	N31°08'10"W
L12	44.98	N28°51'50"E
L13	7.94	N28°51'50"E
L14	9.81	N88°51'50"E
L15	60.19	N28°51'50"E
L16	15.40	N28°51'50"E
L17	5.52	N28°51'50"E
L18	11.48	S74°44'35"E
L19	27.39	S74°44'35"E
L20	25.01	S73°58'41"E
L21	88.89	S73°58'41"E
L22	5.00	S16°30'07"W
L23	76.18	S73°58'41"E
L24	89.43	S73°58'41"E
L25	76.43	S73°58'41"E
L26	7.75	S76°09'41"E
L27	36.71	S76°09'41"E
L28	15.13	S69°14'53"E
L29	28.51	S42°37'05"E
L30	23.60	S42°37'05"E
L31	23.82	S49°44'35"E
L32	1.91	N45°14'12"E
L33	5.18	S38°16'27"E
L34	4.71	N51°43'33"E
L35	24.80	S40°05'42"E
L36	18.10	S50°07'34"W
L37	27.46	S50°07'34"W
L38	2.19	N16°36'45"W
L39	0.31	N57°55'57"E
L40	87.22	N41°52'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	2.93	S16°01'19"W
L42	34.70	S16°01'19"W
L43	7.02	S16°01'19"W
L44	6.70	S25°16'31"W
L45	10.93	S45°03'46"W
L46	5.00	N11°41'39"W
L47	25.09	N72°12'23"W
L48	59.53	N72°12'23"W
L49	67.41	N72°12'23"W
L50	39.83	N72°12'23"W
L51	5.00	S43°21'26"W
L52	10.87	N72°12'23"W
L53	3.82	N15°59'24"E
L54	13.95	S72°12'23"E
L55	53.13	N14°12'51"E
L56	13.24	N14°12'51"E
L57	5.00	N75°47'09"W
L58	43.90	N14°12'51"E
L59	5.00	N44°07'38"E
L60	44.18	N73°58'41"W
L61	38.87	N74°44'35"W
L62	25.55	S28°51'50"W
L63	72.85	S28°51'50"W
L64	87.09	S28°51'50"W
L65	28.54	S28°51'50"W
L66	5.87	N89°26'51"W
L67	10.33	S08°37'19"E
L68	46.47	S17°36'39"W
L69	18.70	N72°23'21"W
L70	43.53	N72°23'21"W
L171	5.01	N20°12'47"E
L172	9.21	N72°12'23"W
L173	9.81	S47°47'37"W
L174	26.56	N72°12'23"W
L175	5.00	S53°01'41"W
L176	4.86	N14°12'51"E
L177	9.81	N74°12'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L178	47.15	N14°12'51"E
L179	3.41	N45°47'09"W
L180	6.41	N45°47'09"W
L181	47.20	N14°12'51"E
L182	5.00	S27°57'59"E
L183	77.52	S73°58'41"E
L187	55.39	S73°58'41"E
L188	9.81	S13°58'41"E
L189	10.38	S73°58'41"E
L190	40.00	S73°58'41"E
L191	25.55	S73°58'41"E
L192	9.81	N46°01'19"E
L193	20.90	S73°58'41"E
L194	5.00	N51°15'23"E
L195	41.22	S16°01'19"W
L196	6.70	S25°16'31"W
L197	10.93	S45°03'46"W
L198	5.01	N13°34'18"W
L199	25.10	N72°12'23"W
L200	60.09	N72°12'23"W
L201	18.30	N72°12'23"W
L202	9.81	N12°12'23"W
L203	43.72	N72°12'23"W

DRIVEWAY EASEMENT LINE DATA
L1=S72°23'21"E, 24.52' L5=N20°11'00"E, 30.00'
L2=S52°56'40"W 35.08' L6=S69°47'37"E, 6.31'
L3=S17°11'14"W 68.70' L7=N17°11'14"E, 38.79'
L4=N69°47'37"W 33.18' L8=N52°56'40"E 27.35'

DRIVEWAY EASEMENT CURVE DATA
C1: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=S35°03'57"W
C2: Δ=93°01'09" R=5.00' L=8.12' CHL=7.25' CHB=S6°41'48"W
C3: Δ=93°01'09" R=10.00' L=16.23' CHL=14.51' CHB=N6°41'48"E
C4: Δ=-35°45'26" R=20.00' L=12.48' CHL=12.28' CHB=N35°03'57"E

LINE DATA
L1- S40°05'42"E 24.80'
(RECORD DATA R1-S40°07'49"E 24.80')
SURVEY TIE LINE DATA:
T1: TIE-S84°20'21"E 18.39'

LEGEND

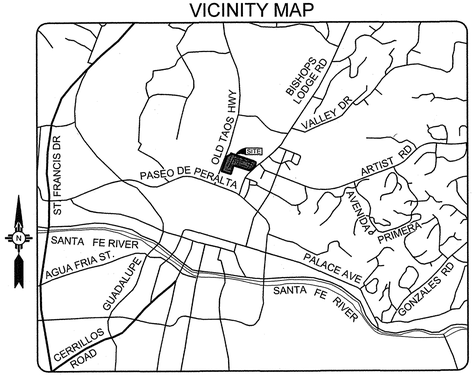
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- SURVEY MONUMENT SET 1/2" REBAR STAKE W/CAP STAMPED ARMIJO-13604
- CACULATED POINT NOT SET
- SANITARY SEWER MANHOLE COVER
- STREET LAMP POLE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE ANCHOR
- UTILITY POLE WITH GUY WIRE ANCHOR
- ELECTRIC METER
- GAS METER
- WATER METER
- ELECTRIC UTILITY MANHOLE
- TELEPHONE UTILITY MANHOLE
- TELEPHONE UTILITY PEDESTAL
- ELECTRIC JUNCTION BOX
- STORM DRAIN DROP INLET GRATE
- STUCCO WALL
- CRAWLSPACE ACCESS HATCH
- FREE STANDING STUCCO STORAGE BUILDING
- CARPORT ROOF CANOPY OR PORTAL ROOF CANOPY
- NEW MEASURED DATA BY THIS NEW SURVEY
- RECORD DATA BY OTHERS
- EX. NO. 11. NOTE TO TITLE COMMITMENT EXCEPTION NUMBER

PAUL A. ARMIJO NEW MEXICO 13604 REGISTERED PROFESSIONAL SURVEYOR

10-4-22

PLAZA DEL MONTE DEVELOPMENT PLAN TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

VICINITY MAP



2000 1000 2000 1000

SCALE: 1" = 2000'

GENERAL NOTES

1. METES AND BOUNDS DESCRIPTIONS OF LOTS, ROADWAYS, DRAINAGE, UTILITY, AND ACCESS RIGHTS-OF-WAYS AND/OR EASEMENTS ARE DESCRIBED ON THE SUBDIVISION PLAT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. PER SFCC § 14-7.2, TABLE 14-7.2-1, BUILDING SETBACKS ARE ESTABLISHED BY THIS DEVELOPMENT PLAN AND SHALL APPLY TO ALL PERMANENT STRUCTURES, INCLUDING ACCESSORY STRUCTURES.
4. NEW STRUCTURES AND/OR ADDITIONS ARE NOT LIMITED TO STRUCTURES SHOWN HEREON, AND FUTURE DEVELOPMENT IS SUBJECT TO ESTABLISHED BUILDING SETBACKS, APPLICABLE PROVISIONS OF SFCC CHAPTER 14, AND BUILDING PERMIT REQUIREMENTS.
5. SITE AND INDIVIDUAL LOT FENCING LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
6. DEVELOPMENT OF LOT 23 IS SUBJECT TO THE WATER ALLOCATION AND/OR WATER OFFSET RETROFIT PROVISIONS OF ORDINANCE NO. 2002-29 AND RESOLUTION 2003-55 AT THE TIME OF PERMIT APPLICATION OR WATER HOOKUP REQUEST.
7. ACCESSIBILITY FEATURE DESIGN WITHIN THE SITE SHALL COMPLY WITH NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT) PEDESTRIAN ACCESS ROUTE DETAILS (SERIAL 608) OR MUST DEMONSTRATE COMPLIANCE WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) REGULATIONS BY OTHER MEANS AS PROVIDED IN THE PERMITTED CONSTRUCTION DOCUMENTS.
8. FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR CONSTRUCTED ACROSS PUBLIC SANITARY SEWER EASEMENTS.
9. ALL PROPOSED CHANGES TO THE APPROVED IMPROVEMENT PLANS SHALL RECEIVE PRIOR APPROVAL BY THE CITY OF SANTA FE PLANNING AND LAND USE DEPARTMENT BEFORE CONSTRUCTION.
10. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF THE COSF ORDINANCE NO. 2008-02 (IMPACT FEES).
11. PROPERTY DEVELOPMENT, BOTH PUBLIC AND PRIVATE OWNERSHIP, SHALL COMPLY WITH THE COSF ORDINANCE NO. 2002-20 (TERRAIN AND STORMWATER MANAGEMENT) AT THE TIME OF BUILDING PERMIT APPLICATION.
12. PROPERTY DEVELOPMENT IS SUBJECT TO THE PROVISIONS OF SECTION 14-8.4(F)(5), "PLANT MATERIAL STANDARDS," WHEREIN PRESERVATION OF SIGNIFICANT TREES IS REQUIRED.
13. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED THROUGHOUT ALL DEVELOPMENT CONSTRUCTION PHASES AS PER IFC 1410.1.
14. PERMANENT TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER APPROVED PLAN BY THE DEVELOPER.
15. PRIVATE ROADS AND ASSOCIATED PARKING WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE PLAZA DEL MONTE HOMEOWNER'S ASSOCIATION.
16. THIS DEVELOPMENT LIES WITHIN THE DOWNTOWN AND EASTSIDE HISTORIC DISTRICT.
17. THIS DEVELOPMENT LIES WITHIN THE SUBURBAN ARCHAEOLOGICAL REVIEW DISTRICT.
18. THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.

DUST CONTROL NOTES

ALL ON-SITE SOIL DISTURBING CONSTRUCTION ACTIVITIES SHALL BE ADDRESSED AND PROVIDE MEASURES TO MITIGATE OR CONTROL DUST FROM BEING TRANSPORTED OFFSITE AND POLLUTING NEIGHBORING PROPERTIES.

ANY PERSON, OWNER, CONTRACTOR OR OPERATOR WHO CONDUCTS EARTHMOVING AND/OR DUST GENERATING ACTIVITIES IS RESPONSIBLE FOR IMPLEMENTING BEST MANAGEMENT PRACTICES (BMPs) IN ORDER TO MITIGATE OFF-PROPERTY TRANSPORT OF FUGITIVE DUST EMISSIONS.

A PLAN, OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WHEN APPLICABLE, LISTING THE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED TO THE CITY ENGINEER, OR HIS/HER DESIGNEE, FOR REVIEW AND APPROVAL. THE APPROVED BMPs SHALL BE APPLIED TO THE GRADED AND/OR DISTURBED SOIL IN ORDER TO STABILIZE THE SITE.

THE INITIAL BMP SHALL ADDRESS HOW THE CONTRACTOR WILL MINIMIZE THE AMOUNT OF DISTURBED SOIL AND HOW THE CONTRACTOR WILL STABILIZE THE DISTURBED SURFACE AREA EXPOSED TO WIND OR VEHICLE TRAFFIC DURING CONSTRUCTION.

SOME BMPs SHALL INCLUDE:

- THE REDUCTION OF VEHICLE SPEEDS: ESTABLISH A MAXIMUM SPEED LIMIT OR INSTALL TRAFFIC CALMING DEVICES TO REDUCE SPEEDS TO A RATE TO MITIGATE OFF-PROPERTY TRANSPORT OF DUST ENTRAINED BY VEHICLES.
- THE MINIMIZATION OF DROP HEIGHT: DRIVERS AND OPERATORS SHALL UNLOAD TRUCK BEDS AND LOADER OR EXCAVATOR BUCKETS SLOWLY AND MINIMIZE DROP HEIGHT OF MATERIALS TO THE LOWEST HEIGHT POSSIBLE, INCLUDING SCREENING OPERATIONS.
- HIGH WINDS RESTRICTION: TEMPORARILY HALT WORK ACTIVITIES DURING HIGH WIND EVENTS GREATER THAN 30 MPH IF OPERATIONS WOULD RESULT IN OFF-PROPERTY TRANSPORT.
- RESTRICT ACCESS: RESTRICT ACCESS TO THE WORK AREA TO ONLY AUTHORIZED VEHICLES AND PERSONNEL.

IN THE EVENT THE ABOVE PRACTICES ARE INEFFECTIVE TO PREVENT OFF PROPERTY TRANSPORT, THE PERSON, OWNER OR OPERATOR SHALL USE ONE OR MORE OF THE FOLLOWING BMPs:

- WET SUPPRESSION: APPLY WATER TO DISTURBED SOIL SURFACES, BACKFILL MATERIALS, SCREENINGS AND OTHER DUST GENERATING OPERATIONS AS NECESSARY AND APPROPRIATE CONSIDERING CURRENT WEATHER CONDITIONS, AND PREVENT WATER USED FOR DUST CONTROL FROM ENTERING ANY PUBLIC RIGHT-OF-WAY, STORM WATER DRAINAGE FACILITY, OR WATERCOURSE.
- WIND BARRIER: CONSTRUCT A FENCE OR OTHER TYPE OF WIND BARRIER TO PREVENT WIND EROSION OF THE GRADED OR DISTURBED SURFACE.
- VEGETATION: PLANT VEGETATION APPROPRIATE FOR RETAINING SOILS OR CREATING A WIND BREAK.
- SURFACE ROUGHENING: STABILIZE AN ACTIVE CONSTRUCTION AREA DURING PERIODS OF INACTIVITY WHEN VEGETATION CANNOT BE IMMEDIATELY ESTABLISHED.
- COVER: INSTALL COVER MATERIALS SUCH AS TACKIFIERS, EROSION CONTROL BLANKETS, GRAVEL, VEGETATION (WHEN APPROPRIATE), COLD-MILLINGS, ETC. DURING PERIODS OF INACTIVITY AND PROPERLY ANCHOR THE COVER.
- SOIL RETENTION: STABILIZE DISTURBED OR EXPOSED SOIL SURFACE AREAS THAT WILL BE INACTIVE FOR MORE THAN 30 DAYS OR WHILE VEGETATION IS BEING ESTABLISHED.

AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS HAVE CAUSED THIS FINAL DEVELOPMENT PLAN TO BE PREPARED. ALL THAT APPEARS ON THIS PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER.

PLAZA DEL MONTE, LLC

8C3023 83-0838

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. LARRY LUJAN
THIS 25th DAY OF OCTOBER, 2022.

NOTARY PUBLIC

COLLEEN C. GAVIN
Notary Public - State of New Mexico
Commission # 1127282
My Comm. Expires October 8, 2023

OCTOBER 8, 2023
MY COMMISSION EXPIRES

STORMWATER AGREEMENT

PROPERTY OWNER(S) HEREBY AGREE THAT ALL STORMWATER EASEMENTS AND ANY OTHER DRAINAGE IMPROVEMENTS ON PRIVATE PROPERTY WILL BE MAINTAINED AND KEPT FULL Y FUNCTIONAL AS ORIGINALLY DESIGNED AND CONSTRUCTED WITHIN PRIVATE PROPERTY BOUNDARIES; THE CITY HAS THE RIGHT OF ACCESS FOR INSPECTION OF SAID IMPROVEMENTS; THE CITY HAS THE RIGHT, IN THE EVENT OF DRAINAGE FACILITY MAINTENANCE DEFICIENCY AND AFTER TEN (10) DAYS WRITTEN NOTICE TO THE RESPECTIVE PROPERTY OWNER, TO ENTER AND RESTORE FULL FUNCTIONAL CAPACITY OF THE DRAINAGE IMPROVEMENTS AND TO LIEN THE PROPERTY FOR BOTH DIRECT AND INDIRECT COSTS ASSOCIATED WITH SUCH WORK. BY SIGNATURE AFFIXED TO THIS INSTRUMENT, THE PROPERTY OWNER(S) APPROVE AND AGREE THAT THIS AGREEMENT IS BINDING PERPETUALLY, RUNNING WITH THE LAND, ON PRESENT AND FUTURE OWNERS, HEIRS, AND ASSIGNS.

PLAZA DEL MONTE, LLC

THE FOREGOING WAS SWORN, ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY E. Larry Lujan
THIS 21st DAY OF November, 2022.

NOTARY PUBLIC

JENNIFER JENKINS
Notary Public - State of New Mexico
Commission # 1127284
My Comm. Expires October 8, 2023

10.8.2023
MY COMMISSION EXPIRES

DRAINAGE FACILITY MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS:

1. ALL DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
2. THE DRAINAGE FACILITIES MAINTENANCE SCHEDULE SHALL BE AS FOLLOWS: MARCH 15TH, SEPTEMBER 15TH AND AFTER STORMS OF ONE INCH OR GREATER.

a. FLUSH ALL CULVERTS AND DRAIN PIPES TO REMOVE SEDIMENT AND VEGETATION.
b. FLUSH STORM DRAIN MANHOLES AND DROP INLETS.
c. IF SEDIMENT IN PONDS IS DEEPER THAN 6 INCHES, REMOVE AND RESEED WITH NATIVE GRASSES.
d. CHECK POND DRAINS AND RIP-RAP INTEGRITY. REPAIR AS NECESSARY.
e. CHECK FOR SOIL EROSION WITHIN AND AROUND ALL SWALES, FILL SLOPES, CUT SLOPES AND RETAINING WALLS. UNSTABILIZED SOILS SHALL BE STABILIZED WITH VEGETATION, ROCK PLATING OR EROSION MATS.

DEVELOPMENT PLAN SIGNATURES

APPROVED BY THE SANTA FE PLANNING COMMISSION AT THEIR MEETING ON JANUARY 6, 2022
AS PLANNING & DEVELOPMENT REVIEW CASE # 2021-4548 & 2021-4549

PLANNING COMMISSION CHAIR — DATE 11/16/2022

PLANNING COMMISSION SECRETARY — DATE 12/2/22

REVIEWED BY THE CITY OF SANTA FE:

CITY PLANNER — DATE 11.17.22

CITY ENGINEER FOR LAND USE — DATE 11/22/22

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS ___ DAY OF _____ A.D. 20___ AT _____ O'CLOCK___M. AND WAS DULY RECORDED IN BOOK____ PAGE_____ OF THE RECORDS OF SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
KATHARINE CLARK
COUNTY CLERK SANTA FE COUNTY NM

DEPUTY

CITY REVIEW

DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548 / 2021-4549 CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

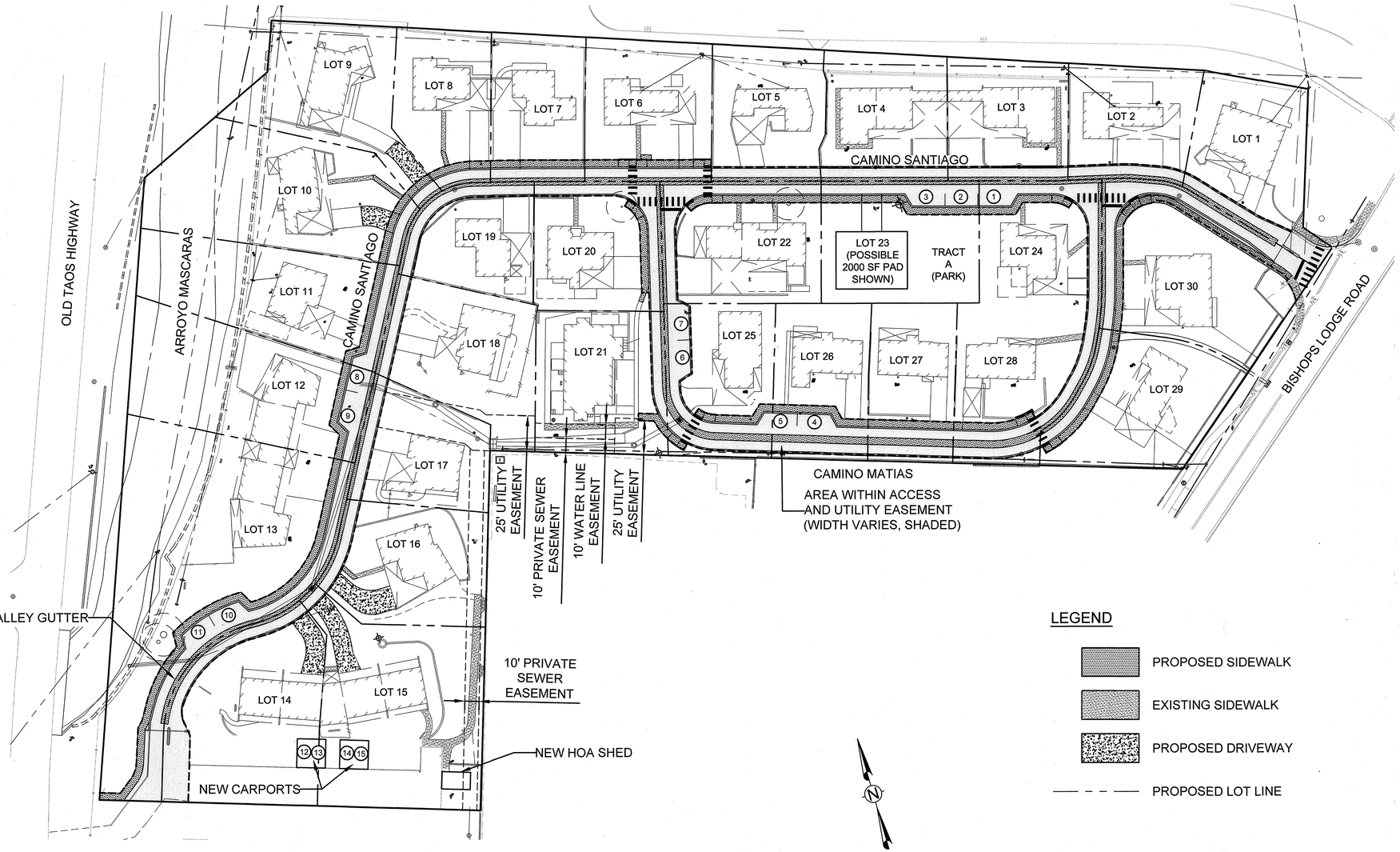
DEVELOPMENT PLAN
SHEET 1 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	N.T.S.	3-1

PLAZA DEL MONTE DEVELOPMENT PLAN
TRACT B ON CAMINO SANTIAGO AND CAMINO MATIAS

8090.24

NOTE:
THE PROPOSED SANITARY SEWER SYSTEM SERVING THIS DEVELOPMENT IS PRIVATE AND WILL NOT BE MAINTAINED OR OWNED BY THE CITY OF SANTA FE.



DEVELOPMENT PLAN
SCALE: 1" = 40'

0 20 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED DRIVEWAY
- PROPOSED LOT LINE

PROJECT DATA

SITE AREA: 6.625 ACRES
ZONING: R-29 (RESIDENTIAL)
OVERLAY: DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

DENSITY:
- Gross Lot Area = 6.625 acres
- 100-yr Floodplain = 0.452 acres (19,671 sq.ft.)
- Net Lot Area = 6.173 acres
- Maximum Allowable Density = 6.173 acres x 10 DU/acre = 61 DU
- Proposed Density = 30 DU/6.625 acres = 4.5 DU/acre

LOT COVERAGE:
- Maximum Allowable Lot Coverage = 40%, per SFCC Table 14-7.2-1
- Proposed Lot Coverage = Not to exceed 40% per lot

BUILDING SETBACKS: (As established by this Development Plan, per SFCC Table 14-7.2-1)
- Front Yard Setback: 7 feet from edge of Access & Utility Easement.
- Side Yard Setback: 5 feet from property line for Detached Homes OR 0 feet from property line if adjacent setback is increased to 10 feet. 0 feet from property line for Attached Homes if fire-rated wall is provided.
- Garage Setback: 10 feet from edge of Access & Utility Easement, for all lots except Lot 28, where the setback shall be 8 feet from edge of Access & Utility Easement to accommodate an existing carport. If this carport is demolished, any new garage or carport shall conform to the 10-foot garage setback that applies to the Subdivision.
- Rear Setback: 10 feet from property line.

PARKING:
- Total Required Parking = 2 off-street spaces per residence
- Total Provided Parking = 2 off-street spaces per residence (60 spaces)
- Total Required Guest Parking = 0.5 guest spaces per DU x 30 DU = 14 guest spaces
- Total Provided Guest Parking = 15 guest spaces

COMMON OPEN SPACE:
- Required = None required
- Provided = 3,412 sq.ft (Pocket Park – Tract A)

CITY REVIEW		
DEPARTMENT	SIGN-OFF	DATE
WASTEWATER MANAGEMENT DIV.	SIGNATURE ON FILE	
WATER SERVICES		
STREETS DIV.		
TRAFFIC DIV.		
FIRE		
LANDSCAPE		
SUBDIVISION ENGINEER		

CASE # 2021-4548
2021-4549
CITY USE ONLY

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT
130 Grant Avenue, Suite 101
Santa Fe, NM 87501
505.820.7444

FINAL DEVELOPMENT PLAN AND FINAL SUBDIVISION PLAT SUBMITTAL FOR PLAZA DEL MONTE

DEVELOPMENT PLAN
SHEET 2 OF 2

DATE:	SCALE:	SHEET:
NOVEMBER 2021	1" = 50'	3-2

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

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2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
____ District Standards & yard wall & fence standards.	___ Proposal Letter
_x_ Historic Inventory Form	___ Site Plan/Floor Plan
___ Zoning Review Sheet	___ Elevations
____ Other: Proposed Primary Façade Diagram	___ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and that the east façade of each structure be designated as primary (numbers one and two on the façade drawing), per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Three motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), and one required for the yard wall.

Status (main residence):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the main residence, as contributing, designating facade (number one and two from the façade diagram) as primary façade(s).
b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the main residence as non-contributing.

Status (garage):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the garage, as contributing, designating facade (number one from the façade diagram) as primary façade(s).
b. In case 2025-011108-HDRB, for 532 Calle Corvo, retain the garage as non-contributing.

Status (yard wall):
a. In case 2025-011108-HDRB, for 532 Calle Corvo, upgrade the southern yard wall, as contributing.
b. In case 2025-011108-HDRB, for 532 Calle Corvo, designate the east and north yard wall as non-contributing.

BACKGROUND & SUMMARY:

Streetscape:
The general streetscape at 532 Calle Corvo consists of a mix of Spanish Pueblo Revival and Territorial architectural designed structures constructed from the 1930s to 1950s. The structures are generally constructed of adobe block, wooden vigas, wood frame, and concrete masonry block with low raised stucco yard walls from the street to the entry of the residences. Several structures have red terra-cotta tile portal and entry-way roofing material, making this a uniquely special characteristic on this street. Common architectural elements include but are not limited to round parapets, brick coping, bullnosed corners, wrought iron elements, recessed picture and divided lite windows. Most of the structures in the streetscape are one-story but two-story structures are visible. The area is highly vegetated with mature trees and seasonal plants.

Site Description:
The single-family residence at 532 Calle Corvo is designated as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and totals 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style, as observed by the construction material, recessed doors and windows, flat roof and rounded parapets. The previous status of the structure was assigned in the 1980s during a "drive-by" assessment by staff which was a common practice at the time in the historic districts.

Mr. John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations from 1958 to 1996 including a bedroom addition, covered portal, and laundry room (Murphey 2025:3). A post 1975 window replacement and exterior insulation project occurred on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred. A post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the yard wall is historic while the east and north portions are recent and replaced a metal fence that once was along Calle Corvo (Murphey 2025:19).

PREVIOUS CASE SUMMARIES:

There are no records of any permitted or non-permitted work done on this property in the Historic Preservation Division or Permitting files. Currently, there is a 1985 Historic Building Inventory (HBI) form completed by staff with nominal information pertaining to the structure and its historic significance.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade(s) designation if applicable.

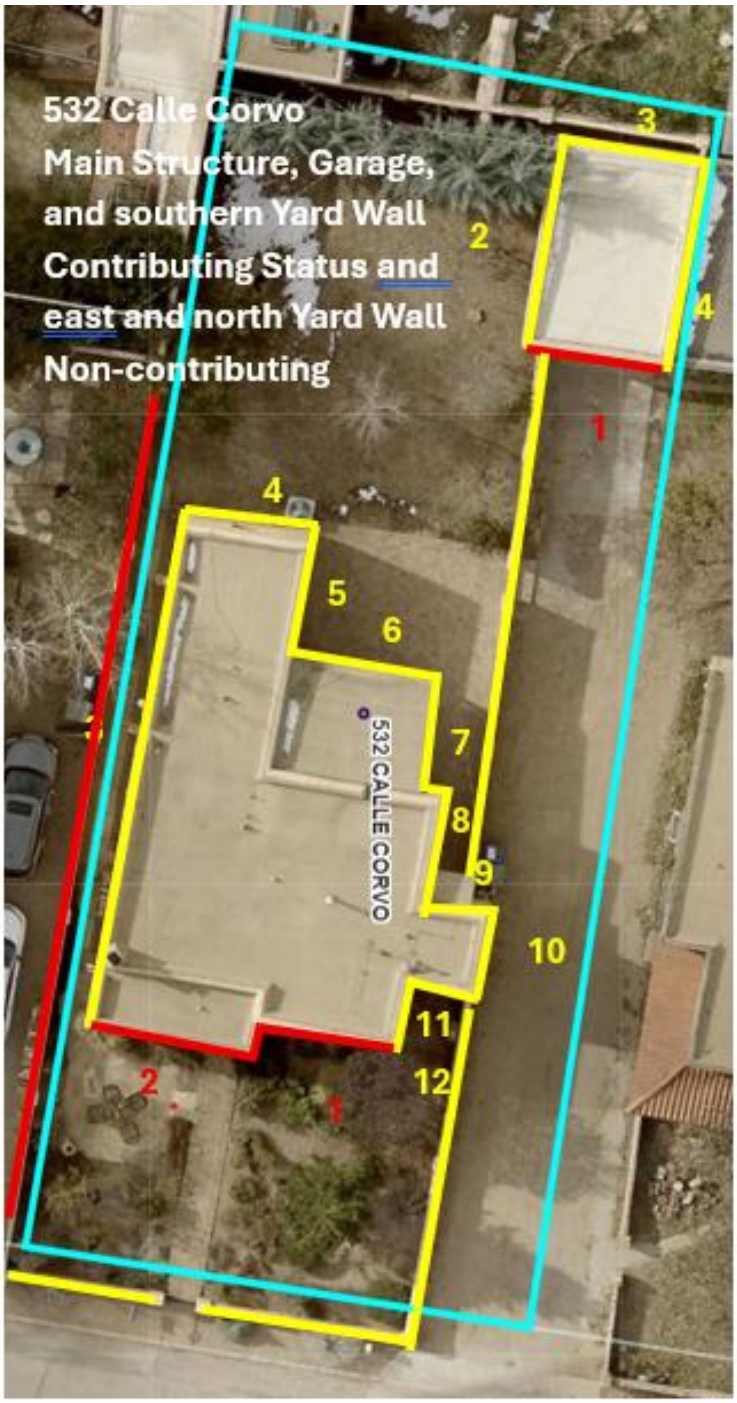


Figure 1: Proposed Façade Diagram for 532 Calle Corvo.

Primary Façade:

Non-primary Façade:

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

DEFINITIONS:

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 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.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

A638

building threatened? yes	surveyed date 12-12-85 by mb	county Santa Fe	ID no. 051611646
field map number SFHD-6-1645		UTM reference zone 12 13	easting northing

location description
532 Cory6

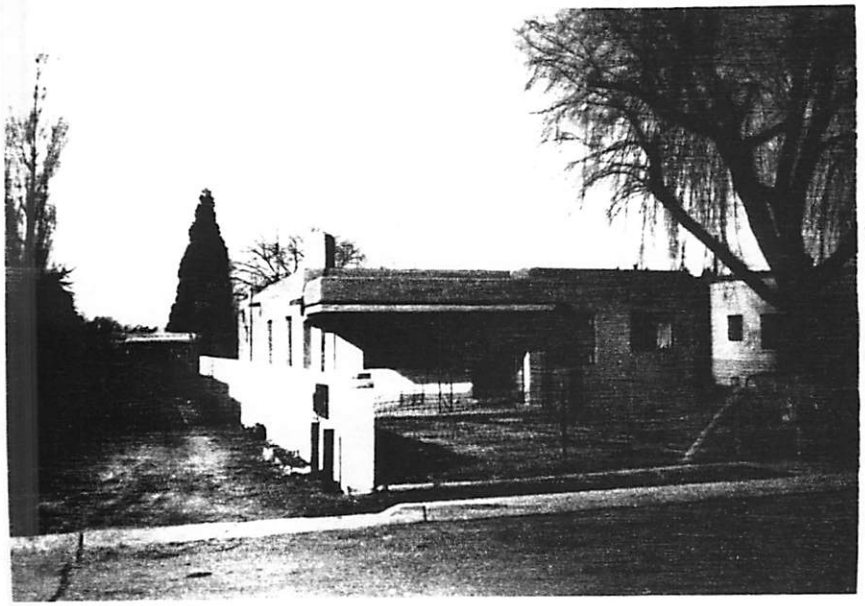
city/town
Santa Fe

land grant/reservation

building name

legal description
twsp N S range E W sec ¼ ¼

ph. roll by mb no. 23	negative nos. 2	loc. of neg.	plan shape



date of construction
P estimate actual
source

use
present residential
other
historic residential
other

condition
excellent good
fair deteriorating

degree of remodeling
minor moderate major
describe:

style

foundation material

wall material/surface

architectural features

surroundings
Res

relationship to surroundings
X similar not similar

district potential
yes no

significance
eligible of X none
interest

if eligible, why?

comments

associated buildings? yes
what type?

if inventoried, list ID nos.

see back? yes

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 8, 2025 – Revised

For HPD Office use only:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District Santa Fe	4. County: Santa Fe Parcel # 10470528

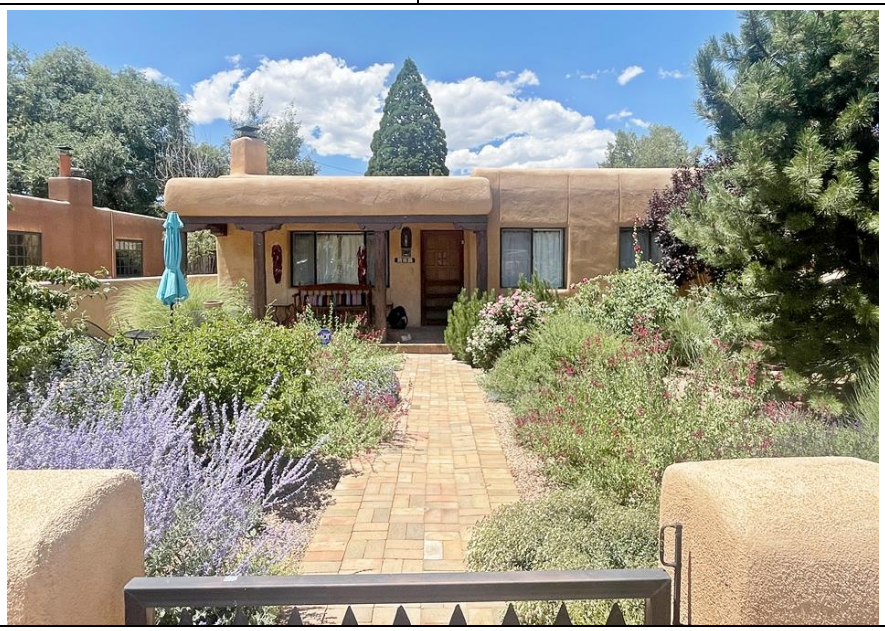
5. Property Type:
_x Buildings: 2
_x Structures: walls
__ Site __ Object

6. Date of Survey: July 27, 2025

7. Previous Survey Date(s):
_x_Yes: December 12, 1985, Michael Belshaw
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6806349,-105.9331281



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing northwest.

11. Brief Description of the Property:

Erected around 1950, the house began as a compact rectangular structure with two bedrooms. Between 1958 and 1966, a narrow primary bedroom addition and a roofed patio were added to the rear, expanding the home to its current footprint of approximately 1,302 heated square feet. The building's façade was altered in the 2010s, when its original decorative metal porch supports were removed and replaced with wood members intended to evoke an earlier architectural period. The property also includes a one-car garage and several sections of stuccoed yard wall, most of which are recent additions. The house and garage are currently designated Non-contributing to the Downtown and Eastside Historic District. The yard walls have no status.

Continued on Page 5.

12. Who uses the property? Residence

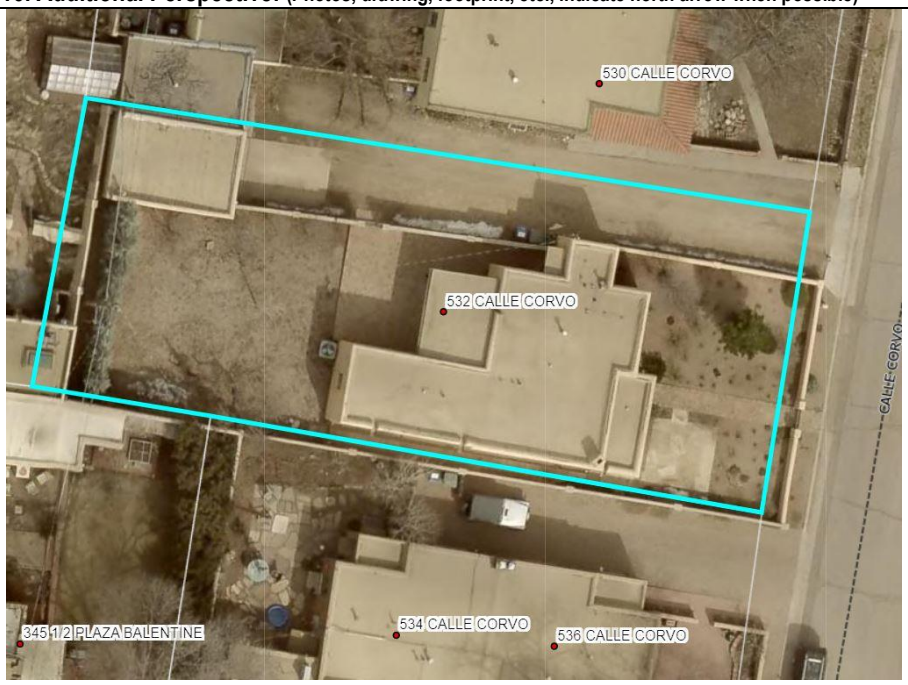
13. Construction Date:
Date: c. 1950
_ _Known _x_ Estimated Source: deeds, city directories, and aerial photographs

14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar
Comments: N/A

HCPI Base Form (FORM 1) *(Continued from other side)*

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



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

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

John W. Murphey
Architectural Historian
Architectural History Services
505-577-7593/707-583-7819
John@archhistoryservices.com
w/ Giulia Caporuscio

For: Current owner, via John A. Padilla, AIA

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

Current owner: Susan McShane Salomone Revocable Trust
N/A

19. Is Property Endangered? **_x_ Unknown __ No __ Yes How?**

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

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _x_ No __Yes
If yes: __ State __ National
If 'no' or unknown, do you think this property is eligible for listing? _x_ No __Yes
Why? See Evaluation of Historical Status

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

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

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-638
Antonio & Margarita Chavez House/ Karen Parfitt Hughes Second Home	532 Calle Corvo Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: July 27, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe __ Brick __ Composition __ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster __ Masonry: Simulated

__ Metal: Corrugated __ Metal: Structural Siding __ Metal: V-Crimp __ Stone: Random Ashlar

Stone:
__ Random Coursed __Stone: River Rock __Stone: Rusticated __ Stone: Tabular

_x_Stucco: __ Tile: Clay __ Aluminum Siding __ Wood: Board and Batten

Wood:
__ Horizontal Siding __ Wood: Jacal __ Wood: Log __ Wood: Shingle

__ Wood: Tongue and Groove __ Other:

7. Number of Stories: __ N/A
Number: _x_1 __11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ Not visible __ None
__ At Grade _x_Raised:
Materials: _x_ Concrete: __Stone
Other:
Notes

9. Roof: __ N/A

Shape: _x_Flat __Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: __Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Modified bitumen

10. Window Types House and Garage

Operation	Material	Glazing	Number
Hung Sash	Aluminum	1/1	2
Sliding	Aluminum	1-1	10
Combination	Aluminum	1S-1F-1S	1
Fixed	Steel	12	1

Abbreviations: C = casement, F = fixed, S = sliding, T = transom

11. Door Types House and Garage

Type	Style	Material	Number
Single-Leaf	17 Panel & Vision Lite	Wood	1
Single-Leaf	½ Light & Panel	Wood	1
Garage	Tilt-Up Pantel	Steel	1

12. Chimneys _x_ Short, stuccoed stack; interior, southeast corner

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: 1958-1966; primary bedroom addition, covered patio, and canopy over laundry room entry; aerial photographs
#2 Date: Unknown, post 1975; wholesale replacement of windows; material and visual evidence
#3 Date: Post-1914; alteration of front portal, to include new wood elements; Google Street View imagery
#4 Date: Post-1914; construction of front yard walls; Google Street View imagery.

16. Primary Architectural Style __ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ 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

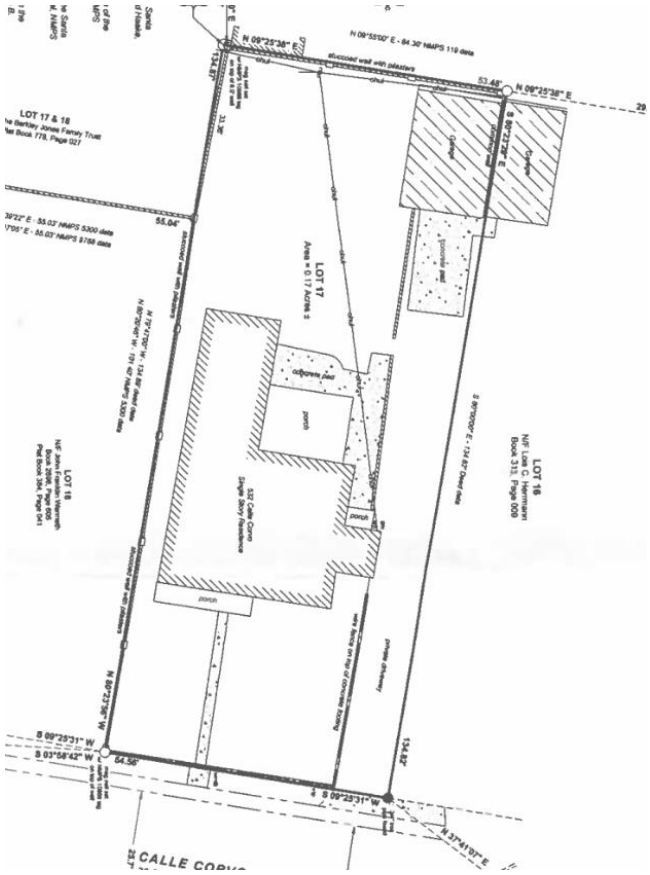
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: Portion of 2025 site plan. Courtesy of Ladn Surveying Company, L.L.C.



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Architectural Description Continued

Setting

Occupying Lot 17, the subject property is located on the west side of Calle Corvo, facing the parking lot of Acequia Madre Elementary School—a facility that had not yet been constructed when the residence was built.

The house sits near the front of the lot with a setback consistent with its neighbors, reflecting a 1941 subdivision covenant (Photo 1). The site is level and enclosed by low stuccoed walls, most of which are recent additions. Prior to 2015, the front yard consisted of bare earth and was enclosed by wire fencing (Fig. 6).

Following the construction of the current walls, a formal planting scheme was introduced. An additional wall section along the shared driveway was stuccoed in 2024. The backyard consists primarily of hardscaping and graded earth. The property shares a driveway with the adjacent parcel to the north.

East (Front Façade)

The front façade, which faces Calle Corvo, presents a Spanish Pueblo Revival vocabulary, although several elements were introduced in recent years. At the south end is a generously sized *portal* (Photo 2). This flat-roofed structure with a stuccoed parapet is supported by round wood posts topped with double *zapatas* (corbels).

As shown in a 2014 Google Street View image (Fig. 6), the portal was previously supported by scrolled metal brackets. This prefabricated bracket type—advertised in the SANBUSCO catalog during the postwar period—was commonly used on modest Santa Fe homes for both structural and decorative effect. Identical supports remain on the adjoining house to the north.

Centered within the portal is an aluminum combination window composed of a fixed central panel flanked by sliding sashes (Photo 3). Like most windows on the house, it is covered by a metal storm unit. The portal floor is now finished in brick and square concrete pavers, replacing the original poured concrete surface. The main entry door is sheltered beneath the portal; it is a wood unit with an 18-panel design and a small glazed vision light Photo 4).

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North of the portal, the façade steps forward approximately three feet to accommodate the dining room and kitchen area (Photo 5). This section contains tall sliding aluminum windows, also protected by storm units (Photo 6).

At this point—and continuing around the structure—are pronounced vertical control joints in the stucco, likely introduced to manage cracking or movement in the wall surface. Evidence of prior or ongoing movement is further suggested by an aftermarket metal angle bracket affixed to the top-left corner of the kitchen window surround, apparently installed to stabilize the projecting stucco or conceal visible cracking.

The façade steps forward once more, approximately seven feet, to a small, boxy volume that houses the laundry room. Like the adjacent rooms, it is lit by a sliding aluminum window with a storm unit.

North and West Elevations

The north elevation, which faces the shared driveway, begins at the east end with the projecting volume of the laundry room (Photo 7). Around the corner, on the west-facing wall of this volume, is a secondary entry providing access to the laundry area (Photo 8). This door is a half-light wood panel unit that appears to be of an earlier vintage.

It is sheltered by a shallow shed-roof canopy made of corrugated metal, supported by peeled-log vigas. A galvanized steel brace—likely a later addition—anchors the canopy to the wall, marking it as an aftermarket intervention not original to the building. The canopy does not appear in the 1958 aerial photograph (Fig. 4).

Continuing west, the north elevation extends approximately 11 feet to enclose a bedroom (Photo 7). Like other walls on the house, this section includes a sliding aluminum window providing light to the interior.

Turning the corner, the west elevation of the original house comes into view. This section includes a sheltered rear porch added after 1958, as well as window openings serving the bedroom and bathroom (Photo 10).

Beyond this is a primary bedroom addition, constructed—based on aerial photographs—between 1958 and 1966 (Figs. 4 & 5. This rectangular volume projects approximately 13 feet and features privacy-oriented fenestration: high-set horizontal windows and a vertical aluminum sliding unit placed in the short west-facing wall (Photo 11).

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South

The south elevation sits close to the property line (Photo 12). It includes the south wall of the primary bedroom addition, which is marked by a single high-set privacy window (Photo 13). The remainder of the elevation belongs to the original volume and is fenestrated with two vertical openings, each fitted with sliding aluminum units (Photo 14).

Interior

The interior was not entered during the site visit.

Garage

Tucked into the northwest corner of the lot, at the end of the driveway, is a one-bay garage (Photo 15). The roughly 392-square-foot structure is constructed of stuccoed concrete masonry units (CMU) and was likely built contemporaneously with the house. Its north wall shares a zero-lot-line condition with an adjoining garage—now used for storage—on the neighboring property.

The subject garage features a metal tilt-up door painted with a decorative scene of an Indian Pueblo. The south elevation includes a single 12-light steel industrial window. No other fenestration is present.

Walls

A CMU yard wall extends along the south property line. Based on aerial photographs, this wall was in place by 1958 (Fig. 4). It was coated with stucco in the 2010s. All other front yard walls are of recent construction.

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Historical Overview

Hughes–Calle Corvo Subdivision Context

Calle Corvo—originally named Hughes Street—began to develop in the late 1940s as a compact neighborhood of modest Pueblo Revival homes situated on suburban-sized lots along a short, curving street.

The northern half of the subdivision was carved from several large lots historically owned by Levi A. Hughes, Sr., a prosperous wool buyer and former vice president of the First National Bank, who died in 1934. His eldest son, Levi A. Hughes, Jr., vice president of the Santa Fe Builders Supply Company, sought to develop the family land with suburban-style housing.

In 1937, he created the first Hughes Subdivision, consisting of 20 lots laid out along a gently curving road between Delgado Street and Acequia Madre—then known as East Manhattan Street. Following a contemporary trend of using picturesque Spanish names for new streets, Hughes named the road *Calle Corvo*, loosely translated as “curving” or “bent street.” The subdivision was replatted the following year as the Second Hughes Addition (Fig. 1).

Development stalled during World War II. The first homes—519 and 521 Calle Corvo—were not constructed until after the war.

The initial lots were sold to individuals likely connected to Levi A. Hughes, Jr. or his mother, Christine L. Hughes, who was named as the grantor in many of the early deeds. Several buyers held their properties only briefly, with some constructing speculative houses before reselling. This early turnover contributed to the formation of a cohesive neighborhood, largely built out with modest, two-bedroom adobe houses—most in the Pueblo Revival style—with attached or detached single-car garages. While features such as low front yard walls and Pueblo-style detailing became common, these elements were not codified as deed restrictions in the earliest transactions.

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A 1958 real estate advertisement described the neighborhood as an "Exclusive Little Home Area on a Clean, Paved Street near the Acequia!"[1] Behind this marketing language lay a harsher reality. Item "e" of the subdivision's eleven restrictive covenants was explicitly racist.

Using the standard phrasing of the time, it stated: "No person of African or Oriental descent shall be permitted to use or occupy any building in the above described subdivision, except this restriction shall not prevent occupancy by domestic servants employed by an owner or a tenant."[2]

While such language was common boilerplate in mid-20th-century real estate documents, it reveals the broader—and often overlooked—history of racial exclusion in parts of Santa Fe's Eastside and South Capitol neighborhoods.

By the early 1960s, the subdivision was fully built out, with seventeen houses lining its curved road. The 1960 city directory shows a high rate of owner occupancy, with all but four homes occupied by their owners. The neighborhood reflected a nearly even mix of Anglo and Hispanic homeowners.[3]

Lot 17

Designated as Lot 17 on the 1938 subdivision plat, the parcel that would become 532 Calle Corvo first changed hands in late 1944 when Christine Hughes sold it to Mary Gray Bangs. Bangs also owned the adjoining lot to the south.[4]

Born Mary Blakeney Gray in 1862 in Brooklyn, New York, she was the second wife of American humorist and author John Kendrick Bangs. Formerly his secretary, she married him in New York City in 1904. John Kendrick Bangs died in 1922, and Mary remained in Yonkers, where he had once served as mayor.

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[1] "Homes for Sale [advertisement]," *Santa Fe New Mexican*, January 23, 1958, 8.
[2] Restrictive Covenants, [Hughes Second Addition], Christine L. Hughes, recorded April 10, 1941, Book 21, Page 362, Instrument # 1941064933, Santa Fe County, New Mexico. This restriction was removed in 1990.
[3] Hudspeth Directory Company, Hudspeth Directory Company, *Santa Fe City Directory, 1960* (El Paso: Hudspeth Directory Company, 1960), 28.
[4] Warranty Deed, Elizabeth L. Hughes to Mary Gray Bangs, recorded December 28, 1944, Book 26, Page 509, Instrument # 75296, Santa Fe County, New Mexico.

Twenty-one years later, in 1943, Mary Gray Bangs arrived in Santa Fe by motorcar, accompanied by Madame Tripier of Paris, France. The *Santa Fe New Mexican* marked their arrival with a glowing profile, describing Bangs as a woman of "dash and charm," whose many friends in literary and artistic circles had "benefitted by conversation which is punctuated by sharp shafts of irony and satire, and mellowed by electrified humor."[5]

Bangs likely entered Christine Hughes's circle informally and may have purchased the Calle Corvo lots on a whim. However, she ultimately settled elsewhere, having purchased a home in Plaza Balentine the previous year. Lot 17 eventually reverted to Hughes, who sold it in 1946 to Frank and Elizabeth Flanagan.[6]

Originally from Kansas City, Frank Flanagan first came to Santa Fe in 1933 to visit his sister—who was married to Levi Hughes Jr., the original developer of the Calle Corvo subdivision and son of Elizabeth Hughe who owned the property.

Frank later relocated to Santa Fe with his first wife, Calla Belle. After their divorce, he married Elizabeth Zook, a member of the Zook Pharmacy family. He initially worked for the Santa Fe Builders Supply Company, where his brother-in-law was vice president, and later joined Allen Stamm and Associates during Santa Fe's postwar building boom. Given these connections, he likely built the home on Lot 17.

Frank and Elizabeth, however, lived elsewhere, occupying a Stamm-built house in the Casa Linda addition. In March 1951, the Flanagans sold Lot 17 to Tony and Margarita Chavez, who would keep the property in her family for nearly 65 years.[7] The lot had a house at the time, which is confirmed by aerial flyover made two months later (Fig. 2).

The Chavez Home

Born in 1921 in Santa Fe, Antonio (Tony) Chavez Jr. lived in the city until the death of his mother when he was ten. He was then sent to St. Anthony's Orphanage in Albuquerque,

[5] "Mrs. John K. Bangs, Widow of Humorist, To Make Home Here," *Santa Fe New Mexican*, May 5, 1943, 2.
[6] Warranty Deed, Elizabeth Hughes to Frank S. and Elizabeth Flanagan, recorded March 3, 1946, Book 22, Page 371, Instrument # 80519, Santa Fe County, New Mexico.
[7] Warranty Deed, Frank S. and Elizabeth Flanagan to Tony (Jr.) and Margie V. Chavez, recorded March 15, 1951, Book 56, Page 178, Instrument # 102655, Santa Fe County, New Mexico.

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where he spent several years before returning to Santa Fe.[8] He attended Harrington Junior High and graduated from Santa Fe High School in 1939.

Drafted in 1942, Tony Chavez attained the rank of Sergeant in Battery C of the 447th AAA Battalion, a mobile anti-aircraft artillery unit. He was deployed to the European Theatre, serving in England, France—including during the Normandy campaign—and Germany.[9]

During combat operations, he was severely wounded by an anti-personnel mine and was discharged in 1945 due to his injuries.[10] His military honors included the Purple Heart with four clusters, the European-African-Middle Eastern Campaign Medal, the American Campaign Medal, the World War II Victory Medal, the French Medal of Freedom, and the Good Conduct Medal.

After returning to Santa Fe, Tony worked at Bruns Army Hospital off Cerrillos Road, where he met Margarita (Margie) Varela, a nurse's aide who treated combat veterans. They were married in 1949.

Following a brief stint as a fireman, Tony secured a position with the U.S. Postal Service as a mail carrier—a job he would hold for 38 years.[11] A 1953 photograph shows him sorting mail with a coworker (Fig. 3), corresponding with the first year Tony and Margie were listed in the city directory at the Calle Corvo address. They would go on to raise three daughters in the home.

The dwelling, originally a two-bedroom house, is visible in a 1958 aerial photograph (Fig. 4). It shows a compact rectangular home with a full-width front porch, approached by a concrete walkway. As the family grew, a rear addition was constructed, likely in the early 1960s; it appears in aerial imagery by 1966 (Fig. 5).

[8] "Antonio (Tony) Chavez Jr. [obituary]," *Santa Fe New Mexican*, March 9, 2014, C-3.
[9] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Subsubseries: Military Discharges; Box Number: 16569; Box Title: Military Discharges Chavez-Chavez.
[10] Antonio (Tony) Chavez Jr."
[11] Ibid.

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2*** HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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A Makeover

Margarita Varela Chavez died in 1998 at age 64, and her husband Antonio followed in 2014 at the age of 92.

In 2015, one of their daughters deeded 532 Calle Corvo to Karen Parfitt Hughes, a former television reporter and prominent Texas Republican who served as a top adviser to George W. Bush during his 2000 presidential campaign.[12] Hughes was credited with helping craft the campaign's messaging—most notably the phrase "compassionate conservative"—and ghostwriting Bush's campaign autobiography.[13]

Hughes used the property as her vacation home and made significant changes to its front façade. These included replacing the original metal porch supports with more rustic wood elements, enclosing the front yard with short CMU walls, and installing a designed landscape.

Hughes sold the property to the current owner in 2024.

[12] Warranty Deed, Angela Chavez (PR) to Karen Parfitt Hughes, recorded February 9, 2015, Instrument # 1756913, Santa Fe County, New Mexico.
[13] "Bush Confidante's New Boss Ran Hillary Clinton's Campaign," *Fort Worth Star-Telegram*, July 13, 2008, B-2.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Evaluation of Historical Status

The house, erected in 1950 as a modest Pueblo Revival starter home, received a rear addition and covered porch by 1966. It has seen no further additions or changes in massing since that time. Around 2015, the front façade was modestly reworked. The original 1950s decorative metal porch supports were replaced with rustic stained wood posts and beams in a retrofitted, backward-looking style. While this alteration introduces a false sense of historical development, the building, overall, has retained its form since 1966.

For these reasons, the house is recommended for Contributing status, with the east (front) elevation designated as the primary façade. This reflects the home's principal architectural expression, even though it has been modified with later materials and replacement windows.

The garage is 50 years old, retains its overall plan, and continues to convey its original function. Its primary significance is the street-facing façade, with the garage door as the key character-defining feature. It is recommended that the garage be designated Contributing, with the east elevation recognized as its primary façade.

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Illustrations

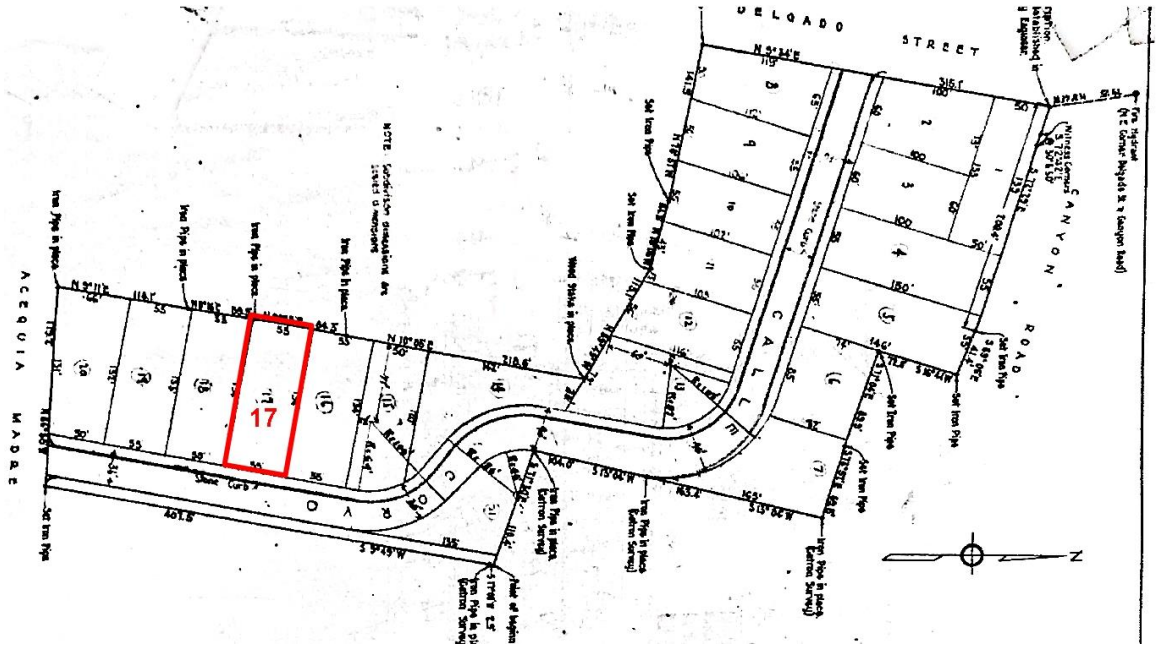


Figure 1: Hughes Second Addition, 1938. Floyd Haak. Subject lot highlighted.

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Figure 2: May 26, 1951, aerial photograph. House and garage present.

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Figure 3:1953 photograph of Tony Chavez, Jr. (left) alongside retirement-era portrait (right). Both courtesy of the *Santa Fe New Mexican*.

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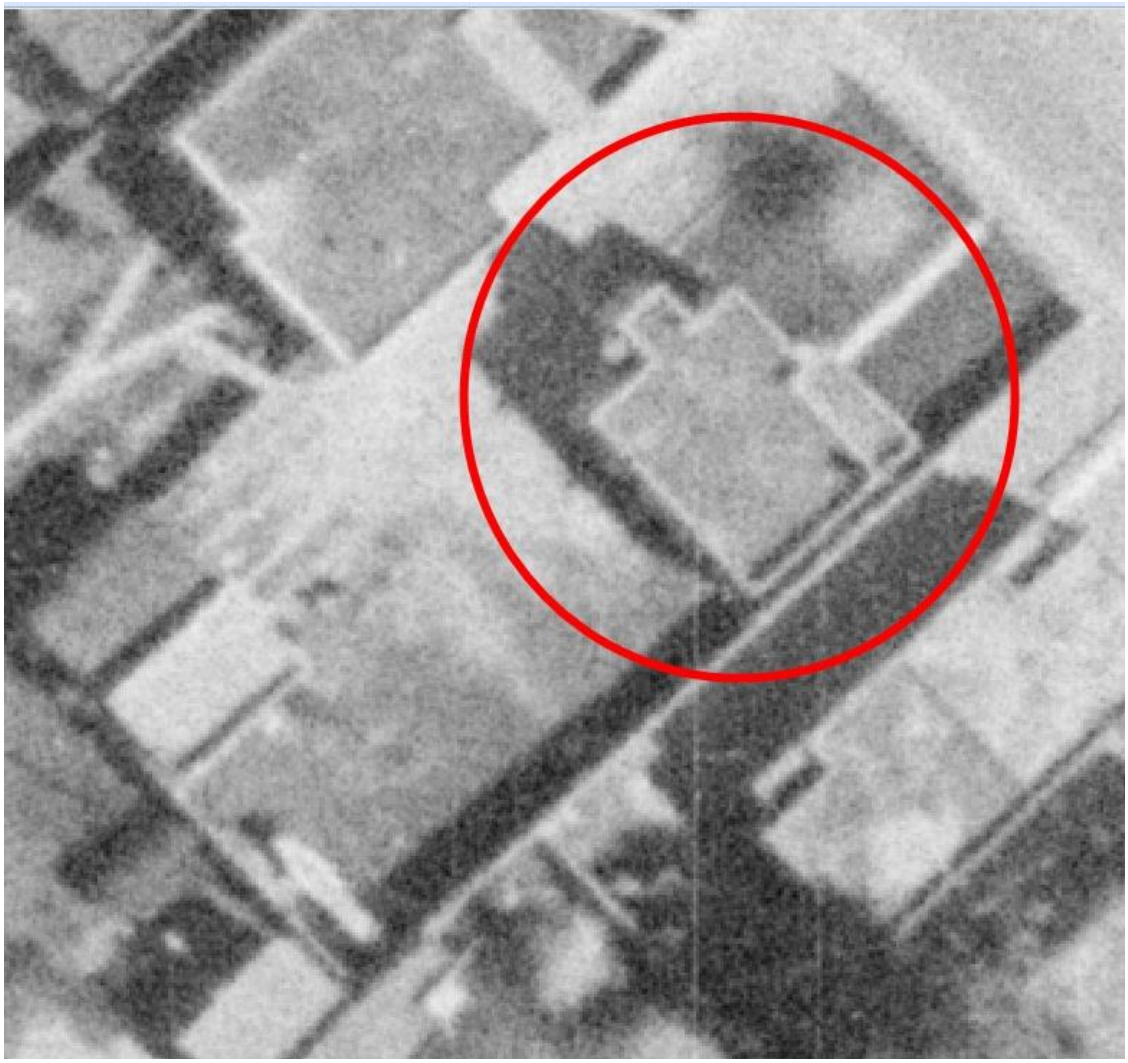


Figure 4: November 10, 1958, aerial photograph. Note original footprint of house and absence of walls except across the south property line.

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Figure 5: June 6, 1966, aerial photograph. Note presence of primary bedroom addition, roofed patio, and canopy over laundry room entry.

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Figure 6: April 2014 Google Street View image taken before Karen Parfitt Hughes purchased the property.

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Survey Photographs

(All images taken by Giulia Caporuscio, July 27, 2025, unless otherwise noted)



Photo 2: East (front) façade. Camera facing west.

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Photo 3: East (front) façade. Replaced window at portal. Camera facing west.

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Photo 4: East (front) façade. Front entry door. Camera facing west.

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Photo 5: East (front) façade. Camera facing southwest.

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Photo 6: East (front) façade. Window and stucco detail. Camera facing west.

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Photo 7: North elevation. Camera facing south.

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Photo 8: West elevation. Laundry room. Camera facing east.

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Photo 9: West elevation. Laundry room entry. Camera facing east.

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Photo 10: West elevation. Original section. Camera facing east.

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Photo 11: West elevation. Primary bedroom addition. Camera facing east.

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Photo 12: South elevation and property wall. Camera facing northeast.

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Photo 13: South elevation. Privacy window at primary bedroom addition. Camera facing north.

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Photo 14: South elevation. Original section. Window detail. Camera facing north.

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Photo 15: Garage (left of red line). Camera facing southwest.

City of Santa Fe, New Mexico

memo

DATE: **September 23, 2025**

TO: **Historic Districts Review Board**

VIA: **Heather Lamboy, Planning & Land Use Department Director**
Maggie Moore, Assistant Land Use Director *MRM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: **Paul A. Duran, Senior Planner, Historic Preservation Division**

2025-011122-HDRB, 121 E. Santa Fe Ave, Don Gaspar Area Historic District, Significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to a primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) *additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade*.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Previous Building Permit Documents

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the addition to a primary facade. Staff recommends approval of the other elements of the application as they

comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards. 14-5.2(C)(f) Restoration of Status
If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

Sample motions:

Two motions may be required in this case. One motion is required for the exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, and one for the elements of the project that do not require an exception.

Remodels:

a. In case 2025-011122-HDRB, for 121 E. Santa Fe Ave, approve/deny the exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, finding that the exception criteria have been met.
b. In case 2025-011122-HDRB, for 121 E. Santa Fe Ave, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

BACKGROUND & SUMMARY:

Streetscape:
The single-family residence located at 121 E. Santa Fe Ave is situated between Don Gaspar Ave to the west and Webber Street to the east. The general development of this specific area took place in the early 1900s into the 1930s as identified in the Santa Fe County Tax Parcel Map and is part of the Salmon Addition, which represents one of the first American-style subdivisions in the district. The combination of Craftsmen and Spanish Pueblo Revival style homes on this street make it a stand-alone streetscape that is mirrored anywhere else in the Historic Downtown area. The red brick pitched roofs with dormers, and multi-storied structures which include attics and basements separates itself from what is commonly observed in the historic districts. Generally, the properties are bungalows and include wooden picket fences, porches over the entrance with wooden decking, wood-framed three-over-one windows, and brick chimneys. The vegetation includes mature fruit trees, cottonwoods, and perennial grasses and shrubbery.

The applicant is before the HDRB as the result of the issuance of a red tag for unpermitted construction. What originally was a laundry room in a historic addition on the northwest corner of the house was replaced with a larger addition to accommodate an expanded space. What prompted the change was, when the roof was replaced, structural damage was discovered at the location

where the addition attached to the building. The reroof of the structure, approximately 3,098 sq. ft. had been permitted administratively.

Site Description:

121 E. Santa Fe Ave is a single-family residence designated as significant to the Don Gaspar Area Historic District. The Santa Fe County Tax Parcel Map identifies that the structures on the property were constructed on a 0.32-acre parcel in 1915 and comprised of approximately 3,098 sq. ft. of roofed area. The structure is a stand-alone Craftsmen home built from red brick, with a pitched shingle roof with dormers, a brick chimney, wooden deck and a porch at the entry way, with a wooden picket fence in front of the yard wall. Several additions have occurred since the original construction, however the additions are noted as historic in nature. The structure was nominated as significant in 1985 by the State of New Mexico Office of Cultural Affairs Historic Preservation Division Cultural Properties Review Committee (CPRC). The historic name of the house is the Dunleavy Berry House.

PREVIOUS CASE SUMMARIES:

HDRB: H-96-017, January 23, 1996, the Board denied the application request to replace the existing shingle roof with a standing seam metal roofing system. The denial of the request was based upon Section 14-70.71A 1987 SFCC, which requires that a false historical appearance is not created.

ADMINISTRATIVE: Case No. 2023-007613-ADMIN.

Approved scope of work:

1) Replace the windows on the dormer to reflect the style of the windows and the other two dormers more accurately.
2) Replace the windows with double paned in a style that is similar to the historic windows on the rest of the house (except the casita).
3) Include grills across the entire window.
4) The windows will be painted white consistent with the primary color of the house.
5) Paint the house the same color of white.
6) Propose to repair and repaint the windows the original white color.
7) Repair and replace the screens as well as manufacture identical new storm windows for the winter weather granted the option for light blue.
8) Repair the brick planter immediately in front of the deck.
9) TRepair and repaint the front door white, which is the current color.
10) Replace fence at the end of the driveway (on west side of the house) with a cedar single gate as well as a double gate to accommodate larger items going to the backyard (see drawing). The current fence is in disrepair and is currently painted red. Propose to stain

cedar in a red tint that would not significantly change the look.

ADMINISTRATIVE: Case No. 2023-007139-ADMIN.

Approved scope of work:

1) Re-roof the structure as submitted with the condition that there shall be no publicly visible rooftop appurtenances. Repair damaged wood in-kind maintaining as much historic materials as possible. Shingles will be replaced in kind with Terra Cotta color to match existing.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

1) Replace the windows on east dormer to reflect the style of the windows and the other two dormers more accurately.
2) Replace front concrete and brick patio in-kind.
3) Replacement of front patio deck with cedar as decking material to be coated with Messmers.
4) Repair the brick planter immediately in front of the deck.
5) Install railings consistent in height with the Santa Fe code.
6) Repair and repaint the front door white, which is the current color.
7) Paint the house the same color of white.
8) Repair and repaint the windows.
9) Repair and replace the screens as well as manufacture identical new storm windows for the winter weather color will remain white.
10) Rebuild the original white picket fence at the front of the property.
11) Replace fence at the end of the driveway (on west side of the house) with a cedar single gate as well as a double gate to accommodate larger items going to the backyard stain cedar in a red tint similar to existing.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade: The applicant requests an exception to 14-5.2(D)(2)(d) for a 28 sq. ft. addition to the north primary façade.

(i) *Do not damage the character of the district*

Applicant Response: The additional walls are stucco and cedar shake, consistent with the district and the property. The add on done in the past added a stucco casita to the back of the house. The dormers and house immediately next door is almost 100% cedar shake.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 28 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-approved and non-permitted work.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Four walls were completely rotted due to the add on in the last century. This poses a health risk (mold) and a physical risk (falling down).

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 28 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-permitted work.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The replacement of the walls allow the home to be occupied and remain structurally sound.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 28 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-permitted work.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

(a) The continued existence and *preservation* of historical areas and *buildings*;

(b) The continued construction of *buildings* in the historic styles; and

(c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) **Regulation of Significant and Contributing Structures in the Historic Districts**

(Ord. No. 2004-26)

(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.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

(i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.

(ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

(i) Do not damage the character of the district;

(ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and

(iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

(D) **General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

(a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.

(b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to *primary façades*.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

(i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

(a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)

(b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical

equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

(a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:

(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

(ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings* , *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.

B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.

C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.

D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

E. The height and dimension of signage are as set forth in Section 14-8.10(H).

F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(H) **Don Gaspar Area Historic District**

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.

(c) The use of solar and other energy collecting and conserving strategies is encouraged. The use of large glazed areas on south facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:

(i) raising the parapet;

(ii) setting back from the edge of the roof;

(iii) framing the collector with wood;

(iv) in the case of pitched roofs, by integrating the collector into the pitch;

(v) in case of ground solar collectors by a *wall* or vegetation;

(vi) in the case of *wall* collectors by enclosing by end or other *walls*;

(vii) other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

(d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials

by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.

(e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

(f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to-effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

Applications for erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

DEFINITIONS:

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 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 27, 2023

To: Building Permit Division

From: Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 121 E SANTA FE AVE, Santa Fe, NM 87505

Case Number: 2023-007613--ADMIN

Contact Name: Brett E Trusko

Phone Number:

Email: brett.trusko@gmail.com

Approved Scope of Work: *The east dormer has windows that are not substantially like the other two dormers on the house. We would like to replace the windows on said dormer to reflect the style of the windows and the other two dormers more accurately. We propose to replace the windows with double paned in a style that is similar to the historic windows on the rest of the house (except the casita). This dormer was not a part of the original house and the current windows are substantially different. The replacement would include grills across the entire window. The windows will be painted white consistent with the primary color of the house.*
The house hasn't been painted in at least 20 years. Weather and UV damage can still be mitigated with new primer and paint. We propose painting the house the same color of white.
The windows have had little or no paint for at least 20 years. We propose to repair and repaint the windows. These windows are angled sash weighted windows. At least half of them is semi-functional due to the ropes being cut. We will paint the windows the original white.
We still have four original screens for the windows (11 windows). We would like to request that we repair and replace the screens as well as manufacture identical new storm windows for the winter weather. Current color is white. We anticipate that the color will remain white, but would like to be granted the option for light blue.
Repair the brick planter immediately in front of the deck. Many bricks are missing. We will endeavor to use the same bricks, but may not be able to locate them, in which case we would like to substitute like/kind.
The front door needs repair. There are several holes in it and one of the decorative accents is missing. We would like to repair and repaint the door white, which is the current color. Additional problems include failure to close properly, allowing cold weather in as well as loose glass.
Replace decrepit fence at the end of the driveway (on west side of the house) with a higher quality cedar single gate as well as a double gate to accommodate larger items going to the backyard (see drawing). Regarding the double gate, the single gate is not large enough to accommodate furniture or appliances that need to go to the back of the house or the ADU. The current fence is in disrepair and is currently painted red. We propose to stain cedar in a red tint that would not significantly change the look.

Conditions of Approval: *No other work is approved at this time.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

Santa Fe Historic Preservation Division
Via email
Re: 121 E Santa Fe Ave. 1904 build craftsman home. Memorandum of Information

December 27, .2023

Dear Historic Preservation Division,

The purpose of this letter is:

- In follow-up to our series of emails back and forth, and to the letter sent November 11th,
- to rescind the remaining parts of an application,
- and to share a Memorandum of Information.

Application: Thank you for your November 27th list of administratively approved items. We will execute against this list. We are rescinding any remaining requests in this application.

Memorandum of Information
NM Code of Ordinances 14-5.2b sections 11-13, states that as an owner of an historic property, I am required to protect and maintain it.

The roof replacement was approved July 28th, including the required slope changes to enable proper drainage. The previous roof angles contributed to damage of the roof, and to leaking water which rotted the supporting walls. This had to be corrected, as approved in the roof replacement documents.

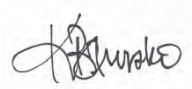
Research of craftsman homes of that era showed that shakes were often the norm - also evidenced by the house dormers, back of house, and in dormers and full siding on several houses on the street of the same era. Discussions with your inspectors about this building covering was answered with - it's not visible from the road, and doesn't need approval.

In summary: The utility room that supports the roof, is a part of what was corrected in execution of the approved roof work. It *is a match* to a 1904 craftsman style vs the rotted stucco that had been there, likely back to the 1970s when it is estimated that the part was added. The 1970s was prior to the declaration of South Capitol as an historic district. It's not clear when the city became aware of the back structure, but it IS listed in tax records and all owners have paid taxes based on the city and title companies' knowledge of its existence.

We are rescinding any parts of the application that are not already administratively approved in Mr. Duran's Nov 27th email.

Thank you for your time and attention in our efforts to restore this lovely - old house to its 1904 glory.

Respectfully,



Kirsten Trusko
415.860.7025 (cell – voice or text), kbtrusko@gmail.com

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

Permit

Permit NO: 2023-30663-EXPR Permit IVR Number: 248330
Permit Type: Express (Residential)
Work Classification: Re-roof
Permit Status: Issued

Issue Date: 08/16/2023 | Expiration: 08/15/2024

Location Address | **Parcel Number**

121 E SANTA FE AVE, Santa Fe, New Mexico 87505 | 11444608

Contacts

Brett Trusko — Property Owner 121 E Santa Fe AVE, Santa Fe, NM 87505 brett.trusko@gmail.com	DURABUILD CONSTRUCTION LLC — Applicant 19 PLAZA LA PRENSA UNIT A, SANTA FE , NM 87507 (505)920-5819 daniel@durabuildconstruction.org
Vaughn Irving — Applicant 19 Plaza La Prensa Unit A, Santa Fe, NM 87507 vaughn@durabuildconstruction.org	DURABUILD CONSTRUCTION LLC — Contractor 19 PLAZA LA PRENSA UNIT A, SANTA FE , NM 87507 (505)920-5819 daniel@durabuildconstruction.org

Description: Re-roof

Valuation: $43,494.00
Total Sq Feet: 2,700.00

Inspection Requests:
https://santafenm-energovpub.tylerhost.net/Apps/selfservice#/home

Occupancy Classification:

Type of Construction:

Fees	Amount
Administration Fee	$40.00
Archaeological Fee	$10.00
Permit Fee	$583.65
Residential Plan Review Fee	$291.83
Total:	**$925.48**

Payments	Amt Paid
Total Fees	**$925.48**
Credit Card	$925.48
Amount Due:	**$0.00**

Inspections:

Inspection Type	IVR No.
Building, Exterior Sheathing/Roof Deck	109
Final Building	199

FIELD COPY

Issued By Bobby Padilla, Certified Building Official

August 16, 2023
Date

By accepting this Permit and conducting work authorized by it, the Parties identified on this Permit under "Contacts" above hereby agree to comply with all applicable statutes and laws adopted by the State of New Mexico, all applicable codes and ordinances adopted by the City of Santa Fe, and all conditions of this Permit. Violation of legal requirements or Permit conditions may result in revocation of this permit under SFCC 1987, Section 14-11.4. Per SFCC Section 14.3-11(D)(5), the construction permit poster must be posted within 24 hours of issuance, must be securely placed on the property, and must be prominently displayed and readable from the street for the duration of construction. As set forth in SFCC 1987, Section 14-3.17, this Permit may be appealed within fifteen (15) days of the date it is posted, and in the event that an appeal is upheld, this permit may be revoked. By accepting this Permit and conducting work, the Parties hereby agree that any grading, building alteration, repairing, or any other construction work conducted during the appeal period is done at the Parties' own risk and without reliance on the issuance of this Permit. If this Permit is revoked, the Parties may be required to remove or remediate any building, grading, alteration, repairing, or any other construction that was conducted during the appeal period or conducted in violation of legal requirements or Permit conditions.
DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.
Please note that all construction sites and associated permit holders within the City of Santa Fe must adhere to the approved best management practices (BMPs), for construction site management of stormwater runoff. Construction General Permits (CGP) and construction sites that disturb one (1) or more acres, including smaller sites that are part of a larger plan of development, must submit an US EPA Notice of Intent. Please see the following links for guidelines:

How to Apply for an US EPA Notice of Intent (NOI):
https://www.santafenm.gov/media/archive_center/EPA_NOI_Combined.pdf

Best Management Practices for Construction Sites:
https://www.santafenm.gov/media/archive_center/Best_Management_Practices1.pdf

US EPA Helpful Links for Construction Site Management:
https://www.epa.gov/npdes/stormwater-discharges-construction-activities

August 16, 2023

City of Santa Fe Land Use Department

Construction Application & Checklist
Commercial and Residential Re-Roof Submittals

OFFICE HOURS:
MONDAY – FRIDAY
8:00AM TO 5:00PM
CLOSED
12:00PM -1:00PM

TO BE COMPLETED BY CITY STAFF

APPLICATION TRACKING # 23-30663

TYPE EXPR ACCEPTED BY JaneR DATE ACCEPTED 7/28/23

PLAN CHECK FEE $ 291.83 WATER BUDGET FEES $ - PERMIT FEE $ 583.65

ZONE DISTRICT: R21 LAND USE CLASSIFICATION: ☐ ~~Escarpment~~ ☐ Floodplain ☐ ~~Historical~~

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 121 E. Santa Fe Ave SUBDIVISION Don Gaspar LOT 21 BLOCK 100

☐ Owner/Builder
PROPERTY OWNER Brett Trusko
MAILING ADDRESS 121 E. Santa Fe Ave
Santa Fe, NM 87505
DAY TIME PHONE (925) 858-0905
EMAIL ADDRESS brett.trusko@gmail.com

☒ Contractor
CONTRACTOR NAME: Durabuild Construction Inc
MAILING ADDRESS 19 Plaza la Prensa, 87507
DAY TIME PHONE (505) 920-5819
State License # 392695 City License # 228692
EMAIL ADDRESS daniel@durabuildconstruction.org

PROJECT INFORMATION:
Construction Valuation $ $43,494 Roofing Sq. Ft. 2700 Building Type: Home

Roof Pitch 7:12 No. of Existing Layers 2 Roof Classification B (A, B, or C)

OVERLAY DISTRICTS:
☑ Historic Preservation Districts (pre-approval required, if applicable) ☐ Escarpment Overlay District (pre-approval required, if applicable)

DOCUMENT SUBMITTALS: 2 Sets of the following:

☑ **Roof Plan:** Type of roof system, the roof slope, and roof drainage

☑ **Manufacturer's specifications and installation instructions**

ALL COMMERCIAL RE-ROOF PROJECTS REQUIRE PROFESSIONAL SEALS TO ENSURE THE FOLLOWING:

- The structure is sufficient to sustain the weight of the additional dead load for the new roof system
- The roof deck is structurally sound
- Roof drains and drainage are sufficient to prevent extensive accumulation of water
- The existing roof system is securely attached to the deck
- The existing roof assembly above the deck line is dry or otherwise not deteriorated
- Fire retardant requirements are maintained

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Vaughn Irving Contact Phone (505) 577-4509

Signature Vaughn Irving Date 07 / 27 / 2023

200 Lincoln Avenue, Santa Fe, NM 87501 (505) 955-6585

*****APPLICATION MUST BE SUBMITTED IN PERSON*****

City of Santa Fe
Plan Review Comments Report (2023-30663-EXPR)

PERMIT ADDRESS: 121 E SANTA FE AVE
Santa Fe, New Mexico 87505

PARCEL: 11444608

APPLICATION DATE: 07/28/2023 **SQUARE FEET:** 2,700.00 **DESCRIPTION:** Re-roof

EXPIRATION DATE: **VALUATION:** $43,494.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Daniel ORONA	DURABUILD CONSTRUCTION LLC	19 PLAZA LA PRENSA, UNIT A SANTA FE, NM 87507
	Vaughn Irving	Durabuild Construction	19 Plaza La Prensa, Unit A Santa Fe, NM 87507
Contractor	Daniel ORONA	DURABUILD CONSTRUCTION LLC	19 PLAZA LA PRENSA, UNIT A SANTA FE, NM 87507
Property Owner	Brett Trusko		121 E Santa Fe AVE Santa Fe, NM 87505

Building Review Express Residential (non-sfed)

REVIEW ITEM	STATUS	REVIEWER
Expediter Approval v.1	Approved	Donovan Troelsen email: dltroelsen@santafenm.gov
Historic Districts v.1	Approved	Amanda RomeroAvila email: alromero@santafenm.gov
Residential Building v.1	Approved	Richard Valentine email: ravalentine@santafenm.gov

BUILDING: approved to re-roof 2700 sf residence with OWENS CORNING DURATION roofing shingles - Please verify wind rating requirements below per 90 mph for shingles. And please add to comments for shingle approval that they must meet the 90 mph wind requirement.

make sure that contractor is aware of 90 mile an hour wind requirement and submit accordingly for shingle wind rating.. We will verify compliance in the field.

Refer to the 2015 IRC building codes – chapter and sections as per roof covering Installation and requirements

RE-ROOFING (BI) RERF
Materials & methods of application used for re-covering an
Existing roof covering shall comply, CHAPTER 9, section
R908, 2015 IRC – COMPLY with 2018 IECC Section C503.3.1
For climate zone 5B

RE-ROOFING (-BI) RFNG
CHAPTER 9, 2015 IRC, RE-ROOFING, SECTION R908, REQUIREMENTS
FOR ROOF COVERINGS, roof coverings shall be applied in
Accordance with applicable provision of this section and
The manufacturer's installation instructions - COMPLY with 2018 IECC
Section C503.3.1 For climate zone 5B

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 27, 2023

To: Building Permit Division

From: Paul A. D

Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 121 E SANTA FE AVE, Santa Fe, NM 87505

Case Number: 2023-007139--ADMIN

Contact Name: Vaughn M Irving

Phone Number:

Email: vaughn@durabuildconstruction.org

Approved Scope of Work: *Re-roof structure as submitted with the conditions that there shall be no publicly visible rooftop appurtenances. Repair damaged wood in-kind maintaining as much historic materials as possible. Shingles will be replaced in kind with Terra Cotta color to match existing.*

FURTHER ACTIONS REQUIRED: ROUTE TO HISTORIC DIVISION

FINAL HISTORIC INSPECTION

121 E. Santa Fe Ave, 87505



Scope of Work

Tear off existing roof layers down to decking. Inspect roof decking and framing. Repair decking if necessary.

Install new ice shield as needed and required by code. Install new roofing shingles that will match existing roof color and materials as best as possible. Seal all roof jacks, skylights, fireplaces and edges.

Tear off existing metal roof layers down to decking. Inspect roof decking and framing. Repair decking as needed

Install new ice shield. Install new shingles on back part of house (addition) to match existing and meet historic division requirements.

Slope on front section 7:12
Slope on addition 5:12

Guide Specifications

PROJECT ARCHITECT RESPONSIBILITY: This is a general specification guide, intended to be used by experienced construction professionals, in conjunction with good construction practice and professional judgment. This guide is to aid in the creation of a complete building specification that is to be fully reviewed and edited by the architect of record (specifier). Sections of this guide should be included, edited, or omitted based on the requirements of a specific project. It is the responsibility of both the specifier and the purchaser to determine if a product or system is suitable for its intended use within their projects respective zip code. Neither Owens Corning, nor any of its subsidiary or affiliated companies, assume any responsibility for the content of this specification guide relative to actual projects and specifically disclaim any and all liability for any errors or omissions in design, detail, structural capability, attachment details, shop drawings or other construction related details, whether based upon the information provided by Owens Corning or otherwise.

SECTION 07 31 13.13 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Roof shingles and accessories including the following:
   1. Fiberglass-based asphalt shingles.
   2. Hip and ridge shingles.
   3. Starter shingles.
   4. Self-adhering ice and water barrier.
   5. Shingle underlayment.
   6. Attic ventilation.
   7. Fasteners.
   8. Metal flashing and trim.

1.2 RELATED SECTIONS

**"NOTE TO SPECIFIER" Delete and/or add other sections as required.

A. Section 061000 - Rough Carpentry.

B. Section 071300 – Sheet Waterproofing.

C. Section 072200 - Roof and Deck Insulation; for insulation placed over roof decking.

D. Section 076000 - Flashing and Sheet Metal; for snow guards, metal flashing and drip edges, including step-type flashing installed with shingles.

E. Section 077100 – Roof Specialties: Manufactured Gutters and Downspouts.

F. Section 077200 - Roof Accessories.

G. Section 086000 – Roof Windows and Skylights.

**"NOTE TO SPECIFIER" Delete references from the list below that are not required.

1.3 REFERENCES

A. American Society of Civil Engineers (ACSE).
   1. ASCE 7 – Minimum Design Loads for Buildings and Other Structures.

B. Asphalt Roofing Manufacturers Association (ARMA).

J. FM Approvals
   1. FM 4474 - American National Standard for Evaluating the Simulated Wind Uplift Resistance of Roof Assemblies Using Static Positive and/or Negative Differential Pressures.
   2. FM 4475 – Approval Standard for Class 1 Steep Slope Roof Covers

K. Florida Building Commission (FBC):
   1. Florida Building Code.
   2. Florida Product Approvals.

L. Environmental Protection Agency (EPA): ENERGY STAR Rating System.

M. International Code Council (ICC):
   1. International Residential Code (IRC).
   2. International Building Code (IBC).

N. International Code Council Evaluation Service (ICC-ES)
   1. ICC-ES Evaluation Reports.
   2. ICC-ES Acceptance Criteria.

O. Intertek
   1. Intertek Code Compliance Research Report (CCRR)

P. Miami-Dade County Department of Regulatory and Economic Resources (RER), Product Control Section:
   1. Miami-Dade County Notice of Acceptance (NOA).

Q. National Roofing Contractors Association (NRCA).

R. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) – Architectural Sheet Metal Manual.

S. Texas Department of Insurance (TDI): Product Listing.

T. Underwriters Laboratories (UL):
   1. UL 790 - Standard Test Methods for Fire Test of Roof Coverings.
   2. UL 2218 - Impact Resistance of Prepared Roof Covering Materials.
   3. UL 1897 – Uplift Tests for Roof Covering Systems.

U. PRI Evaluation Services
   1 PRI Evaluation Reports.

V. US Green Building Council (USGBC): Leadership in Energy and Environmental Design (LEED).

W. SCS Global Services – 20% Pre-Consumer Recycled Content Certification

1.4 REGULATORY REQUIREMENTS AND CERTIFICATIONS

A. Provide a roofing system having an Underwriters Laboratories (UL) Class A or ASTM E108 Class A fire resistance classification.

B. When applicable, provide a roofing system that will help to qualify points for LEED certification:
   1. Sustainable Site credit – Heat Island Reduction.
   2. Materials and Resource credit – Building Product Disclosure and Optimization - Environmental Product Declaration (manufacturer specific Environmental Product Declarations).

3. Roofing material availability, storage and handling.
4. Additional roof covering and roof accessory materials.
5. Through roof penetrations and other roof details.
6. Product compliance – Verify that products comply with requirements specified by local Authority Having Jurisdiction (AHJ)
7. All other items related to successful execution/completion of work.

B. Submit printed copies of Owens Corning product data sheets indicating product characteristics, product information, installation instructions (including required preparation and installation procedures), product limitations and color samples.

1.8 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, ice and water barrier, and ventilation, by a single manufacturer.

B. Installer Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall follow Owens Corning published installation instructions.

"NOTE TO SPECIFIER" Delete one of two options below. Select option based on desired warranty.

1. Installer shall be an Owens Corning Roofing Platinum Preferred Contractor as defined and certified by Owens Corning.
2. Installer shall be an Owens Corning Roofing Preferred Contractor as defined and certified by manufacturer.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to site in manufacturer's unopened bundles with labels intact and legible.

B. Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

C. Store all products in accordance with Owens Corning recommendations.

D. Do not install underlayment or shingles on wet surfaces.

E. Store and dispose of solvent-based materials in accordance with all federal, state and local regulations.

F. For rooftop loading, lay shingle bundles flat. Do not bend over the ridge.

1.10 PROJECT CONDITIONS

A. Do not install systems under environmental conditions outside Owens Corning recommended limits. Proceed with work only when existing and forecasted weather conditions will permit work to be performed within Owens Corning recommended limits.

1.11 WARRANTY

A. Standard Limited Warranty: Provide to the Owner Corning standard prorated warranty coverage for materials in the event of a material defect, including up to 10 years Tru Protection® coverage. Refer to actual warranty for complete details, limitations and requirements.

B. Manufacturer's Extended Limited Warranty: Provide to the Owner Owens Corning standard extended warranty coverage labor and materials in the event of a material defect. Refer to actual warranty for complete details, limitations and requirements.

Guide Specifications

NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

1. Owens Corning System Protection Roofing Limited Warranty including extended Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
2. Owens Corning Preferred Protection Roofing System Limited Warranty includes Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
3. Owens Corning Platinum Protection Roofing System Limited Warranty includes Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Platinum Preferred Contractor.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC. One Owens Corning Pkwy. Toledo, OH 43659. Toll Free: 1-800-ROOFING. Email: ocbuildingspec@owenscorning.com. Web: www.owenscorning.com.

B. Requests for substitutions will be considered in accordance with provisions of Section 016000.

2.2 ASPHALT SHINGLES

NOTE TO SPECIFIER Delete roof shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Duration® Premium (Algae Resistant) Shingles. As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 4 bundles of 16 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and PRI ER 1378E01.

B. Duration® Premium (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 4 bundles of 16 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.

Guide Specifications

8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and PRI ER 1378E01.

C. Duration® Premium COOL (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), meets the ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15, 2010 California Building Energy Efficiency Standards, Title 24, Part 6 requirements, Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, and Florida Product Approval.

D. TruDefinition® Duration® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

E. TruDefinition® Duration® (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

Guide Specifications

F. TruDefinition® Duration® COOL (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

G. TruDefinition® Duration® COOL PLUS (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

H. TruDefinition® Duration® Designer Color Collection (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), CSA A123.5, Florida Product Approval, Miami-Dade County Product Approval, ICC-ES AC438, and PRI ER 1378E01.

I. TruDefinition® Duration® Designer Color Collection (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.

DURATION® SERIES SHINGLES

INSTALLATION INSTRUCTIONS

Instrucciones para la instalación

TruDefinition® Duration®
Designer Colors
Collection Shingles

TruDefinition® Duration®
Shingles

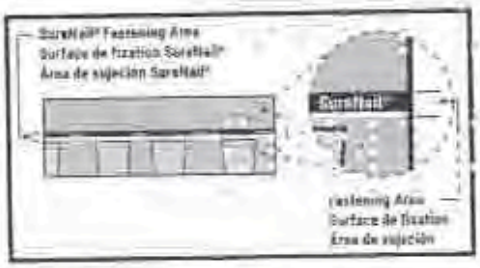
TruDefinition® Duration®
COOL Plus Shingles

TruDefinition® Duration®
COOL Shingles

TruDefinition® Duration
MAX®

Duration® Premium
Shingles





CAUTION: DO NOT MIX MATERIAL BEARING DIFFERENT LOT NUMBERS. REFER TO THE LOT NUMBERS LOCATED ON THE SIDE OF THE BUNDLE.

Application Instructions

Before installing this product, check local building codes for roofing requirements.

These shingles are designed for new or reroofing work over any properly built and supported wood roof deck having adequate nail holding capacity and a smooth surface. Must comply with local building codes.

Precautionary Note:

The manufacturer will not be responsible for problems resulting from any deviation from the application instructions and the following precautions:

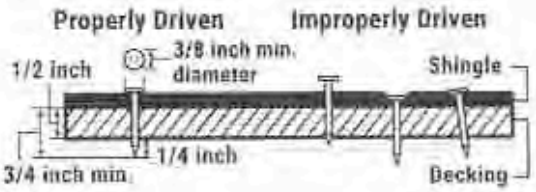
- **Roof Top Loading:** Lay shingle bundles flat. Do not bend over the ridge.
- **Roof Deck:** Minimum 6 inch roof deck boards, minimum ⅜ inch plywood, minimum 7/16 inch OSB, sheathing spaced minimum ⅛ inch and maximum ¼ inch.

  Regardless of deck type used, the roofing installer must:

  1. Install the deck material in strict compliance with the deck manufacturer's instructions.
  2. Prevent the wood deck from getting wet before, during and after installation.
- **Ventilation:** Must comply with local building codes.
- **Handling:** Use extra care in handling shingles when the temperature is below 40°F.
- **Storage:** Store in a covered, ventilated area at a maximum temperature of 110°F. Bundles should be stacked flat. Do not store near steam pipes, radiators, etc.
- **Fastener Requirement:** Use galvanized steel, stainless steel or aluminum nails minimum 12 gauge shank with ⅜ inch diameter head. Owens Corning Roofing recommends that fasteners comply with ASTM F1667. Must comply with local building codes.

  All fasteners must penetrate at least ¾ inch into the wood deck or completely through the deck by a minimum of ⅜ inch.

Notice: Owens Corning Roofing requires the use of nails as the method of attaching shingles to wood decking.



CAUTION: DO NOT MIX MATERIAL BEARING

PRECAUCIÓN: PRECAUCIÓN: NO MEZCLE MATERIALES CON DIFERENTES NÚMEROS DE LOTE. CONSULTE LOS NÚMEROS DE LOTE UBICADOS EN EL COSTADO DEL PAQUETE.

Instrucciones para la instalación

Antes de instalar este producto, verifique los códigos de construcción locales para saber cuáles son los requisitos del techo.

Estas tejas están diseñadas para trabajos de techado nuevo o para la reconstrucción de un techo antiguo que posea una plataforma de madera adecuada, con capacidad para sostener clavos y con una superficie lisa. Debe cumplir con los requisitos de los códigos de construcción locales.

Nota de precaución:

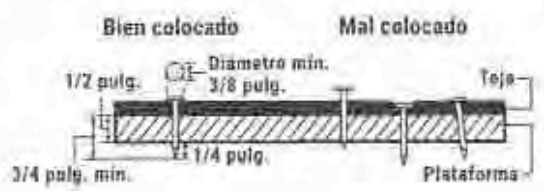
El fabricante no se hará responsable por los problemas que puedan resultar de cualquier desviación de las instrucciones para la instalación de las tejas y de las siguientes notas de precaución:

- **Carga en los techos:** Coloque los paquetes de tejas planos. No los doble sobre la cumbrera.
- **Estructura base del techo:** Placas base de madera con un ancho mínimo de 6 pulgadas; revestimiento mínimo de madera contrachapada de ⅜ pulgadas, paneles de fibra orientada (OSB) de un mínimo de 7/16 pulgadas; espacio de revestimiento mínimo de ⅛ pulgadas y máximo de ¼ pulgadas.
- Cualquiera sea el tipo de estructura base utilizada, el instalador del techo debe:

  1. Instalar el material de la estructura base del techo de manera que cumpla con las instrucciones de instalación del fabricante de dicho material.
  2. Asegurarse de que la estructura base de madera no se moje antes, durante y después de la instalación.
- **Ventilación:** Debe cumplir con los requisitos de los códigos de construcción locales.
- **Manipulación:** Tenga cuidado especial con la manipulación de las tejas cuando la temperatura sea inferior a 40°F.
- **Almacenamiento:** Conserve en un área cubierta y ventilada a una temperatura máxima de 110°F. Los paquetes deben estar apilados sobre sus caras. No las almacene cerca de tuberías de vapor, radiadores, etc.
- **Requisitos de los sujetadores:** Use clavos de acero galvanizado, acero inoxidable o aluminio, de vástago calibre 12 como mínimo y diámetro de cabeza de ⅜ pulg. Owens Corning Roofing recomienda que los sujetadores cumplan con la norma ASTM F1667. Debe cumplir con los requisitos de los códigos de construcción locales.

  Todos los sujetadores deben penetrar al menos ¾ pulg. en la estructura de madera o atravesarla completamente un mínimo de ⅜ pulg.

Aviso: Owens Corning Roofing exige el uso de clavos como método preferido para fijar tejas a plataformas de madera.



1 Self-Adhered Ice & Water Barrier

Use an Owens Corning® Self-Adhered Ice & Water Barrier on low eaves in all regions of the country where roofs have had a history of ice and water backup. Apply starting at the eaves edge and extend upslope a minimum of 24 inches from the interior wall line. See **Fig. 1**.

Barrera autoadhesiva resistente al hielo y al agua

Utilice la barrera autoadhesiva resistente al hielo y al agua de Owens Corning® en los aleros de todas las regiones del país en las que los techos estén expuestos a filtraciones por causa de la acumulación de agua y hielo. Para la instalación, comience en el borde del alero y extienda hacia arriba un mínimo de 24 pulgadas desde la línea de la pared interior. Ver la **Fig. 1**.

Fig. 1 Self-Adhered Ice & Water Barrier
Barrera autoadhesiva resistente al hielo y al agua



2 Synthetic Underlayment

Standard Slopes 4:12 and Greater

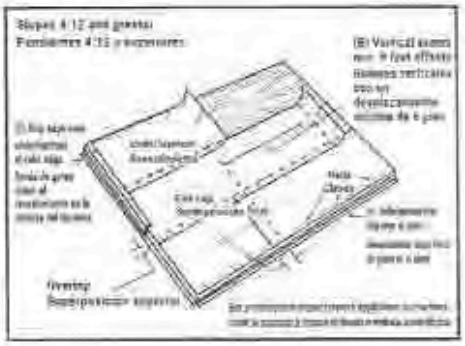
Use an Owens Corning® Synthetic Underlayment or equivalent underlayment meeting ASTM D226, D4869 or D6757. Follow underlayment manufacturer's application instructions and local building codes. See **Fig. 2**.

Membrana impermeabilizante sintética

Pendientes estándar 4:12 y superiores

Use una membrana impermeabilizante sintética Owens Corning o una membrana equivalente que cumpla con ASTM D226, D4869 o D6757. Siga las instrucciones de instalación del fabricante de la membrana impermeabilizante y los códigos de construcción locales. Ver la **Fig. 2**.

Fig. 2 Synthetic Underlayment Standard Slope
Membrana impermeabilizante sintética – Pendiente estándar



3 Synthetic Underlayment

Low Slope 2:12 to Less than 4:12

Use an Owens Corning® Synthetic Underlayment or equivalent underlayment meeting ASTM D226, D4869 or D6757. Underlayment must be installed per the manufacturer's application instructions and local building codes. Each underlayment course must be overlapped a minimum of ½ the width of the underlayment plus 1 inch. See **Fig. 3**.

Or Owens Corning® Self-Adhered Ice & Water Barrier or equivalent with a standard overlap of 3 inches and metal drip edge. See **Fig. 3A**.

Note: See technical bulletin for felt application.

Membrana impermeabilizante sintética

Pendientes bajas de 2:12 a menos de 4:12

Use una membrana impermeabilizante sintética Owens Corning o una membrana equivalente que cumpla con ASTM D226, D4869 o D6757. La membrana impermeabilizante se debe instalar de acuerdo con las instrucciones del fabricante y los códigos de construcción locales. Cada hilera de membrana impermeabilizante debe superponerse un mínimo de la ½ del ancho de la membrana más 1 pulgada. Ver la **Fig. 3**.

O barrera autoadhesiva resistente al hielo y al agua de Owens Corning® o equivalente con una superposición estándar de 3 pulgadas y borde de goteo metálico. Ver la Fig. **Fig. 3A**.

Nota: Vea el boletín técnico para la aplicación de fieltro.

Fig. 3 Synthetic Underlayment Low Slope
Membrana impermeabilizante sintética – Pendiente baja

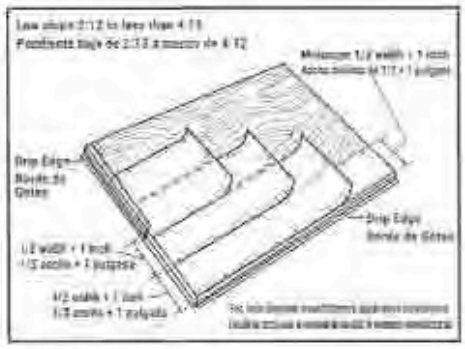
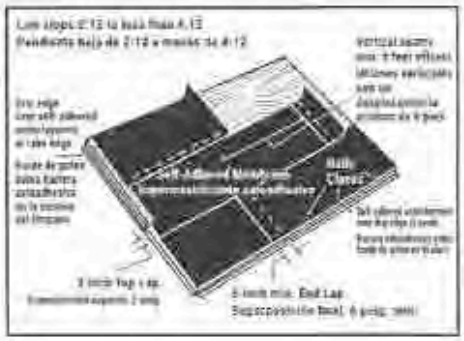


Fig. 3A Self-Adhered Ice & Water Barrier Low Slope
Barrera autoadhesiva resistente al hielo y al agua – Pendiente baja



4 Shingle Fastening Pattern

Standard Fastening Pattern:
Fasteners must be placed in the SureNail® Technology fastening area. See **Fig. 4**.

Six Nail Fastening Pattern:
Use 6 fasteners. See **Fig. 4A**.

Mansard or Steep Slope Fastening Pattern: Place fasteners 6⅛ inches from bottom edge to secure both layers of the shingle. Fasteners need to be located 6⅛ inches above the butt edge of the shingle, regardless of whether they are in the granules or the SureNail® Technology fastening area. See **Fig. 4B**.
REQUIRED: For slopes exceeding 60 degrees or 21 inches per foot, use 6 fasteners and 4 spots of asphalt roof cement per shingle. Apply immediately, one 1 inch diameter spot of asphalt roof cement under each shingle tab. Center asphalt roof cement 2 inches up from bottom edge of shingle tab. See **Fig. 4B**.

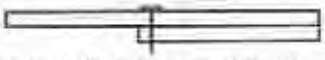
Asphalt Roof Cement where required must meet ASTM D4586 Type I or II (Asbestos Free).

Note: Please be aware that excessive amounts of asphalt roof cement could blister the shingle.

Starter Course:
Use an Owens Corning® Starter product. Trim 6¼ inches off the rake of the starter course shingle and overhang the drip edge along the rake and eaves edge, ¼ to ¾ inch, and continue across the roof. Use 5 fasteners for each shingle, placed 2 to 3 inches up from eaves edge. See **Fig. 5**. If no drip edge is used, shingles must extend a minimum of ¼ inch and no more than 1 inch from rake and eaves edge.



Shingle Side View



Vue latérale des bardeaux



Vista lateral de la teja

Patrón de sujeción de las tejas

Esquema de sujeción estándar:
Los sujetadores deben colocarse en el área para clavado SureNail® Technology. Ver la **Fig. 4**.

Esquema de sujeción de seis clavos:
Para un esquema de sujeción de 6 clavos. Ver la **Fig. 4A**.

Esquema de sujeción en mansarda o pendiente pronunciada:
Coloque los sujetadores a 6⅛ pulg. del borde inferior para asegurar ambas capas de la teja. Los sujetadores deben colocarse a 6⅛ pulgadas por encima del extremo inferior de la teja, sin importar si es sobre los gránulos o el área de sujeción SureNail® Technology. Ver la **Fig. 4B**.

REQUISITOS: En el caso de las pendientes que superen los 60 grados o 21 pulgadas por pie, utilice seis sujetadores y cuatro puntos de cemento asfáltico para techos por teja. Aplique inmediatamente un punto de cemento asfáltico para techos de 1 pulgada de diámetro debajo de cada lengüeta de las tejas. Coloque el cemento asfáltico para techos a 2 pulgadas del borde inferior de la lengüeta de la teja. Ver la **Fig. 4B**.

En los casos en que se requiera, el cemento asfáltico para techos debe cumplir con la norma ASTM D4586 Tipo I o II (libre de asbesto).

Nota: Tenga en cuenta que una cantidad excesiva de cemento asfáltico para techos puede deformar la teja.

Hilera inicial:
Utilice un producto de hilera inicial para techos de Owens Corning®. Recorte 6¼ pulgadas desde la cornisa del limpano en la teja de la hilera inicial y nivele con el borde de goteo a lo largo de la cornisa y el borde del alero, entre ¼ y ¾ de pulg., y continúe a través del techo. Utilice 5 sujetadores para cada teja, colocados a una distancia de 2 a 3 pulgadas arriba del borde del alero. Ver la **Fig. 5**.

Si no utiliza un borde de goteo, las tejas deberán extenderse un mínimo de ¼ pulgada y un máximo de 1 pulgada desde la cornisa y el borde del alero.

Fig. 4 Standard Fastening Pattern
Esquema de instalación estándar

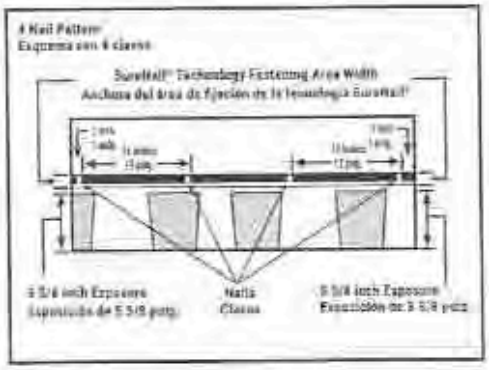


Fig. 4A Six Nail Fastening Pattern
Esquema de instalación con seis clavos

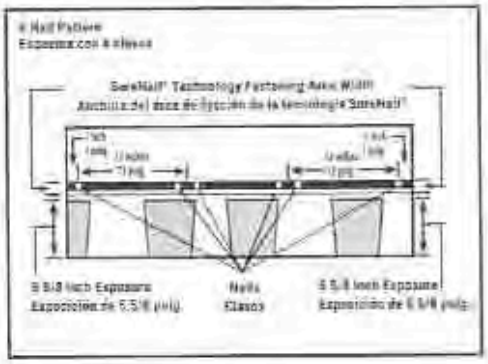


Fig. 4B Mansard or Steep Slope Fastening Pattern
Esquema de instalación en pendientes pronunciadas o mansardas

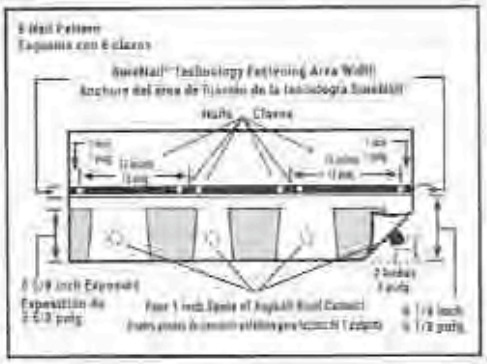
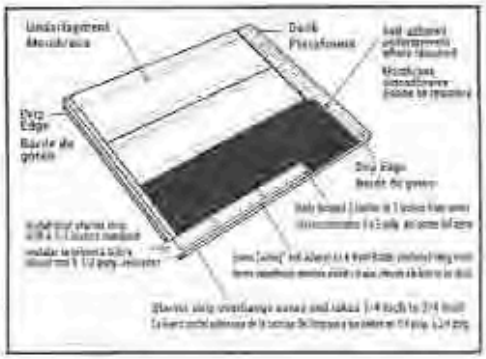


Fig. 5 Starter Strip Shingle Eaves Application
Aplicación de las tejas para la hilera inicial en el alero



5 Shingle Application

These shingles are applied with a 6 1/2 inch offset, with 5 5/8 inch exposure, over prepared roof deck, starting at the bottom of the roof and working across and up. This will blend shingles from one bundle into the next and minimize any normal shade variation. Application with offsets of 4 inches to 8 inches are also acceptable. Shingles and fasteners must be installed to ensure that end joints are no closer than 2 inches from the fastener in the shingle below and that the offsets are not less than 4 inches in all succeeding courses.

First Course: Apply first course starting with the full shingle even with the starter course. See **Fig. 5A**. Fasten securely according to fastening instructions. See **Fig. 4**.

Second Course: Remove 6 1/2 inches from the left end of this shingle and apply the remaining piece over and above the first course shingle and flush with edge of the first course with 5 5/8 inch exposure. See **Fig. 5B**. Fasten securely according to fastening instructions. See **Fig. 4**.

Third Course: Remove 13 inches from the left end of this shingle and apply the remaining piece over and above the second course shingle flush with edge of the second course with 5 5/8 inch exposure. See **Fig. 5C**. Fasten securely according to fastening instructions. See **Fig. 4**.

Fourth Course: Remove 19 1/2 inches from the left end of this shingle and apply the remaining piece over and above the third course shingle and flush with edge of the third course with 5 5/8 inch exposure. See **Fig. 5D**. Fasten securely according to fastening instructions. See **Fig. 4**.

Fifth Course: Remove 26 inches from the left end of this shingle and apply the remaining piece over and above the fourth course shingle and flush with edge of the fourth course with 5 5/8 inch exposure. See **Fig. 5E**. Fasten securely according to fastening instructions. See **Fig. 4**.

Sixth Course: Remove 32 1/2 inches from the left end of this shingle and apply the remaining piece over and above the fifth course shingle and flush with edge of the fifth course with 5 5/8 inch exposure. See **Fig. 5F**. Fasten securely according to fastening instructions. See **Fig. 4**.

Succeeding Courses: For succeeding courses, repeat first through sixth course. See **Fig. 5G**.

Instalación de las tejas

Estas tejas se instalan con un desplazamiento de 6 1/2 pulgadas y un área expuesta de 5 5/8 pulgadas, sobre estructuras base de techos preparados, comenzando en la parte inferior del techo y realizando la aplicación de forma transversal y hacia arriba. De esta manera, las tejas de un paquete se mezclarán con las del siguiente y se reducirán al mínimo las variaciones normales de tonalidad. Las aplicaciones con desplazamientos de 4 u 8 pulgadas también son aceptables. Es necesario instalar las tejas y los sujetadores para garantizar que las uniones de los extremos no queden a menos de 2 pulgadas del sujetador de la teja que está debajo y que las superposiciones laterales no sean de menos de 4 pulgadas en las hileras siguientes.

Primera hilera: Aplique la primera hilera comenzando con una teja completa, nivelada con la hilera inicial. Ver la **Fig. 5A**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Segunda hilera: Quite 6 1/2 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la primera hilera, nivelando con el borde de la primera hilera con un área expuesta de 5 5/8 pulgadas. Ver la **Fig. 5B**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Tercera hilera: Quite 13 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la segunda hilera, nivelando con el borde de la segunda hilera con un área expuesta de 5 5/8 pulgadas. Ver la **Fig. 5C**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Cuarta hilera: Quite 19 1/2 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la tercera hilera, nivelando con el borde de la tercera hilera con un área expuesta de 5 5/8 pulgadas. Ver la **Fig. 5D**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Quinta hilera: Quite 26 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la cuarta hilera, nivelando con el borde de la cuarta hilera con un área expuesta de 5 5/8 pulgadas. Ver la **Fig. 5E**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Sexta hilera: Quite 32 1/2 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la quinta hilera, nivelando con el borde de la quinta hilera con un área expuesta de 5 5/8 pulgadas. Ver la **Fig. 5F**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Hileras siguientes: Para las hileras siguientes, realice los pasos de la primera a la sexta hilera. Ver la **Fig. 5G**.

Fig. 5A Shingle Application / Instalación de tejas

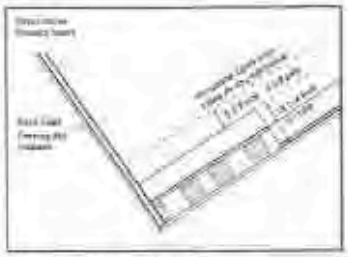


Fig. 5B Shingle Application / Instalación de tejas

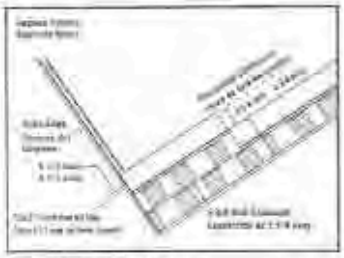


Fig. 5C Shingle Application / Instalación de tejas

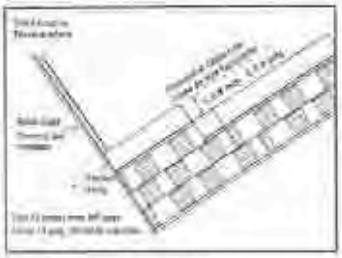


Fig. 5D Shingle Application / Instalación de tejas

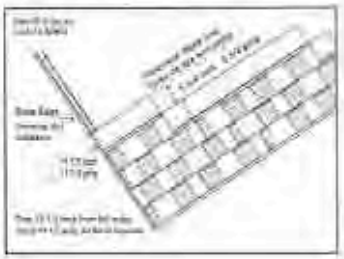


Fig. 5E Shingle Application / Instalación de tejas

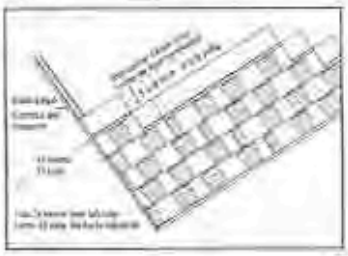


Fig. 5F Shingle Application / Instalación de tejas

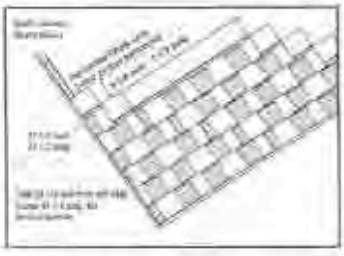
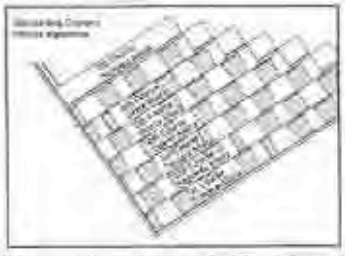


Fig. 5G Shingle Application / Instalación de tejas



6 Valley Construction

Closed-Cut Valley:
A closed-cut valley can be used as an alternative to woven and open valley and is applied as follows:

- Lay a 36 inch wide valley liner of self-adhered membrane underlayment or equivalent. A 36 inch wide minimum 50 lb. smooth surface roll roofing can also be used as a valley liner.
- Lay all shingles on one side of valley and across center-line of valley a minimum of 12 inches.
- Fasten a minimum of 6 inches away from center-line on each side of valley.
- Strike a chalk line 2 inches from the center line of the unshingled side.
- Apply shingles on the unshingled side up to the chalk line and trim, taking care not to cut the underlying shingles.
- Clip upper corner of these shingles and install a 3 to 4 inch wide, continuous bead of roofing cement.
- Press shingles firmly into cement. Both woven and metal valleys are acceptable alternatives. See **Fig. 6**.

For California-Cut Valley, see technical bulletin at www.owenscorning.com.

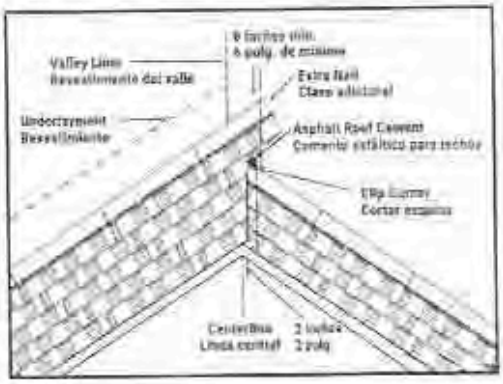
Construcción de limahoyas

Limahoya cubierta:
Es posible usar como alternativa una limahoya cubierta en lugar de una limahoya entramada o descubierta, y se aplica de la siguiente manera:

- Coloque un revestimiento de limahoya de 36 pulgadas de ancho de impermeabilizante autoadhesivo o su equivalente. También es posible utilizar como revestimiento de limahoyas un rollo para techos de superficie lisa de 50 libras con un ancho mínimo de 36 pulgadas.
- Coloque todas las tejas en un lado de la limahoya y atravesando la línea central de la limahoya un mínimo de 12 pulgadas.
- Sujete a una distancia mínima de 6 pulgadas de la línea central a cada lado de la limahoya.
- Con una tiza, trace una línea a 2 pulgadas de la línea central del lado que no tenga tejas.
- Coloque las tejas sobre el lado que no tenga tejas hasta llegar a la línea de tiza y haga un recorte cuidando de no cortar las tejas que se encuentran por debajo.
- Recorte la esquina superior de estas tejas e instale una tira continua de 3 a 4 pulgadas de ancho de cemento asfáltico. Presione firmemente las tejas contra el cemento.
- Es aceptable utilizar tanto limahoyas metálicas como tejadas. Ver la **Fig. 6**.

Para una limahoya tipo California, consulte el boletín técnico en www.owenscorning.com.

Fig. 6 Closed-Cut Valley Construction
Construcción del valle con corte cerrado



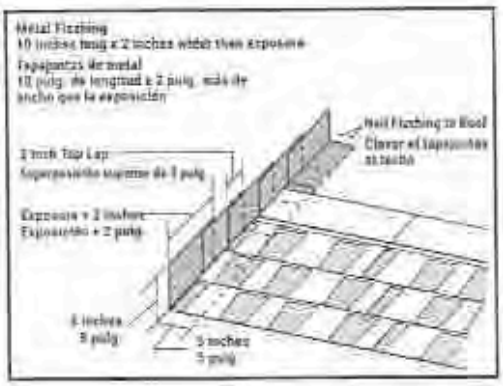
7 Step Flashing

Use 10 inches long and 2 inches wider than expected exposure corrosion-resistant metal where roof planes butt against vertical sidewalls or chimneys. Check local building codes. For additional flashing details, go to www.owenscorning.com. See **Fig. 7**.

Tapajuntas escalonado

Utilice metal resistente a la corrosión con una exposición de 10 pulgadas de longitud y de 2 pulgadas más de ancho que la exposición esperada en los puntos en los que los planos del techo se unen a las paredes laterales verticales o a chimeneas. Consulte los códigos de construcción locales. Para obtener más información sobre tapajuntas, visite www.owenscorning.com. Ver la **Fig. 7**.

Fig. 7 Step Flashing
Tapajuntas escalonado



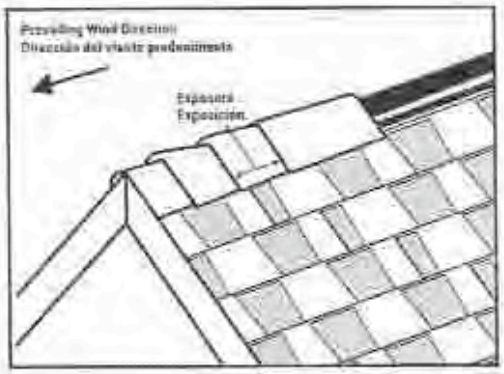
8 Hip & Ridge Application

Use corresponding Owens Corning Hip & Ridge Shingles to best complement shingle color. Follow specific application instructions as printed on the Hip & Ridge Shingle package. See **Fig. 8**.

Aplicación para limatesa y cumbrera

Use las tejas de limatesa y cumbrera Owens Corning® apropiadas para complementar el color de las tejas. Siga las instrucciones específicas de aplicación que se indican en el paquete de tejas de limatesa y cumbrera. Ver la **Fig. 8**.

Fig. 8 Hip & Ridge Application
Instalación de caballetes y cumbreras



CITY OF

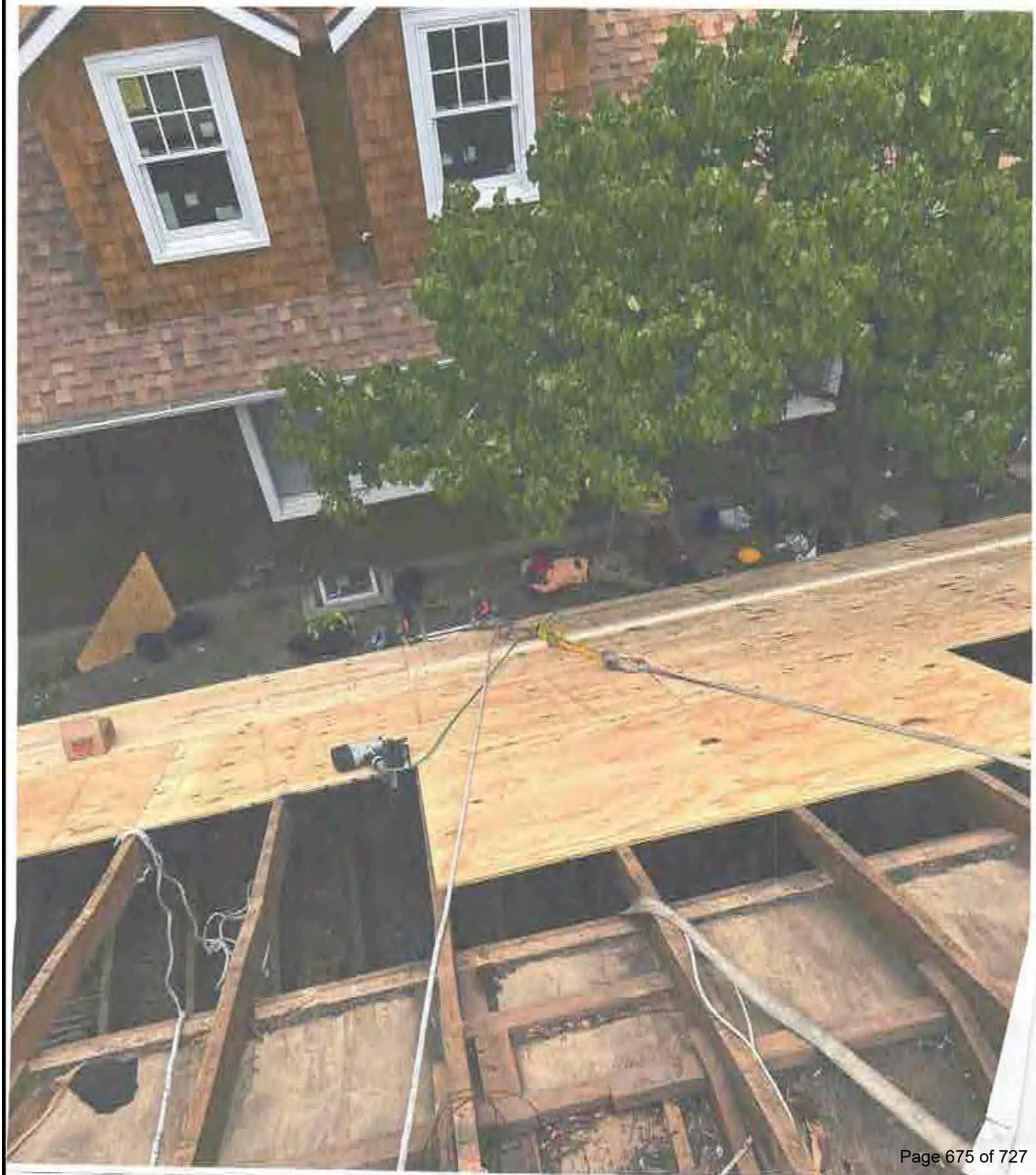
SANTA FE

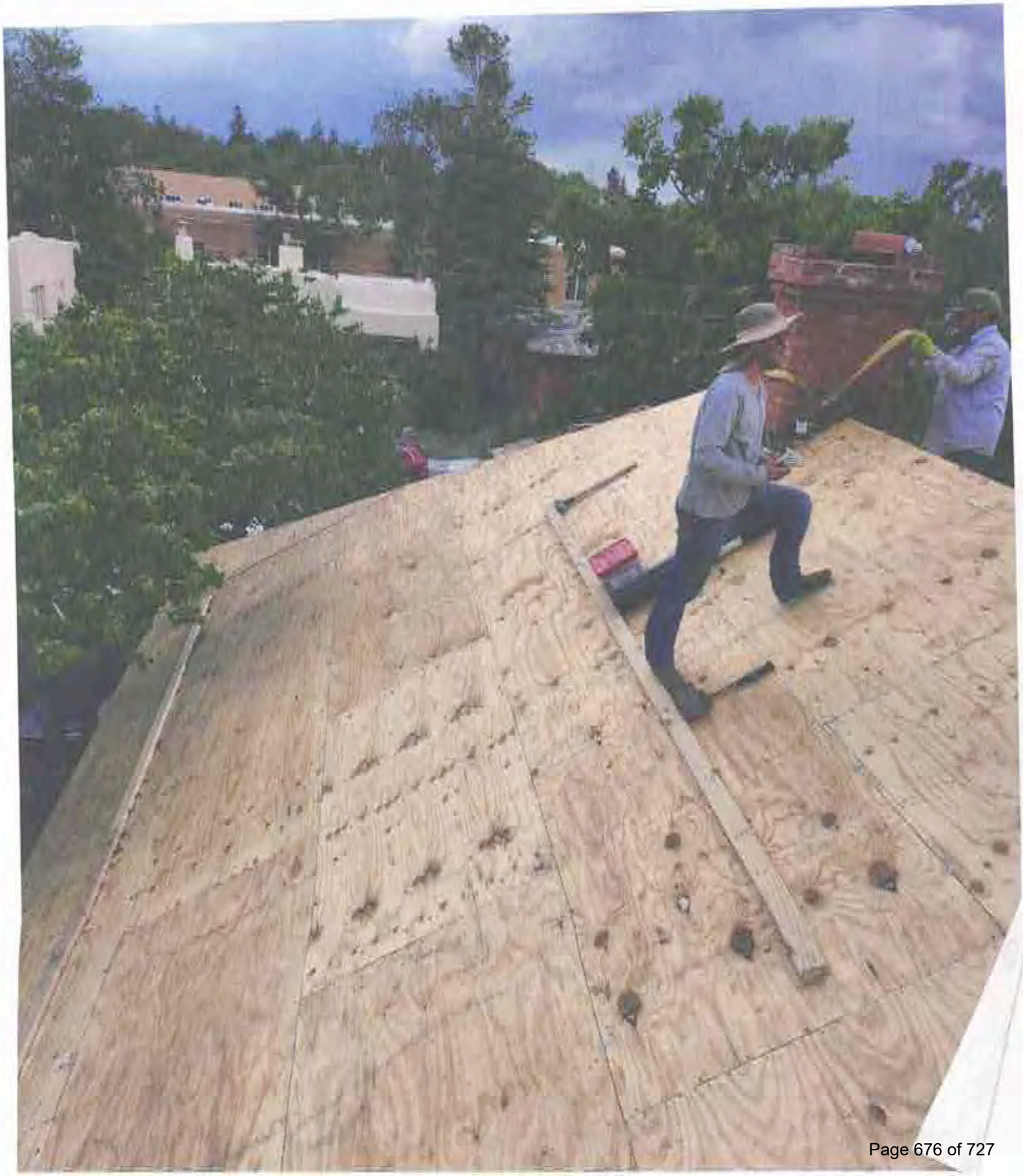
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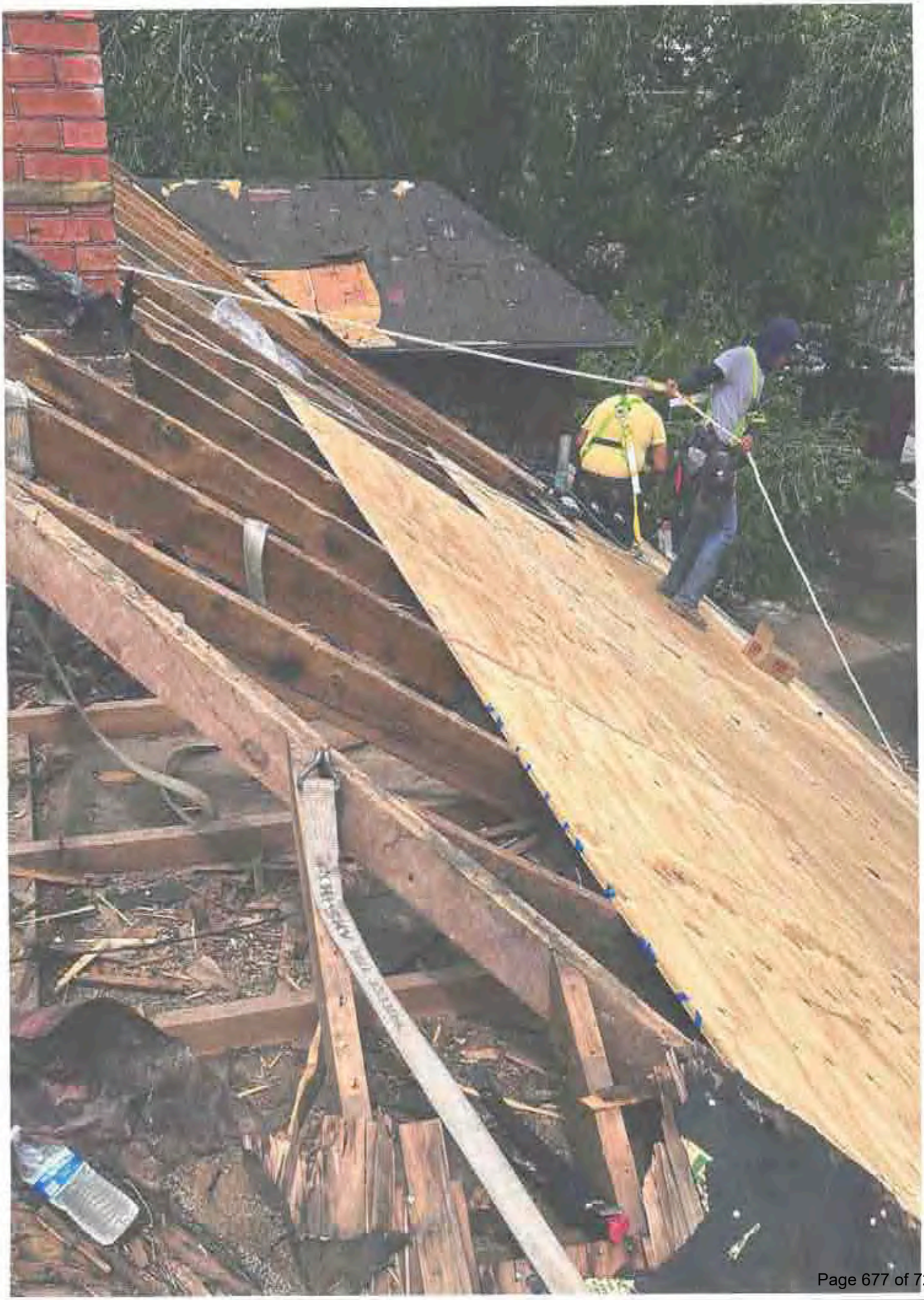
OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO 43659 USA

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www.owenscorning.com

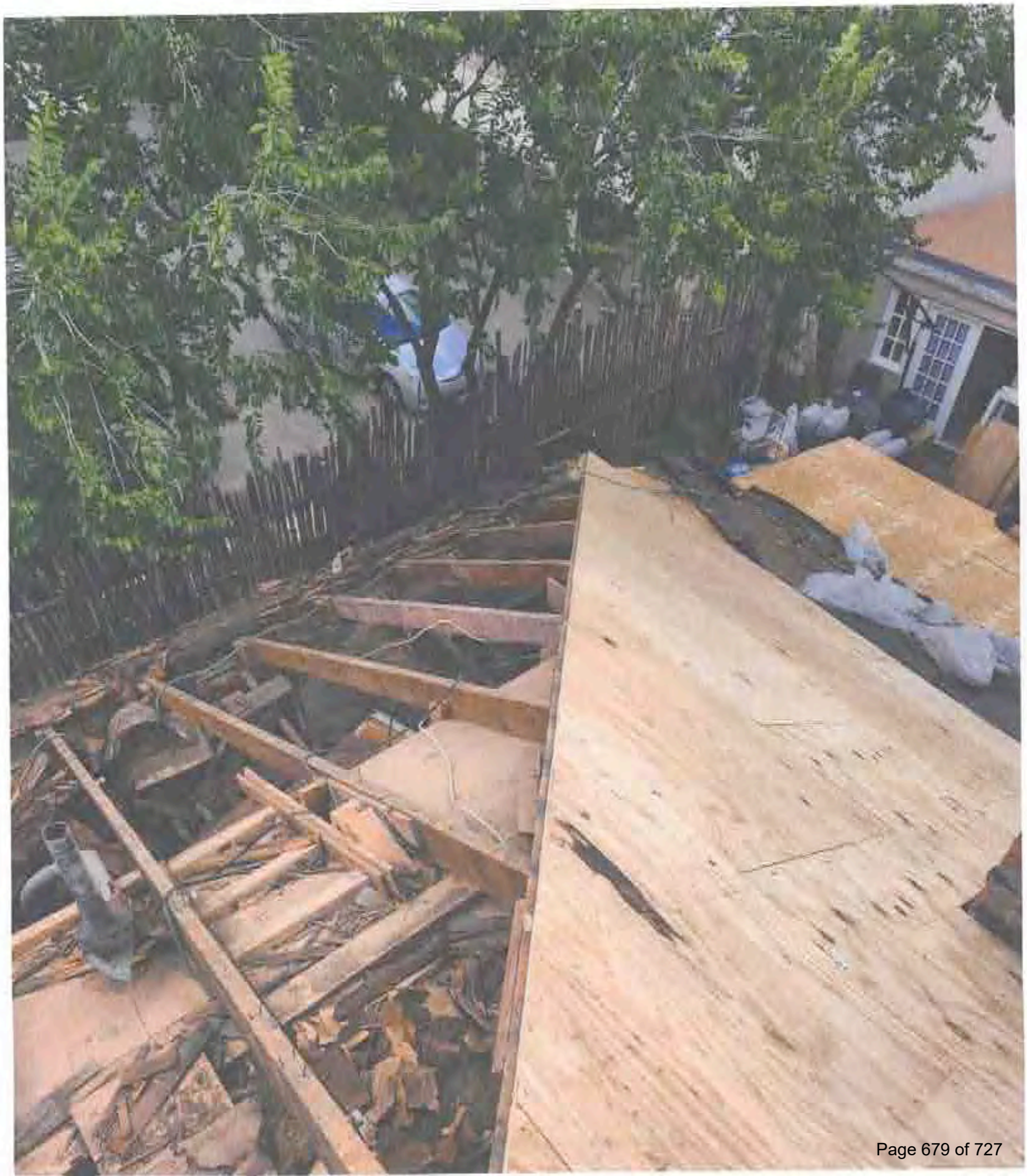
Pub No. 10014283-M, Printed in U.S.A. September 2022
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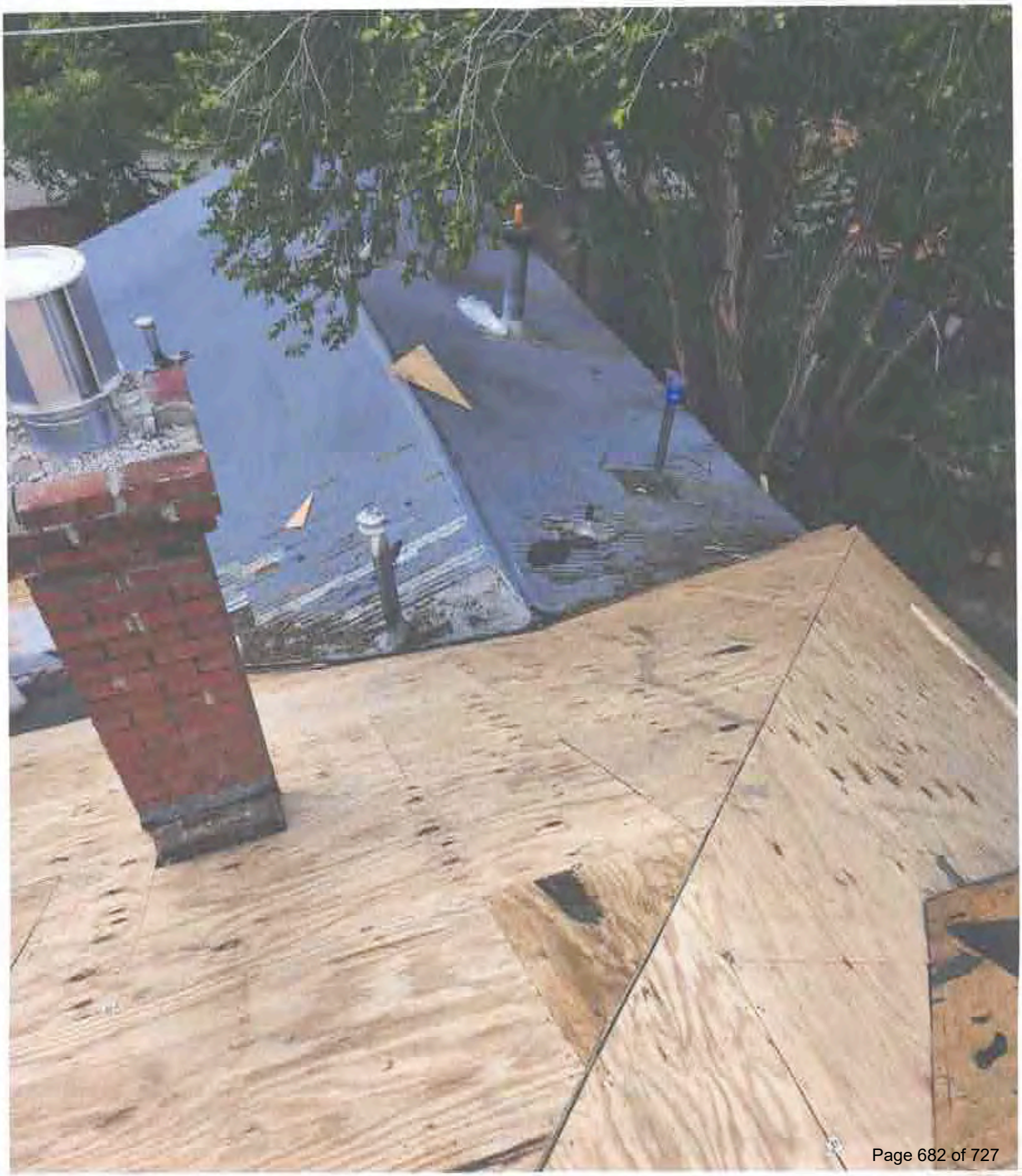




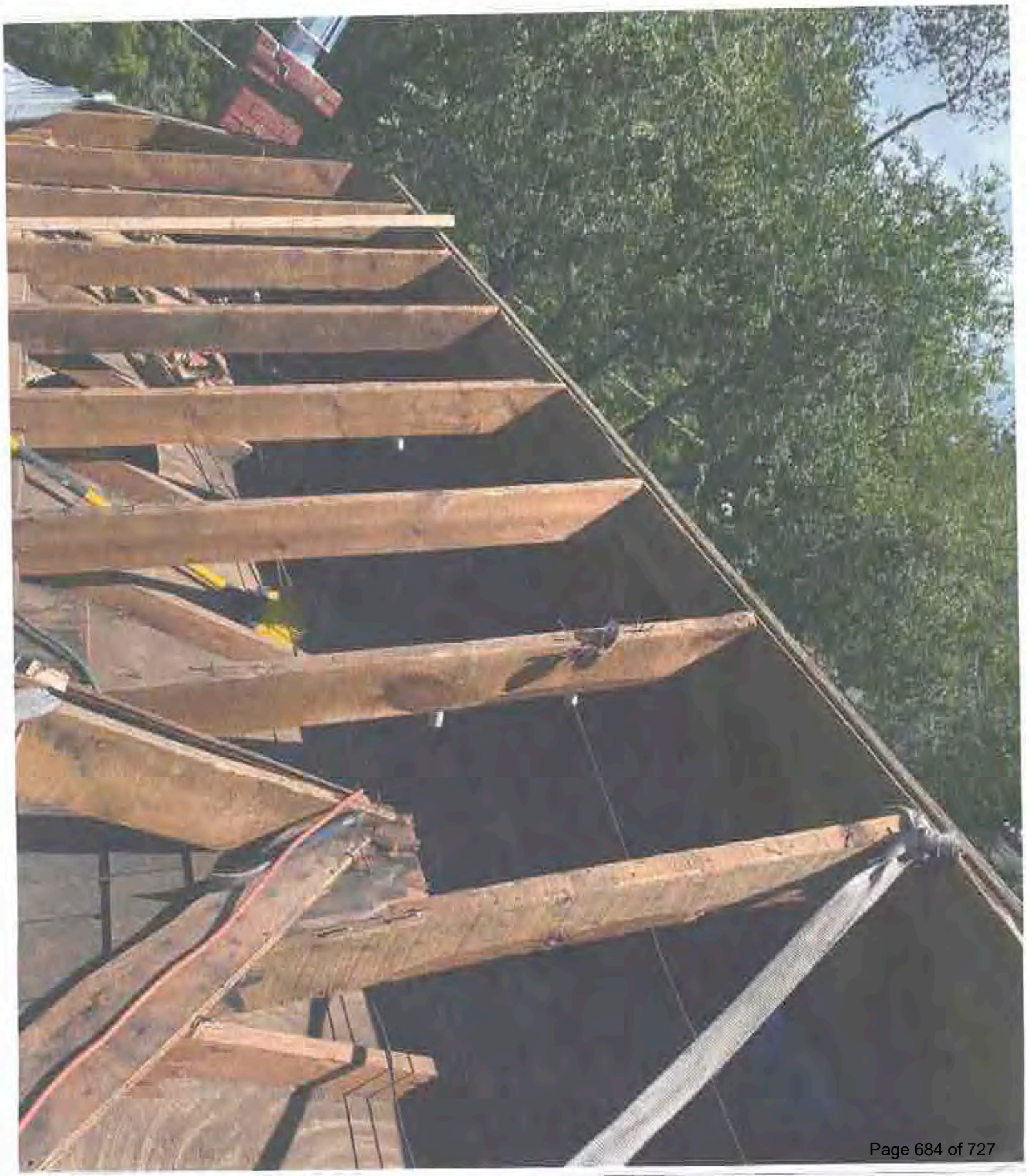


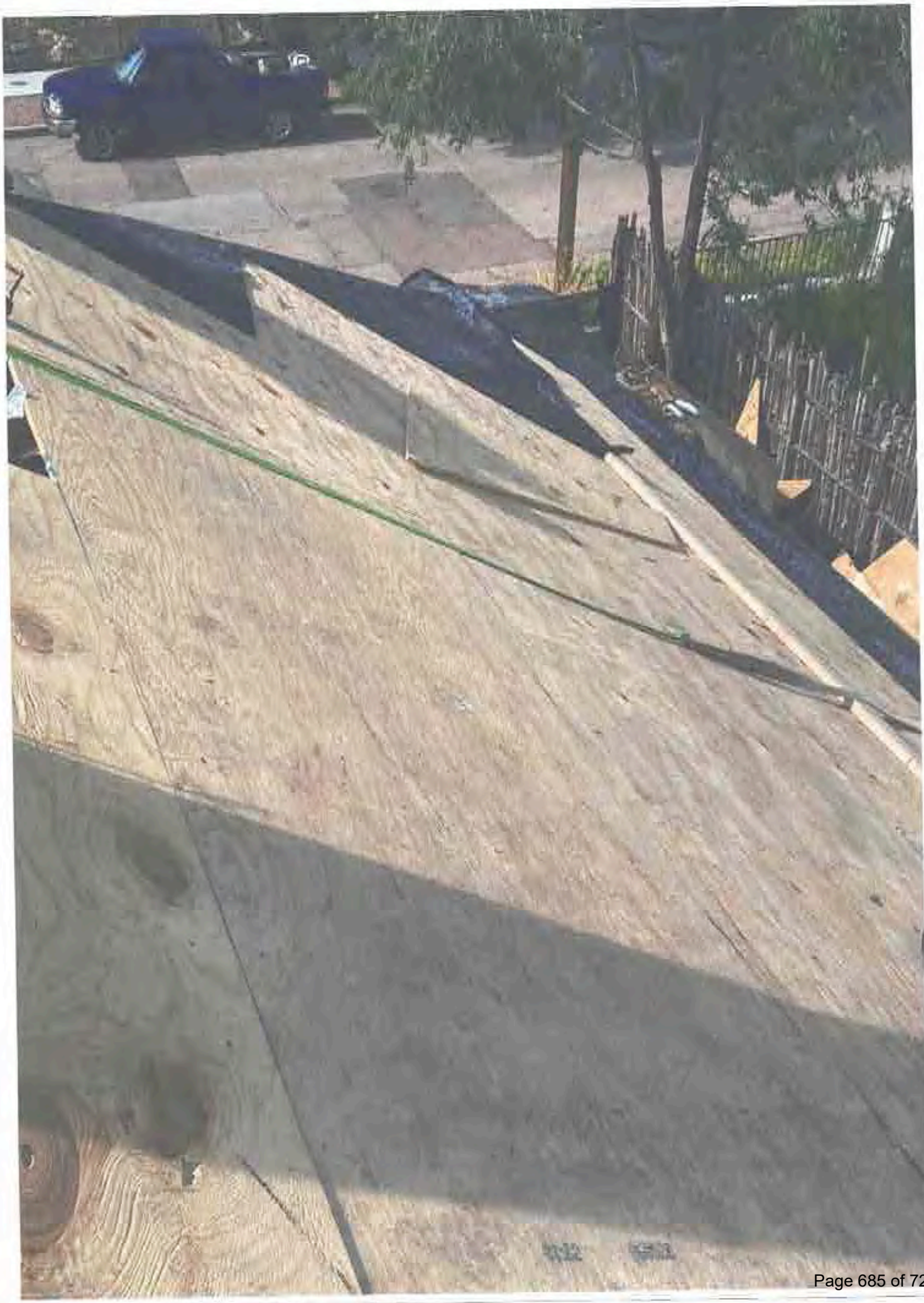


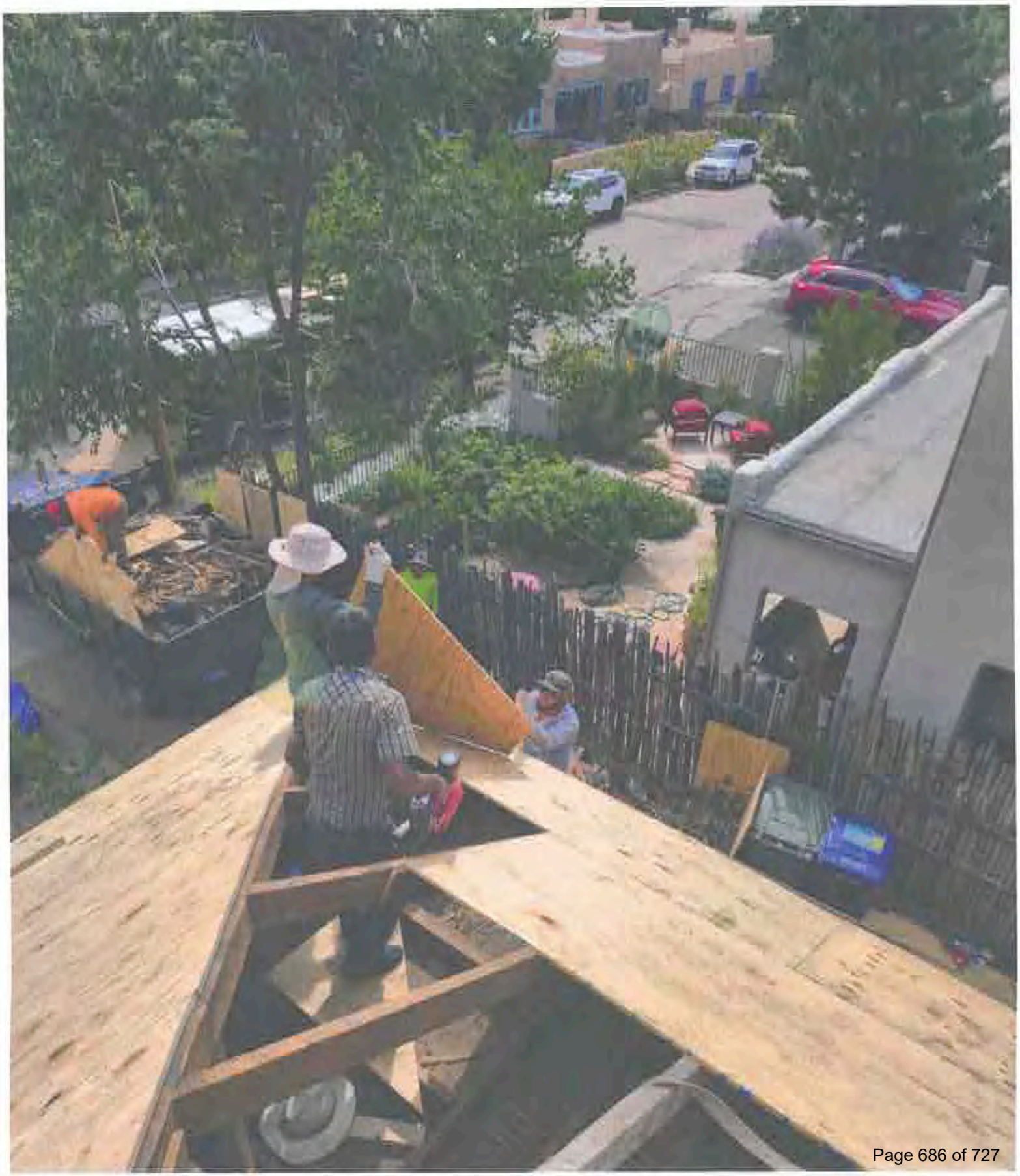












City of Santa Fe

INSPECTION RECORD

Permit number	10663	Date of inspection	Sept 12th
Address	121 E SAN LA FE	Time of inspection	
Owner/Occupant	Ave	Date of inspection notification	
Contractor		Call back number	
Type of inspection	Ext Sht RF Deck	Person who called in notice	
Inspector assigned	Gonzales J.		

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

City of Santa Fe

INSPECTION RECORD

Permit number	30663	Date of inspection	Wed Aug 30th
Address	121 E Santa Fe Ave	Time of inspection	
Owner/Occupant		Date of inspection notification	
Contractor		Call back number	
Type of inspection	Ext Sht RF Deck	Person who called in notice	
Inspector assigned	Gonzales J.		

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 121 E. Santa Fe

ID NUMBER: 0516 00030

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 3392

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 NE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

____ ESTIMATE by 1912 ACTUAL

SOURCE(S) King's map - Salmon Addn. 12-13

BUILDING DATA

ARCHITECTURAL STYLE: Hipped Box/NM Ver.

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: (residential)

OTHER ____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

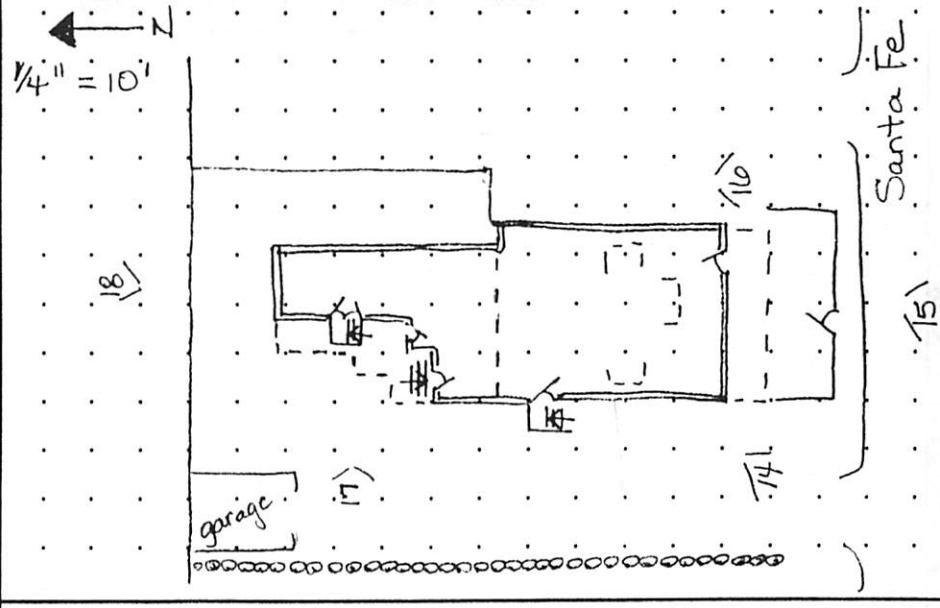
___ YES X NO

PHOTO



#15 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB8 NEG # 14 TO 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped, asphalt shingle w/ overhang, shaped rafters; metal ridges, roof dormers; corr. metal on rear
BUILDING WALLS	red brick; rear portion stucco
FOUNDATIONS	raised, rough-cut stone
DOORS	front (south) - oval light in wood door, transom in segmental wood opening; carved wood panel; elaborate carved wood; new large-light wood, paired
WINDOWS	front - trio ⊞ w/ leaded upper lights; 1/1 wood DHWs
PORCHES OR PORTALES	full-facade porch under main roof, south - raised wood floor, tapered wood posts over brick piers
BALCONIES	
~~GARAGE~~ ~~COURTYARDS~~	stucco with old wood doors, shed roof with wood fascia, boarded single-light window
FENCES/WALLS	picket fence around front yard
ARCH. DETAILS	segmental openings, brick arches w/ wood window/door surrounds
OTHER	side door of original house has been replaced - carved panel door w/ transom over 2/3 of the door - opening changed
COMMENTS	Large rear addition w/ gable & shed corr. metal roof, stucco walls, NM carpenter detailing - clearly differentiated.

ADDITIONAL PHOTOGRAPHS



#14 west elevation, S end



#17 west elevation, N end

IDENTIFICATION

ADDRESS

121 E. Santa Fe

ID NUMBER: 0516 00030

SANTA FE ID NUMBER: H 3392

SURVEYED/RESEARCHED

DATE 8/93 BY DB



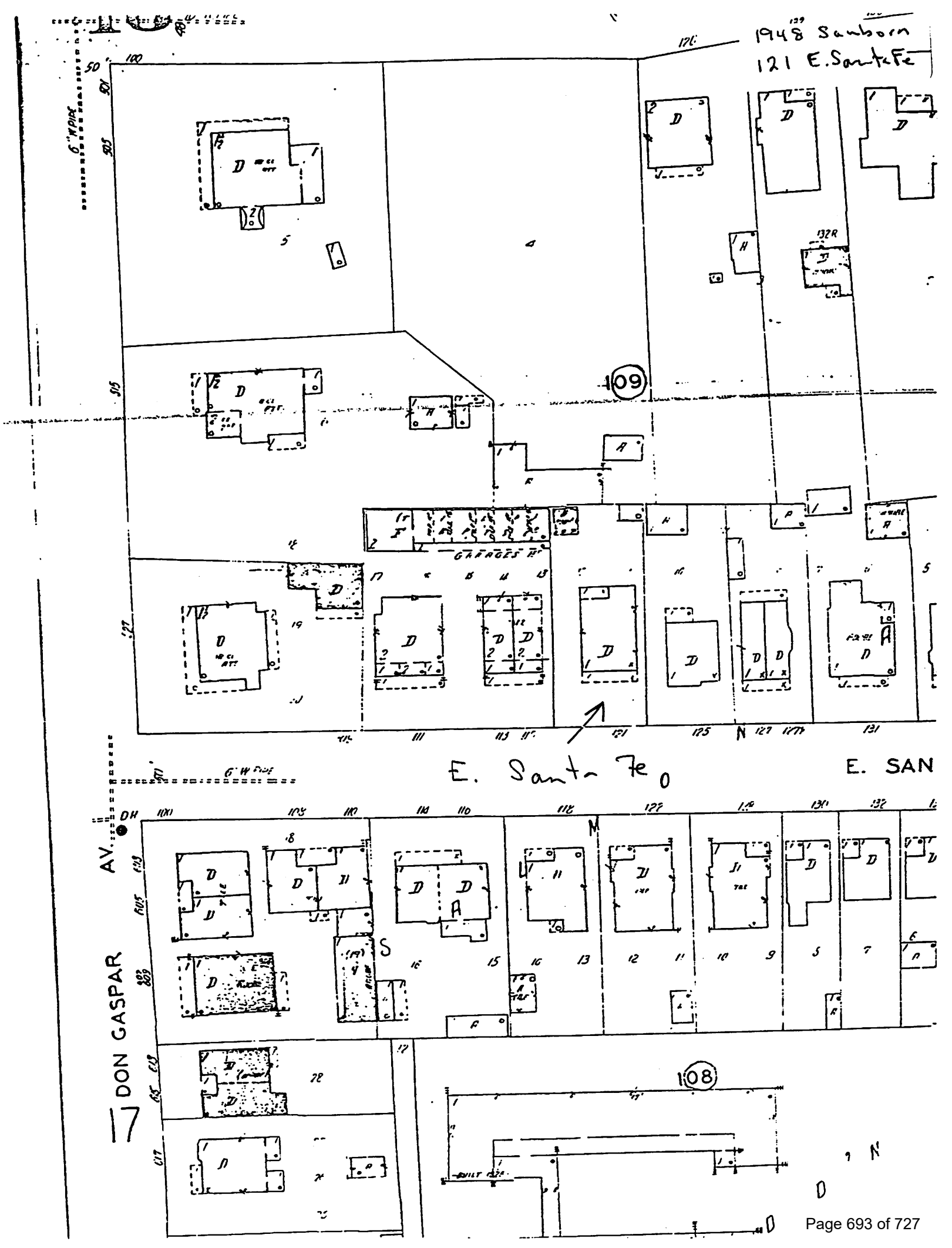
#18 north elevation

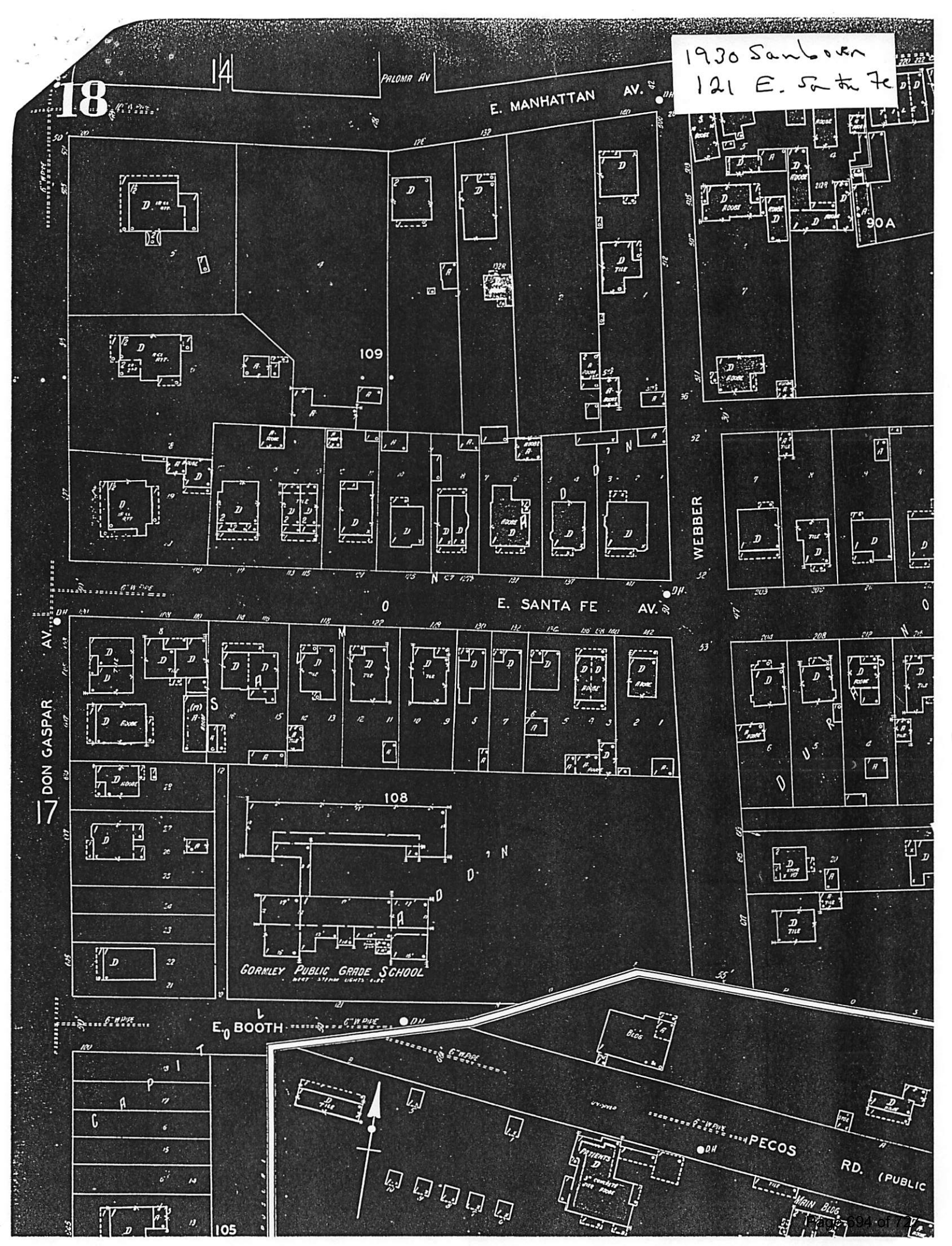


#16 east elevation

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


1912 Icings
121 E. Santa Fe
109
108
105
106
Santa Fe
NEW YORK ST.
WEBBER
BOOTH
ST
Petsch
Salmon
Digneo
Slaughter
Dumkey
Lenker
Lemborn
Turner
Townshend
Don Lopez
Du Val


1948 Sanborn
121 E. Santa Fe
109
GARAGES
E. Santa Fe
E. SAN
DON GASPAR
17
108
N


1930 Sanborn
121 E. Santa Fe
18
14
PALOMA AV
E. MANHATTAN AV.
90A
109
WEBBER
E. SANTA FE AV.
DON GASPAR AV.
17
108
GORMLEY PUBLIC GRADE SCHOOL
E. BOOTH
PECOS RD. (PUBLIC
MAIN BLDG.
105

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3392

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 30	UTM reference zone 12 (13)	easting 414920 northing 3949620

location description: 121 E. Santa Fe

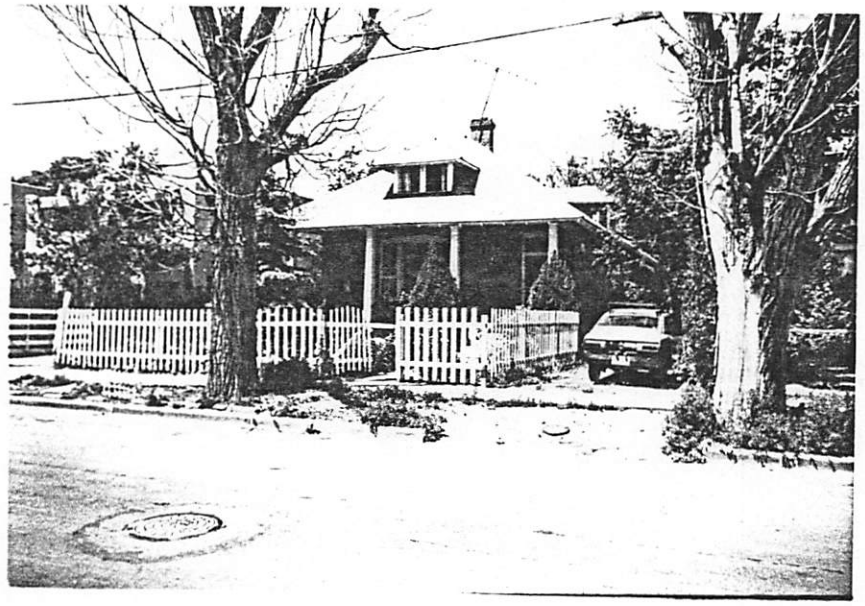
city/town: Santa Fe

land grant/reservation:

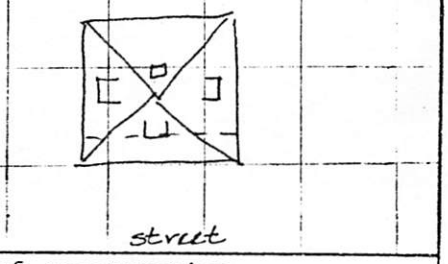
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 2 | negative nos. 14 15 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimate | before 1912 actual

source: Kings Map

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
X minor ___moderate ___major
describe:

surroundings: res

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
X significant ~~X~~ contributing
___supporting ___intrusive

associated buildings? X yes
what type? stuccoed garage
if inventoried, list ID nos.

see back? X yes

style: Pre-Bungalow

foundation material: ~~brick~~ stone

wall material/surface: brick-red

architectural features
hip dormers - shingled
tapered porch posts

comments
segm arches d/h wd
triple front window
1936 cd - King ES
1928 cd - Berry-FA mgr Brg Fo Lumber
1912 Kings Map - Dunleavy



Berry, FA (Ferdinand)
came to SF in 1927 bought the S7
Mill & Lumber Co, then organized Big Jo
Lumber
Dunlavy Mercantile - SFNM 1-13-04
one of largest firms in State
JP Dunlavy, Pres
FE Dunlavy, Sec
MT Dunlavy, Treas
est 1903
1912 - MT Dunlavy - lawyer

ADDRESS: 121 E. Santa Fe **HIST. SURVEY #:** 30

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Letter from HPD re proposed renovations.

Bibliography:

Comments:

STATE OF NEW MEXICO

OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-8320

TONEY ANAYA
GOVERNOR

JILL Z. COOPER
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

February 21, 1985

Kathryn O. Bennett
121 E. Santa Fe Avenue
Santa Fe, New Mexico 87501

Re: Don Gaspar Historic District (SR #891)
Dunleavy Berry House
State Income Tax Application (Form B, Part 1)

Dear Kathryn:

At its February 15, 1985 meeting, the Cultural Properties Review Committee reviewed and approved the State Income Tax Application (Form B, Part 1) for the Dunleavy Berry House with the following conditions:

1. The new railing proposed for the front porch, side porch and steps must be consistent with the late Victorian detailing of the district. A similar design to the examples provided of the neighboring property design will be acceptable. Provide the design for final approval to the State Historic Preservation Division.

2. Proposed new front fencing should be a similar design to the existing picket. To provide a more visual screen, pickets can be placed closer together. Height should be compatible with the historic fencing in the district. Submit the final design for approval to the State Historic Preservation Division.

3. New roofing must be consistent with original. Wood shingles may be acceptable if historic precedence is shown. Match the existing if no historic precedence can be found.

Although all work is approved, the following are the only allowable expenditures for State tax credit:

1. Replacement of missing moldings, sanding and refinishing woodwork, new rear door, new wood flooring on porch, and new door at utility room (new exterior fencing planter, lattice work are not allowable).
2. Patching and repainting plaster (new wallpaper is not allowable).
3. New bathroom sink and spigot (new shower apparatus is not allowable).

4. Replumbing the kitchen cabinet, and new glass for kitchen light.
5. Replaster of the rear is acceptable only on the historic part of the house.
6. Rewiring the house (replacement of fixtures is not allowable).
7. Chimney repair.

Please contact me if you have any questions or need further assistance.

Sincerely,

Barbara Zook
Architectural Technician

BZ/bc

September 10, 2025

Santa Fe Historic Preservation Division
PO Box 909. Santa Fe, New Mexico 87504-0909

Re: 121 EAST SANTA FE AVE, SANTA FE, NM 87505

Dear HDRB,

This proposal covers the property at 121 E Santa Fe Ave. This is a two-part proposal that requests a clarification on work already completed (the “Exception”) for which we believed we received approval and a second proposal for which we received partial approval. In reference to the second proposal, we will only be applying for those items that were not approved in the first submission. From this point forward, we reference P1 for proposal one (the Exception), P2 for proposal 2 and P2a if referencing those items that were already administratively approved.

P1 (Exception) was permitted (23-30663) for a new roof that required a “rebuild and reframing of the roofline” where the house meets the casita. The modification to the roof line was required because a significant amount of construction done decades prior to the acquisition of the property by the us that was not consistent with code (specifically code requiring a 12:1 slope). This necessitated removal of four walls of approximately 25-feet. Because of the inadequate construction (we believe 1974) four walls were entirely rotted and inside the walls were significant amounts of rodent feces and dry rot. The roofers indicated that rebuilding with the old roof line would have resulted in the same problems with drainage from the back roof. Durabuild construction permitted the job and asked if they should rebuild the roofline requiring the replacement of the rotted walls. Once again, we believed this was permitted. We submitted a request to utilize cedar shakes, which are consistent with the dormers on the house and Gary Moquino approved verbally by stating that they would look great and be consistent with the house style (craftsman), so we ordered $4,000 in cedar shakes. Additionally, we ordered modern double pane windows since they would not be visible from the street. Another important point is that several local realtors and a real estate attorney informed us that since it was not visible from the street, it would be OK.

At the request of Mr. Moquino, we submitted a proposal on September 14, 2023 for the walls, which we still believed were approved. Our hearing was postponed to October, then November. Two days before the first hard freeze of the winter, I called Paul Duran personally and told him that I needed to protect the house and since we had our proposal postponed two times already, I had to get the windows in. He approved saying that we had to “protect the house”. We had our proposal postponed again to December, then January, and finally completed the cedar shakes in February consistent with

statutes requiring us to protect the house and under the assumption a hearing would not take place before permanent damage to the house would happen. We are requesting retroactive approval of this work. This amendment added approximately 28 square feet to address the exception items listed below.

To summarize the *exception* from 14-5.2(D)(2)(d):

1. There were four walls that were entirely rotted: so badly they could be moved by pushing on them lightly. We believed this was a safety hazard, both because of the risk of it breaking off and because an intruder could easily knock the wall down. This condition was a result of the poor roofline design.
2. There were four walls that contained extensive amounts of rodent feces and assorted collections of rodent “treasures” including fur, organic material and other assorted random materials. Given the risk of Hunta virus and other diseases related to rodents in and around the home it was critical we replace the walls urgently.
3. The door from the outside of the house was separate from the door to the laundry room (also outside) on the north elevation. Evidence indicates that at some point there was a large tree between the two doors. We have already seen that this area will continue to sink as the tree roots continue to decay. This created a very low spot that (given the northern exposure) created an ice rink effect during the winter - a significant safety hazard as well as a difficult situation for anyone needing to do the laundry during a freeze period (all winter due to the northern exposure).
4. The casita has been and is a rental unit. The health and safety problems would apply to renters of the casita as well as the primary owner.

(i) The additional walls are stucco and cedar shake, consistent with the district and the property. The add on done in the past added a stucco casita to the back of the house. The dormers and house immediately next door is almost 100% cedar shake.
(ii) Four walls were completely rotted due to the add on in the last century. This poses a health risk (mold) and a physical risk (falling down).
(iii) The replacement of the walls allow the home to be occupied and remain structurally sound.

P2 was submitted in the middle of November 2023 and once again never made it to committee since our hearing continued to be postponed. The request was for the following:

1. The east dormer has windows that are not substantially like the other two dormers on the house. We would like to replace the windows on said dormer to reflect the style of the windows and the other two dormers more accurately. We propose to replace the windows with double paned in a style that is similar to the historic windows on the rest of the house (except the casita). This does not appear to be a part of the original house and the current windows are

substantially different. The replacement would include grills across the entire window. *Administratively approved on November 27, 2023.*

2. **The steps from the front patio are concrete and brick. The concrete has deteriorated significantly and the rise and run of the existing steps are not consistent with existing code. Additionally, someone put new lumber on top of rotted old lumber creating a "lip" that has tripped and injured several people. There have not yet been any personal injury lawsuits.**

   The national building code reads: "Treads must be at least 10 inches deep, measuring from front to back. Stair treads must sustain a weight of at least 300 pounds in an area no more than four inches square. The rise, or the vertical distance from one tread to the next, can be no more than 7 1/4 inches high."

   The current steps ARE HAZARDOUS, and several guests have tripped on them. Because they added a deck on top of a deck, there is a "lip" at the top of the steps that creates a significant tripping hazard. Additionally, there are no handrails, which would be added when the stairs are replaced. We propose replacing the concrete steps with Messmers (https://www.messmers.com/) over cedar. Since the existing deck is painted red, we feel that cedar and its natural red tone would be sufficiently similar in color. Therefore, natural cedar would be the primary request, (see deck request at item 3). Photos of current steps are attached. Exhibit 2A, 2B, 2C, and 2D. *This was not administratively approved even though it is a significant safety hazard.*

3. **Replacement of front patio deck is needed as previous owners "decked over" an existing rotted deck and evidence of rotting under the second deck is showing. We are requesting that we be allowed to use cedar as decking material to be coated with Messmers. Note that the deck is currently painted red, so moving to a natural cedar with a red tinted stain would not significantly change the look and would better match the natural brick of the house. Neighbors have indicated that the "second" porch was added to the first porch several years ago by a tenant (not owner). He also advised them it was not permitted and that he warned them that putting new wood on rotten wood would only result in the top deck rotting within a few years. Note that this was done without historic or permits. Photos attached exhibit 3A and 3B. *This was not administratively approved even though it is a significant safety hazard.***

4. We would like to request that we be allowed to repair the brick planter immediately in front of the deck. Many bricks are missing. We will endeavor to use the same bricks, but may not be able to locate them, in which case we would like to substitute like/kind. Photos attached Exhibit 4A, 4B and 4C. *Administratively approved on November 27, 2023.*

5. **The front deck does not, nor may have never had a railing, however the deck is 30 to 38 inches above ground. Given the height above ground, that is not within code guidelines which require "Decks higher than 30″ off the ground have guardrails to satisfy a majority of local building codes. Most U.S. guidelines require railings at least 36″ tall between the decking and top rail, though this varies by location. California and Washington require 42″ or taller railings for decks." We have had two people fall off the patio without injury but feel this is just luck that serious injuries have not happened yet.**

   This proposal asks permission to install railings consistent in height with the Santa Fe code. I could not locate the height requirements but will build consistent with code.

   This is a safety hazard, and we request immediate approval to mitigate this problem. Photos attached Exhibit 5A and 5B. Also, see elevations for railing. They would be consistent with craftsman style homes as found on several Internet sites (see attached in file). Once again, we are open to suggestions for style should the committee make a recommendation. *This was not approved even though it is a significant safety hazard.*

6. The front door needs repair. There are several holes in it and one of the decorative accents are missing. We would like to repair and repaint the door white, which is the current color. Additional problems include failure to close properly, allowing cold weather in as well as loose glass. *Administratively approved on November 27, 2023.*

7. The house hasn't been painted in at least 20 years. Weather and UV damage can still be mitigated with new primer and paint. We propose painting the house the same color of white. Photos general photos. *Administratively approved on November 27, 2023.*

8. The windows have had little or no paint for at least 20 years. We propose to repair and repaint the windows. These windows are angled sash weighted windows. At least half of them are semi-functional due to the ropes being cut. We will paint the windows the original white. *Administratively approved on November 27, 2023.*

9. We still have four original screens for the windows (11 windows). We would like to request that we repair and replace the screens as well as manufacture identical new storm windows for the winter weather. Current color is white. We anticipate that the color will remain white. *Administratively approved on November 27, 2023.*

10. **Historic photos of the house feature a white picket fence. We are requesting that we be allowed to rebuild the original white picket fence. Note that the photos supplied were from the state historic division circa 1974 (Harvey Kaplan).** ***At the moment, we will withdraw this request.***

11. Replace decrepit fence at the end of the driveway (on west side of the house) with a higher quality cedar single gate as well as a double gate to accommodate larger items going to the backyard (see drawing). Regarding the double gate, the single gate is not large enough to accommodate furniture or appliances that need to go to the back of the house or the ADU. The current fence is in disrepair and is currently painted red. We propose to stain cedar in a red tint that would not significantly change the look. Drawing and photos attached Exhibit 12A, 12B, 12C, and 12D. *Administratively approved on November 27, 2023.*

Note that for the remainder of the proposal we will no longer reference to the previously approved items. The complete list is contained in attachment 1.

Sincerely,

Dr. Brett and Kirsten Trusko
Owner, 121 E Santa Fe Ave
Brett.trusko@gmail.com
Mobile: (505) 496-5209

Attachment One
Summary of Request P1 and P2a

1. Retroactive approval of roofline repair including rebuild of walls and window replacement (an exception per 14-5.2(D)(2)9d).
2. Replacement of front porch steps with wooden steps to bring them to code. Photos 2A, 2B, 2C, and 2D.
3. Replacement of front patio to mitigate risk of collapse. Photos 3A and 3B.
4. Addition of safety railing on front porch to mitigate fall hazard. There are no photos available. Refer to 3A and 3B for height concerns.
5. Replacement of front porch pendant lights to improve safety and security. Photos 5A, 5B, 5C and 5D.
6. We are withdrawing the picket fence request as we have changed our mind.

an assist with filling out this form.

AutoFill For

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9.9.24

Property Owner of Record: Kirsten & Brett Trusko

Applicant/Agent Name: n/a

Contact Person Phone Number: (415 860 7025

Site Address: 121 East Santa Fe Ave, Santa Fe NM 87501

Proposed Construction Description: replace rotted wall - roof replace support

TOTAL ROOF AREA:

Zoning District: _____

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☐ Other: _____

Submittals Reviewed with PZR: Lots 12-13, block 1, salmon ellison

☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:
☐ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector**
☐ Visibility Triangle Required

Use of Structure: ☒ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

Lot Coverage: _____%
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: ____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

Bicycle Parking**:
Proposed: _____ Minimum: _____

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

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

Kirsten Trusko
PRINT NAME ☒OWNER ☐APPLICANT ☐AGENT

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

SIGNATURE _____ DATE 9.9.24

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: / /
☐ Flood Plain Approval by _____ Date: / /
☐ Traffic Engineering Approval by _____ Date: / /
Notes: _____

Zoning Approval:

☑ Preliminary Approval ☐ with conditions ☐ Rejected
Comments Conditions: _____

CASE #2025-010467

REVIEWER: Joel Cruz-Haber DATE: 05 / 16 /2025

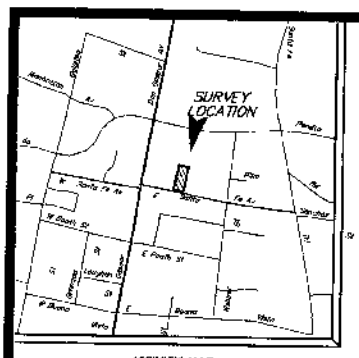
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

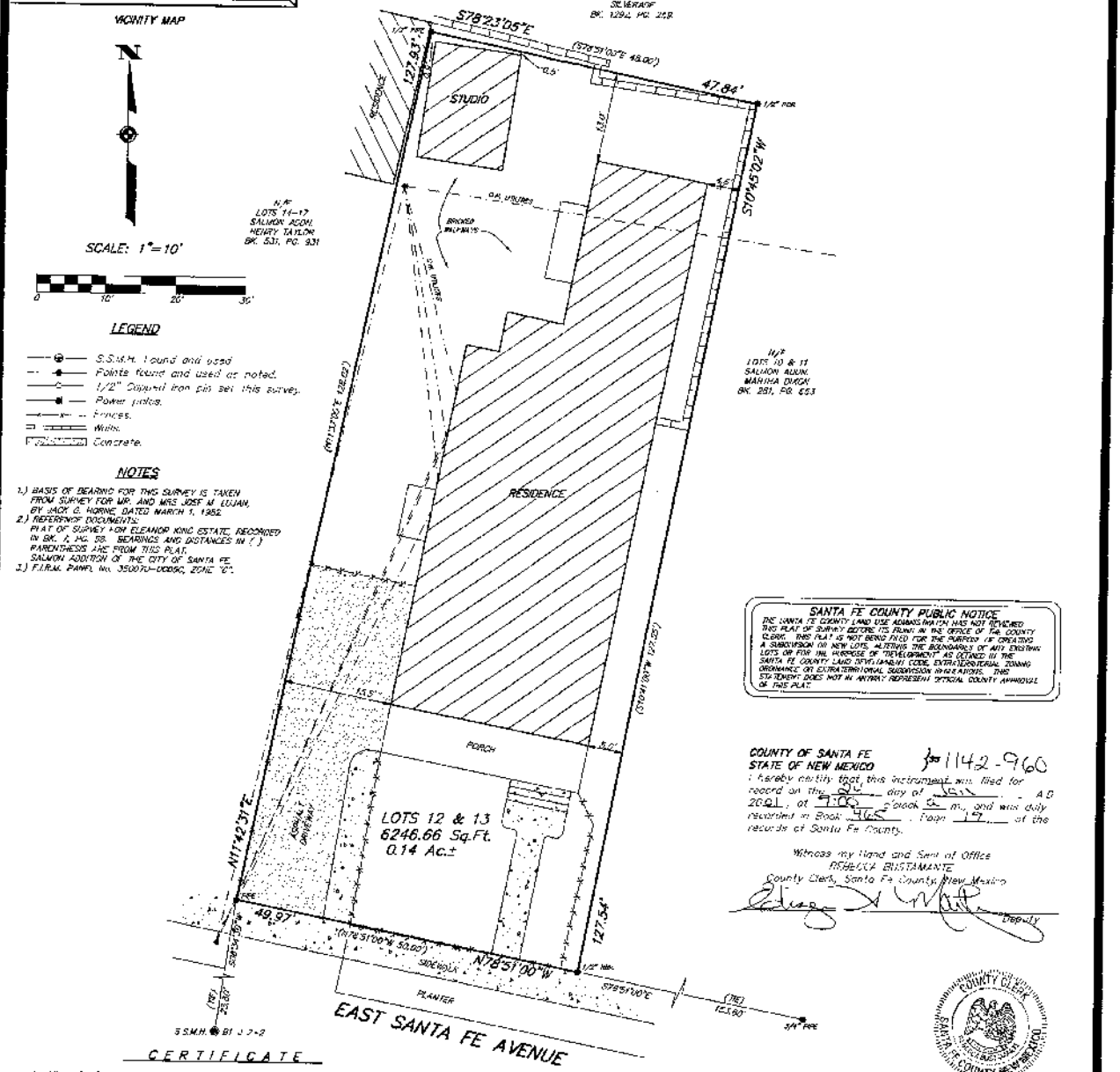
BOUNDARY SURVEY PLAT
FOR
GIFFORD M. KEEN AND KAREN KNIGHT

465019

ON LOTS 12 AND 13, BLOCK 1, SALMON ADDITION,
ALSO LOCATED AT 121 EASE SANTA FE AVENUE,
CITY AND COUNTY OF SANTA FE, NEW MEXICO.



VICINITY MAP



LEGEND

- S.S.M.H. found and used
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM SURVEY FOR MR. AND MRS JOSE M. LUJAN, BY JACK C. HORNE, DATED MARCH 1, 1952.
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR ELEANOR KING ESTATE, RECORDED IN BK. 7, PG. 58. BEARINGS AND DISTANCES IN ( ) PARENTHESIS ARE FROM THIS PLAT.
SALMON ADDITION OF THE CITY OF SANTA FE.
3.) F.I.R.M. PANEL No. 350070-0006C, ZONE "C".

SANTA FE COUNTY PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATION HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR ANY PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 30th day of March, A.D. 2001, at 9:00 o'clock A.M., and was duly recorded in Book 465, Page 17, of the records of Santa Fe County.

Witness my Hand and Seal of Office
RIEBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico
By: Deputy

No. 1142-960

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

Allen C. Grace
331 VILLEROS ST.

JANUARY 20, 2001.

P.S. No. 12443
Santa Fe, NM.

U.P.C. 1-054 088-202-475

XYZ SURVEYING & DRAFTING

331 VILLEROS St.	SANTA FE, NM	982-5536
Project No. XYZ01001	Dwg. ACG Fld. BL21SF-1	Ck. Bk. A

SEARING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
BENNETT	SEC. 25, T17N, R9E	SALMON ADDN.

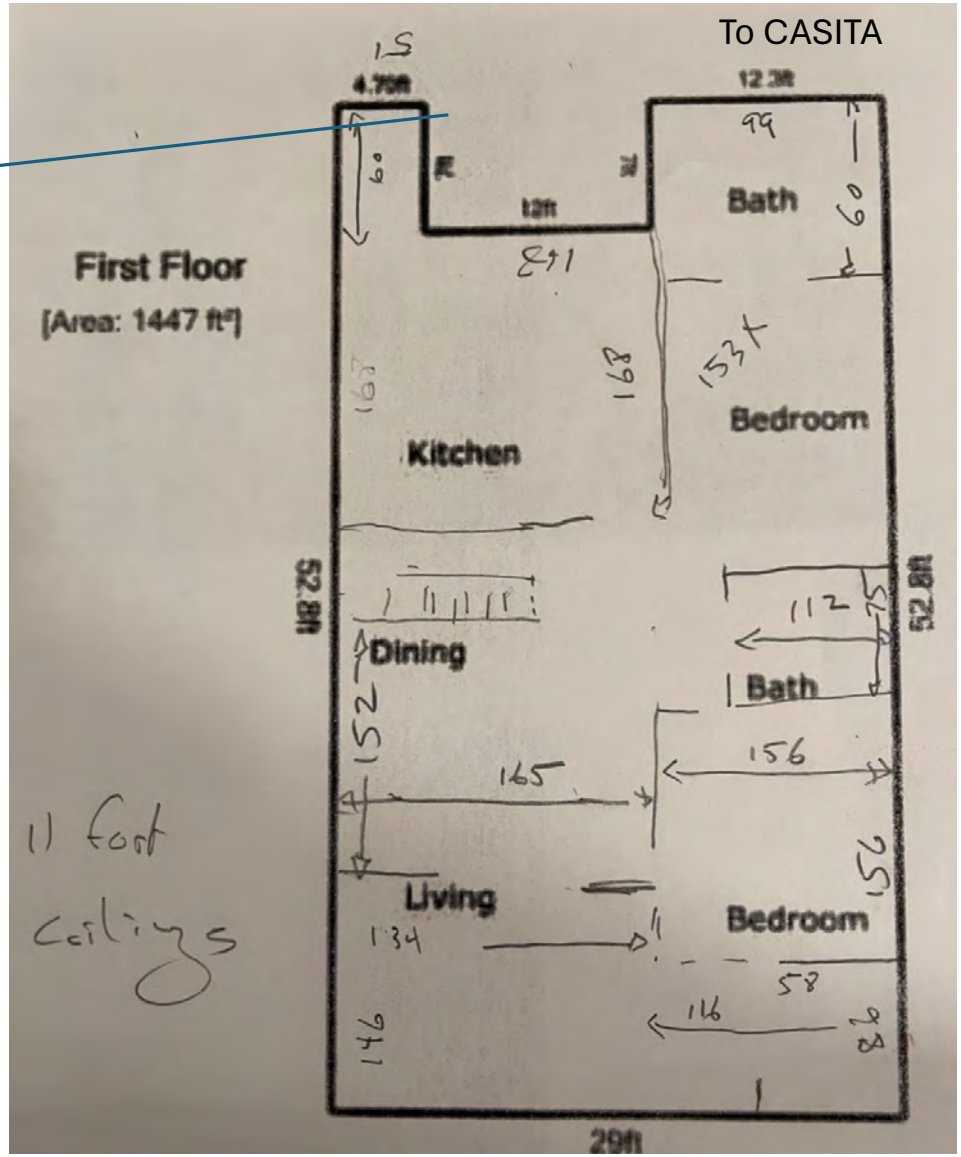
Land Records Corp. FA ALB14862 SF 1142960.001

Original site plan. Added in correction of roof line: 18” at back of main house

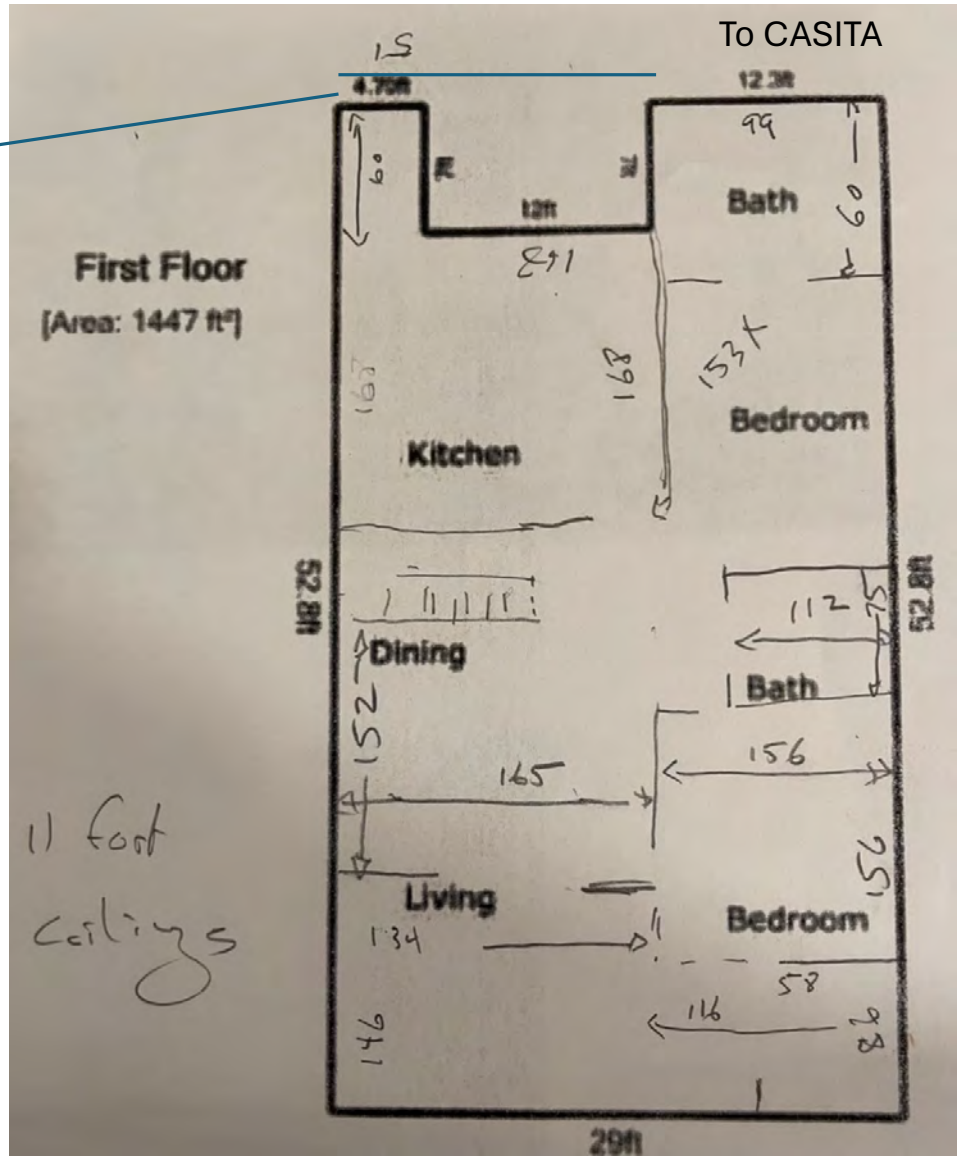


Original floor plan.
Note: it didn't capture the wall/doors at the back of the utility room (housing washer & dryer).

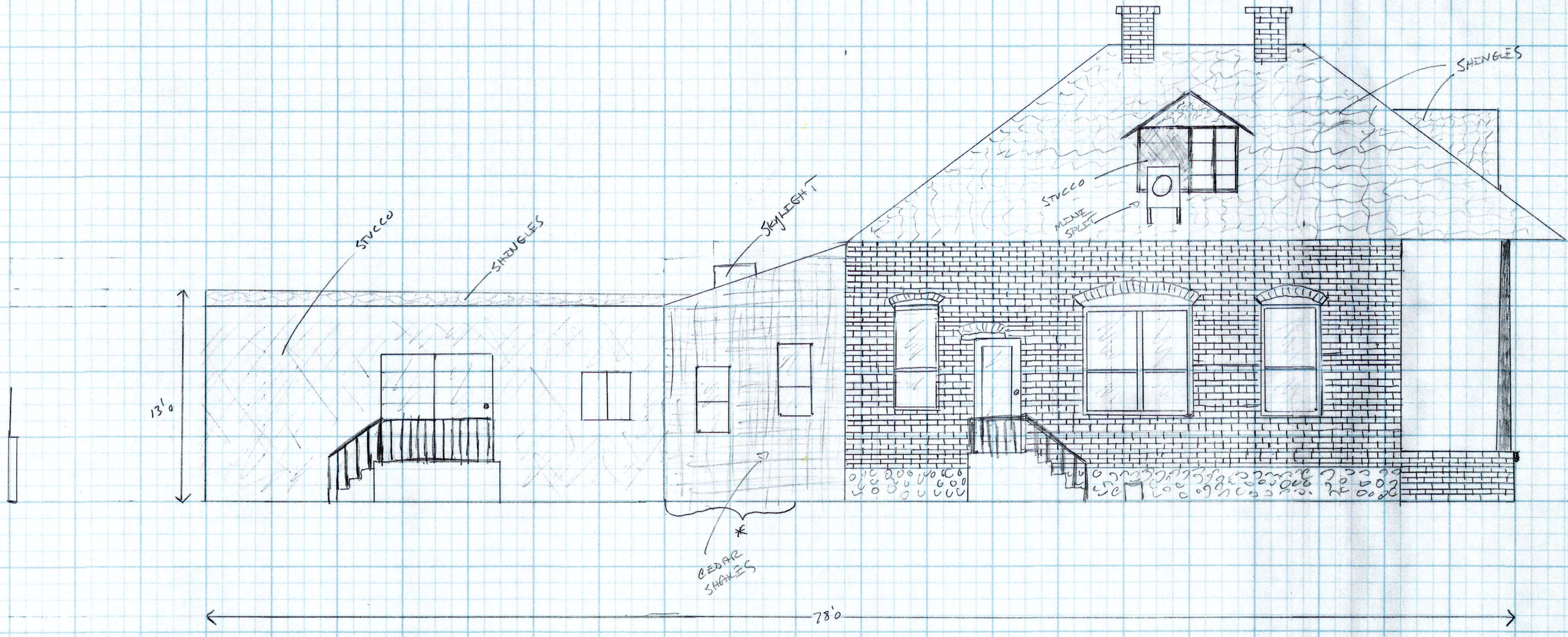
Note: Only 1st floor impacted by roof replacement and related work



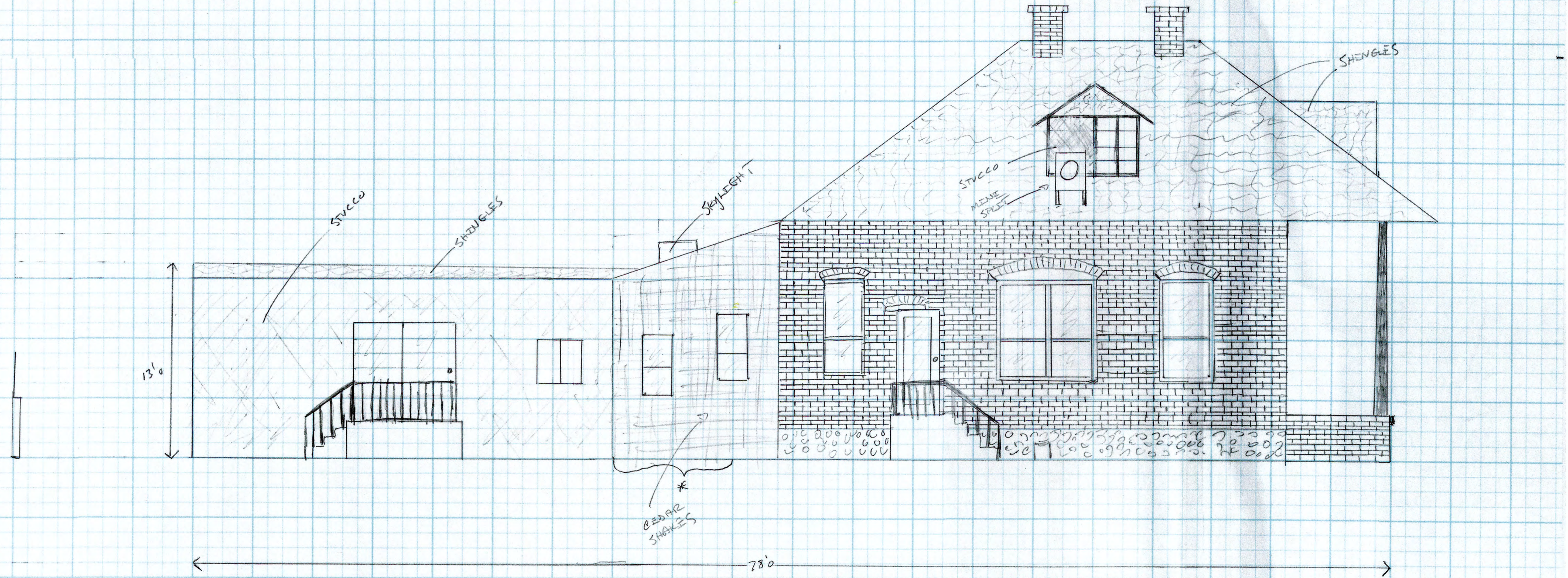
1st floor Current floor plan. Extended 18” from back of utility room to correct original roofline that caused the leaks, rot, and housed rodent feces.



WEST ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

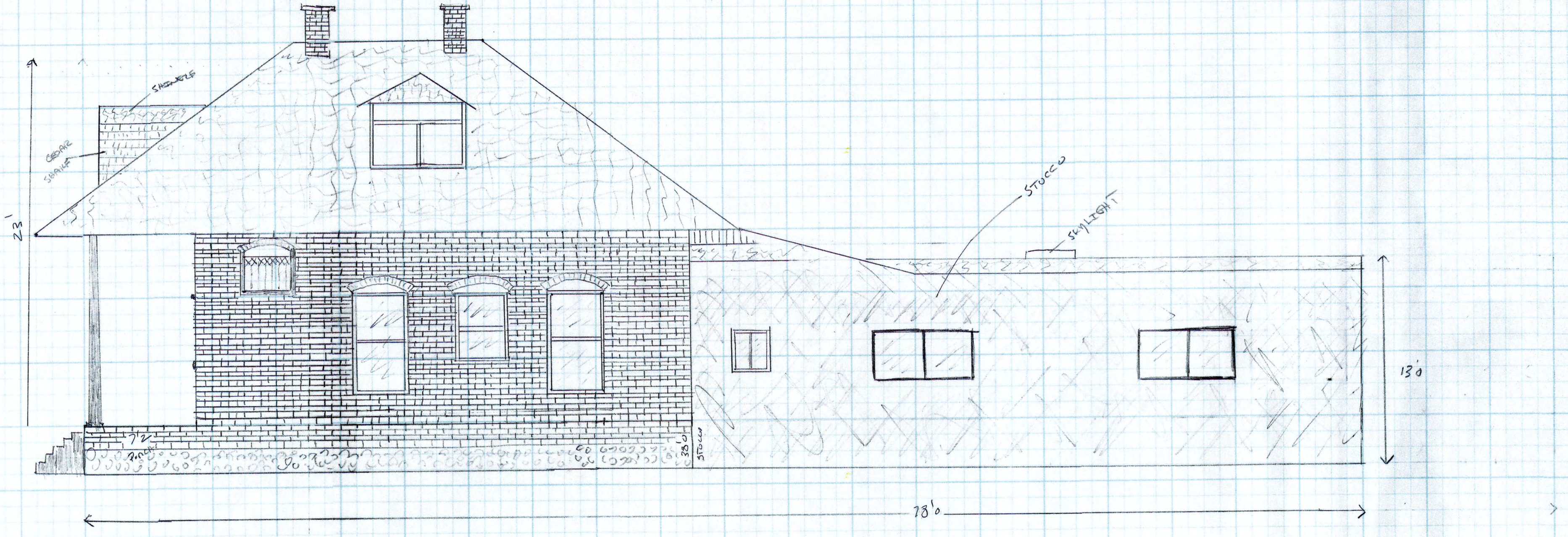


WEST ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505



EAST
~~SOUTH~~ ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

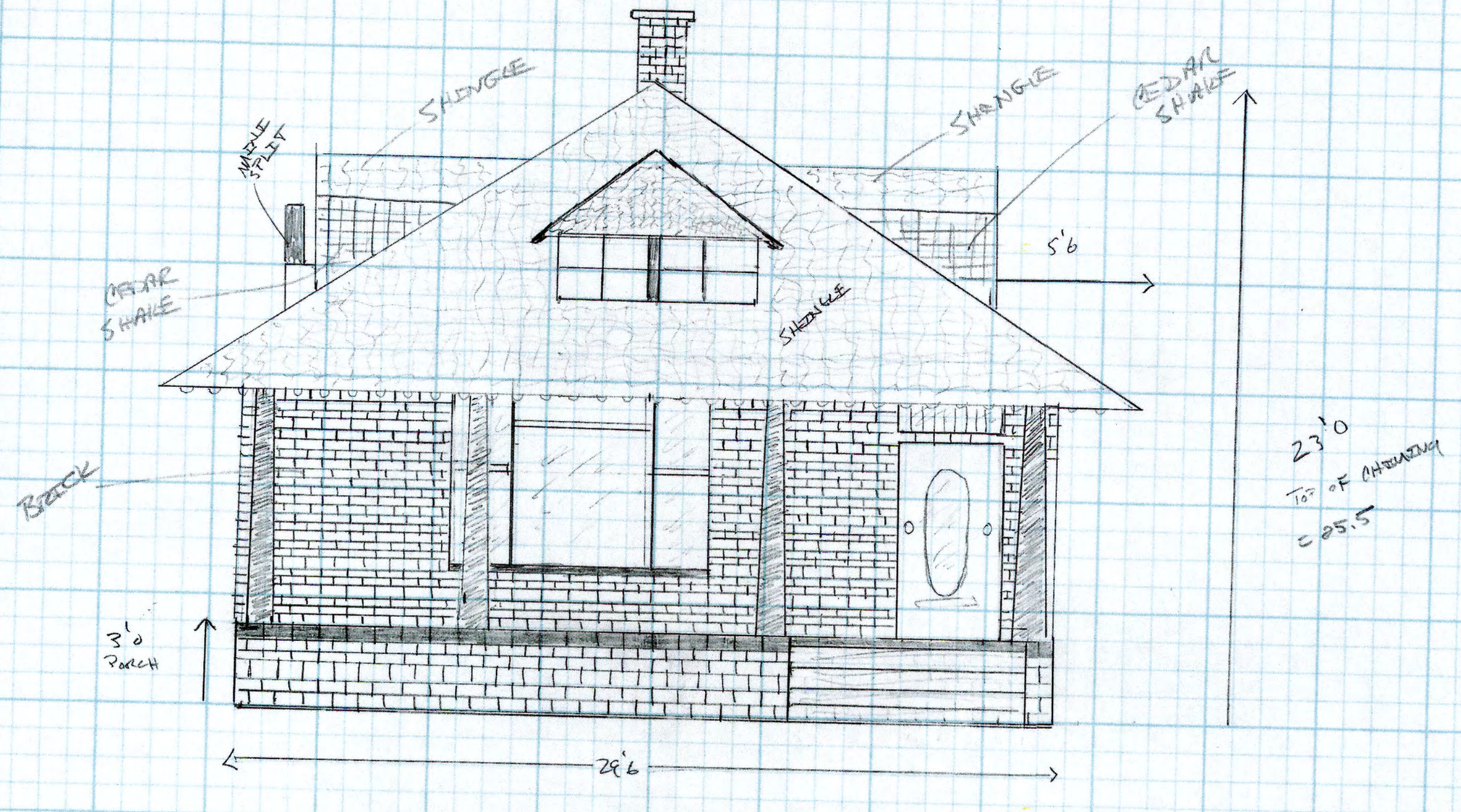
1/4 INCH = 1 FOOT



SOUTH ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

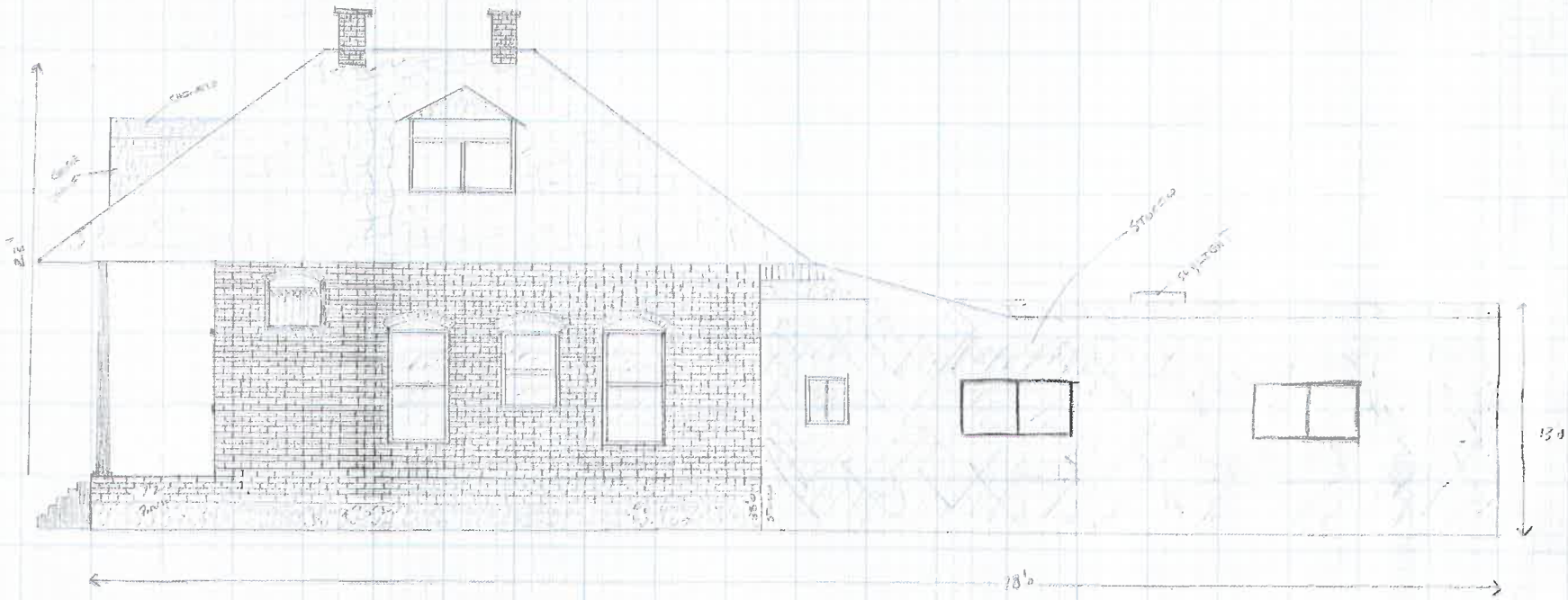
1/4 Inch = 1 Foot

NO WINDOWS TO
BE REPLACED



SOUTH ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

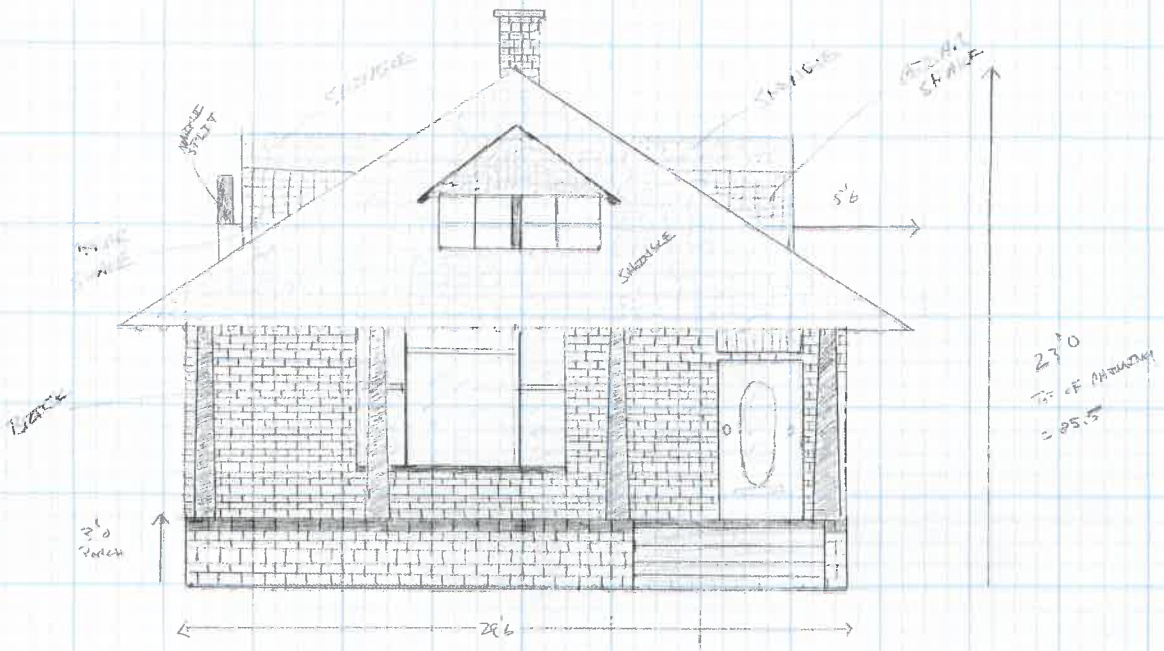
1/4 INCH = 1 FOOT



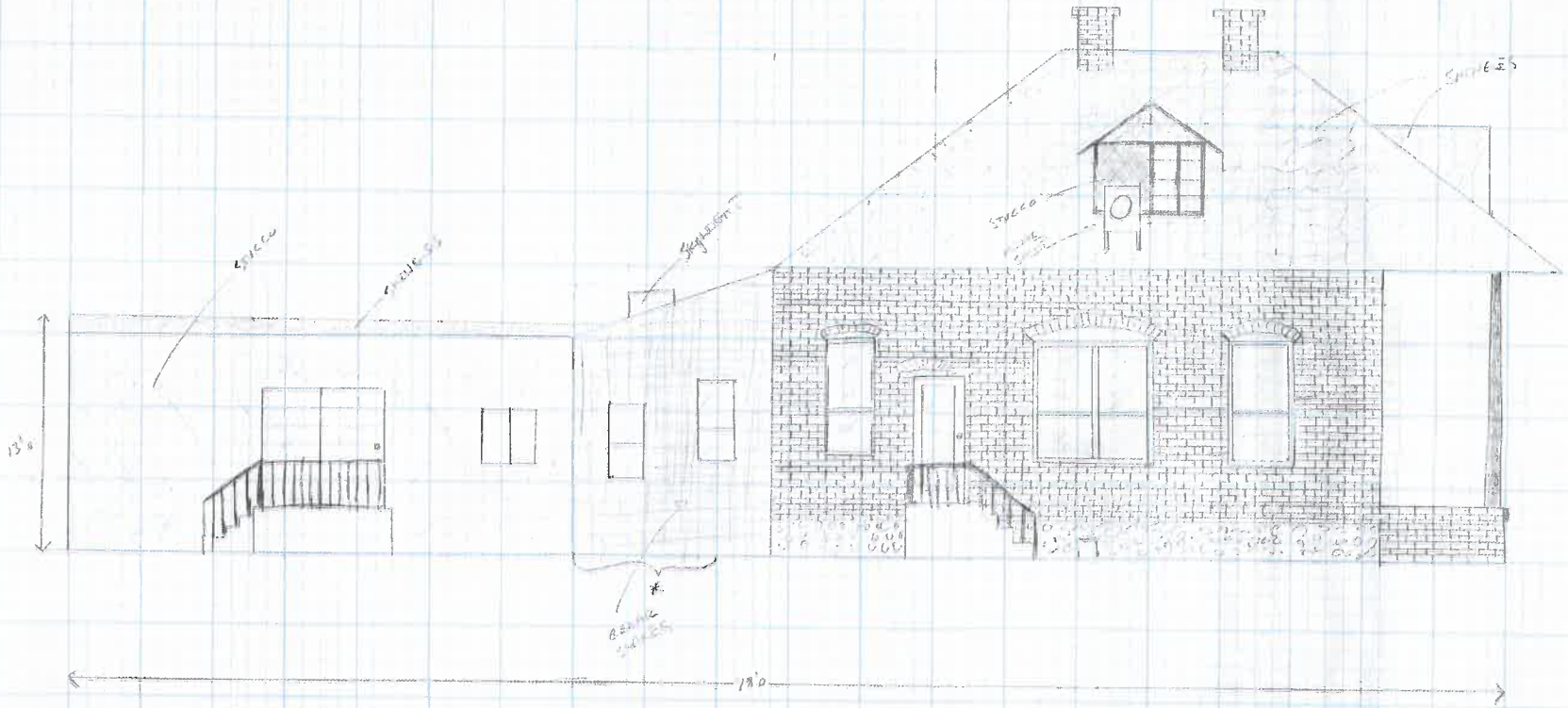
SOUTH ELEVATION
131 E. SANTA FE AVE.
SANTA FE, NM 87505

1/4 Inch = 1 FOOT

NO WINDOWS TO BE REPLACED

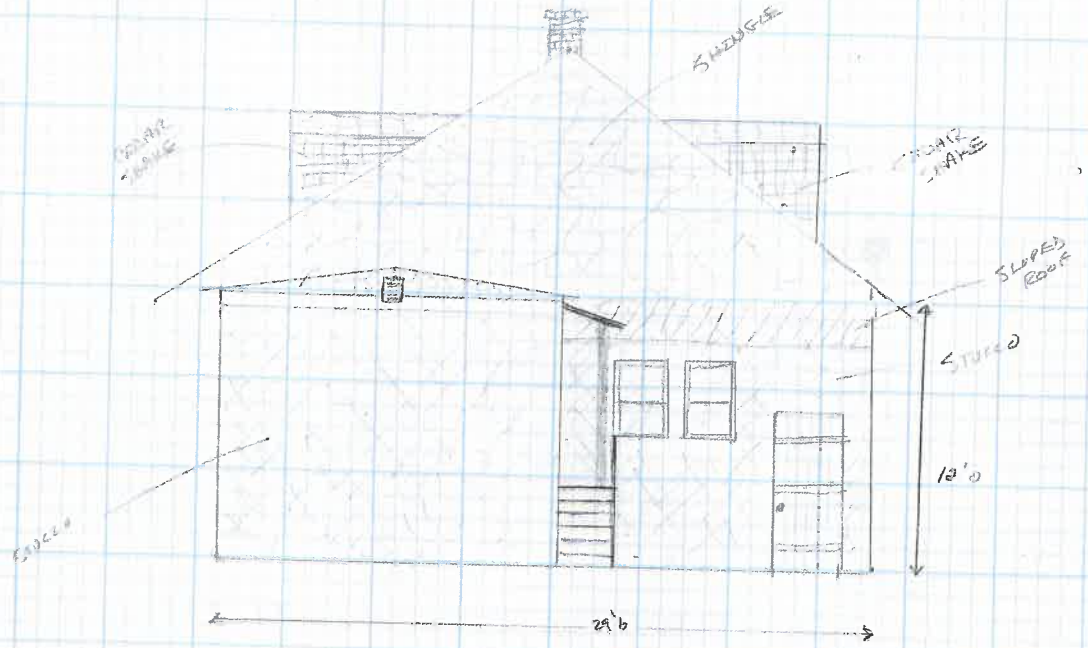


WEST ELEVATION
121 E SANTA FE AVE.
SANTA FE, NM 87505



NORTH ELEVATION
121 E SANTA FE AVE
SANTA FE, N.M. 87505

1/4 INCH = 1 FOOT



Approved Roof Replacement
and related replacement of support walls (back of house, north and west walls

Area of where roofers corrected angle (remedy of leaks, rot, rodent feces)

Walls replaced in correcting roof angle

Stucco on North wall replaced in correcting roof angle

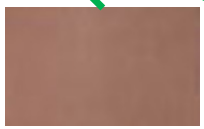


Shakes on west supporting wall replaced in correcting roof angle

4 Windows replaced

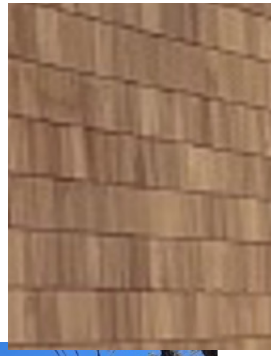
Approved Roof Replacement Support Walls and related surfaces

North wall replaced. Replaced surface with the similar stucco as original (in shade so looks darker)





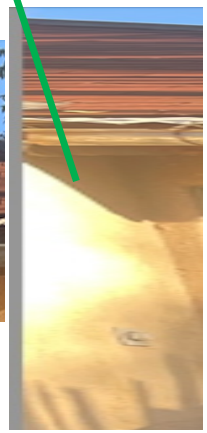
West wall replaced. Covered with shakes to match the 3 dormers





North and west walls before replacement. Original stucco (pic in bright sunlight so looks lighter)





West front





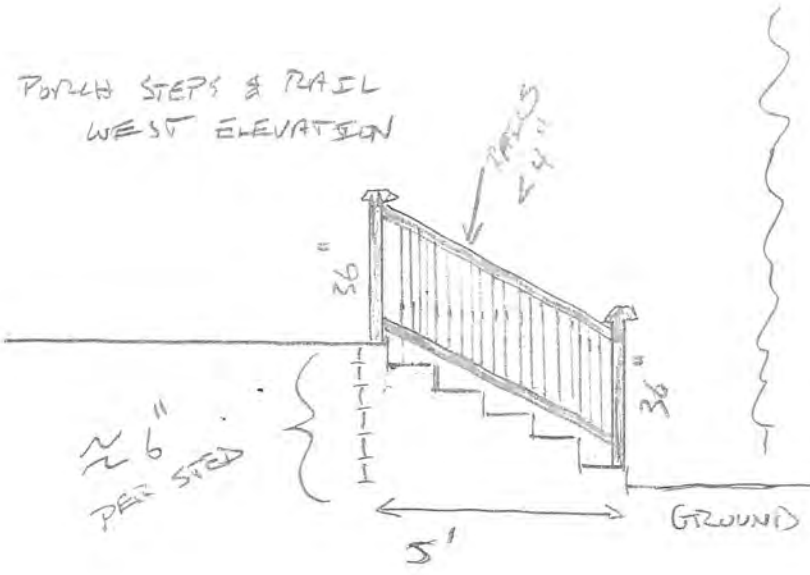
West back elevation, from the North, inside the north wall

Note: this shows the work completed to remedy the angle of the roof that had caused the leaking and rotted walls in previous roof

121 E SANTA FE AVE

1/4 INCH = 1 FOOT

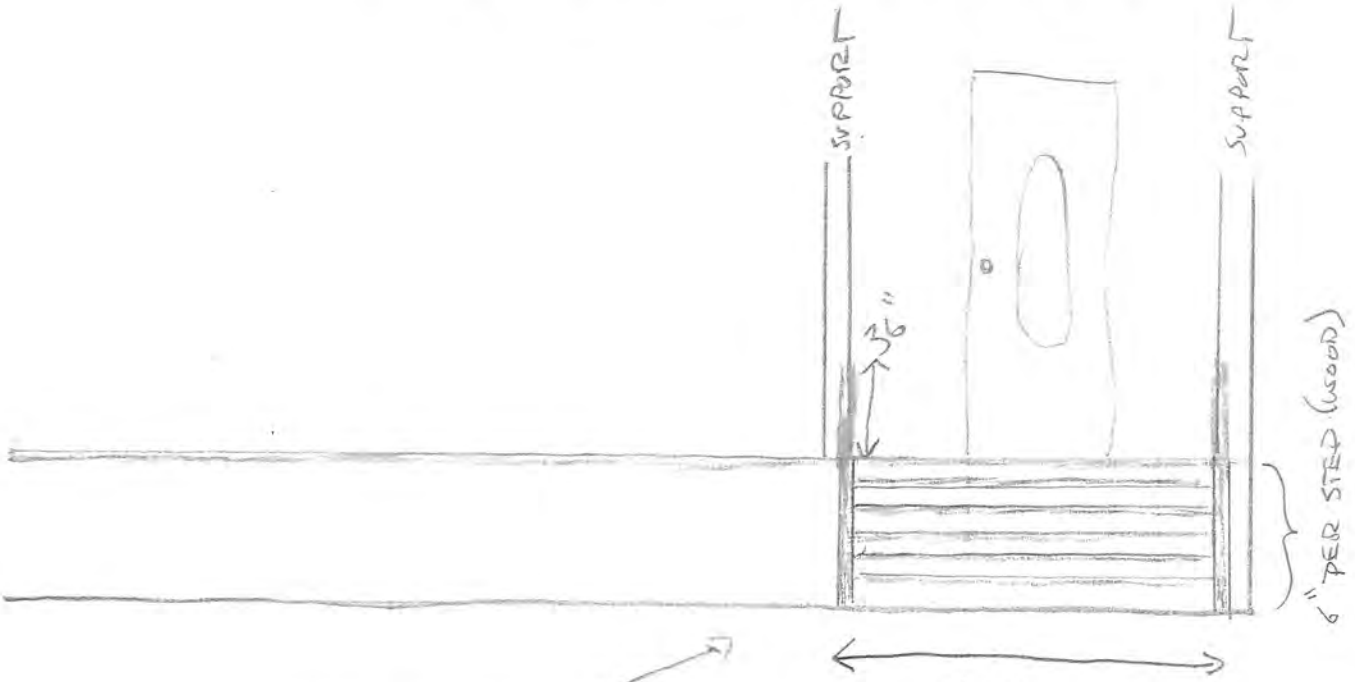
PORCH STEPS & RAIL WEST ELEVATION



PORCH STEPS & RAIL EAST ELEVATION



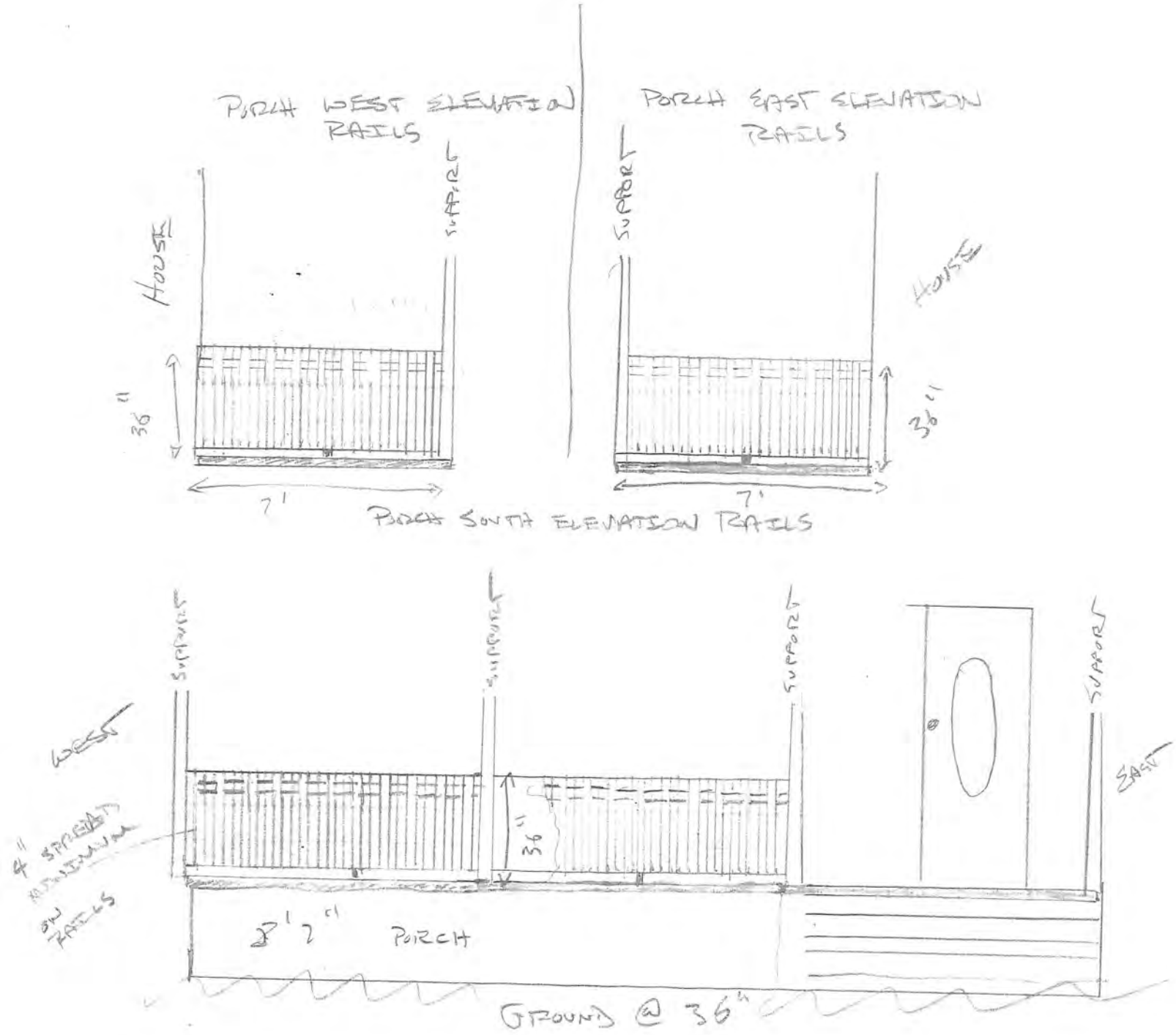
PORCH STAIRS & RAIL SOUTH ELEVATION



STEPS TO PORCH TO BE WOOD @ 16" PER CODE REQ

121 E SANTA FE AVE

1/4 INCH = 1 FOOT



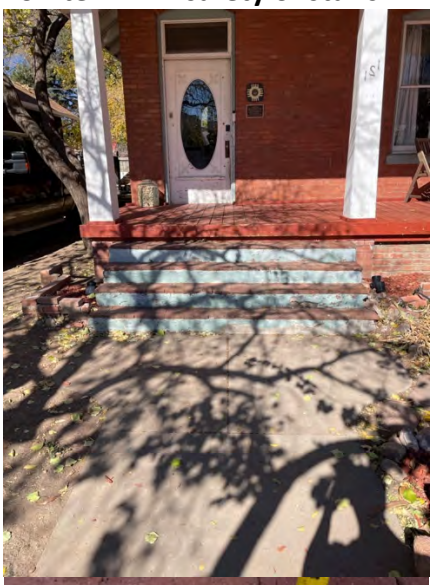
DT: April 15, 2024

TO: Santa Fe Historic Preservation Division, PO Box 909. Santa Fe, NM 87504-0909

Re: 121 EAST SANTA FE AVE, SANTA FE, NM 87505. (1) Clarification of finish work for approved roof replacement (2) re-request approval of safety items

Appendix: Supporting photos for this clarification and proposal

For item #2 – safety of stairs. Exhibit 2A, 2B, 2C, and 2D







Item #3: safety replacement of deck. Exhibit 3A and 3B





#5 safety railing for front steps





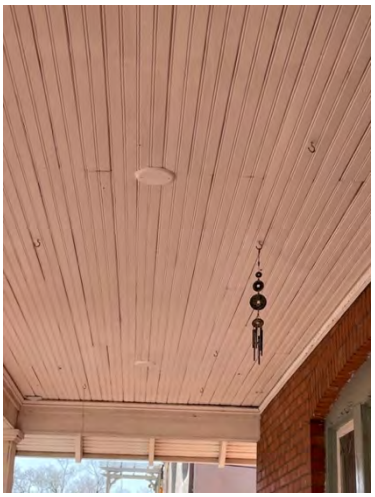
Being actively used



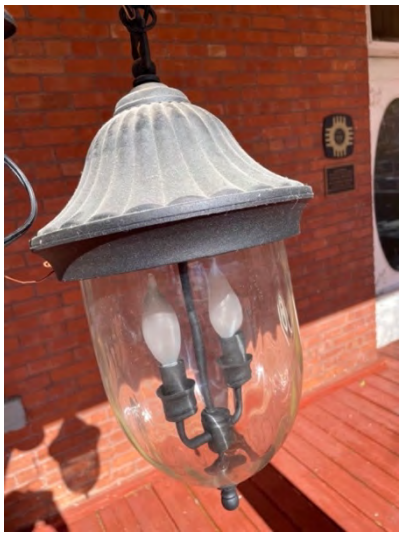
Item #6: Exhibit 6A, 6B, 6C and 6D
Adding lights for safety of front porch and 2 walkways



Site of lights



site of lights



proposed light

3 pendant lights at 528 Don Gaspar (5 houses from 121 E Santa Fe), and similar to other local homes of the same period

